



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

June 1, 2026

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

Reference: Pondella Holdings
CPA2025-00007 (3rd Resubmittal)

Dear Staff:

We are in receipt of your review letter dated May 5, 2026 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 Sketch and Legal Description, Exhibit M-7.

Responses to each individual item/comment are as follows:

Legal Review:

Reviewer: Richard Burris

1. Sketch and Legal Description

The sketch of the description references Exhibit N and the legal description is titled Exhibit "A". Please correct the conflict.

Response: Please see the revised Sketch and Legal Description. The certified sketch references Exhibit "A", sheet 2 of 2 for description, as requested.

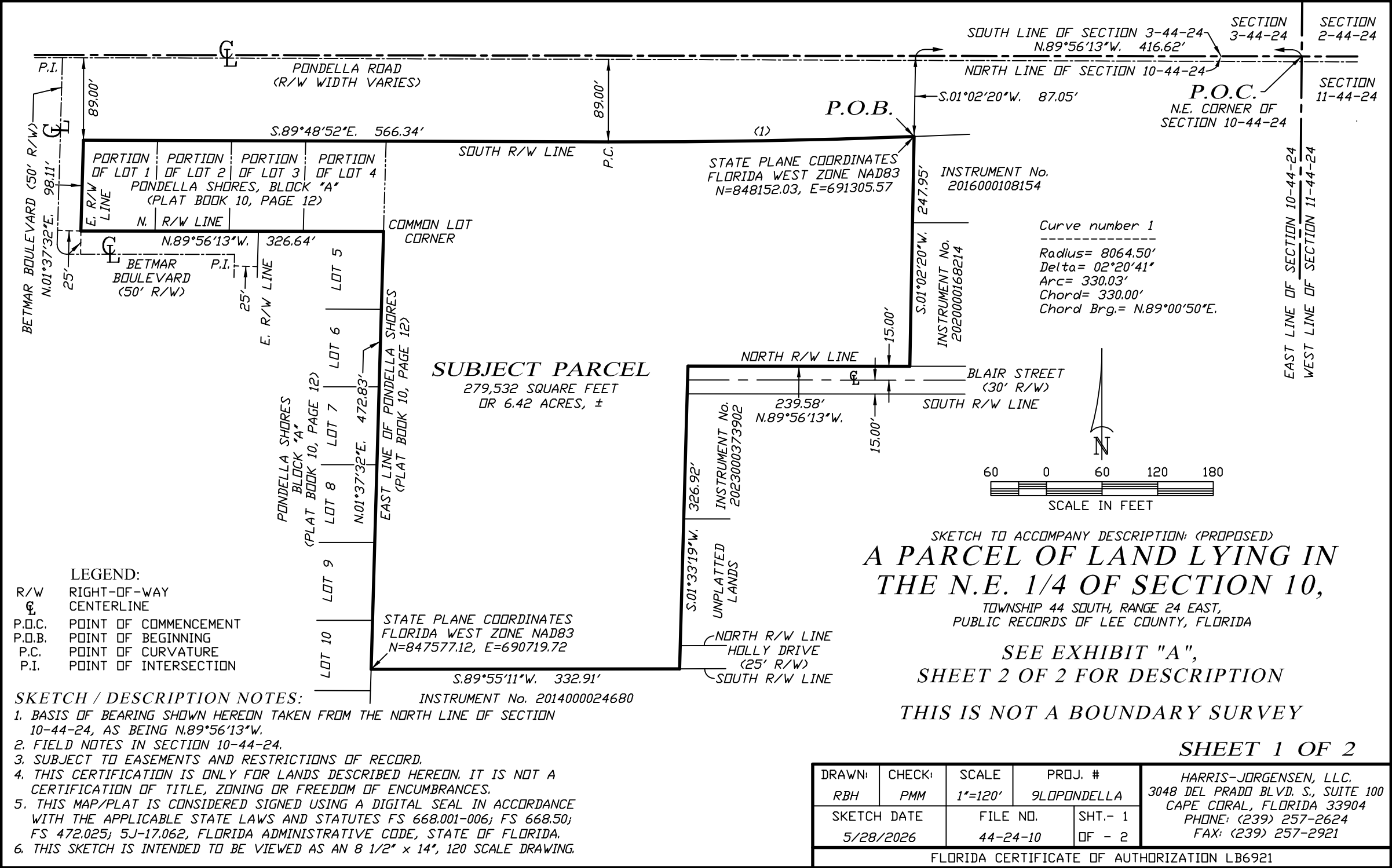
This should allow for continued review and a finding of sufficiency of this Comprehensive Plan Amendment request. Your time and attention to this matter is appreciated. Should County staff require additional information or have any questions regarding this submittal, feel free to call this office.

Sincerely,

TDM CONSULTING, INC.

Veronica Martin

Veronica Martin
Senior Planner



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
MAY 28, 2026