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Certificate of Authorization # 29086

May 16, 2022

Ms. Camryn Siverson
Environmental Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: ADD2022-00018 – 2nd Resubmittal
2910 Lee Blvd. – Tommy's Express Car Wash

Dear Ms. Siverson,

We are in receipt of your review letter dated May 5, 2022 for the above referenced project. **Please note than an additional variance from LDC Sec. 34-1353(e) has been added to this application.**

The following items are submitted for your continued review per this request for additional information:

1. One (1) copy of the revised Variance Request and Justification;
2. One (1) copy of the Landscape Plans;
3. One (1) copy of the Site Construction Plans; and
4. One (1) copy of the Boundary Survey.

Responses to each individual item/comment are as follows:

Environmental Sciences Section Comments:

1. According to the resubmittal, the applicant is utilizing the mixed-use overlay for landscaping. Please note that the mixed-use overlay does not offer relief to landscaping or the general tree requirement for car washes, but only applies to open space (section 10-424(a)(4)). "The applicant must provide general trees per LDC Section 10-416(a)(3) that requires one tree per 3,500 square feet of development area". General tree requirements may be reduced through the utilization of larger trees or through the use of planted detention areas. Please revise and explain how the general tree and landscaping requirements are being met.

Response: Per our e-mail correspondence I have been advised that LDC Sec. 10-425(b) takes precedent and that the general tree requirement is one tree per 1,000 square feet

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of required open space. Per our calculations, the minimum open space required is 4,036 square feet so only 5 general trees are required.

The buffer to the south is 25 feet wide, the buffer to the north is 15 feet wide, and the buffers to east and west are 5 feet wide. The applicant is only requesting a deviation from the width of the north buffer, not from the amount or height of the vegetation. Please see the attached Landscape Plans. The landscape buffers are identified on the plans and please note the general trees are located within the south buffer.

Please contact Camryn Siverson at CSiverson@leegov.com for any questions regarding the comments above.

This should allow for review and ultimate approval of this Administrative Variance Application. Your time and attention to this matter is appreciated. Should County staff require additional information or have any questions regarding this submittal, please feel free to call this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner