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July 7, 2023

Writer's Direct Dial Number: 239-533-8793

Veronica Martin
TDM Consulting, Inc.
43 Barkley Circle
Suite 200
Fort Myers, FL 33907

Re: Minor Commercial Planned Development
Blue Wave Express Car Wash
DCI2023-00025

Dear Ms. Martin,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on July 7, 2023

Elizabeth A. Workman
Principal Planner
EAW

Planning Review

1. Please address Lee Plan Policies 11.2.2, 21.1.2, and 77.3.7.
2. Please discuss how the requested deviations will maintain consistency with Lee Plan Goals 21 and 22.

Zoning Review

3. Please indicate if a formal jurisdictional wetland determination has been submitted to determine the wetlands regulated by the State of Florida. Please be aware that in order to be in compliance with Lee Plan Policy 124.1.2 (Note 2), the developer must provide the SFWMD permit prior to developing the land. If the the wetlands regulated by the State of Florida will be impacted by the development, the developer must submit documentation that the impacts have been mitigated through the State (Lee Plan Policy 124.1.2 (Note 4 and 5)).
4. Revise the Master Concept Plan to depict the 50 foot natural waterway buffer per LDC Section 10-416(d)(9).
5. Provide a cross section of the creek depicting the mean high water line or top of bank whichever is further landward with the 50 foot buffer measured from that point.
6. Please indicate if the applicant intends to utilize the existing indigenous vegetation to meet the 25-foot-wide right-of-way buffer abutting Palm Beach Boulevard. Please provide details of the indigenous area with details focused on the amount of exotics that will be removed and if the remaining indigenous vegetation will meet the code required buffer landscaping. If supplemental planting will be required, please indicate the details.
7. The applicant is requesting deviations from landscaping and architectural standards. Lee Plan Policy 21.1.1 states that Florida Vernacular architectural style is preferred. In addition, Lee Plan Policy 21.1.2 states any deviation from landscaping or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC Section 34-145(b)(3). Provide an analysis for each deviation seeking relief from architectural or landscaping requirements and state how the request for each is meeting the variance criteria.

Development Services

8. The subject property access Palm Beach Boulevard which is State maintained. Deviations 1 and 3 do not apply and should be withdrawn. Permitting will be required by the State and will be stipulated in the development order.

9. Staff does not support a deviation from LDC 10-256(a). The proper relief is a fee-in-lieu at time of development order in accordance with LDC 10-256(b)(5).
10. Policy 21.1.2 of the Lee Plan requires deviations from architectural requirements (Deviation 4) to meet the approval criteria for variances set forth in LDC 34-145(b)(3). Please revise your justification to address the approval criteria for a variance. Is it the intent of the applicant to meet all other architectural requirements in the Planning Community and Architectural code requirements?
11. Please address the pedestrian and vehicular interconnections required in LDC 33-1493(b) and LDC 10-610(d).
12. LDC 34-373(a)(6)(a) – The survey includes a note that the survey does not certify that the land is free of encumbrances. The referenced LDC section requires all easements to be shown on the MCP. Please clarify that all easements are reflected on the MCP.
13. LDC 34-202(a)(6) requires applications for public hearing to include a boundary survey that identifies and depicts all easements affecting the subject property, recorded or unrecorded, and all other physical encumbrances readily identified by field inspection. Survey Notes #2 doesn't meet this requirement. Please revise as necessary.
14. LDC 34-373(a)(6)(c) The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels. Please add parcel dimensions to the MCP.

Environmental Sciences

15. The FLUCCS map does not have an Exotic Value after the FLUCCS codes. Please note staff visited the site and observed exotics. Please include the E-values within the FLUCCS map and Environmental survey.
16. LDC 10416(d)(9) must provide a 50-foot wide vegetative buffer landward of nonseawalled natural waterways as measured from the mean high water line or top of bank, whichever is further landward. Please also provide a cross-section of the buffer and depict the natural waterway buffer on the MCP.
17. The FLUCCS map depicts wetlands onsite. Lee Plan Policy 124.1.1 states, "Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions." Please provide a formal JD or ERP to demonstrate that wetlands will be preserved or the impacts will be mitigated/limited to low density uses.
18. LDC 33-1494 states dry detention areas must be planted with Southern Red Maple (*Acer rubrum*), South Florida Slash Pine (*Pinus elliottii* var. *densa*), Laurel Oak (*Quercus hemisphaerica*),

and/or Cypress (*Taxodium distichum*) trees. The trees must be planted 20 feet on center and at time of installation the trees must be six feet in height, two inch caliper, and a three foot spread. Please be aware that the detention area will have to demonstrate compliance with LDC 33-1494.

19. The MCP is not clear on the amount of impervious that is being proposed. Please provide the amount of impervious area on the MCP.
20. LDC 33-1514 states that properties under 5 acres in the Caloosahatchee Olga Overlay district, must provide 30% open space. Please revise open space exhibit to depict the required 30% open space.
21. Lee Plan Policy 21.1.2 states any deviation from landscaping, buffering, signage or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34. Please note that the deviation requested for 10-416(c) must meet variance criteria. Please note that variance criteria is not being met currently. Please revise or remove the deviation.
22. The open space table must be revised to 30% of the total site area, not only the developable area. Please revise to demonstrate compliance with the Caloosahatchee Shore Community Planning area.
23. The applicant speaks to the preservation and management of the proposed preserve area. Please provide an indigenous management plan in compliance with LDC 10-474.
24. Please demonstrate the area where the vacuums will be located. Layout of vacuums and canopy structures may impact the site design. Additional comments may follow.
25. Please provide more details within the narrative discussing the Olga overlay district, supplementary district, and wetlands.

Natural Resources

26. Please depict the location of the access and drainage easement that is required by LDC 10-328. Currently the MCP depicts an indigenous preserve abutting the drainageway which would be incompatible with the access and drainage easement.
27. Please provide an analysis of Lee Plan goal 125.

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28. The proposed development is beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time but will reassess at the time of DO or LDO.