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Certificate of Authorization # 29086

September 1, 2023

Ms. Elizabeth Workman, Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: BluWave Express Car Wash
DCI2023-00025 (1st Resubmittal)

Dear Ms. Workman:

We are in receipt of your review letter dated August 23, 2023 for the above referenced project. Please note that the name of the project is **BluWave Express Car Wash**. That was an error on my part and the client has since corrected me. Please make this correction going forward.

Please note that with the Applicant will comply with Lee Plan Policy 21.1.1 of the Caloosahatchee Shores Community Plan regarding the preferred architectural style for all buildings in commercial developments and LDC Sections 33-1496 through 33-1502. Architectural elevations will be provided at time of development order permitting.

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

1. One (1) copy of the revised Boundary Survey;
2. One (1) copy of the revised Narrative of Request/Lee Plan Compliance;
3. One (1) copy of the revised MCP;
4. One (1) copy of the revised Protected Species Survey and FLUCFCS Map; and
5. One (1) copy of the revised Schedule of Deviations.

Responses to each individual item/comment are as follows:

Zoning Review Comments:

Elizabeth Workman – eworkman@leegov.com or 239-533-8793

1. Lee Plan Policy 21.1.1 and LDC Sections 33-1496 - 33-1502 establishes the architectural standards that are required within the Caloosahatchee Shores Planning Community. Staff understands that House Bill 1020 states that local government cannot enforce conditions that conflict with corporate trademarks, service marks, trade dress, logos, color patterns, design

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scheme insignia, image standards, or another feature. Please explain how LDC Sections 33-1496 - 33-1502 conflict with the BluWave Express Car Wash.

Response: The deviation from architectural design standards has been withdrawn. The Applicant will comply with the requirements of Lee Plan Policy 21.1.1 and LDC Sections 33-1496 through 33-1502 at time of development order permitting, when architectural elevations are required.

2. If a deviation from the architectural standards is still needed due to the franchise standards, in accordance with Lee Plan Policy 21.1.2, deviations from architecture standards must meet the variance criteria per LDC Section 34-145(b)(3). Applicant will need to be able to justify the hardship through the details of the conflicting architectural standards in the Lee Plan and LDC compared to the franchise requirements. Staff suggests scheduling a meeting to discuss the difference between the two and the variance criteria.

Response: This deviation has been withdrawn.

Development Services Review Comments:

Brian Roberts - broberts@leegov.com or 239-533-8890

3. 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. The response to comments dated August 2, 2023 does not meet the requirements in the cited code section.

Response: Please see the revised survey. This note has been removed from the Survey.

4. 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. Please justify how the architectural requirements in the Planning Community and Architectural code requirements conflict with or impair the corporate trademarks, image standards or other features of corporate branding as stated in the response to comments dated August 2, 2023.

Response: The deviation has been withdrawn.

Environmental Sciences Review Comments:

Camryn Siverson – csiverson@leegov.com or 239-533-8313

5. Environmental Staff conducted a site inspection on November 17, 2022. Please note that staff disagrees with the provided FLUCCS codes based on site observations. Staff observed a large amount of Brazilian pepper along the southeast portion of the property.

Response: Please see the revised PSS and FLUCFCS Map for the correction.

6. The wetland areas the environmental consultant mapped is an informal prediction of where the wetlands lie on the property. Please note that state and federal permits must be obtained prior to the construction of this site.

Response: This comment is acknowledged and understood.

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7. The use being proposed is within the automotive supplementary district. LDC 34-1353(e)(5) states, " Landscaping adjacent to the rear and side property lines must comply with the minimum requirements established in section 10-416 dependent on adjacent land uses." Although the property is within the mixed-use overlay, the supplementary district requires buffers per LDC 10-416(d). Please provide a 5-Type A buffer where the property abuts the commercially zoned properties.

Response: Please see the revised MCP for the Type A buffer as required.

Natural Resources Comments:

Nicholas DeFilippo – ndefilippo@leegov.com or 239-533-8983

8. Please indicate how the 20' wide AE and DE will be accessed. The MCP does not indicate an accessway.

Response: Please see the revised MCP for the preliminary accessway location, which will be finalized at time of development order permitting.

This should allow for continued review and a finding of sufficiency of this rezoning 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
Senior Planner



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BluWave Express Car Wash
Narrative of Request/Lee Plan Compliance
Revised 8/25/2023

Narrative of Request

The applicant assembled three lots at 14700, 14780, and 14800 Palm Beach Boulevard with the intention of developing the land for commercial use – specifically a free-standing car wash. The lots have a mix of zoning districts including AG-2, IL, C-2 and CPD. The applicant is requesting to rezone the lots to Commercial Planned Development (CPD) for a consistent zoning district for all three lots.

As stated above, the lots have multiple zoning districts. The lot at 14780 Palm Beach Boulevard is zoned AG-2 and IL as identified by Lee County GIS. The lot at 14700 Palm Beach Boulevard is zoned CPD. The CPD zoned lot was rezoned from AG-2 to CPD via Zoning Resolution Z-88-035 (Palm Beach Center). A Development Order (88-08-015.00D) was issued for Palm Beach Center, identifying the property at 14700 Palm Beach Boulevard as Out Parcel 2.

The CPD zoned property was rezoned again from CPD and AG-2 to CPD via Zoning Resolution Z-92-020 Food Lion Center CPD. There were several subsequent amendments including PD-96-016, PD-96-016A, PD-96-059, and Z-98-002. However, somewhere between the original zoning resolution Z-88-035 and Z-92-020, the boundary of the CPD property changed and Out Parcel 2 (the lot a 14700 Palm Beach Boulevard) was no longer included in the Food Lion Center CPD.

Land Development Code Compliance

The applicant intends to comply with the Land Development Code at time of Development Order permitting unless deviations are granted with this planned development application.

Lee Plan Compliance

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

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The property is located within the Suburban future land use category with frontage on Palm Beach Boulevard (SR 80). It is also located in the Mixed-Use Overlay. The subject property has a mix of zoning districts including AG-2, IL, C-2 and CPD. Industrial zoning is inconsistent with the Suburban future land use category. The applicant is requesting to rezone the property to Commercial Planned Development (CPD) to permit a consistent zoning district for commercial development. This is consistent with **Lee Plan Policy 1.1.5**.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

POLICY 2.2.1: *Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

POLICY 2.2.2: *The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County's growth beyond the 2045 planning horizon. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:*

- 1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and*
- 2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and*
- 3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).*

The property to the west of the subject parcel is zoned CPD and is developed as a commercial shopping plaza. The property to the east is zoned CPD and RPD with an existing place of worship and planned commercial uses along the SR 80 frontage. Land south of SR 80 is zoned C-1A and CC and has a variety of commercial uses. The land to the north is zoned C-2 and is

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undeveloped. Urban services are available and adequate to service the development as outlined below. Rezoning the subject property to CPD for commercial use creates contiguous growth patterns and minimizes urban sprawl. This is consistent with **Lee Plan Objective 2.1, Policies 2.1.1 and 2.1.2, Objective 2.2, and Policies 2.2.1 and 2.2.2.**

Fire:	Fort Myers Shores Fire District, Station # 1, located at 12345 Palm Beach Blvd., is approximately 2.5 miles away.
Police:	Lee County Sheriff's Department, located at 1301 Homestead Rd N, is approximately 11.7 miles away.
EMS:	Fort Myers Shores Fire District, Station # 1, located at 12345 Palm Beach Blvd., is approximately 2.5 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 4 and is served by Advanced Disposal.
Public Transit:	Lee Tran does not service this segment of Palm Beach Blvd (SR 80).
Public Schools:	The property is within the Lee County School District East Zone, District Area 2.
Public Parks:	The property is approximately 1.1 miles south from Olga Community Park and approximately 3.7 miles west from Hickey Creek Mitigation Park.

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

Lee County Utilities provided a Letter of Availability confirming that potable water and sanitary sewer lines are in operation adjacent to the subject property; however, there are no reuse mains in the vicinity of the site. The applicant will connect to potable water and sanitary sewer at time of development order permitting. This is consistent with **Objective 4.1, Standard 4.1.4: Potable Water and Standard 4.1.2: Sanitary Sewer.**

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.*
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.*

A Protected Species Survey/Environmental Assessment with FLUCFCS Map is included with this planned development rezoning request due to the presence of wetlands on-site. According to the FLUCFCS Map, 1.35 acres of the land to be rezoned is Mixed Wetland Hardwoods while the

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remaining 2.30 acres is Pine-Mesic Oak. The Master Concept Plan shows that 1.25-acres of the mixed wetland hardwoods along the west property line will be preserved in its entirety. Development is concentrated along the east property line, giving adequate space to avoid impacts to the preserve. The applicant will be required to obtain an Environmental Resource Permit from SFWMD at time of Development Order permitting. This is consistent with **Lee Plan Objective 4.1 and Standard 4.1.4: Environmental Factors.**

GOAL 6: COMMERCIAL LAND USES. *To permit orderly and well-planned commercial development at appropriate locations within the County.*

OBJECTIVE 6.1: *Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan.*

POLICY 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*

- 1. Traffic and access impacts (rezoning and development orders);*
- 2. Landscaping and detailed site planning (development orders);*
- 3. Screening and buffering (planned development rezoning and development orders);*
- 4. Availability and adequacy of services and facilities (rezoning and development orders);*
- 5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
- 6. Proximity to other similar centers (rezoning); and*
- 7. Environmental considerations (rezoning and development orders).*

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

POLICY 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

POLICY 6.1.7: *Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

As previously noted, the subject property is located between two commercially zoned properties. The property to the west is zoned CPD and developed as a commercial shopping plaza and the property to the east is zoned CPD along Palm Beach Boulevard and RPD to the north to permit a mixed-use development. The subject property is also in the mixed-use overlay and is considered an infill property on the north side of Palm Beach Boulevard. Urban services are available and adequate to service the site, the Traffic Impact Statement demonstrates that the addition of the commercial development does not degrade the level of services of Palm Beach Boulevard, appropriate buffers are proposed, and the existing wetlands will be preserved. The proposed rezoning is consistent with the Land Development Code regarding availability of urban services, environmental concerns and impacts on surrounding uses. A Development Order will be required for future commercial development, which will be consistent with traffic, access, screening and

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buffering, landscaping, and environmental considerations. The rezoning request is consistent with **Lee Plan Goal 6, Objective 6.1, Policies 6.1.1, 6.1.4, 6.1.6, and 6.1.7.**

OBJECTIVE 11.2: MIXED USE OVERLAY. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

POLICY 11.2.2: *Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

POLICY 11.2.5: *Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.*

The subject property is located in the mixed-use overlay. Urban services are available and adequate to service the site. Nearby commercial uses include the Winn-Dixie shopping plaza to the west and a Place of Worship and the Tractor Supply to the east. The land immediately east of the property is zoned CPD and RPD to permit commercial uses along Palm Beach Boulevard and future residential uses to the north. The applicant is proposing a stub-out to the east for a future interconnect to the commercial property. However, there is an existing creek and wetlands that separates the proposed development from the existing commercial uses to the west. In the interest of preserving those wetlands from development, no interconnect is proposed to the west. Land to the north is generally used for single-family residential and agricultural use or vacant. The applicant is requesting to rezone the subject property from AG-2, IL, C-2 and CPD to a consistent CPD zoning district to permit limited commercial uses. Properties in the mixed-use overlay are permitted reduced parking, buffers and open space. This will be beneficial at time of development order permitting as it will allow development to be concentrated within the uplands so the existing wetlands can be preserved. This is consistent with **Lee Plan Objective 11.2 and Policies 11.2.2 and 11.2.5.**

OBJECTIVE 17.3: PUBLIC INPUT. *To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

POLICY 17.3.3: *Public information meetings required pursuant to the provisions of this sub-element must be held within the established community plan area boundary that is affected by the amendment.*

POLICY 17.3.4: *For required public information meetings, the applicant must provide the following:*

- *Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- *Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- *At the meeting, a general overview of the text or map amendment and effect thereof.*
- *After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees.*

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The property is located in the Caloosahatchee Shores and Olga planning communities. The applicant held one public information meeting that was advertised in the News Press; however, only one person from the public attended. This is consistent with **Lee Plan Objective 17.3 and Policies 17.3.3 and 17.3.4.**

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN. *Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.*

OBJECTIVE 21.1: COMMUNITY CHARACTER. *To create a visually attractive community.*

POLICY 21.1.1: *Maintain LDC regulations that provide for enhanced landscaping, signage and architectural standards consistent with the goal of maintaining an old Florida rural identity. The preferred architectural style for all buildings in commercial developments is Florida vernacular.*

OBJECTIVE 21.2: COMMERCIAL LAND USES. *New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, the State Route 80 Corridor Overlay, the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban future land use categories adjacent to S.R. 80. New commercial zoning must be approved through the planned development rezoning process. Commercial redevelopment and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area and surrounding areas are encouraged.*

POLICY 21.2.1: *To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in the Glossary.*

The Verandah Boulevard commercial node is intended for Minor Commercial levels as defined in the Glossary. Office and residential uses consistent with the Suburban designation are also allowed in this Minor Commercial node.

The subject property is located on the north side of SR 80 between Old Olga Road and South Olga Drive in the Suburban future land use category. This section of SR 80 is considered a commercial node. The applicant assembled 3 lots with a mix of zoning districts including AG-2, IL, C-2 and CPD with the intent to rezone the properties to a consistent commercial zoning of CPD. Industrial land uses are not permitted in the Suburban future land use category. The land to the west is zoned CPD and is developed as a commercial shopping plaza with Winn Dixie as the anchor. The land to the east is zoned CPD and RPD. The land along SR 80 is vacant while the lot to the north is developed as a place of worship. Further east is a Tractor Supply store.

According to the environmental report and FLUCCS, the subject property is a mix of uplands and wetlands, including a creek along the west property line. The applicant has designed the proposed development to stay entirely within the uplands, preserving the wetlands from any impacts. In addition, 25-foot wide buffers are proposed along SR 80, as required by the LDC for car washes. The development footprint is small compared to the site. The applicant is exceeding

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the minimum amount of open space required, exceeding the minimum amount of indigenous preserve required, will be able to preserve as many native trees as possible due to the limited development area. The Applicant has a consistent architectural theme for the BluWave Express Car Wash franchise that will be modified to comply with the architectural requirements set forth by the Caloosahatchee Shores planning community and the Land Development Code. Providing a consistent commercial zoning district at this location, providing abundant green open space, preserving the wetlands in their entirety, preserving native trees where possible, and minimizing the development footprint is consistent with **Lee Plan Goal 21, Objective 21.1, Policies 21.1.1 and 21.1.2, Objective 21.2 and Policy 21.2.1.**

GOAL 22: OLGA COMMUNITY PLAN. *Maintain Olga's heritage and rural character.*

POLICY 22.1.5: *Heritage trees will be preserved or, when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.*

POLICY 22.1.7: *Maintain LDC regulations that require natural habitats, such as tree canopies, be incorporated into project site designs.*

The subject property is also located in the Olga Community Plan Overlay. As the subject property is located on the north side of SR 80 between properties with existing commercial zoning districts and uses, it is reasonable to rezone the AG-2, IL, C-2 and CPD lots to a consistent commercial zoning district that is appropriate for the area.

The Master Concept Plan has been designed to comply with LDC Chapter 33, Article VII, Division 3, Subdivision I – Olga Planning Community. The proposed development complies with the minimum setbacks and maximum building height permitted. The maximum square footage proposed is 5,309 square feet on 3.92 acres. A minimum of 30% open space is provided and although indigenous preservations isn't required, the application is preserving 35,000 square feet of existing wetlands located along the creek as part of this rezoning request. The site design also complies with parking locations, buffers, and stormwater management requirements for developments in the Olga Overlay. As stated previously, the industrial (IL) zoned lot is inconsistent with the Suburban future land use and the Olga Community Plan. Rezoning the land for a uniform zoning district of CPD with a limited schedule of uses is consistent with **Lee Plan Goal 22 and Policies 22.1.5 and 22.1.7.**

POLICY 60.4.1: *Encourage new developments to design surface water management systems with Best Management Practices, including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.*

POLICY 60.4.2: *The County encourages new developments to design their surface water management system to incorporate existing wetland systems.*

The applicant intends to preserve the 1.25 acres of wetlands along the west property line. Those wetlands are connected to other wetlands to the west and north, then continuing east as well. The MCP shows a preliminary drainage plan; however, full paving, grading, and drainage plans won't be provided until development order permitting. A surface water management narrative providing a description of the preliminary drainage system is included with this application. This is consistent with **Policy 60.4.1 and Policy 60.4.2.**

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POLICY 77.3.7: *New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, development constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.*

The subject property is located along a portion of the Lee County Greenways Master Plan – Palm Beach Boulevard, which is a state-maintained road. The applicant will coordinate with FDOT at time of Development Order permitting to incorporate pedestrian facilities, a shared use path, and/or other requirements of the Greenways Master Plan. Due to the existing site conditions along Palm Beach Boulevard, including the creek, wetlands, guard rails, drainage ditch, overhead power lines, other infrastructure, etc., detailed site construction plans will be required to design the facilities. This is consistent with the requirements of **Lee Plan Policy 77.3.7**.

GOAL 124: WETLANDS. *To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.*

OBJECTIVE 124.1: *Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.*

POLICY 124.1.1: *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.*

POLICY 124.1.2: *The County's wetlands protection regulations will be consistent with the following:*

- 1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.*
- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.*
- 3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.*
- 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.*
- 5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.*
- 6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Nonresidential uses on wetlands that have been impacted, or will be impacted, in accordance*

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with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

The applicant had a protected species survey/environmental assessment completed during his due diligence phase of the property. According to the FLUCFCS Map, 1.35± acres identified as mixed wetland hardwoods. The applicant is aware the existing on-site wetlands connect to the north, east, and western properties and doesn't intend to impact the wetlands during development. This is a commercial rezoning specifically for the development of a car wash. The Master Concept Plan shows a limited area of development, with the wetlands being preserved in their entirety. If the rezoning is approved, the applicant will be required to obtain a local development order and possibly a SFWMD ERP prior to construction. Development will be located on the uplands portion of the subject property only so the wetlands can be preserved in their entirety. The proposed development is consistent with **Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.**

GOAL 125: WATER QUALITY. *To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.*

OBJECTIVE 125.1: *Maintain high water quality, meeting or exceeding state and federal water quality standards.*

POLICY 125.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

POLICY 125.1.3: *The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.*

The Master Concept Plan clearly demonstrates that the bulk of the existing wetlands will be preserved. A dry detention area is provided along with pipes, catch basins, a control structure, and other infrastructure to provide for water quality, attenuation, and pre- and post treatment. A Development Order will be required, which will require a more thorough review and include drainage calculations, detention area volumes, pipe sizing, vegetative plantings, etc. This is consistent with **Goal 25, Objective 125.1, Policy 125.1, and Policies 125.1.2 and 125.1.3.**

POLICY 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

The applicant will be required to obtain a local Development Order prior to construction. Lee County Land Development Code Section 10-328 requires the applicant to provide a drainage easement whenever a proposed development abuts a watercourse, stream, etc. The requisite easement/upland buffer to the existing creek will maintain and preserve it, without altering the existing offsite flows. This is consistent with **Lee Plan Policy 126.1.4.**

As demonstrated throughout this Narrative of Request/Lee Plan Compliance, the applicant has proven entitlement to the rezoning as set forth in LDC Sec. 34-145(d)(4). The request:

- (a) Complies with the Lee Plan;
- (b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
- (c) Is compatible with existing and planned uses in the surrounding area;

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- (d) Will provide access sufficient to support the proposed development intensity;
- (e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
- (f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
- (g) Will be served by urban services.

In addition, the applicant has demonstrated that:

- (a) The proposed use or mix of uses is appropriate at the proposed location;
- (b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development;
- (c) Each requested deviation:
 - (1) Enhances the achievement of the objectives of the planned development; and
 - (2) Preserves and promotes the general intent of this code to protect the public health, safety and welfare.



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

BluWave Express Car Wash
Schedule of Deviations
Revised 8/25/2023

DEVIATION #1: WITHDRAWN

Seeks relief from the **LDC §10-285** requirement to provide a minimum connection separation of 660 feet for a principal arterial roadway in a future Suburban area. Request to permit the minimum connection separation of the proposed driveway to be located 343 feet to the existing driveway to the west and 387 feet to the existing driveway to the east along Palm Beach Boulevard.

DEVIATION #2: WITHDRAWN

Seeks relief from the **LDC §10-256(a)** requirement that all development proposed within future urban areas or future suburban areas, as defined by the Lee Plan, or along trails depicted on the Greenways Master Plan (Lee Plan Map 22), or along walkways and bikeways depicted on the Lee County Walkways and Bikeways Map (Lee Plan Map 3D) are required to provide for bikeways and pedestrian ways. Request to not provide a bikeway and pedestrian way along Palm Beach Boulevard.

DEVIATION #3: WITHDRAWN

Seeks relief from the **LDC §10-296(e) Table 11** requirement that commercial developments along Suburban principal arterial roadways must provide a 5-foot bike lane, 6-foot planting strip, and 8-foot pedestrian facility. The applicant is requesting to not provide those items at this location.

DEVIATION #4: WITHDRAWN

Seeks relief from the **LDC §33-1496** requirement that the Florida Vernacular architectural style must be displayed through the inclusion of building materials, roof overhangs, porches, columns, covered corridors walkways, and pitched roofs (where applicable). Request to permit the BluWave Express Car Wash to retain its original architectural design as required by the franchise.

DEVIATION #5: WITHDRAWN

Seeks relief from the **LDC §10-416(c)(2)d** requirement that no more than an average of ten parking spaces must occur in an uninterrupted row with a maximum of 13 parking spaces between landscape areas when ten-foot wide landscape islands are used. Request to not provide landscape islands for the vacuum stall spaces.

PROTECTED SPECIES SURVEY

Site Address:

14700, 14800, 14780 Palm Beach Blvd.
Fort Myers, FL 33905

Commercial Development

STRAP # 28-43-26-00-00001.0050

Unincorporated Lee County

Prepared For:

TDM C T , C.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907

Prepared by:



18197 Sandy Pines Circle
North Fort Myers, FL 33917
(239) 246-8706

Introduction

An environmental scientist from Landesco, pllc conducted a field investigation on a 3.65 ± acre parcel on June 8, 2022. The project site is located in portions of Section 28, Township 43, Range 26E, in Fort Myers, Florida, North of Palm Beach Boulevard, East of I-75. See attached project location map (Exhibit A).

The purpose of this survey was to inspect the property for potential listed species that could inhabit the site. These listed (endangered, threatened, etc.) species are regulated by the United States Fish & Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

This report is for the exclusive use of TDM Consulting Inc., and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without their consent.

Survey Method

The field investigation of the property was performed on June 8, 2022. Table 1 below shows date, time and weather conditions during the survey. A series of North/South and East/West pedestrian transects were completed across the parcel in compliance with Lee County and Florida Fish and Wildlife Conservation Commission (FWC) guidelines. Transects were spaced approximately 20-30 feet apart. In addition, periodic “stop-look-listen” and quiet stalking methods were also conducted. Any evidence of protected species were obtained through direct observation, and signs such as tracks, nests, and scat were noted. Table 3 shows listed species that could potentially occur on-site.

The location of listed species nests and/or burrows were recorded with a handheld GPS unit with an estimated accuracy of five to ten feet. The Protected Species Survey Map (Exhibit E) depicts the approximate location of the survey transects and the results of the survey.

Table 1. Field time & conditions

Date	Weather Conditions	Time of Day
June 8, 2022	Sunny, & 88 °F	Early morning hours

Existing Site Conditions

Site Description - The boundary is approximate and is based on Lee County Property Appraiser information. The undeveloped project site is assumed to be roughly 3.65 ± acres. In general, the majority of the undisturbed wooded land with a creek running along side the western property line. Please refer to the enclosed FLUCFCS map (Exhibit C).

Soil Type - Soils on this property have been mapped by the National Resources Conservation Service, United States Department of Agriculture. These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of a wetland area. According to these mappings, the parcel is underlain by (13) Cypress Lake fine sand, hydric; (45) Copeland fine sand loam, hydric. Please see attached NRCS Soil Map (Exhibit D).

Vegetative Classifications - Predominant vegetation association was determined during a site inspection on June 8, 2022. Vegetation is one parameter utilized in determining the presence of potential wetlands. These mappings are general in nature, but could reflect whether an area would be considered as wetlands by the regulatory agencies. Wetland communities generally include the presence of wetland hydrology, wetland vegetation, and hydric soils. Vegetation association was identified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Florida Department of Transportation (FDOT 1999). The following descriptions of the FLUCFCS association are provided below, and correspond with the attached FLUCFCS Map (Exhibit C).

Table 2. FLUCFCS Community Table

FLUCFCS Code	Community Description	Acres
414 E2	Pine Mesic Oak (Exotics 25-49%)	2.03 ± Ac.
422	Brazilian Pepper	0.33 ± Ac.
617 E1	Mixed Wetland Hardwoods (Exotics 1-24%)	1.29 ± Ac.
	Total	3.65 ± Ac.

FLUCFCS Code 414 E2, Pine Mesic Oak (Exotics 25-49%) (2.30 ± acres)

The canopy consists of primarily of Slash Pine (*Pinus elliottii*), Bald Cypress (*Taxodium distichum*), Sabal Palm (*Sabal palmetto*), Melaleuca (*Melaleuca quinquenervia*). Sub-canopy scattered Brazilian Pepper (*Schinus terebinthifolia*), Wax Myrtle (*Myrica*). Ground cover consists of scattered Saw Palmetto (*Serenoa repens*), Creeping-oxeye (*Sphagneticola*), Panicgrasses (*Panicum oligosanthos*) and other various opportunistic weedy species.

FLUCFCS Code 422, Brazillian Pepper (0.33 ± acres)

The canopy consists of primarily of Brazilian Pepper (*Schinus terebinthifolia*).

FLUCFCS Code 617 E1, Mixed Wetland Hardwoods (Exotics 1-24%) (1.35 ± acres)

The canopy consists of primarily of Bald Cypress, Slash Pine (*Pinus elliottii*), Ear Leaf Acacia (*Acacia auriculiformis*), Sabal Palm, Brazilian Pepper (*Schinus terebinthifolia*). Sub-canopy colonists of Wild Coffee (*Psychotria nervosa*), Red Maple (*Acer rubrum*), Melaleuca (*Melaleuca quinquenervia*), Wax Myrtle (*Myrica*), Laurel Oak (*Quercus laurifolia*). Ground cover consists of scattered, Leather Fern (*Acrostichum aureum*) Boston Fern (*Nephrolepis exaltata*), Creeping-oxeye (*Sphagneticola*), and other various opportunistic weedy species.

Potential Listed Species

The protected species survey was conducted by an environmental scientist from Landesco, pllc on June 8,2022. Locations of any trees containing cavities, discovered on-site, were added to the Protected Species Survey Map (Exhibit E). Table 3 below shows the potential listed species that could occur on-site.

Table 3. Listed Species That Could Potentially Occur On-site

FLUCFCS CODE	Species Names	Scientific Name	Present	Absent	Percent Survey Coverage
414	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	-	X	85
	Florida Panther	<i>Felis concolor coryi</i>	-	X	85
	Florida Black Bear	<i>Ursus americanus floridanus</i>	-	X	85
422	N/A	N/A	-	-	85
617	Limpkin	<i>Aramus guarauna</i>	-	X	85
	Florida Panther	<i>Felis concolor coryi</i>	-	X	85
	Florida Black Bear	<i>Ursus americanus floridanus</i>	-	X	85

Bald Eagle (*Haliaeetus leucocephalus*)

The U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission no longer list the bald eagle as a threatened or endangered species. However, the bald eagle is still protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

The USFWS regulates construction activities with 660' of a Bald Eagle nest. After reviewing the Florida Fish and Wildlife Conservation Commission (FWC) website, there is not any recorded Bald Eagle nest located with 660' of the subject property. The closest Bald Eagle Nest (LE-039) to the project site is approximately 1.63 miles to the Northwest. This nest was active for 2021 nesting season, not all eagle nests in Florida have been documented by FWC.

Florida Bonneted Bat (*Eumops floridanus*)

The Florida Bonneted Bat (also know as the Florida Mastiff Bat) is the largest species of bat in Florida. The Florida Bonneted Bat is protected as an Endangered Species by the Federal Endangered Species Act and as a Federally-designated Endangered species. This bat species can reach a length of 6.5 inches with a wingspan of 20 inches. The pelage (hair) color can vary from black to brown to a grayish or cinnamon brown.

Survey Results

The site is considered to be undisturbed land. There is a creek that runs along the western property line. There is also another creek/stream that comes in along the Northeastern property corner. No protected species were found on-site during time of inspection. No burrows, cavities, nests or nest-like structures were found during inspection.

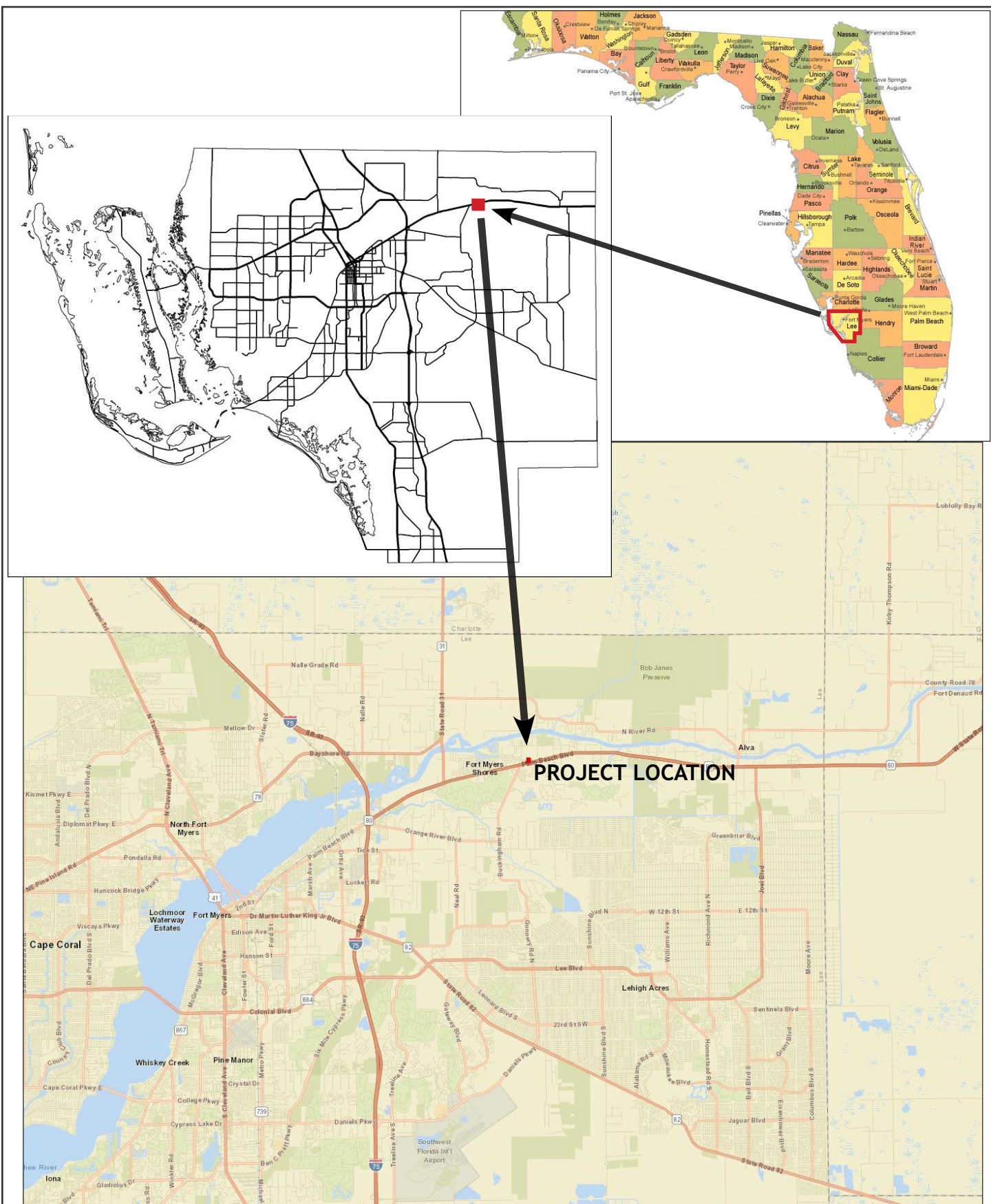
Wetland indicators were discovered throughout the site. These areas could be considered Jurisdictional Wetlands and may require permitting with the Florida Department of Environmental Protection (FDEP), verification will be needed with South Florida Water Management District (SFWMD). Approximately 1.35 acres of wetland were found on-site, there is potential for the area of wetland to increase after on-site meetings with SFWMD and/or FDEP.

14700, 14800, 14780 Palm Beach Blvd.
Protected Species Survey



Exhibit A

Project Location Map



DRAWN BY:
CEK

DATE:
06/13/2022

S/T/R
28/43/26E

COUNTY:
LEE

PROJECT LOCATION MAP



PAGE
5

EXHIBIT
A

14700, 14800, 14780 Palm Beach Blvd.
Protected Species Survey

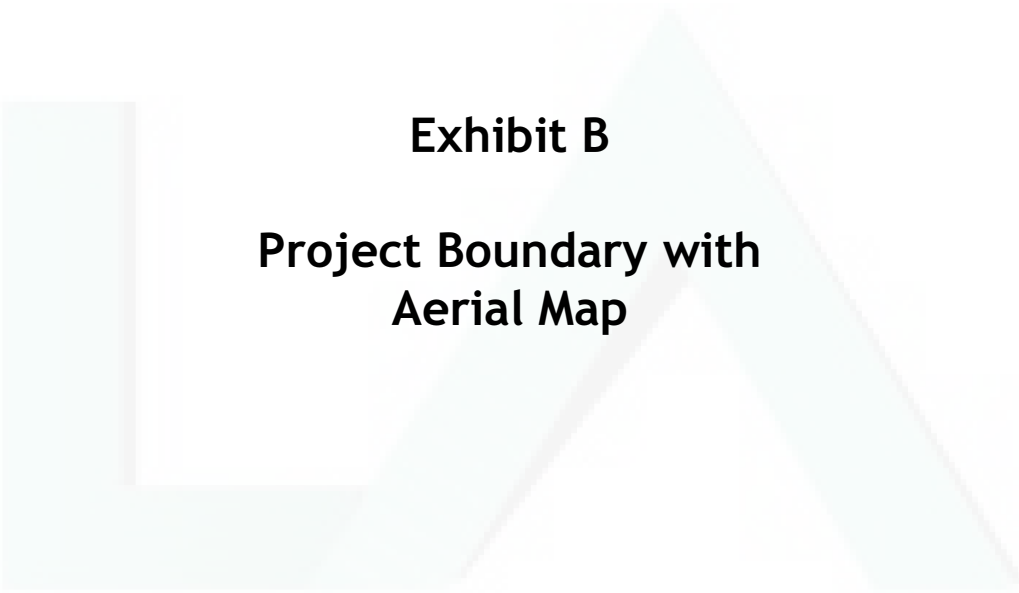


Exhibit B

Project Boundary with Aerial Map



DRAWN BY:
CEK

DATE:
06/13/2022

S/T/R
28/43/26E

COUNTY:
LEE

PROJECT BOUNDARY WITH AERIAL MAP



PAGE
7

EXHIBIT
B

PERMIT USE ONLY, NOT FOR CONSTRUCTION

14700, 14800, 14780 Palm Beach Blvd.
Protected Species Survey

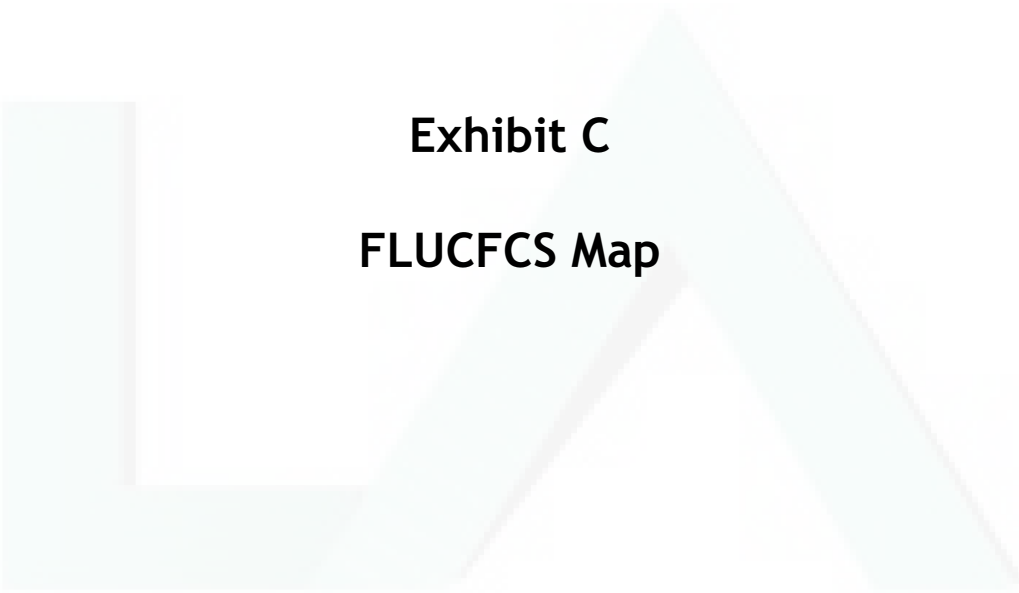


Exhibit C

FLUCFCS Map





Exhibit D

NRCS Soils Map



Scale: 1" = 200'



PALM BEACH BLVD.

IOZZI CT.

NRCS Soils Legend

Soil No.	Description	Acres	Status
13	Cypress Lake fine sand	3.39 ±	Hydric
45	Copeland fine sand loam	0.56 ±	Hydric
Total		3.95 ± Ac.	

DRAWN BY:
CEKDATE:
06/13/2022S/T/R
28/43/26ECOUNTY:
LEE

NRCS SOILS MAP

PAGE
11EXHIBIT
D

14700, 14800, 14780 Palm Beach Blvd.
Protected Species Survey

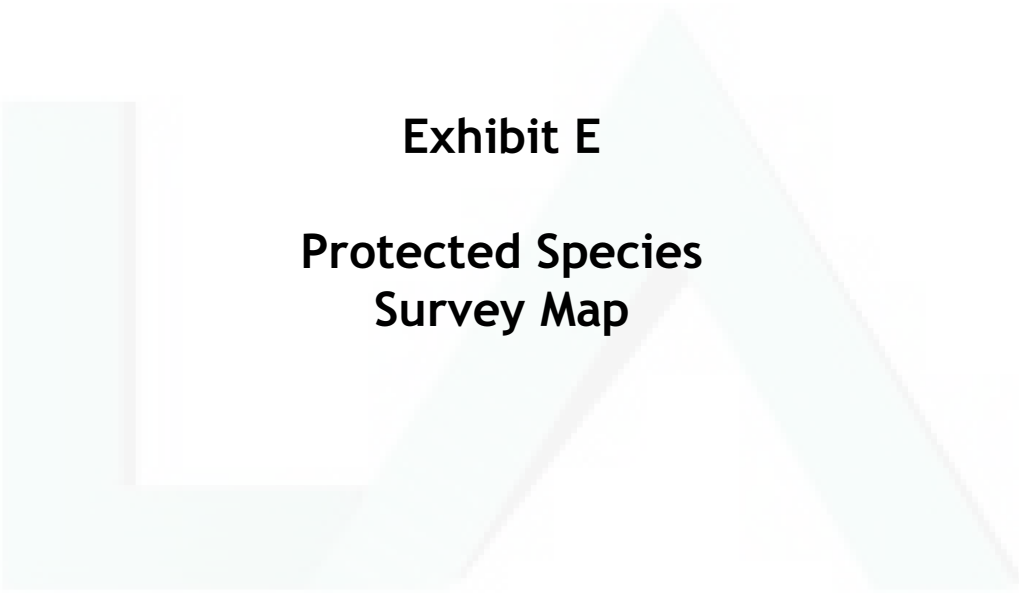


Exhibit E

Protected Species Survey Map



Scale: 1" = 200'

**Legend**

--- Transect Lines

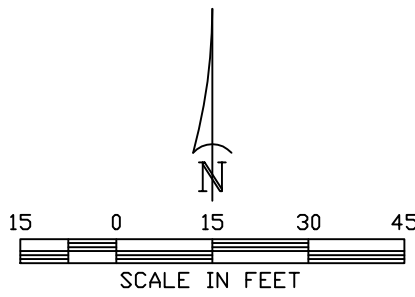
FLUCFCS Code	Community Description	Acres
414 E2	Pine Mesic Oak (Exotics 25-49%)	2.03 ± Ac.
422	Brazilian Pepper	0.33 ± Ac.
617 E1	Mixed Wetland Hardwoods (Exotics 1-24%)	1.29 ± Ac.
Total		3.65 ± Ac.

Notes:

1. Property boundary is approximate; aerial photographs were acquired through Lee County Property Appraiser's office with flight date of January, 2022.
2. Mapping based on photointerpretation of 2022 aerial photography, ground truthing in June 2022.

DRAWN BY:
CEKDATE:
06/13/2022S/T/R
28/43/26ECOUNTY:
LEE**PROTECTED SPECIES SURVEY MAP**PAGE
14EXHIBIT
E

BOUNDARY SURVEY OF
A PLOT OR PARCEL OF LAND
LYING IN A PORTION OF THE
N.E. 1/4 SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



DESCRIPTION: (PER TITLE OPINION)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (ONE 1/4) OF SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 28; THENCE RUN
S00°47'07"E, ALONG THE EAST LINE OF SAID SECTION 28 FOR 698.99 FEET TO A
POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28;
THENCE RUN S89°08'48"W, ALONG SAID NORTH LINE FOR 1316.42 FEET TO THE
NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28;
THENCE RUN S00°48'04"E, ALONG THE WEST LINE OF SAID FRACTION FOR 330.86 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUE S00°48'04"E, ALONG SAID WEST LINE
FOR 1491.14 FEET; THENCE RUN N89°08'55"E, FOR 149.52 FEET; THENCE RUN
S00°48'04"E, FOR 256.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF
PALM BEACH BOULEVARD (150 FEET WIDE); THENCE RUN S77°11'45"W, ALONG SAID
NORTH RIGHT-OF-WAY LINE FOR 490.31 FEET; THENCE RUN N12°48'12"W, FOR 250.00
FEET; THENCE RUN N15°42'06"E, FOR 250.97 FEET; THENCE RUN N08°31'00"E, FOR
232.10 FEET; THENCE RUN N89°12'53"E, FOR 223.15 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170897.8 SQUARE FEET OR 3.92 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID SECTION 28 AS BEING
S00°47'07"E.

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH RIGHT-OF-WAY
LINE OF PALM BEACH BLVD. AS BEING S77°11'45"W.
2. FIELD NOTES IN N.E. 1/4, N.E. 1/4, SECTION 28-43-26.
3. THIS SURVEY IS BASED ON TITLE OPINION BY DUNCAN & ASSOCIATES, DATED
MAY 22, 2023.
4. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN
ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES F.S.
668.001-006; F.S. 668.20; F.S. 412.062; S.J-17-062; FLORIDA ADMINISTRATIVE
CODE, STATE OF FLORIDA.
6. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
7. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 30 SCALE DRAWING.
8. BENCHMARK DERIVED FROM FFRN RTK NETWORK 0103, ELEVATION 35.74 NAVD83.
9. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FLOOD ZONE: "AE" ELEVATION: 9' NAVD88 COMMUNITY NO: 125124
PANEL NO: 0304 SUFFIX: --- G REVISION DATE: 11/17/22
MAP NUMBER: 12071C0304G

THIS SURVEY IS CERTIFIED TO:
TDM CONSULTING, INC.

LEGEND:

- | | | | |
|--------|----------------------------------|----------|-----------------------|
| ● | SET #4 IRON ROD (CAP L.S. #6515) | R.W.B. | RECLAIM WATER BOX |
| ○ | FOUND IRON ROD (I.R.) | W.M. | WATER METER |
| □ | CONCRETE MONUMENT (C.M.) | W.V. | WATER VALVE |
| P.R.M. | PERMANENT REFERENCE MONUMENT | F.H. | FIRE HYDRANT |
| P.C.P. | PERMANENT CONTROL POINT | D/H | DRAINAGE EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT | P.P. | POWER POLE |
| D.E. | DRAINAGE EASEMENT | G.A.B.W. | GUY ANCHOR & WIRE |
| L.M.E. | LAKE MAINTENANCE EASEMENT | E.B. | ELECTRIC BOX |
| P.C. | POINT OF CURVATURE | C.T.B. | CABLE TELEVISION BOX |
| P.T. | POINT OF TANGENCY | N/D | NAIL & DISK |
| D.R. | OFFICIAL RECORDS BOOK | T.S.B. | TELEPHONE SERVICE BOX |
| (S) | AS PER SURVEY | N/T.T. | NAIL & TINTAB |
| (M) | AS MEASURED | ELEV. | ELEVATION |
| (P) | AS PER PLAT | B.M. | BENCHMARK |
| (D) | AS PER DEED | ▲ | TYPICAL ELEVATION |
| (1) | CURVE NUMBER | A/C | AIR CONDITIONER |
| L1 | LINE NUMBER | W.S. | WATER SYSTEM |
| R/W | RIGHT-OF-WAY | P.E. | POOL EQUIPMENT |
| CL | CENTERLINE | CONC. | CONCRETE |
| L.P. | LIGHT POLE | M.E.S. | MITERED END SECTION |
| P.C. | POINT OF COMMENCEMENT | F.B. | FIBER BOX |
| R.C.P. | REINFORCED CONCRETE PIPE | P.O.B. | POINT OF BEGINNING |
| | | B.C.M. | BURIED CABLE MARKER |

D.R. BOOK 397, PAGE 289

(PER HARRIS-JORGENSEN, LLC.)

WEST LINE N.E. 1/4 SECTION 28-43-26

N89°12'13"E. 1028.63' (D)
N89°08'34"E. 1028.63' (D)

P.O.C.
PARCEL 2
D.R. BOOK 4562, PAGE 2870-2871

POB PARCEL 2
D.R. BOOK 4562,
PAGES 2870-2871

PARCEL 2
D.R. BOOK 4562,
PAGE 2870-2871

D.R. BOOK 414,
PAGE 232

PARCEL 3
D.R. BOOK 4562,
PAGE 2870-2871

D.R. BOOK 2266, PAGES 1968-1969

N.W. CORNER S.W. 1/4, N.E. 1/4,
N.E. 1/4, OF SECTION 28-43-26
FOUND 4"x4" C.M. NO ID.
S.35°05'37"E. 0.82'
STATE PLANE COORDINATES
FLORIDA WEST ZONE
N=864384.68
E=748736.42

N. LINE OF S.W. 1/4, N.E. 1/4, N.E. 1/4
SECTION 28-43-26

STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=864653.85
E=748741.05

POB PARCEL 3
D.R. BOOK 4562, PAGE 2870-2871

WESTERLY 149.54' (D)
N.89°08'55"E. 149.52' (S)

NORTH 262.74' (D)
S.00°48'10"E. 262.82' (S)

NORTHEASTERLY 152.87' (D)
N.77°11'45"E. 152.87' (S)

STATE PLANE COORDINATES
FLORIDA WEST ZONE NAD83
N=864393.50
E=748418.21

PALM BEACH BOULEVARD (SR80)
DIVIDED ASPHALT ROADWAY (150' R/W)

REVISED	DESCRIPTION	BY:	Phillip M
4/24/23	ADDED TOPOGRAPHY	RLB	Mould, LS6515
6/6/23	PER TITLE OPINION	RLB	State of Florida
DATE OF LAST FIELD WORK: 4/24/23			PHILLIP M. MOULD
CERTIFICATE OF AUTHORIZATION L86921			PROFESSIONAL SURVEYOR AND MAPPER
DRAWN: CHECK: SCALE: PROJ. #			HARRIS-JORGENSEN, LLC
RLB PMM 1"=30' 14700 PBB			3048 DEL PRADO BLVD. S., SUITE 100
SURVEY DATE: 10/19/22			CAPE CORAL, FLORIDA 33904
FILE NO. 43-26-28			PHONE: (239) 257-2624
SHT. - 1			FAX: (239) 257-2921

STREET ADDRESS

14700, 14780, AND 14800 PALM BEACH BLVD
FORT MYERS, FL 33905

STRAP NUMBERS

28-43-26-00-00001.0050
28-43-26-00-00003.0010
28-43-26-00-00008.0010

PROJECT INFORMATION

LOT SIZE = 3.92 AC
CURRENT ZONING = C-2 - COMMERCIAL
= CPD - COMMERCIAL PLANNED DEVELOPMENT
= IL - LIGHT INDUSTRIAL
= AG-2 - AGRICULTURAL
PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE = SUBURBAN
PLANNING COMMUNITY = CALOOSAHATCHEE SHORES/OLGA OVERLAY
MIXED USE OVERLAY = YES
PROPOSED USE = COMMERCIAL - CAR WASH
EXIST. FLORIDA LAND = #414 - PINE - MESIC OAK
USE CLASSIFICATIONS = #617 - MIXED WETLAND HARDWOODS
EXIST. SOIL TYPES = #13 - CYPRESS LAKE FINE SAND
= #45 - COPELAND SANDY LOAM DEPRESSIONAL
IRRIGATION SERVICE = WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

ZONING/ACTUAL USE

PROJECT SITE = CPD/CAR WASH
NORTH = C-2/VACANT
SOUTH = PALM BEACH BLVD ROW
EAST = CPD/VACANT
WEST = CPD/SHOPPING PLAZA

BUILDING SETBACK REQUIREMENTS

PER LDC SECTION 34-1353(D)
STREET SETBACK (SOUTH) = 50 FEET
SIDE YARD SETBACKS (EAST AND WEST) = 15 FEET
REAR YARD SETBACK (NORTH) = 20 FEET

BUFFER REQUIREMENTS

PER LDC SECTION 34-1353(E)
NORTH = COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
SOUTH = COM TO ROW: 25' WIDE BUFFER REQUIRED
EAST = COM TO COM: 5' WIDE TYPE A BUFFER REQUIRED
WEST = COM TO WATERWAY: 50' NATURAL WATERWAY BUFFER REQUIRED

OPEN SPACE REQUIREMENTS

PER CALOOSAHATCHEE SHORES COMMUNITY PLANNING AREA:
REQUIRED OPEN SPACE = 30% OF DEVELOPABLE PARCEL AREA
= 0.30 X 170,898 SF
= 51,269 SF REQUIRED
PROVIDED OPEN SPACE = 13,725 SF (BUFFERS) + 32,756 SF (DETENTION AREA)
+ 30,000 SF (WETLAND PRESERVE) + 13,398 SF
(ACCESS EASEMENT) = 89,879 SF/2.06 AC (52.6% PROVIDED)

INDIGENOUS PRESERVE

PER CALOOSAHATCHEE SHORES COMMUNITY PLANNING AREA:
REQUIRED INDIGENOUS PRESERVE: 50% REQUIRED OPEN SPACE
= 0.50 X 51,269 SF
= 25,635 SF REQUIRED
PROVIDED = 30,000 SF/0.69 AC WETLAND PRESERVE (58.5%)

PARKING REQUIREMENTS

PER LDC SECTION 34-2020(B)
1.5 SPACES PER CAR STALL FOR CAR WASH
1 PROPOSED STALL = 1.5 SPACES
TOTAL REQUIRED SPACES: 2 SPACES (INCLUDING 1 HANDICAP SPACE)
TOTAL PROVIDED SPACES: 5 (INCLUDING 1 HANDICAP SPACE)
PLUS 22 VACUUM STALLS

ZONING: C-2
USE: VACANT

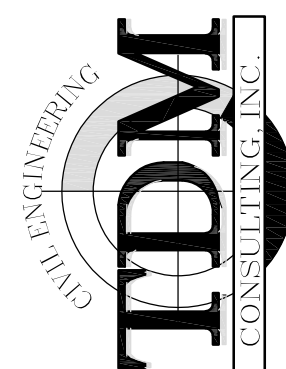
ZONING: CPD
USE: VACANT

LEGEND
R RADIUS (5' UNLESS OTHERWISE NOTED)
EX. EXISTING
R/W. RIGHT-OF-WAY
E.O.P. EDGE OF PAVEMENT
CONC. CONCRETE
TYP. TYPICAL
PROP. PROPOSED
SF SQUARE FEET
LF LINEAR FEET
E.O.P. EDGE OF PAVEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
LC LEE COUNTY
L.P. LIGHT POLE
CLF EXISTING CHAIN LINK FENCE
10SP NUMBER OF PARKING SPACES IN LOT
PROPOSED PAVEMENT
PROPOSED CONCRETE
LDC LAND DEVELOPMENT CODE
N.T.S. NOT TO SCALE
C.P. CONCRETE PAD
MUO MIXED USE OVERLAY
DEVIATION

1" = 30'

BLUWAVE EXPRESS
CAR WASH
MASTER CONCEPT PLAN

Civil Engineering
and
Planning



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 29086

sclark@tdmconsulting.com
www.tdmconsulting.com

PALM BEACH
DIVIDED ASPHALT

PALM BEACH BOULEVARD
DIVIDED ASPHALT ROADWAY (150' R/W)

ZONING: CC
USE: VACANT (WETLANDS)

ZONING: C-1A
USE: COMMERCIAL PLAZA

NOT VALID WITHOUT EMBOSSED SEAL SIGNATURE AND DATE

SHEET #

1 of 1

SCALE: 1" = 30'

Dean Martin, P.E.
Florida #52022
DATE: _____
This form has been digitally signed and sealed by Dean Martin on the code adjacent to the seal. Printed copies of this document are not considered signed and sealed for electronic copies.