

ADMINISTRATIVE APPROVAL (ASV) ADD2025-00187

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Stonefield Engineering & Design filed an application on behalf of El Car Wash for administrative approval for variances from the following Lee County Land Development Code (LDC) Sections:

- (1) 34-1353(d)(1), which requires a 50-foot setback from arterial and collector roads, to allow a setback of 25 feet for a proposed building;
- (2) 10-260(f)(6) and 10-285(c), which requires interconnection between neighboring commercial properties, to allow for no interconnection between the subject property and the abutting property to the west;
- (3) 10-285(a), which requires a connection separation of 125 feet on Minor Collector Roads in Future Urban Areas, to allow connection separations of 95.3 feet and 40.2 feet in the locations depicted on the Site Plan (see Exhibit "B"); and
- (4) 10-296(n)(4), which requires a driveway radius of 35 feet for commercial driveways along collector roads, to allow for radii of 20 and 25 feet for the proposed commercial driveways along 4th Street West; and

WHEREAS, the subject property is located at 2701 Lee Boulevard and 2700 4th Street West, and the applicant has indicated the property's current STRAP Numbers are 25-44-26-05-00063.0100 and 25-44-26-05-00063.0120; and

WHEREAS, the subject property is zoned Commercial (C-2) and located in the Central Urban Future Land Use Category and the Lehigh Acres Community Plan Area established by the Lee Plan; and

WHEREAS, the applicant has filed an application for local development order (DOS2025-00130) to redevelop the subject property with a car wash; and

WHEREAS, the applicant has filed the subject request pursuant to LDC Sections 10-104 and 34-1354, which allow for variances or deviations from LDC Sections 34-1352 and 34-1353 for commercial or industrial zoned properties less than three acres to be obtained administratively; and

WHEREAS, (LDC) Section 34-1353(d)(1) requires a 50-foot setback from arterial and collector roads, and the applicant seeks relief to allow a setback of 25 feet from Lee Boulevard for proposed pay stations; and

WHEREAS, LDC Sections 10-260(f)(6) and 10-285(c) require interconnections to neighboring commercial properties, and the applicant seeks relief from these requirements to allow for no interconnection to the developed commercial property to the west; and

WHEREAS, LDC Section 10-104 allows for variances or deviations from LDC Section

10-285, and

WHEREAS, the subject property was previously developed as a funeral home, and the proposed development of the site as a car wash is classified as redevelopment and not a new commercial development, therefore, Lee Plan Policy 25.8.4 does not apply and interconnection is not required (see Exhibit "B"); and

WHEREAS, the applicant also seeks relief from LDC Section 10-285(a), which requires a connection separation of 125 feet along Minor Collector roads in Future Urban Areas, to allow for connection separation distances of 95.3 feet between Elva Avenue North and the eastern driveway access to the subject property, and 40.2 feet between the two driveway accesses to the subject property (see Exhibit "B"); and

WHEREAS, LDC Section 10-296(n)(4) Table 18 requires a driveway radius of 35 feet for commercial driveways along collector roads, and the applicant seeks relief to allow for radii of 20 and 25 feet for the curbs along 4th Street West; and

WHEREAS, LDC Section 10-104 allows for variances or deviations from LDC Sections 10-296; and

WHEREAS, the Lee County Department of Transportation and Development Services Section have reviewed the subject request and offered no objection to the relief sought by the request; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

- (1) There are exceptional or extraordinary conditions or circumstances that are inherent to the property in question; and
- (2) The variance granted is the minimum variance that will relieve the applicant of an unreasonable burden caused by the application of the regulation in question to the property; and
- (3) The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative variance from Lee County Land Development Code (LDC):

- (1) 34-1353(d)(1), which requires a 50-foot setback from arterial and collector roads, to allow a setback of 25 feet for a proposed building;
- (2) 10-260(f)(6) and 10-285(c), which requires interconnection between neighboring commercial properties, to allow for no interconnection between the subject property and the abutting property to the west;

- (3) 10-285(a), which requires a connection separation of 125 feet on Minor Collector Roads in Future Urban Areas, to allow connection separations of 95.3 feet and 40.2 feet in the locations depicted on the Site Plan (see Exhibit “B”); and
- (4) 10-296(n)(4), which requires a driveway radius of 35 feet for commercial driveways along collector roads, to allow for radii of 20 and 25 feet for the proposed commercial driveways along 4th Street West;

is APPROVED subject to the following conditions:

- 1. Development must be in substantial compliance with the site plan attached hereto as Exhibit “B”. All other development must comply with the LDC.**
- 2. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 07/15/2026

Anthony Rodriguez, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal

Exhibit B: Site Plan