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Certificate of Authorization # 29086

DOWNTOWNER EXPRESS CAR WASH REQUEST STATEMENT

Revised May 6, 2024

The subject property is located at 18781 Three Oaks Parkway, Fort Myers, in the San Carlos planning community. The property has a future land use classification of Urban Community and is zoned Commercial Planned Development (CPD). The site is identified as Parcel 2 by the Three Oaks Town Center – First Addition Plat per Instrument number 2016000155241. The Applicant is requesting a deviation from Administrative Code 11-4 Turn Lane Policy, specifically the Design of Left and Right Turn Lanes. The Applicant is requesting to permit the left turn lane to remain at 310 feet instead of the minimum of 360 feet as required per the calculations.

Goal 37 of the Lee Plan requires the County to establish and maintain specified transportation LOS standards. It has been demonstrated in the Traffic Impact Statement, Table 1, that the proposed development is anticipated to generate 9 A.M. peak hour trips and 82 P.M. peak hour trips, which does not degrade the existing LOS standards of the surrounding roadway networks.

The proposed Deviation request is based on sound engineering practices, is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested, and the granting of this deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, or any other ordinance or any Lee Plan provision.