



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

March 12, 2026

Planning Division
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
MAR 13 2026
COMMUNITY DEVELOPMENT

Reference: Pondella Holdings
CPA2025-00007 (1st Resubmittal)
Lee County S10-T44S-R24E

Dear Staff:

We are in receipt of your review letter dated August 12, 2025 for the above-referenced project. The following items are submitted for your continued review per this request for additional information:

1. One (1) copy of the revised Application for a Comprehensive Plan Amendment – Map, Exhibit M-1;
2. One (1) copy of the revised Sketch and Legal Description, Exhibit M-7;
3. One (1) copy of the revised Narrative of Request, Exhibit M-12;
4. One (1) copy of the Environmental Supplement, including FLUCFCS Map and Soils Map provided by Turrell, Hall & Associates, Inc., Exhibit M-13; and
5. One (1) copy of the Public Information Meeting Summary, Exhibit M-21;
6. One (1) copy of the Topographic Map with FEMA flood boundary;
7. One (1) copy of the Flood Insurance Rate Map;
8. One (1) copy of the LCU Letter of Availability.

Responses to each individual item/comment are as follows:

Environmental Review:

Reviewer: Nicholas DeFilippo

1. Provide a map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

Response: Please see the attached Environmental Supplement, which includes the FLUCFCS Map as requested.

2. Provide a map and description of the soils found on the property (identify the source of the information).

Response: Please see the attached Environmental Supplement, which includes the Soils Map as requested.

3. Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

Response: Please see the attached Topographic Map with FEMA flood boundaries as requested.

4. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

Response: Please see the attached FIRM Panel 12071C0267G as requested.

5. Provide a map delineating wetland, aquifer recharge areas, and rare & unique uplands.

Response: Please see the attached Environmental Supplement provided by Turrell, Hall & Associates, Inc. for the information requested.

6. Provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state, or local agencies as endangered, threatened, or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Response: Please see the attached Environmental Supplement provided by Turrell, Hall & Associates, Inc. for the information requested.

Planning Review:

Reviewer: Lindsey Karczewski

7. Planning cannot issue sufficiency until the Public Input Meeting under Goal 17 has been completed. Provide staff with the meeting summary.

Response: Please see the attached Public Information Meeting Summary as requested.

8. The request may require a Traffic Impact Statement (TIS) if there is going to be an increase in density. Clarify the intended density in regard to the request. If the potential density is actually increasing, provide a TIS.

Response: There is no increase in density associated with this request.

9. The Letter of Availability provided in the application materials from Lee County Utilities only provides information on potable water and reuse. The application request is to add the subject property to the LCU sewer area map. Provide a letter of availability for sewer service from LCU.

Response: Please see the attached Letter of Availability, including sanitary sewer, as requested.

10. The subject property is within the coastal high hazard area. The proposed amendment appears to allow additional density on the subject property. Provide an analysis of the applicable policies within Lee Plan Goal 101.

Response: There is no increase in density associated with this request; however, the Lee Plan Analysis has been updated to include Lee Plan Goal 101 as requested.

11. The Central Urban FLUC allows up to ten (10) units per acre. Correct the density to be consistent with the subject property's FLUC.

Response: Please see the revised Application for a Comprehensive Plan Amendment - Map for the correction as requested.

Legal Review:

Reviewer: Richard Burris

12. Revise the sketch of the legal description to include state plane coordinates and the description of the curve.

Response: Please see the revised Legal Description for the correction as requested.

This should allow for continued review and a finding of sufficiency of this Comprehensive Plan Amendment request. Your time and attention to this matter is appreciated. Should County staff require additional information or have any questions regarding this submittal, feel free to call this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner

EXHIBIT M-1



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Pondella Holdings

Project Description: Add subject property to the Lee County Utilities Future Sewer Service Area Map - Lee Plan Map 4-B

Map(s) to Be Amended: 4-B

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

1. **Name of Applicant:** Pondella Holdings, LLC

Address: 204 Lafayette St, #2

City, State, Zip: Schenectady, NY 12305

Phone Number: 518-527-2794

E-mail: trossi@redburndev.com

2. **Name of Contact:** Veronica Martin, TDM Consulting, Inc.

Address: 1520 Royal Palm Square Blvd, Suite 100

City, State, Zip: Fort Myers, FL 33919

Phone Number: 239-433-4231

E-mail: vmartin@tdmconsulting.com

3. **Owner(s) of Record:** Pondella Holdings, LLC

Address: Same as Applicant

City, State, Zip: _____

Phone Number: _____

E-mail: _____

RECEIVED
MAR 13 2026

4. **Property Location:**

1. Site Address: 333 Pondella Rd, North Fort Myers 33903

2. STRAP(s): 10-44-24-L2-00018.0010

COMMUNITY DEVELOPMENT

5. **Property Information:**

Total Acreage of Property: 6.42

Total Acreage Included in Request: 6.42

Total Uplands: 6.14

Total Wetlands: 0.28

Current Zoning: C-1, C-1A, CT and RS-1

Current Future Land Use Category(ies): Central Urban

Area in Each Future Land Use Category: 6.42 ac in Central Urban FLU category (100%)

Existing Land Use: vacant

6. **Calculation of maximum allowable development under current Lee Plan:** Lee Plan Standard 4.1.2 Sewer

Residential Units/Density: 2.5 du/ac

Commercial Intensity: 30,000 sf

Industrial Intensity: 0

5,000 gpd

7. **Calculation of maximum allowable development with proposed amendments:**

Residential Units/Density: 10 du/ac

Commercial Intensity: 64,000 sf +/-

Industrial Intensity: 0

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a Franchise Area, Basin, or District in which the property is located
- b Current LOS, and LOS standard of facilities serving the site
- c Projected 2030 LOS under existing designation
- d Projected 2030 LOS under proposed designation
- e Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

☒	Completed Application (Exhibit – M1)
☒	Disclosure of Interest (Exhibit – M2)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Existing Future Land Use Map (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☒	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☒	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☒	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☒	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☒	Proposed Amendments (Exhibit – M11)
☒	Lee Plan Analysis (Exhibit – M12)
☒	Environmental Impacts Analysis (Exhibit – M13)
☒	Historic Resources Impact Analysis (Exhibit – M14)
☒	Public Facilities Impacts Analysis (Exhibit – M15)
☒	Traffic Circulation Analysis (Exhibit – M16)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
☒	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M19)
☒	Justification of Proposed Amendment (Exhibit – M20)
☒	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Changes to Table 1(b) that relate directly to and are adopted simultaneously with a future land use map amendment may be considered as part of this application for a map amendment.

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239) 533-8585.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Israel Gross (name), as Managing Member (owner/title) of Pondella Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]
Signature

6/15/25
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

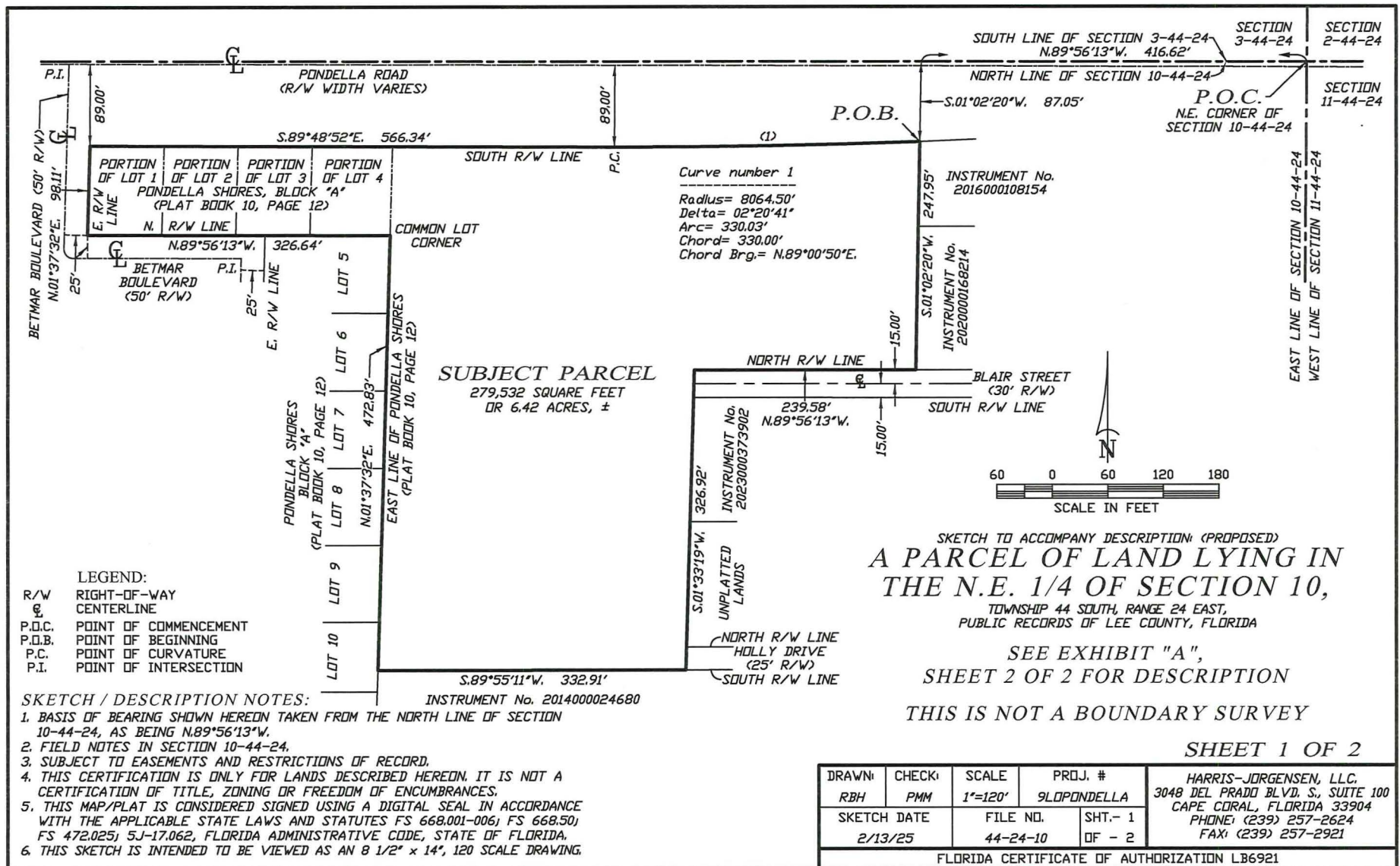
STATE OF New York
COUNTY OF Rockland

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2025, by ISRAEL GROSS (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

[Signature]
Signature of Notary Public

JOSEPH NIEDERMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NI6144825
Qualified in Orange County
Commission Expires April 24, 2026



DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

(PROPOSED)
**A PARCEL OF LAND LYING IN
THE N.E. 1/4 OF SECTION 10,
TOWNSHIP 44 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA**

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK "A", PONDELLA SHORES, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE RUN N.89°56'13"W. ALONG THE NORTH LINE OF SAID SECTION 10, FOR 416.62 FEET; THENCE RUN S.01°02'20"W. TO A POINT ALONG THE SOUTH LINE OF PONDELLA ROAD, FOR 87.05 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE S.01°02'20"W. TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF BLAIR STREET (50 FEET WIDE), FOR 247.95 FEET; THENCE RUN N.89°56'13"W. ALONG SAID NORTH RIGHT OF WAY LINE FOR 239.58 FEET; THENCE RUN S.01°33'19"W., FOR 326.92 FEET; THENCE RUN S.89°55'11"W. TO A POINT ALONG THE EAST LINE OF THE AFORESAID PONDELLA SHORES, FOR 332.91 FEET; THENCE RUN N.01°37'32"E. ALONG SAID EAST LINE, TO THE COMMON LOT CORNER BETWEEN LOTS 4 AND 5 OF SAID PONDELLA SHORES, FOR 472.83 FEET; THENCE RUN N.89°56'13"W. TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF BETMAR BOULEVARD (50 FEET WIDE), FOR 326.64 FEET; THENCE RUN N.01°37'32"E. ALONG SAID EAST RIGHT OF WAY TO A POINT ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF PONDELLA ROAD, FOR 98.11 FEET; THENCE RUN S.89°48'52"E. ALONG SAID SOUTH RIGHT OF WAY, FOR 566.34 FEET, TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE, TO THE LEFT, FOR 330.03 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 8,064.50 FEET, A CENTRAL DELTA ANGLE OF 02°20'41", A CHORD THAT BEARS N.89°00'50"E., AND A CHORD DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 279,532 SQUARE FEET OR 6.42 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID NORTH LINE OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AS BEING N.89°56'13"W.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
FEBRUARY 13, 2025



1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

Pondella Holdings
Lee Plan Analysis – Exhibit M12
Revised 3-12-2026

Lee Plan Compliance:

Policy 1.1.3: *The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The Central Urban future land use category is described as the urban core of the county with the greatest range and highest levels of public services. Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map increases the level of public services available to the community. At this time, there's a small enclave of properties that lie outside of LCU's sewer franchise area or any other certified franchise area. Amending the Lee Plan Map 4-B is consistent with **Lee Plan Policy 1.1.3.**

Objective 2.1: Development Location *promotes continuous and compact growth patterns through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

Policy 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

Policy 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

Objective 2.2: Development Timing. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

The subject property is considered an infill parcel with existing development on all sides. As previously noted, the subject property is within a small enclave of land that is not serviced by a certified franchise area; however, LCU's future sewer service area is located to the east, south, and west of the property. The property has a wide range of urban services available, with the exception of sanitary sewer. Development of this property promotes compact and contiguous growth patterns in future urban areas where public facilities exist and are adequate to serve future developments. Amending Lee Plan Map 4-B Lee County Utilities Future Sewer Service Area Map increases the level of public services available to the community. Amending Lee Plan Map 4-B is consistent with **Lee Plan Objectives 2.1: Development Location and 2.2: Development Timing, and Policies 2.1.1 and 2.1.2.**

Objective 4.1: Water, Sewer, and Environmental Standards. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

Standard 4.1.1: Water.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).*
2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.*
3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*

Lee County Utilities (LCU) provided a Letter of Availability confirming that potable water lines are in operation adjacent to the subject property and that LCU presently has sufficient capacity to provide potable water service as estimated. LCU also stated that there are no reuse mains in the vicinity. This is consistent with **Lee Plan Standard 4.1.1: Water.**

Standard 4.1.2: Sewer.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the*

service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.

5. If a development lies outside any service area as described above, the developer may:

- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
- establish a self-provided sanitary sewer system for the development;*
- develop at an intensity that does not require sanitary sewer service; or*
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.*

6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

The subject property lies outside of Lee County Utilities services area; however, the applicant is requesting to amend Lee Plan Map 4-B, Lee County Utilities Future Sewer Service Area Map, to permit LCU to provide sanitary sewer service to the site. LCU provided a Letter of Availability stating that sanitary sewer lines are currently not available adjacent to the site. The applicant is aware that developer-funded extensions may be required. The purpose of this application is to provide sanitary sewer to the future development of the subject property. The proposed amendment is consistent with **Lee Plan Standard 4.1.2: Sewer, subsection 5.**

Standard 4.1.3: Reuse.

1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

2. Any new development that, at build-out, has an anticipated irrigation demand of 50,000 gallons per day, or more, using the Blaney-Criddle method, must connect to a public reuse system for irrigation needs when sufficient capacity and adequate infrastructure is within ¼ mile from any part of the development.

3. If there is not sufficient capacity or adequate infrastructure within ¼ mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.

4. If a development has been rejected for reuse service, the proposed source of irrigation water must be identified consistent with Policy 61.1.6.

Lee County Utilities (LCU) provided a letter stating that there aren't any reuse mains in the vicinity of the subject property. The applicant will be required to provide the anticipated irrigation demand calculations at time of Development Order permitting and will be required to provide the necessary infrastructure at that time or provide the source of irrigation water (wells) consistent with Lee Plan Policy 61.1.6. This is consistent with **Lee Plan Policy 4.1.3.**

Objective 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

Amending Lee Plan Map 4-B to add the subject property to Lee County Utilities Future Sewer Service Area Map provides additional urban services to the land in the Central Urban future land use category. This is consistent with Goal 4 of the Lee Plan and **Objective 5.1**.

Objective 6.1: *Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

The subject property is located along a commercial corridor as identified by LDC Sec. 33-1566, the North Fort Myers Community Plan. As such, commercial development is encouraged at this location. Amending Lee Plan Map 4-B to add the subject property to Lee County Utilities Future Sewer Service Area Map provides additional urban services to the area. This is consistent with Goal 4 of the Lee Plan and **Objective 6.1**.

Policy 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

- 1. Located within the extended pedestrian shed of established transit routes; and,*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
- 3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories;*
- 4. Availability of adequate public facilities and infrastructure; and*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

The subject property is currently located in the Mixed-Use Overlay per Lee Plan Map 1-C. One of the requirements is the availability of public facilities and infrastructure. Amending Lee Plan Map 4-B to add the subject property to LCU's Future Sewer Service Area Map is consistent with the Mixed-Use Over, **Policy 11.2.1**.

Objective 17.3: Public Input. *To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

Policy 17.3.2: *One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.*

Policy 17.3.4: *For required public information meetings, the applicant must provide the following:*

- Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- At the meeting, a general overview of the text or map amendment and effect thereof.*

- *After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.*

A Public Information Meeting was held on March 3, 2026 in the North Fort Myers community planning area as required by LDC Sec. 33-1532. The proposed comprehensive plan amendment and conventional rezoning applications were presented to the public. The public information meeting summary, notice of meeting, and sign-in sheet are included with the application. This is consistent with **Lee Plan Policies 17.3.4 and 17.3.5.**

Goal 30: North Fort Myers Community Plan. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

The goal of the North Fort Myers community plan is to improve the livability and economic vitality in the area by promoting compact, mixed use development; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing existing neighborhoods; and preserving natural resources. The subject property is located in the North Fort Myers planning community area along a designated corridor overlay, Pondella Road. As previously stated, the applicant assembled multiple vacant lots along Pondella Road, creating a site for future development. The site can be viewed as an infill development since the majority of the land on all four sides is currently developed with a mix of residential and commercial uses. Amending Lee Plan Map 4-B, LCU's Future Sewer Service Area Map to include the subject property encourages future development and provides a necessary service to the community. This is consistent with **Lee Plan Goal 30.**

Goal 56: Sanitary Sewer Infrastructure. *In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.*

Objective 56.1: *The County will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated County, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.*

The subject property is located in a future urban area of Lee County – Central Urban. According to the 2024 Concurrency Report, LCU has adequate facilities to serve the proposed development's estimated 6,420 GPD. As previously noted, the subject property is located within a small enclave of land that is not located within a sewer franchise area; however, the properties to the east, south, and west are within the LCU's sewer franchise area. The Applicant is requesting to amend Lee Plan Map 4-B to expand LCU's Future Sewer Service Area, which is consistent with Lee Plan Goal 56 and Objective 56.1.

Policy 101.1.1: *Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.*

***Policy 101.3.2:** Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities.*

***Policy 101.3.4:** Encourage new residential development, as required by the LDC, to provide continuing information to residents concerning hurricane evacuation and shelters.*

A local development order and SFWMD ERP will be required for the development. The applicant must comply with the rules and regulations at that time, including LDC Article XI – Hurricane Preparedness and LDC Sec. 2-485 Impact Mitigation. This is consistent with **Lee Plan Policies 101.1.1, 101.3.2 and 101.3.4.**

ENVIRONMENTAL SUPPLEMENT

PONDELLA ROAD
NORTH FORT MYERS, FLORIDA 33903

JANUARY 2025

Prepared by: Christina Hall; Staff Biologist

TURRELL, HALL &
ASSOCIATES, INC. 
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM

Table of Contents

1	Introduction	1
2	Existing Conditions Pre-Development	2
2.1	Habitat Descriptions and Vegetative Associations.....	2
2.1.1	111 – Fixed Single Family Units (0.77 acres).....	2
2.1.2	414E3 - Pine Mesic Oak (Exotics 50-75%) (4.74 acre).....	2
2.1.3	420E3 - Upland Hardwood Forests (Exotics 50-75%) (0.45 acres)	3
2.1.4	514 - Ditch (0.10 acres)	3
2.1.5	640 – Vegetated Non-Forested Wetlands (Exotics 25-50%) (0.28 acres)	4
2.1.6	740 – Disturbed Land (0.20 acres)	4
2.2	Wetlands & Other Surface Waters	4
2.2.1	Jurisdictional Status of Wetlands	4
2.3	Listed Plant and Animal Species	5
3	Proposed Conditions Post-Development	6
3.1	Proposed Projects.....	6
3.2	Impacts to Wetlands.....	6
3.3	Project Impacts to Listed Species.....	6
3.4	Project Impacts to Historical & Archaeological Resources.....	6
3.5	Project Impacts to Indigenous Habitat	6
4	Photos	7

1 INTRODUCTION

The proposed project is located at 353, 323, 333, 317, 375, 371, and 363 Pondella Road, and 40 and 36 Blair Street in North Fort Myers, Florida 33903 within Section 10, Township 44 South, and Range 24 East in Lee County. The subject property consists of approximately 6.54 acres and can be identified by the following Strap Numbers: 10-44-24-04-0000A.0010, 10-44-24-04-0000A.0020, 10-44-24-04-0000A.0040, 10-44-24-00-00016.0000, 10-44-24-00-00018.0010, 10-44-24-00-00021.0060, 10-44-24-00-00018.0000, 10-44-24-00-00020.0010, and 10-44-24-00-00021.0070.

The proposed project is a retail/residential development including one (1) retail building, two (2) residential buildings, and associated amenity areas, dog park, parking lots, an indigenous reserve and stormwater management structures.

This document provides information concerning the proposed project site as it relates to natural resources and environmental issues. It will be submitted to Lee County in support of a local building permit.

2 EXISTING CONDITIONS PRE-DEVELOPMENT

2.1 HABITAT DESCRIPTIONS AND VEGETATIVE ASSOCIATIONS

The Florida Land Use, Cover, and Forms Classification System (FLUCFCS) manual was used to classify all of the vegetative communities occurring within the site boundaries. The attached FLUCFCS exhibit on Sheet 2 shows the subject property, its vegetative cover, and depicts the approximate limits of the wetland and upland areas. A general description is provided below in Table 1 along with any site-specific nuances that may be relevant to the assessment.

Table 1: FLUCFCS Codes and Descriptions

FLUCFCS Code	Description	Acres	Jurisdictional Wetlands / OSW
111	Fixed Single Family Units	0.77	No
414E3	Pine Mesic Oak (Exotics 50-75%)	4.74	No
420E3	Upland Hardwood Forests (Exotics 50-75%)	0.45	No
514	Ditch	0.10	Yes
640E2	Vegetated Non-Forested Wetlands (Exotics 25-50%)	0.28	Yes
740	Disturbed Land	0.20	No
Total:		6.54	0.38

2.1.1 111 – Fixed Single Family Units (0.77 acres)

The Fixed Single Family Units area on-site consists of a single family residence at 333 Pondella Road and its associated yard.

2.1.2 414E3 - Pine Mesic Oak (Exotics 50-75%) (4.74 acre)

The majority of the project area is Pine Mesic Oak community with 50-75% cover of exotic vegetation. It is dominated by slash pine (*Pinus elliottii*) and laurel oak (*Quercus laurifolia*) in the canopy with various invasive and nuisance species present in each stratum. Overall, the vegetation in this community is not dominated by hydrophytic vegetation. The soil sampled in this community did not display hydric characteristics and no hydrologic indicators were observed. A list of observed species and their approximate percent coverages within the Pine Mesic Oak (Exotics 50-75%) community on-site can be seen below in Table 2.

Table 2: Vegetation observed within the Pine Mesic Oak (Exotics 50-75%) community on-site:

Common Name	Scientific Name	Strata/ Substrata	Wetland Status	
			FDEP	USACE
Slash pine	<i>Pinus elliottii</i>	C, M	UPL	FACW
Wild banyan	<i>Ficus citrifolia</i>	C	FAC	FAC
Laurel oak	<i>Quercus laurifolia</i>	M	FACW	FACW
Cabbage palm	<i>Sabal palmetto</i>	M, G	FAC	FAC

Java plum	<i>Syzygium cumini</i>	M, G	FAC	FAC
Tropical almond	<i>Terminalia catappa</i>	C	FAC	UPL
Brazilian pepper	<i>Schnius terebinthifolia</i>	M, G	FAC	FAC
Broomsedge	<i>Andropogon sp.</i>	G	FAC	FAC
Ragweed	<i>Ambrosia artemisiifolia</i>	G	UPL	FACU
False buttonweed	<i>Spermacoce sp.</i>	G	FAC	FAC
Tropical Mexican clover	<i>Richardia brasiliensis</i>	G	FAC	FAC
Grapevine	<i>Vitis sp.</i>	V	FAC	FAC
Greenbrier	<i>Smilax sp.</i>	V	FAC	FAC

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.1.3 420E3 - Upland Hardwood Forests (Exotics 50-75%) (0.45 acres)

The Upland Hardwood Forests (Exotics 50-75%) community is a small, forested area along the northeastern property boundary. Native vegetation is dominated by laurel oak and cabbage palm, while the remaining vegetation is comprised of invasive or nuisance species. Soils in this community do not appear to exhibit hydric characteristics and hydrologic indicators are not present. A list of species observed in the Upland Hardwood Forests (Exotics 50-75%) community can be found below in Table 3.

Table 3: Vegetation observed within the Upland Hardwood Forests (Exotics 50-75%) community on-site:

Common Name	Scientific Name	Strata/ Substrata	Wetland Status	
			FDEP	USACE
Laurel oak	<i>Quercus laurifolia</i>	C	FACW	FACW
Cabbage palm	<i>Sabal palmetto</i>	C, M	FAC	FAC
Java plum	<i>Syzygium cumini</i>	C	FAC	FAC
Royal poinciana	<i>Delonix regia</i>	C	FAC	UPL
Carrotwood	<i>Cupaniopsis anacardioides</i>	M, G	FAC	FAC
Creeping oxeye	<i>Sphagneticola trilobata</i>	G	FAC	FAC
False buttonweed	<i>Spermacoce sp.</i>	G	FAC	FAC

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.1.4 514 - Ditch (0.10 acres)

The Ditch community on-site refers to the linear stormwater ditch along Pondella Road. No water was present in the ditch during the site inspection; however, it is likely that this area holds water during the wet season.

2.1.5 640 – Vegetated Non-Forested Wetlands (Exotics 25-50%) (0.28 acres)

The Vegetated Non-Forested Wetlands (Exotics 25-50%) community on-site is a small wetland located in the northwestern portion of the property. This area is dominated by hydrophytic species but also exhibits recruitment of invasive vegetation. Soils in this community exhibit hydric characteristics in the form of muck presence, which is also a hydrologic indicator. A list of vegetation observed in the Vegetated Non-Forested Wetlands (Exotics 25-50%) can be found below in Table 4.

Table 4: Vegetation observed within the Vegetated Non-Forested Wetlands (Exotics 25-50%) community on-site:

Common Name	Scientific Name	Strata/ Substrata	Wetland Status	
			FDEP	USACE
Peruvian primrosewillow	<i>Ludwigia peruviana</i>	G	OBL	FACW
Broomsedge	<i>Andropogon glomeratus</i>	G	FACW	FACW
Whorled marshpennywort	<i>Hydrocotyle verticillate</i>	G	FACW	OBL
Cordgrass	<i>Spartina</i> sp.	G	FACW	FACW
False buttonweed	<i>Spermacoce</i> sp.	G	FAC	FAC
Bacopa	<i>Bacopa</i> sp.	G	OBL	OBL

C = Canopy M = Mid-story G = Groundcover V = Vine
OBL = Obligate Wetland FACW = Facultative Wetland FAC = Facultative
FACU = Facultative Upland UPL = Upland

2.1.6 740 – Disturbed Land (0.20 acres)

The Disturbed Land portion of the project site refers to an existing paved driveway located in the Pine Mesic Oak community on-site.

2.2 WETLANDS & OTHER SURFACE WATERS

Qualified Turrell, Hall & Associates, Inc. (THA) environmental staff inspected the project site for the purpose of delineating wetlands and other surface waters. The wetland delineation methodologies and criteria set forth by the state and the U.S. Army Corps of Engineers (in accordance with Chapter 62-340, FAC, and Version 2.0 of the Atlantic and Gulf Coastal Plain Regional Supplement to the Corps of Engineers Wetland Delineation Manual) were followed in determining whether an area was considered as a wetland or other surface water and in delineating the limits (boundaries) of potential jurisdictional wetlands and other surface waters.

2.2.1 Jurisdictional Status of Wetlands

The wetlands definitions in Chapter 62-340(19), F.A.C. and 33CFR 328.3 state that wetlands are those areas “inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.” The methodologies used to delineate a

wetland boundary as described in Chapter 62-340, F.A.C. use a series of tests in order to determine the presence of a wetland.

The 6.16-acres of Fixed Single Family Units, Pine Mesic Oak (Exotics 50-75%), Upland Hardwood Forests (Exotics 50-75%), and Disturbed Land communities do not meet the definition of a wetland. These areas are not dominated by hydrophytic vegetation, hydric soils are not present, nor are hydrologic indicators.

The 0.28-acre Vegetated Non-Forested Wetlands (Exotics 25-50%) community does meet the definition of a wetland. Vegetation in this community is primarily hydrophytic, soils exhibit hydric characteristics, and hydrologic indicators are present.

2.3 LISTED PLANT AND ANIMAL SPECIES

Several listed animal species have the potential to occur on-site. These species include but are not limited to the Eastern indigo snake, the Florida bonneted bat (*Eumops floridanus*), Florida burrowing owl (*Athene cunicularia floridana*), gopher tortoise (*Gopherus polyphemus*), and the red-cockaded woodpecker (*Picoides borealis*). The probability of these animals utilizing suitable habitats ranges from high to low depending on the particular species. It is improbable that most of these species currently reside or nest on-site. A list of potential listed species and their designations are provided below in Table 5.

Table 5: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Black skimmer	<i>Rynchops niger</i>	ST
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Least tern	<i>Sternula antillarum</i>	ST
Little blue heron	<i>Egretta caerulea</i>	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Wood stork	<i>Mycteria americana</i>	FT

FE = Federally Endangered

FT = Federally Threatened

ST = State Threatened

* = Non-listed, protected species

A survey for listed animal and plant species was conducted within the project area by THA biologists. This threatened and endangered species survey and its results are discussed in the attached listed species survey report in Appendix B.

3 PROPOSED CONDITIONS POST-DEVELOPMENT

3.1 PROPOSED PROJECTS

The proposed project is a retail/residential development including one (1) 5,000 square foot retail building, one (1) 65-unit, 14,892 square foot residential building, one (1) 60-unit, 14,892 square foot residential building, and associated dog park, amenity areas, parking lots, indigenous preserve and stormwater management structures.

3.2 IMPACTS TO WETLANDS

The small portion of isolated wetland habitat in the northwestern corner of the project site will be entirely impacted by the proposed development. Parking associated with the retail structure is proposed in this area.

3.3 PROJECT IMPACTS TO LISTED SPECIES

The Listed Species Survey Report in Appendix B provides an assessment of the proposed project's potential impacts to various listed animal species. The species addressed include those observed on or in close proximity to the subject property as well as certain species that could potentially occur on the subject site or on nearby off-site parcels.

3.4 PROJECT IMPACTS TO HISTORICAL & ARCHAEOLOGICAL RESOURCES

There is one resource listed in the Florida Master Site File Culture resource roster at 363 Pondella Road, Strap: 10-44-24-04-0000A.0040. The resource, LL01604, was a frame vernacular, single-story residence that was recorded in March 1992. The historical structure form lists the structure was "altered from its original condition and no longer exhibits any historic architectural significance". The structure no longer exists.

There are no other historical or archaeological resources located within the vicinity of the project.

3.5 PROJECT IMPACTS TO INDIGENOUS HABITAT

The proposed project would be considered a "small project" under the Lee County Land Development Code (LDC) and open space and indigenous preserve requirement will be based on that determination. Under the LDC, the development will have a 10% open space requirement of which 50% must be indigenous habitat (0.32 acre). The project is preserving 0.86 acre of upland habitat in the southernmost portion of the site.

4 PHOTOS



Figure 1: Fixed Single Family Units community on-site.



Figure 2: Pine Mesic Oak (Exotics 50-75%) community on-site.



Figure 3: Upland Hardwood Forests (Exotics 50-75%) community.



Figure 4: Ditch community on-site along Pondella Road.



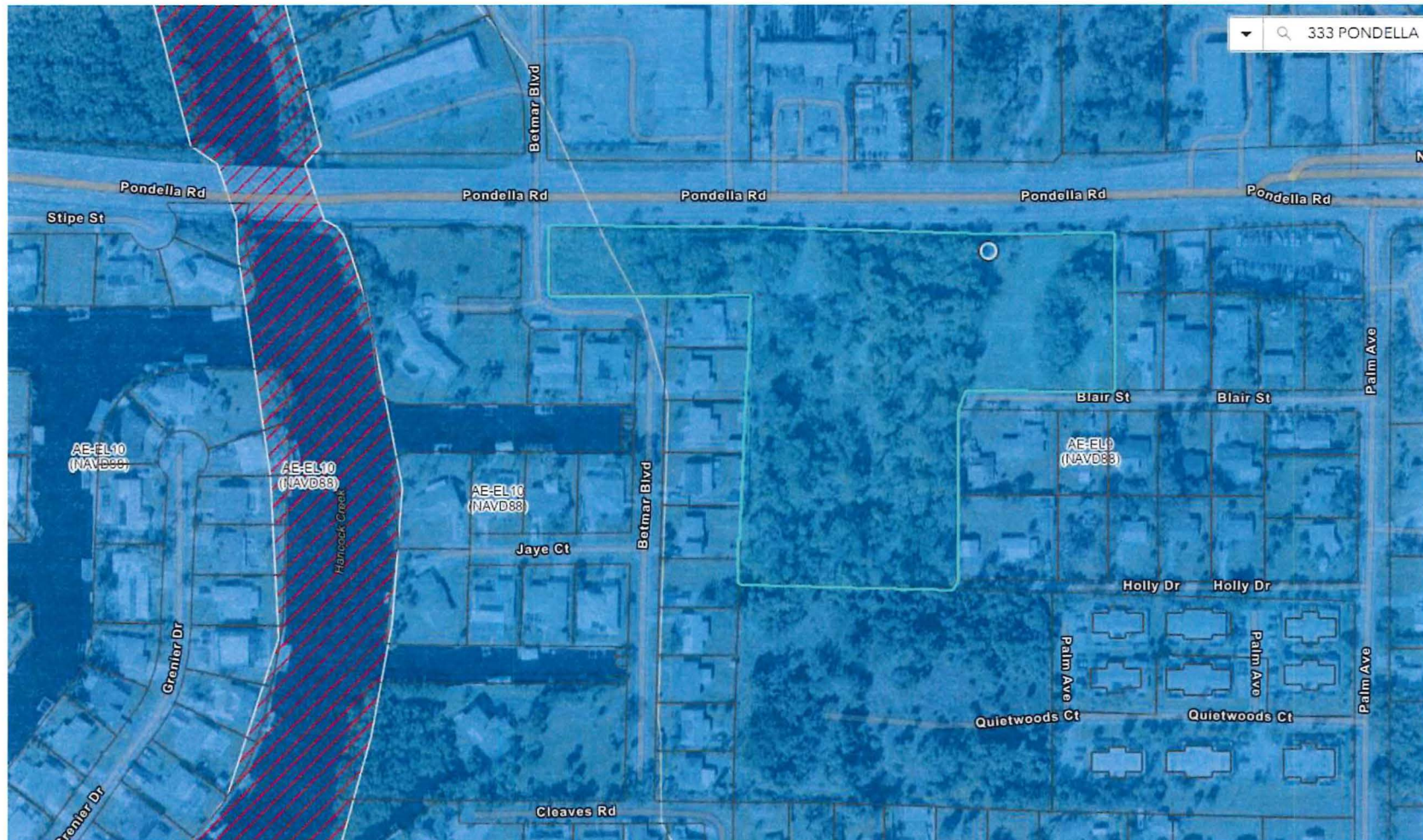
Figure 5: Vegetated Non-forested Wetlands (Exotics 25-50%) community on-site.



Figure 6: View of the Disturbed Lands community on-site.

APPENDIX A: EXHIBITS

PONDELLA HOLDINGS TOPOGRAPHIC MAP WITH FEMA FLOOD ZONES



Info



Parcel 10-44-24-12-00018.0010

FIRM Flood Zones

AE-E1.9 (NAVD88)

5.75% ARI

AE-E1.10 (NAVD88)

5.0% ARI

*Due to the varying accuracy of parcel lines, this value should only be considered an estimate.

STRAP 104424L2000180010

Parcel ID 10633772

Site Address

333 PONDELLA RD
NORTH FORT MYERS FL 33903

Owner

PONDELLA HOLDINGS LLC
c/o REDBURN DEVELOPMENT INC
204 LAFAYETTE ST #2
SCHENECTADY NY 12305

Property Description

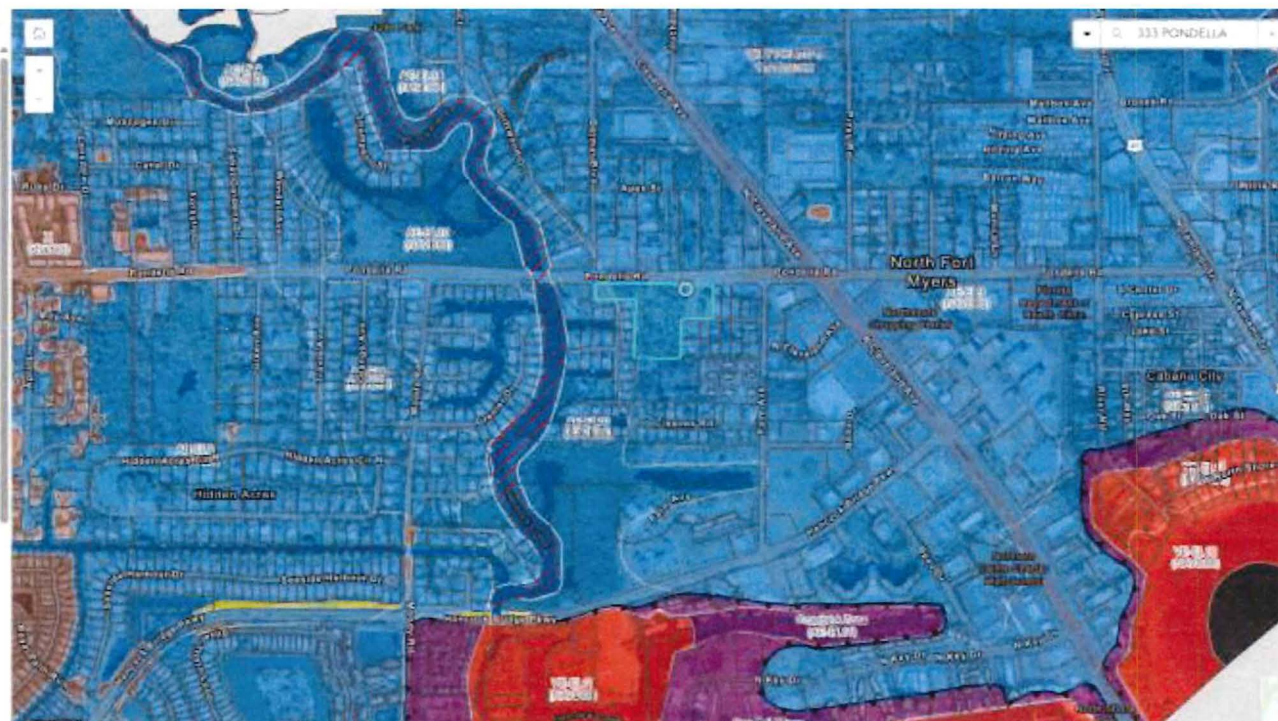
LOTS 1 THRU 4 LESS R/W AS DESC IN OR
2306/1108 + 2369/3171 LESS R/W + NE 575 FT
OF SE 248 FT OF NW 248 FT OF SW 322 OF NW
350 OF NE 567 OF NE 1/4 MORE OR LESS +
PARCEL DESC IN 2023000043899

Municipality

UNINCORPORATED LEE COUNTY

Related Parcel Areas

6.33 ac (264,590 sq ft)





1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone: 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

PONDELLA HOLDINGS
North Fort Myers Planning Community
Public Information Meeting Summary

A Public Information Meeting was held at the North Fort Myers Recreation Center on March 3, 2026 at 6:00 p.m. The Notice of Meeting was published in the News-Press and two (2) meeting signs were posted along the property frontage/Pondella Road right-of-way, as required by the North Fort Myers Community Planning Panel. A copy of the News-Press Ad and Sign-in Sheet are included with this summary.

The presentation included two (2) application requests: (1) to add the site to Lee Plan Map 4-B: Lee County Utilities Future Sewer Service Area Map; and (2) to rezone the subject property from RS-1, C-1, C-1A, and CT to CT for a consistent zoning district in order to develop the property. The site is in the Mixed Use Overlay and the property owner intends to develop the site with multi-family residential uses with a small commercial component. With current density calculations, they can build approximately 60 dwelling units or up to 90 dwelling units if they decide to utilize bonus density. The comp plan amendment and rezoning are the first phase. If approved, the application will apply for a development order. Engineering plans haven't been started yet.

- Address: 333 Pondella Road
- Site: 6.42 acres
- FLU: Central Urban
- Surrounding zoning and uses
- Max. # dwelling units: 60 or 90 with bonus density

Questions and Comments:

1. There's already too much traffic on Pondella. This will only increase traffic.
A traffic impact study will be completed at time of DO permitting.
2. Where will the driveway be located?
At this time, plans are to have the site accessed directly from Pondella.
3. What about the side streets – Betmar Blvd?
The plans don't include access from the side streets/local roads; however, that's up to LCDOT and fire.
4. Our properties flooded the last 3 storms. This development will only make that worse.
The applicant will be required to get an ERP from SFWMD at time of DO permitting.
The site will require stormwater management on site along with a berm around the

property. (The engineers on the NFM planning panel explained to the public how the ERP worked to manage flooding.)

5. How many units?
A max of approximately 60 dwelling units with base density and up to approximately 90 units with bonus density.
6. What is bonus density and are they asking for it?
Bonus density permits the applicant to build more units with a cash contribution or affordable housing program. The applicant hasn't determined if bonus density will be utilized at this time.
7. How much of the land is zoned RS-1?
Approximately 1.5 acres in the NE corner of the site.
8. What uses are permitted in the CT zoning district?
Mostly that uses that support commercial tourism, including, but limited to: hotels/motels, business services, retail, medical offices, restaurants, and multi-family. The NFM members explained that the majority of the site was already zoned CT or C-1 and C-1A, which already permit the uses proposed.

The public was advised that TDM (engineer), the architect, and landscape architect will be required to make another presentation to the NFM community planning area for the development order and full plans will be provided at that time. They were also advised that if they have objections to the rezoning, they can attend the HEX hearing and voice their concerns at that time. The members of the North Fort Myers Community Planning Panel were supportive of the development and helped explain several concerns from the public regarding the use, density, drainage and traffic.

News-Press.

Govt Public Notices

Originally published at news-press.com on 02/18/2026

NOTICE OF MEETING

TDM Consulting, Inc. will be presenting a Conventional Rezoning and Comprehensive Plan Amendment Application at the North Fort Myers Design Review Panel meeting on Tuesday, March 3, 2026 at 6:00 p.m. The meeting will be held at the NorthFort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The applicant, Pondella Holdings, LLC, is requesting to add the 6.42-acre property located at 333 Pondella Road, North Fort Myers to the Lee County Utilities Future Sewer Service Area Map (Lee Plan Map 4-B). In addition, the applicant is requesting to rezone the property from RS-1, C-1, C-1A and CT to CT for a consistent zoning district. For additional information, please contact Veronica Martin, Senior Planner with TDM Consulting, at 239-433-4231 or vmartin@tdmconsulting.com.

Publication Dates

LSAR0460601

SIGN-IN SHEET

North Fort Myers Meeting, Tuesday, 3-3-2026

sign-in sheet
Veronica Martin

Cindy Garvin Arteaga

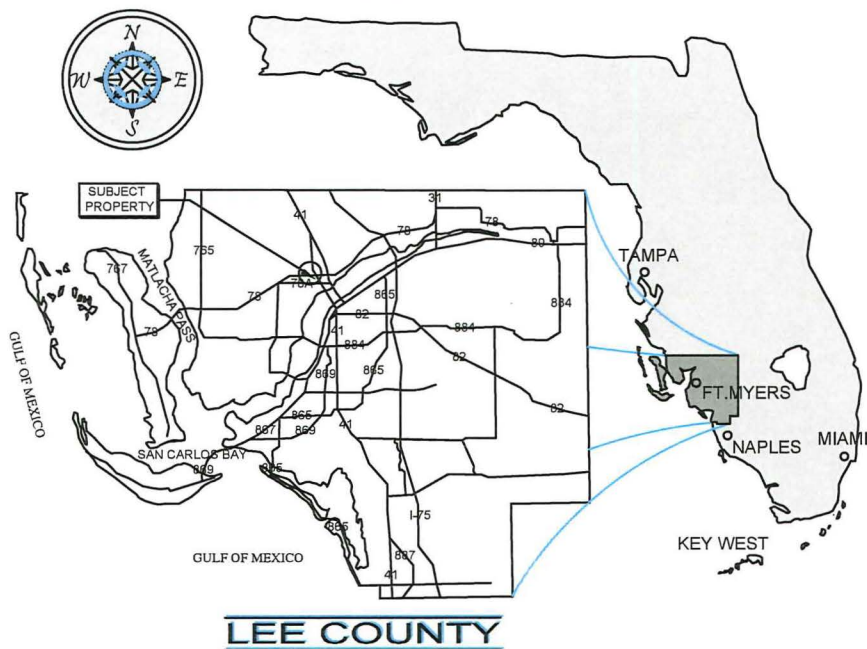
EVAN BARNWELL

Mary Lyons

Bill O'Neil

TRACI FURTEK

STATE OF FLORIDA



SUBJECT
PROPERTY



VICINITY MAP

SUBJECT
PROPERTY



COUNTY AERIAL

SITE ADDRESS:

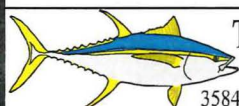
<> PONDELLA RD
N FORT MYERS, FL 33903

<> LATITUDE: N 26.666709

<> LONGITUDE: W -81.893715

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION USE.



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

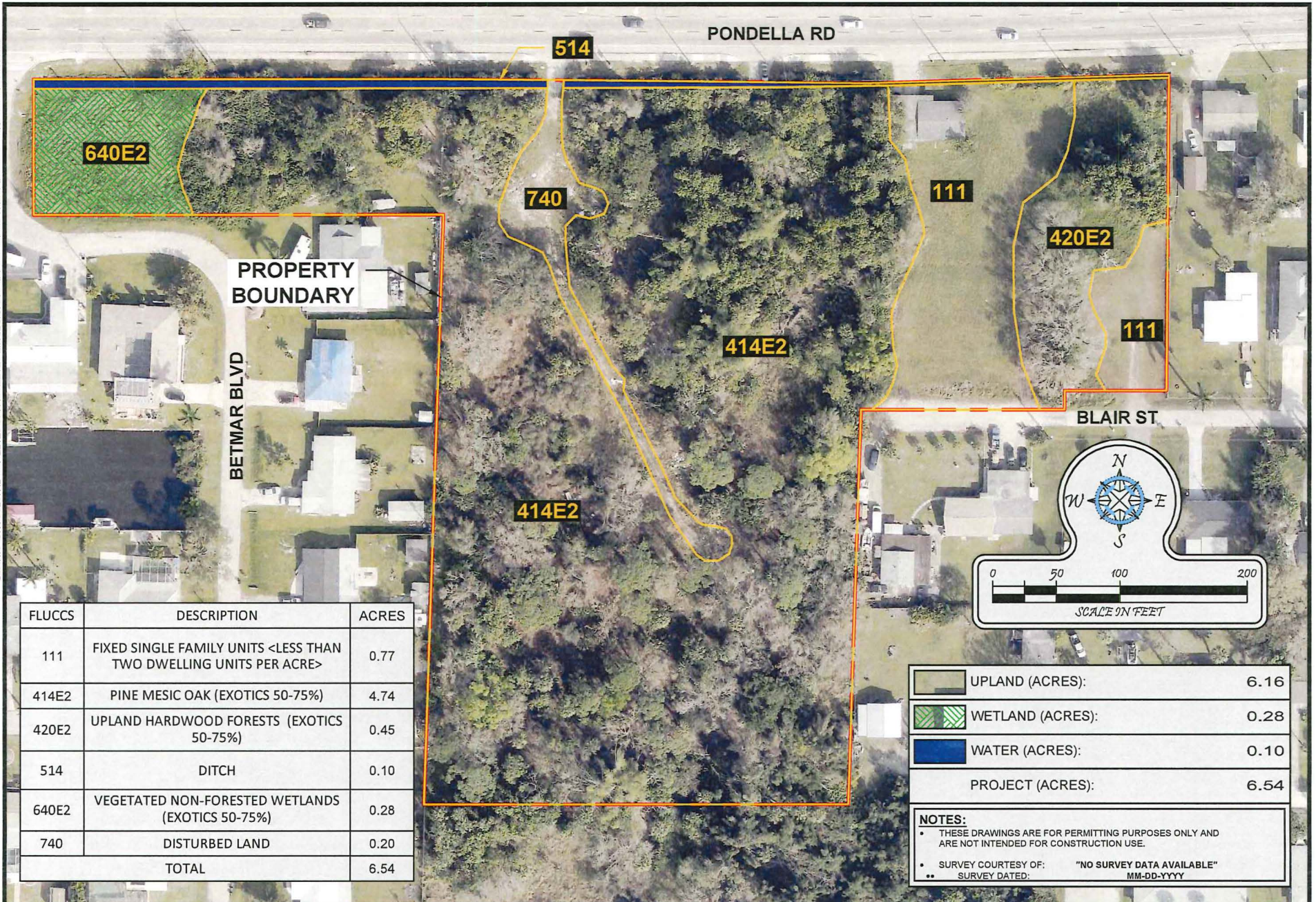
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

PONDELLA RD LOCATION MAP

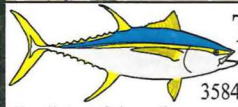
RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	REV	REV BY	DATE	CHK BY	CHANGED
DRAWN BY:	RMJ	1.	-	-	-	-
CREATED:	02-01-25	2.	-	-	-	-
JOB NO.:	22144.36	3.	-	-	-	-
SHEET NO.:	01 OF 06	4.	-	-	-	-
		5.	-	-	-	-
SECTION- 10		TOWNSHIP- 44 S		RANGE- 24 E		



	UPLAND (ACRES):	6.16
	WETLAND (ACRES):	0.28
	WATER (ACRES):	0.10
PROJECT (ACRES):		6.54
NOTES: - THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE. - SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE" - SURVEY DATED: MM-DD-YYYY		



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

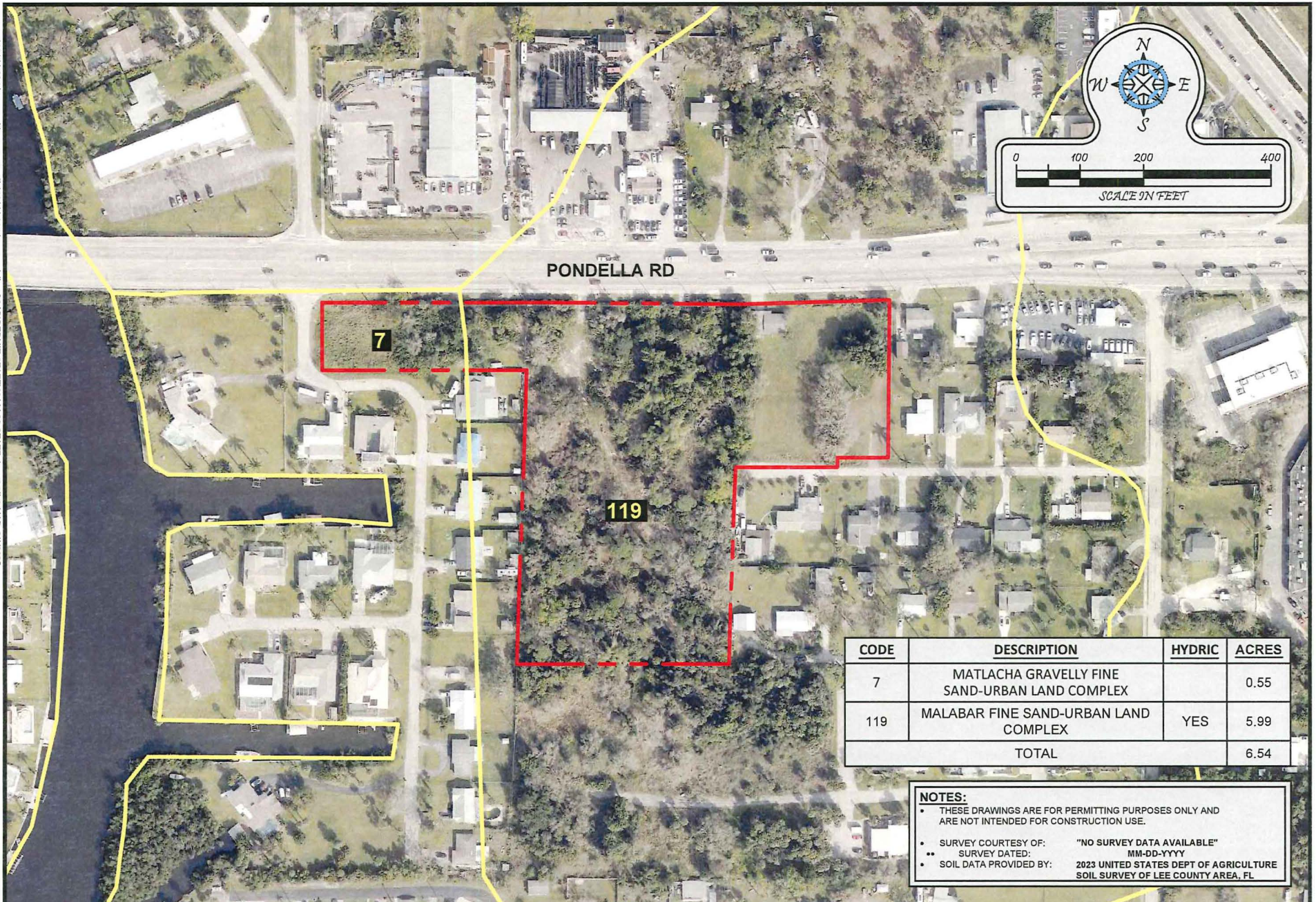
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

PONDELLA RD
FLUCFCS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

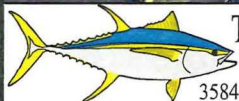
DESIGNED:	CH	1.	-	-	-	CHK BY:	CHANGED
DRAWN BY:	RMJ	2.	-	-	-	-	-
CREATED:	02-01-25	3.	-	-	-	-	-
JOB NO.:	22144.36	4.	-	-	-	-	-
SHEET NO.:	02 OF 06	5.	-	-	-	-	-
SECTION- 10		TOWNSHIP- 44 S		RANGE- 24 E			



CODE	DESCRIPTION	HYDRIC	ACRES
7	MATLACHA GRAVELLY FINE SAND-URBAN LAND COMPLEX		0.55
119	MALABAR FINE SAND-URBAN LAND COMPLEX	YES	5.99
TOTAL			6.54

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY
- SOIL DATA PROVIDED BY: 2023 UNITED STATES DEPT OF AGRICULTURE SOIL SURVEY OF LEE COUNTY AREA, FL



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732

Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

PONDELLA RD

SOILS MAP

RY NO. 5875

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	CH	1.	2.	3.	4.	5.
DRAWN BY:	RMJ	1.	2.	3.	4.	5.
CREATED:	02-01-25	1.	2.	3.	4.	5.
JOB NO.:	22144.36	1.	2.	3.	4.	5.
SHEET NO.:	03 OF 06	1.	2.	3.	4.	5.
SECTION-10		TOWNSHIP- 44 S		RANGE- 24 E		

APPENDIX B: LISTED SPECIES SURVEY

LISTED SPECIES SURVEY REPORT

PONDELLA ROAD
NORTH FORT MYERS, FLORIDA 33903

JANUARY 2025

Prepared by: Jack Hartfelder; Staff Biologist

**TURRELL, HALL &
ASSOCIATES, INC.** 
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM

Table of Contents

1	Introduction	1
2	Methodology	2
3	Preliminary Research	3
4	Existing Conditions	4
5	Results	5
5.1	Listed Species Observed On-site	5
5.2	Species Observed on-site	5
6	Discussion	6
6.1	Project Overview	6
6.2	Project Impacts to Listed Species.....	6
6.2.1	Bald eagle (<i>Haliaeetus leucocephalus</i>).....	6
6.2.2	Eastern indigo snake (<i>Drymarchon couperi</i>)	6
6.2.3	Florida bonneted bat (<i>Eumops floridanus</i>)	6
6.2.4	Florida burrowing owl (<i>Athene cunicularia floridana</i>)	7
6.2.5	Gopher tortoise (<i>Gopherus polyphemus</i>)	7
6.2.6	Red-cockaded woodpecker (<i>Picoides borealis</i>)	7
6.2.7	Imperiled beach-nesting birds.....	8
6.2.8	Various Listed Wading birds	8
7	Conclusion.....	9

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has conducted a listed species survey at 353, 323, 333, 317, 375, 371, and 363 Pondella Road, and 40 and 36 Blair Street in North Fort Myers, Florida 33903 on January 3, 2025. The project property is located within Section 10, Township 44 South, and Range 24 East in Lee County. The project property consists of approximately 6.54 acres and can be identified by the following Strap Numbers: 10-44-24-04-0000A.0010, 10-44-24-04-0000A.0020, 10-44-24-04-0000A.0040, 10-44-24-00-00016.0000, 10-44-24-00-00018.0010, 10-44-24-00-00021.0060, 10-44-24-00-00018.0000, 10-44-24-00-00020.0010, and 10-44-24-00-00021.0070. The purpose of this report is to provide a summary of wildlife observations within the project area and to consider the potential effects of the proposed project on any local, state, or federal listed species that may utilize the project area for feeding, foraging, or nesting purposes.

2 METHODOLOGY

Prior to any wildlife survey, careful consideration is given to the habitat types in question and species that are known to utilize such areas. Several publications and references are also consulted, including The Official List of Florida's Endangered Species, Florida's Endangered and Threatened Species (dated December 2022), Florida's Imperiled Species Management Plans, Florida Fish and Wildlife Conservation Commission (FWC) Species Conservation Measures and Permitting Guidelines, The U.S. Fish and Wildlife Service's (FWS) Information for Planning and Consultation, the Florida Natural Areas Inventory (FNAI), and Lee County aerial photography.

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the project site. This site may be comprised of a primary or secondary foraging zone, a nesting zone, or merely adjacent to those sites with regard to a particular listed species. As many listed species in Florida are cryptic and/or nocturnal, patience and sufficient time must be devoted to the survey.

Aerial photography and the Florida Land Use, Cover, and Forms Classification System (FLUCFCS) maps of the site and surrounding area were consulted before arriving on-site. After thorough consideration of the existing habitats, a potential list of species that could be found on-site was developed. The required survey procedure for each species was then followed to determine if any listed species was utilizing the project area.

A system of meandering transects was followed throughout the project area in the afternoon to survey for gopher tortoises, burrowing owls, and other anticipated or potential species that could occur on the project lands. Qualified THA biologists traversed the entire site in a series of linear transects spaced approximately 10 feet apart.

3 PRELIMINARY RESEARCH

Prior to field investigations, aerial photos, soil maps, and prior mapping of the project area were reviewed to identify various vegetation associations that are present on and adjacent to the project area. Various publications and databases were reviewed to identify listed plant and wildlife species, which could occur as well as those that had been previously documented on or near the project site and also to gather information concerning the listed species.

Based on the habitat types that were identified, existing knowledge of the project area, correspondence with other consultants, and review of publications and databases, a preliminary list of protected plant and animal species with the potential to occur within or near the project area was determined.

As used herein, the term "listed species" refers to those animals listed as endangered or threatened by the FWS or the FWC. The following subsections document these efforts and their results. Table 1 below features a list of listed species that could potentially utilize the project area.

Table 1: Potential Threatened and Endangered Species

Common Name	Scientific Name	Status
Bald eagle	<i>Haliaeetus leucocephalus</i>	*
Black skimmer	<i>Rynchops niger</i>	ST
Eastern indigo snake	<i>Drymarchon couperi</i>	FT
Florida bonneted bat	<i>Eumops floridanus</i>	FE
Florida burrowing owl	<i>Athene cunicularia floridana</i>	ST
Gopher tortoise	<i>Gopherus polyphemus</i>	ST
Least tern	<i>Sternula antillarum</i>	ST
Little blue heron	<i>Egretta caerulea</i>	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE
Roseate spoonbill	<i>Platalea ajaja</i>	ST
Tricolored heron	<i>Egretta tricolor</i>	ST
Wood stork	<i>Mycteria americana</i>	FT

FE = Federally Endangered FT = Federally Threatened ST = State Threatened FT (S/A) = Federally

* = Non-listed, protected species

4 EXISTING CONDITIONS

The project area is 1.34 acre in size and consists of two vegetative communities. The project area is bordered by various stages of commercial development on all sides.

The Florida Land Cover Classification System (FLUCFCS) manual was used to classify land use within the site boundaries. The FLUCFCS exhibit attached depicts the project area. Table 2 below features a general list of vegetative cover.

Table 2: FLUCFCS Codes and Descriptions

FLUCFCS Code	Description	Acres
111	Fixed Single Family Units	0.77
414E3	Pine Mesic Oak (Exotics 50-75%)	4.74
420E3	Upland Hardwood Forests (Exotics 50-75%)	0.45
514	Ditch	0.10
640E2	Vegetated Non-Forested Wetlands (Exotics 25-50%)	0.28
740	Disturbed Land	0.20
	Total:	6.54

5 RESULTS

The 2659 NE 9th Avenue project site was surveyed by one THA biologist on January 3, 2025 from 9:45 AM to 11:00 AM. The weather conditions were favorable with clear skies (5% cloud cover).

5.1 LISTED SPECIES OBSERVED ON-SITE

During the site inspection, no evidence of listed species utilization was observed.

5.2 SPECIES OBSERVED ON-SITE

While surveying the project area for listed species, biologists recorded sightings and signs of non-listed wildlife. Table 3 below features all wildlife observed on or adjacent to the project site.

Table 3: List of Species Observed On-site

Common Name	Scientific Name	Status
Turkey vulture	<i>Cathartes aura</i>	
Gray catbird	<i>Dumetella carolinensis</i>	
Blue jay	<i>Cyanocitta cristata</i>	
Yellow-rumped warbler	<i>Setophaga coronata</i>	
Palm warbler	<i>Setophaga palmarum</i>	
Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
Raccoon	<i>Procyon lotor</i>	

FE = Federally Endangered FT = Federally Threatened ST = State Threatened

6 DISCUSSION

6.1 PROJECT OVERVIEW

The proposed project is a retail/residential development including one (1) 5,000 square foot retail building, one (1) 65 unit, 14,892 square foot residential building, one (1) 60 unit, 14,892 square foot residential building, and associated dog park, amenity areas, parking lots, indigenous reserve and stormwater management structures.

6.2 PROJECT IMPACTS TO LISTED SPECIES

6.2.1 Bald eagle (*Haliaeetus leucocephalus*)

While no longer a listed species, state or federally, the bald eagle (*Haliaeetus leucocephalus*) is still protected by state rule 68A-16.002, F.A.C., and federal laws (Migratory Bird Treaty Act of 1918 and the Bald and Golden Eagle Protection Act of 1940). An incidental take permit may be needed for activities taking place within 660 feet of an eagle nest during the breeding season (October 1 – May 15). No eagle nests were observed on or adjacent to the project area during surveys. Four bald eagle nests are recorded near the project area. One active nest, LE133, is located approximately 0.48 miles northeast of the project area. Three unmonitored nests LE043a, LE043b, and LE043, are located approximately 0.74 miles west, 0.70 miles southwest, and 0.65 miles of the project area respectively. No state or federal permitting will be required for eagle nests in regard to this project area.

6.2.2 Eastern indigo snake (*Drymarchon couperi*)

The eastern indigo snake (*Drymarchon couperi*) is listed as federally threatened. Generally, this species lives and hunts in a wide variety of habitats, and its territory can cover large areas. It can be associated with gopher tortoise burrows (as a commensal) and favors pine flatwoods, palmetto prairies, and scrub habitats as well as wetland edges. It is relatively reclusive in nature and is rarely observed in the wild. Immediately prior to construction on the project area, an eastern indigo snake survey will be necessary to ensure that they are not utilizing areas where large equipment will be deployed. No eastern indigo snakes have been observed on-site. However, indigo snakes could potentially frequent parts of the project area. Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed on-site.

6.2.3 Florida bonneted bat (*Eumops floridanus*)

The Florida bonneted bat (*Eumops floridanus*) is a federally endangered bat species that utilizes relatively open terrestrial and freshwater areas as foraging habitat and as a source of drinking

water. Their roosting habitat includes forests or other areas with suitable roost structures (tree snags, trees with cavities, artificial cavities, etc.). No cavity trees were observed on-site. If any cavities are observed before development begins, they will be inspected prior to construction by means of a small camera and monitor system to ensure that they are unoccupied prior to being cut down. The project area is located within the Florida Bonneted Bat Consultation Area and contains foraging habitat. Due to the small size of the action area, if required best management practices are followed the project "May Affect, but is Not Likely to Adversely Affect" the Florida bonneted bat. Consultation will be required to confirm the impact of development of the project area on the Florida bonneted bat.

6.2.4 *Florida burrowing owl (Athene cunicularia floridana)*

The Florida burrowing owl (*Athene cunicularia floridana*) is a subspecies of the burrowing owl (*Athene cunicularia*) that occurs in Florida. It is classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. It is a small, long-legged owl that uses burrows year-round for breeding and roosting purposes. Burrowing owls prefer well-drained sandy soil with low vegetation, typically native dry prairies. No burrowing owls were observed on-site or adjacent areas. There are many burrowing owl burrows in cape coral to the west of the project site. Development of the project is unlikely to result in any impact on Florida burrowing owls or their habitat. It is possible that once the project area is scraped for development, burrowing owl habitat may be temporarily created. Contractors will be educated on the Florida burrowing owl and any newly created burrows will be posted and avoided. All permitting guidelines will be followed until the burrows can be excavated under an incidental take permit.

6.2.5 *Gopher tortoise (Gopherus polyphemus)*

The gopher tortoise (*Gopherus polyphemus*) is listed as a threatened species by the FWC. This species prefers upland habitats, particularly xeric scrub communities, and higher-elevation pine flatwoods. They can also be found in disturbed upland areas, including fallow and abandoned agricultural fields, perimeters of active crop fields, and pastures. No gopher tortoise burrows were observed on the project area. An updated gopher tortoise survey will be required prior to any development of the project area. If any gopher tortoises are found, all state and federal permitting guidelines will be followed in association with the development of the project area.

6.2.6 *Red-cockaded woodpecker (Picoides borealis)*

The red-cockaded woodpecker (*Picoides borealis*; referred to in the following as "RCW") is a federally endangered species that typically utilizes mature pine woodlands and savannas. RCWs nest in cavities of mature, large, live pine trees. Stands with developed hardwood midstory are not suitable foraging or nesting habitat. The site area was surveyed for RCW cavities, and none were located on-site. The closest active RCW colony is approximately 15.5 miles north of the

project area in the Babcock-Webb Wildlife Management Area. Given the absence of suitable habitat or mature live cavity trees, there is a low probability of occurrence on-site.

6.2.7 *Imperiled beach-nesting birds*

The project area in its current state would not support use by imperiled beach-nesting birds, such as black skimmers (*Rynchops niger*) and least terns (*Sternula antillarum*), both of which are classified as a State-designated Threatened Species in the Florida Endangered and Threatened Species List. No least terns or black skimmers were observed during surveys. It is possible that once the project area is scraped for development or preservation, breeding habitat could be created. Both species have been recorded using land cleared for construction in Florida. If any imperiled beach nesting birds are observed in the project area during project activities, an approved bird monitor will identify nesting sites and maintain buffer areas to prevent any incidental take of imperiled beach-nesting birds.

6.2.8 *Various Listed Wading birds*

Little Blue herons (*Egretta caerulea*), tricolored herons (*Egretta tricolor*), roseate spoonbills (*Platalea ajaja*), and wood storks (*Mycteria americana*), could utilize the roadside swales that run parallel to Pondella Road. Wading birds may use the vegetated non-forested wetlands in the northwest corner of the property, but it does not appear to hold water for long enough to concentrate substantial forage for listed wading birds. No wading birds, listed or unlisted, were observed on-site. No nests of these species have been recorded within the project area. There are two wood stork breeding colonies, "Caloosahatchee River West" and "Caloosahatchee River East" that are 4.17 miles and 6.37 miles east-northeast of the project, respectively. The proposed wetland impacts are under half an acre and the project area is not within 0.47 miles of a colony site, therefore the project is "not likely to adversely affect" the wood stork. The proposed project will not impact the existing roadside swales and the proposed stormwater retention areas will create new potential foraging habitat for listed wading bird species.

7 CONCLUSION

THA performed a listed species survey of the approximately 6.54-acre project area in Lee County, Florida. No evidence of listed species utilization was observed. Although listed species were not observed, they have the potential to be impacted by the proposed development of the project area.

Special construction guidelines to protect the indigo snake will have to be followed by construction personnel during all phases of construction work performed on-site.

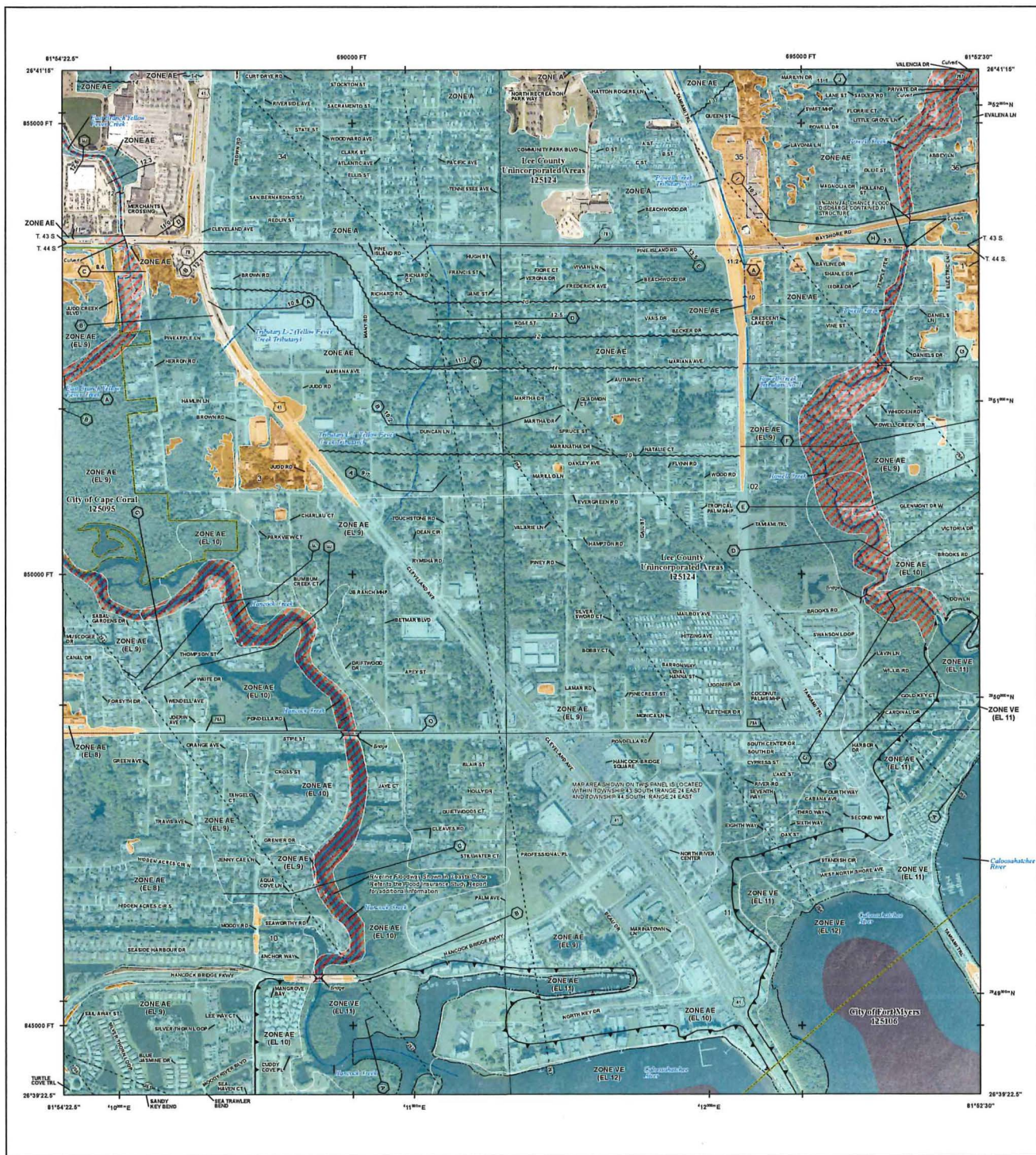
The project "May Affect, but is Not Likely to Adversely Affect" the Florida bonneted bat. Consultation will be required to confirm the impact of development of the project area on the Florida bonneted bat.

Development of the project is unlikely to result in any impact on Florida burrowing owls or their habitat. It is possible that once the project area is scraped for development, burrowing owl habitat may be temporarily created. Contractors will be educated on the Florida burrowing owl and any newly created burrows will be posted and avoided.

An updated gopher tortoise survey will be required prior to any development of the project area. If any gopher tortoises are found, all state and federal permitting guidelines will be followed in association with the development of the project area.

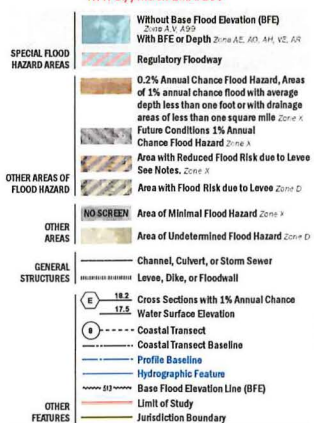
Little Blue herons, tricolored herons, roseate spoonbills, and wood storks, could utilize the roadside swales that run parallel to Pondella Road. The proposed project will not impact the existing roadside swales and the proposed stormwater retention areas will create new potential foraging habitat for listed wading bird species. The proposed wetland impacts are under half an acre and the project area is not within 0.47 miles of a colony site, therefore the project is "not likely to adversely affect" the wood stork.

Based on THA's observations, if the development of this site provides for appropriate design and management guidelines, it will not adversely affect any endangered, threatened, or otherwise protected species. These management guidelines shall be coordinated with the appropriate local, state, and federal agencies to better ensure their protection.



FLOOD HAZARD INFORMATION

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Center at 1-877-FEMA-MAP (1-877-335-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

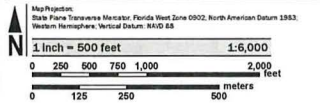
Communities seeking to obtain a Flood Insurance Study Report for their jurisdiction must obtain a current copy of the Flood Insurance Study Report for their jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6632.

Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2018, the Florida Department of Transportation, dated 2017 and 2018, the U.S. Department of Agriculture, dated 2018, and the U.S. Department of Transportation, dated 2017.

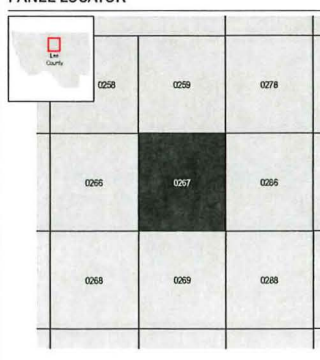
Light or unpopulated areas shown on this FIRM have been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1-foot breaking waves. The effects of wave heights between Zone VE and the LIMWA are not shown on this FIRM. The LIMWA for areas where Zone VE is not identified will be similar to, but less severe than, those in the Zone VE.

The map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplain and floodway that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and FDTs may reflect stream channel alterations that differ from what is shown on the map.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
and incorporated areas

PANEL 267 or 685

Map Symbols
COMMUNITY
CAPE CORAL, CITY OF
FORT MYERS, CITY OF
LEE COUNTY

NUMBER PANEL SUFFIX
126065 0267 0
126104 0267 0
126124 0267 0

VERSION NUMBER
2.4.3.5

MAP NUMBER
12071C0267G

MAP REVISION
NOVEMBER 17, 2022



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

February 27, 2026

Via E-Mail

Cecil L Pendergrass
District Two

Veronica Martin
TDM Consulting, Inc.
1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919

David Mulicka
District Three

Brian Hamman
District Four

RE: **Potable Water and Wastewater Availability**
333 Pondella Road
333 Pondella Rd, North Fort Myers, FL 33903
STRAP # 10-44-24-L2-00018.0010

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4A of the Lee County Comprehensive Land Use Plan for potable water. The subject property is not located within the Lee County Utilities Future Service Area as depicted on Map 4B of the Lee County Comprehensive Land Use Plan for Wastewater. Potable water lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of a multi-family development with 120 units and a 4,500 sq. ft. retail complex with an estimated flow demand of approximately 19,650 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Lee County Water Treatment Plant.

Sanitary sewer and Reuse services from Lee County Utilities are currently not available adjacent to this property.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for rezoning and comprehensive plan amendment purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer, 239-533-8531