



Kevin Ruane
District One

March 18, 2022

Writer's Direct Dial Number: 239-533-8313

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

TDM CONSULTING, INC.
VERONICA MARTIN
43 BARKLEY CIRCLE
FORT MYERS, FL 33907

Re: TOMMY'S EXPRESS CARWASH
ADD2022-00018

Dear VERONICA MARTIN,

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code Sections 34-201 through 34-203 requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed the insufficiency comments.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

**Electronically signed by
Camryn Siverson, Environmental Planner
March 18, 2022**

Camryn Siverson, Environmental Planner
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

VERONICA MARTIN

Re: TOMMY'S EXPRESS CARWASH

March 18, 2022

Environmental Sciences

1. Section 10-425(e) of the Land Development Code requires commercial developments within the mixed use overlay to provide building perimeter plantings on the two sides of the building which are the most visible to the public. Please demonstrate perimeter plantings on the Master Concept Plan.
2. Open space is not clearly depicted on the Master Concept Plan. As required by LDC Section 34-203(a)(8), please provide an open space design plan. Please label acreages and itemize areas that will be used to meet open space requirements per LDC Section 10-425(a). Please note that the mixed-use overlay does not offer relief to landscaping, but does apply to open space.
3. It appears that the site design is limited on open space areas. 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 clarify if the general tree requirement can be met at the time of Development Order.
4. Please indicate if the provided 15' buffer with the dry detention area meets the 25' wide buffer requirement. Dry detention areas are permitted to be included in buffers; however, drainage easements are not. Staff believes that the variance to permit a 15' buffer is not required if the width can be met with the dry detention area.

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

Department of Transportation

1. In addition to the requested administrative variance to LDC Section 33-1414(1), an administrative deviation from the technical standards in LDC Section 10-285 (Connection separation) is necessary to allow the direct motor vehicle access onto Lee Blvd.
2. The development must provide a cross access easement for the access on Lee Blvd with the adjacent properties both to the east and west.
3. The driveway location and configurations along with cross access easement shown on the proposed site plan are inconsistent with those shown and specified in DOS2021-00082. The developer/designer must coordinate with the developer/designer of the development proposed on the adjacent property to the east under DOS2021-00082 to provide consistent information on the access drive on Lee Blvd with associated turn lane and cross access easement.

Please contact Pakorn Sutitarnnontr at PSutitarnnontr@leegov.com for any questions regarding the comments above.

VERONICA MARTIN

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Development Services

1. An administrative deviation from the technical standards in LDC Section 10-285 (Connection separation) is necessary to allow the direct motor vehicle access onto Lee Blvd. Lee Blvd is classified as a major arterial and the site is located in a future urban area. The required connection separation is 440'. This is cannot be met due to existing connections.

Please contact Brian Roberts at BRoberts@leegov.com for any questions regarding the comments above.