

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00045

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Downtowner Express Car Wash filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Downtowner Express Car Wash (Villages of San Carlos) to request the following deviation:

A deviation from Land Development Code Section 10-288, which refers to Lee County Administrative Code turn lane policy (AC-11-4), which requires a total length of 360 feet for a turn lane for this development, to allow a left turn lane length of 310 feet for an existing turn lane on Three Oaks Parkway on property located at 18791 Three Oaks Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 15, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-81-047 and subsequently amended by Resolution Z-91-083, Resolution Z-07-027, ADD2008-00167, Resolution Z-17-001, ADD2019-00040, ADD2016-00120, ADD2017-00027, ADD2017-00098, Resolution Z-19-033, ADD2016-00040 and ADD2019-00116; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the right turn lane facilities on Three Oaks Parkway at the intersection with Oaks Town Center Lane are already in place; and

WHEREAS, the Lee County Administrative Code (AC 11-4), requires a turn lane length of 360 feet for this development; and

WHEREAS, the existing turn lane facilities were built with 310 feet in length; and

WHEREAS, based on the number of trips generated by the proposed use, the facts that the site is surrounded on three sides by roads, and the access to the site will be from Oaks Center Drive, which is parallel to Three Oaks Parkway, the applicant requests to keep the turn lane as it is built today; and

WHEREAS, the Lee County Department of Transportation reviewed and recommended approval of the requested deviation; 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 procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed Use Planned Development to request a deviation from AC-11-4 is **APPROVED subject to the following conditions:**

1. **This deviation is only applicable to the existing southbound left turn lane on Three Oaks Parkway and is approved in conjunction with development order number DOS2023-00043, as depicted on the Downtowner Express Car Wash Site Dimensions Plan, attached hereto as Exhibit “B”.**
2. **The terms, conditions and Master Concept Plan of the original zoning resolutions remain in full force and effect, unless amended herein.**
3. **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 6/19/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibit “A” Legal Description

Exhibit “B” Downtowner Express Car Wash Site Dimensions Plan

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

Exhibit A

DESCRIPTION TO ACCOMPANY SKETCH *EXHIBIT "A"*

DESCRIPTION: <PER TITLE COMMITMENT>

PARCEL 2, THREE OAKS TOWN CENTER - FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED AS OFFICIAL RECORD INSTRUMENT No. 2016000155241, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Phillip M
Mould,
LS6515, State
of Florida

Digitally signed
by Phillip M
Mould, LS6515,
State of Florida
Date: 2023.06.14
00:56:42 -04'00'

PHILLIP M MOULD
LS6515
JUNE 14, 2023

NOTE:

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

REVIEWED
ADD2024-00045
Sophia Ludlam, GIS Planner
Lee County
3/21/2024

SHEET 2 OF 2

STREET ADDRESS
18791 THREE OAKS PKWY
FORT MYERS, FL 33907

STRAP NUMBER
15-46-25-13-18000.0020

DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (1.48 AC)
64,392 SF 100.0%

PROPOSED PAVEMENT AREA:
6,763 SF 10.5%

PROPOSED CONCRETE AREA:
21,705 SF 33.7%

PROPOSED BUILDING (FOOT) AREA:
5,820 SF 9.0%

PROPOSED TOTAL IMPERVIOUS AREA:
34,288 SF 53.2%

PROPOSED OPEN GREEN AREA:
24,376 SF 37.9%

PROPOSED DRY DETENTION AREA:
5,728 SF 8.9%

PROPOSED TOTAL Pervious AREA:
30,104 SF 46.8%

OFF-SITE DEVELOPMENT AREA

PROPOSED PAVEMENT AREA:
509 SF

PROPOSED CONCRETE AREA:
1,458 SF

PROPOSED TOTAL IMPERVIOUS AREA:
1,964 SF

PROJECT INFORMATION

CURRENT ZONING = CPD (COMMERCIAL PLANNED DEVELOPMENT)

PROPOSED LAND USE = URBAN COMMUNITY

PROPOSED USE = AUTOMATED CAR WASH

EXIST. FLORIDA LAND = #1400 - COMMERCIAL & SERVICES

USE CLASSIFICATIONS = #250 - FIXED SINGLE FAMILY UNITS

EXIST. SOIL TYPES = #13 - BOCA FINE SAND

IRRIGATION SERVICE = WELL

ARCHAEOLOGICAL = NONE

SENSITIVITY LEVEL

BUILDING SETBACK REQUIREMENTS

FRONT YARD = 50' (ARTERIAL AND COLLECTOR STREET)

SIDE YARD = 15'

SIDE YARD = 20'

LANDSCAPE BUFFER REQUIREMENTS

NORTH = 5' WIDE BUFFER TO CPD

SOUTH = 15' WIDE BUFFER TO INTERNAL ROW

EAST = 15' WIDE BUFFER TO INTERNAL ROW

WEST = 25' WIDE BUFFER TO PUBLIC ROW

ZONING/ACTUAL USE

PROJECT SITE = CPD (CAR WASH)

NORTH = CPD (CAR STATION)

SOUTH = ROW (OAKS TOWN CENTER LANE)

EAST = ROW (OAKS CENTER DRIVE)

WEST = ROW (THREE OAKS PARKWAY)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE.
1.5 SPACES PER CAR STALL FOR CAR WASH

1 PROPOSED STALL = 15 SPACES

1 SPACE PER 100 SF FOR THE DOG WASH

683 SF/700 SF = 6.83 SPACES

TOTAL REQUIRED SPACES: 9 SPACES (INCLUDING 1 HANDICAP SPACE)

TOTAL PROVIDED SPACES: 25 (INCLUDING 1 HANDICAP SPACE)

REFUSE AND SOLID WASTE CALCULATIONS

PROPOSED COMMERCIAL DEVELOPMENT = 5,820 SF BUILDING

PER LOC SECTION 10-261(A) GARAGE AND RECYCLABLE COLLECTION

FOR BUILDINGS 5,001-10,000 SF = MIN. 80 SF FOR GARAGE COLLECTION

AND MIN. 48 SF FOR RECYCLABLE COLLECTION

TOTAL REQUIRED: 80 SF + 48 SF = 128 SF

117 SF

TOTAL PROVIDED: 12 FT X 11 FT = 132 SF

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 LEE COUNTY LAND DEVELOPMENT CODE
THE NUMBER OF BICYCLE PARKING SPACES SHALL BE THE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 9

= 9 AUTOMOBILE PARKING SPACES • 0.05

= 1 BICYCLE SPACE REQUIRED (ASSUME 3 BICYCLES)

PROVIDED = 1 (4' X 6') BICYCLE PARK AREA

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE = 20% OF PARCEL AREA PER LOC 10-415

= 0.20 X 64,392 SF

= 12,879 SF REQUIRED

PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA +

PROPOSED DRY DETENTION AREA

= 24,376 SF + 5,728 SF

= 30,104 SF PROVIDED (46.8%)

NOTES

1. ALL EXISTING AND PROPOSED GRACES ARE N.A.Y.D. OF 1988.
2. THIS PARCEL LIES IN FLOOD ZONE "X".
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SUBSURFACE WATER RESOURCES.
4. GROUND OR SUBSURFACE WATER RESOURCES ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN ON THIS PLAN.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING STANDARDS AND PROVISIONS.

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 11TH EDITION,
USE LOC 948 (AUTOMATED CAR WASH)

THE PROPOSED BUILDINGS HAVE 5,820 SQUARE FEET.

RAW TRIP GENERATION

AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 9 (6 ENTERING, 3 EXITING)

AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 82 (41 ENTERING, 41 EXITING)

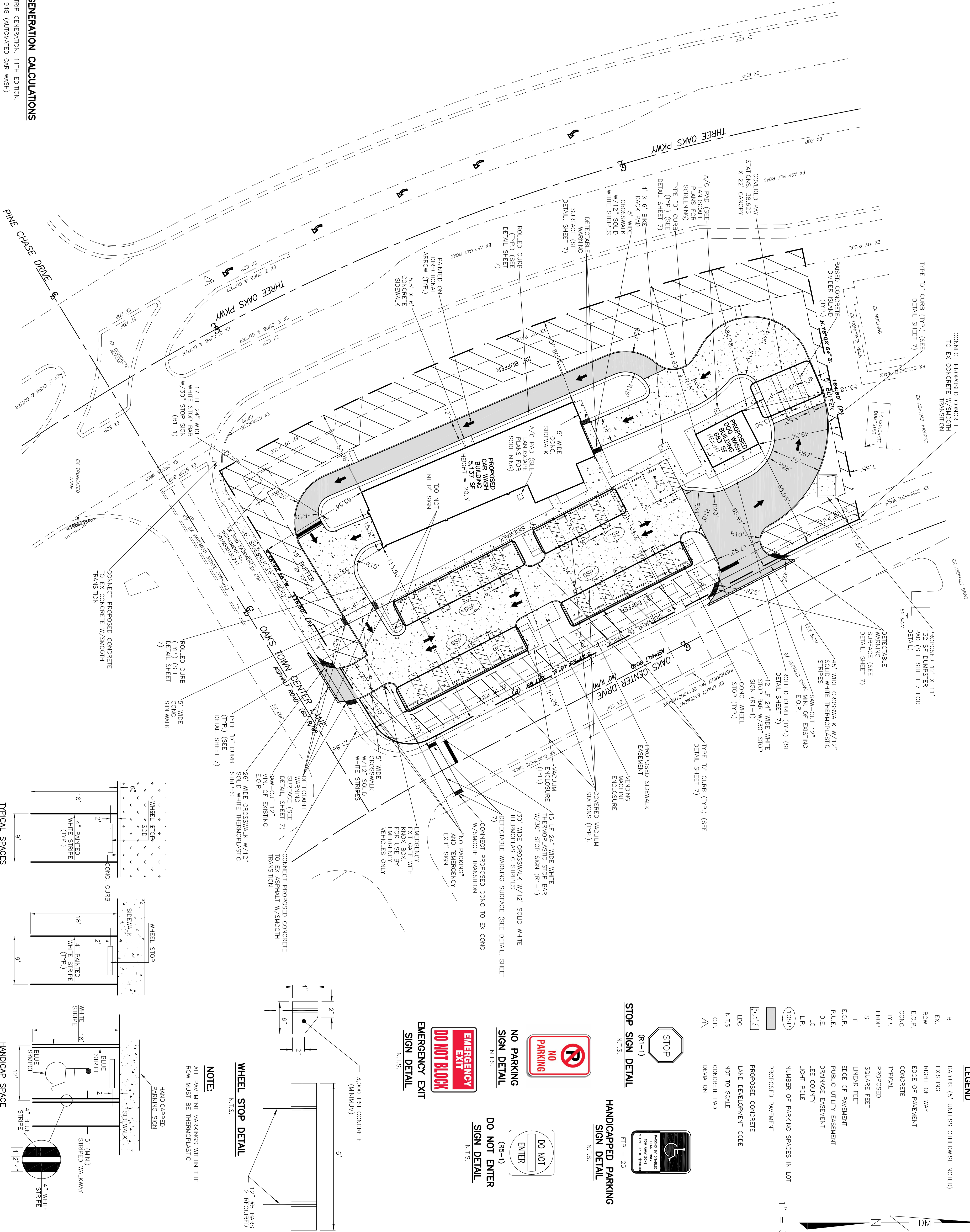


EXHIBIT "B"

DATE: 01/2023

DESIGNED BY: ADM

DRAWN BY: ADM

CHECKED BY: TDM

APPROVED BY: TDM

DATE

REVIS

REVISED PER LC COMMENTS

REVISED PER LC COMMENTS

DRAWING NAME: JOBS\Montpetit\18791 Three Oaks Pkwy\ Drawings\Civil\TDM Site

Civil Engineering and Planning

dean@tdmconsulting.com

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

CIVIL ENGINEERING

TDM

CONSULTING, INC.

5 of 14

SCALE: AS NOTED

DOWNTOWNER EXPRESS
CAR WASH

SITE DIMENSION PLAN