



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

PIM SUMMARY

BLUWAVE EXPRESS CAR WASH CPD

A public information meeting was held at the Crossroads Baptist Church on October 2, 2023. The meeting was advertised in the News-Press on September 21, 2023. No one from the public attended the PIM; however, the Student Pastor, Michael Caro, signed the Sign-In Sheet since he helped set up the meeting space.

This was the second PIM for the proposed rezoning of the subject property. The applicant has always intended to construct a car wash at this location. A conventional rezoning application was originally submitted for this property and a PIM was held on January 19, 2023. During our conversations with staff, it was determined that a CPD with limited uses was more appropriate at this location, so REZ2022-00029 was withdrawn and the applicant submitted the rezoning application as a CPD. It should be noted that only one member of the public attended the original PIM, which was held at the Olga Community Center.

A copy of the News-Press Ad, Sign-In Sheet, and TDM Presentation are included with this PIM Summary.

Run Times: 1**Run Dates:** 09/21/23**No. of Affidavits:** 1**Text of Ad:****NOTICE OF MEETING**

TDM Consulting, Inc. will be holding a Public Information Meeting in the Caloosahatchee Shores and Olga Planning Communities on October 2, 2023 at 1:00 pm. The meeting will be held at the Crossroads Baptist Church at 10721 Palm Beach Boulevard. The applicant, RAS1 Properties, LLC, is requesting to rezone 3.92-acres located at 14700, 14780 and 14800 Palm Beach Boulevard, Fort Myers from AG-2, IL, CPD and C-2 to Commercial Planned Development (CPD). For additional information, please contact Veronica Martin, Senior Planner with TDM Consulting, at 239-433-4231 or vmartin@tdmconsulting.com.
AD # 5826145 9/21/23

Public Information Meeting Sign-In Sheet

Meeting Date: Monday, Oct. 2, 2023

Location: Crossroads Baptist Church, 10721 PBB (SR80)

Project Name: Blue Wave Express

[illegible]



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BLUWAVE EXPRESS CAR WASH CPD

- Representing Ray Sargenti for RAS1 Properties, LLC, property owner and applicant
- Property is located at 14700, 14780, and 14800 PBB, east of the Winn Dixie shopping plaza and west of Tractor Supply.
- Requesting to rezone 3.92-acres from AG-2, IL, C-2 and CPD to CPD for a consistent zoning district
- Schedule of Uses: primary use is Car Wash with drive-thru plus miscellaneous uses
- No deviations requested
- FLU is Suburban and property is within the MUO
- Master Concept Plan shows how property will be accessed from Palm Beach Blvd, with car wash located on the uplands and the existing wetlands preserved. The car wash is an automatic car wash with multiple vacuum stations. There's an interconnect to the commercially zoned property to the east and a required access easement for maintenance of the waterbody to the west.
- Questions/Comments/Concerns