



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

Administrative Variance – Letters of No Objection
2910 Lee Boulevard – Tommy's Express Car Wash

LDC Sec. 34-203(a)(7) requires Letters of No Objection from adjacent property owners when applying for an Administrative Action. TDM Consulting, on behalf of the applicant, sent a request to the seven adjacent property owners including a formal written request, aerial location, response form, and self-addressed stamped envelope. The request was sent by Certified Mail; however, none of the adjacent property owners responded to our request for support or denial.

Please find attached a copy of the Certified Mail Receipts and request package.

7020 1290 0000 4735 2781

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Lehigh Acres, FL 33971	
Certified Mail Fee \$3.75	0420 09
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.78	
Total Postage and Fees \$7.58	
Sent To	Postmark Here
Beverly JEAN	
Street and Apt. No., or PO Box No. 2908 5th St W	
City, State, ZIP+4® 33971	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 4735 2743

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Myers, FL 33908	
Certified Mail Fee \$3.75	0420 09
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.78	
Total Postage and Fees \$7.58	
Sent To	Postmark Here
Properties of S & O	
Street and Apt. No., or PO Box No. 6821 Lake Devonwood Dr	
City, State, ZIP+4® 33908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 4735 2699

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Atlanta, GA 30355	
Certified Mail Fee \$3.75	0420 09
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$0.00	
☐ Return Receipt (electronic) \$0.00	
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.78	
Total Postage and Fees \$7.58	
Sent To	Postmark Here
MFRAW, LLC	
Street and Apt. No., or PO Box No. PO Box 52427	
City, State, ZIP+4® ATLANTA, GA 30355	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0000 4735 2767

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Pompano Beach, FL 33076

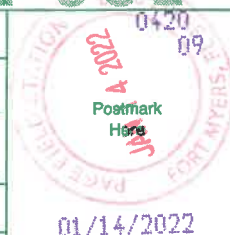
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$7.58

Sent To D & R Group
 Street and Apt. No., or PO Box No. 7746 NW 128th Ave
 City, State, ZIP+4® 33076

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1290 0000 4735 2798

U.S. Postal Service™
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Lehigh Acres, FL 33971

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$7.58

Sent To PAUL MONTES
 Street and Apt. No., or PO Box No. 2912 5th St. W
 City, State, ZIP+4® 33971

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1290 0000 4735 2774

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Lehigh Acres, FL 33971

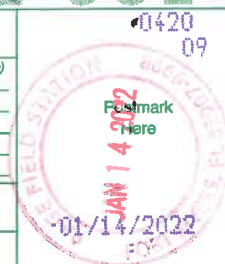
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$7.58

Sent To 2909 LEE BLVD, LLC
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4® 33971

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Norcross, GA 30071

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$7.58

Sent To WJ HFL
 Street and Apt. No., or PO Box No. 3091 Governors Lake Dr
 City, State, ZIP+4® 30071

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Letters of No Objection

1. Address: 2911 5th St. W.
Lehigh Acres, FL 33971
Owners: MFRAW, LLC and Miami Springs Cyclery, Inc.
c/o Marvin F. Poer & Company
PO Box 52427
Atlanta, GA 30355
2. Address: 2910 5th St. W.
Lehigh Acres, FL 33971
Owner: Raul E. Montes
2912 5th St. W.
Lehigh Acres, FL 33971
3. Address: 2908 5th St. W.
Lehigh Acres, FL 33971
Owner: Beverly Jean and Kerline M J Pierre
2908 5th St. W.
Lehigh Acres, FL 33971
4. Address: 2906 5th St. W.
Lehigh Acres, FL 33971
Owner: WJHFL, LLC
3091 Governors Lake Dr, Ste 300
Norcross, GA 30071
5. Address: 401/407 Ida Ave. N.
Lehigh Acres, FL 33971
Owner: D and R Group Limited, LLC
7746 NW 128th Ave.
Parkland, FL 33076
6. Address: 2909 Lee Blvd.
Lehigh Acres, FL 33971
Owner: 2909 Lee Boulevard, LLC
2909 Lee Blvd.
Lehigh Acres, FL 33971
7. Address: 2913 Lee Blvd.
Lehigh Acres, FL 33971
Owner: Properties of S & O, LLC
6821 Lake Devonwood Dr.
Fort Myers, FL 33908



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
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Certificate of Authorization # 29086

January 14, 2022

Raul E. Montes
2912 5th St. W.
Lehigh Acres, FL 33971

**Reference: Variance Application – Tommy’s Express Car Wash
2910 Lee Boulevard, Lehigh Acres**

To the Property Owner of 2910 5th St. W., Lehigh Acres,

As the authorized agent for 2910 Lee Blvd. RE, LLC, I’m contacting you of our intent to redevelop the property at 2910 Lee Boulevard, Lehigh Acres for an automatic Car Wash (Tommy’s Express Car Wash). The applicant is requesting two (2) Variances from the Land Development Code (LDC):

- Request a Variance to permit the existing full-access driveway on Lee Boulevard to remain. The LDC requires access for new commercial development to be located on 5th Street West. The applicant is providing a driveway on 5th Street West, but is requesting to keep the driveway on Lee Blvd. as well.
- Request a Variance to permit a 15-foot wide landscape buffer to the Lee Boulevard and 5th Street West rights-of-way. The LDC requires the buffer to be 25 feet in width.

I’m including an Aerial Map of the property and a copy of the proposed Site Plan for your reference. Lee County Development Services requires I notify you of the requested variances and obtain a letter from you, the property owner, indicating your consent or objection. I’ve attached a standard form to indicate your preference along with a self-addressed stamped envelope for your convenience. Your time and attention to this matter is greatly appreciated. Please feel free to contact me by phone (239) 433-4231 or by email at vmartin@tdmconsulting.com with any questions or comments.

Sincerely,

TDM CONSULTING, INC.

Veronica Martin
Senior Planner

Tommy's Express Wash
Administrative Variance
Aerial Exhibit



To: Lee County Development Services
TDM Consulting, Inc.
2910 Lee Blvd RE, LLC

RE: Variance Requests
Tommy's Express Car Wash
2910 Lee Boulevard, Lehigh Acres

To Whom It May Concern:

I've received a letter from TDM Consulting describing the Variance requests for the proposed development at 2910 Lee Boulevard, Lehigh Acres, FL along with an Aerial Location Map and proposed Site Plan. It is my understanding that the property will be developed as a Tommy's Express Care Wash and that the applicant is requesting a Variance to keep the existing driveway on Lee Boulevard and to permit the right-of-way buffers to be 15 feet in width instead of 25 feet.

I _____ Object to the requested Variances

I _____ Do Not Object to the requested Variances

(Please indicate your preference.)

Comments: _____

Signature

Date

Address (Optional)