



Professional Engineers, Planners & Land Surveyors

May 3, 2021

**VIA ELECTRONIC MAIL**

Donna Marie Collins, Esq.  
Lee County Hearing Examiner  
1500 Monroe Street – Suite 218  
Fort Myers, FL 33901

Reference: **DCI2020-00012 – CARISSA MINOR RPD**  
**Hearing Date: May 6, 2021**  
**Applicant's 48-hour Notice and Exhibit/Witness Lists**

Dear Madam Hearing Examiner:

The applicant has reviewed the Staff Report dated April 22, 2021 and has identified no unresolved issues. The Applicant offers the following comments and supplemental information which has been discussed with staff.

1. Staff Report Attachment M – Traffic Impact Statement – Additional HCS Sheets were submitted with the application for the 2023 background conditions (pre-development) for Six Mile Cypress/Crystal Drive and HCS Summary Sheets for Six Mile Cypress/Site Access were inadvertently omitted and are attached.
2. Staff Report Attachment P – Environmental Memo – last sentence references MCP received on November 3, 2020 which should reference the MCP Post Sufficiency Submittal dated March 12, 2021.

For the Applicant's Exhibit List, the Applicant will refer to the Lee County Land Development Code, the Lee Plan, Staff Report including its Attachments, this letter with attachments and submitted application materials and intends to provide the following Exhibits at the hearing:

1. Applicant's PowerPoint Presentation
2. Resolution Z-97-029A
3. ADD2005-00126
4. Proof of Payment, Panther Island Mitigation Credits

The following individuals will be attending the hearing as the Applicant's potential witnesses. Those marked by an asterisk (\*) will be factual and expert witnesses who will testify during the Applicant's presentation-in-chief, while the remaining potential witnesses will be available for questions and rebuttal, if necessary.

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1. \*Stacy Ellis Hewitt, AICP (Planning and Zoning)
2. \*Barrett "Bear" Stejskal (Ecology)
3. \*Ted Treesh (Transportation Planning)
4. \*Kenneth W. Kellum, P.E. (surface water management)
5. David W. Depew, AICP (Planning and Zoning)
6. Bobby Cleveland, Fickling & Company (developer)
7. Todd Andersen, Novare Group (developer)

In addition to the above, Russell Schropp will be attending as counsel for the Applicant.

I look forward to seeing you at the upcoming hearing.

Sincerely,  
**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

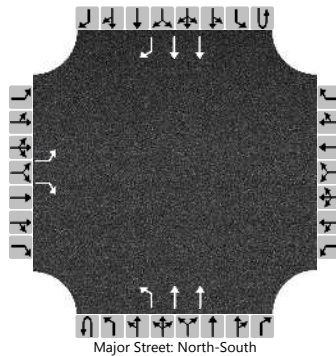
Attachments: HCS Summary Sheets generated November 10, 2020

cc: Anthony Rodriguez  
Russell P. Schropp, Esq.  
Amanda L. Swindle, Esq.  
Joseph A. Adams, Esq.  
Michael D. Jacob, Esq.

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	Six Mile Cyp/Crystal Dr.		
Agency/Co.	TR Transportation Consult			Jurisdiction	Lee Co.		
Date Performed	10/27/2020			East/West Street	Crystal Dr.		
Analysis Year	2023			North/South Street	Six Mile Cypress Pkwy		
Time Analyzed	Weekday PM Background			Peak Hour Factor	0.92		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carissa Minor RPD BACKGROUND						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound					
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		1	0	1		0	0	0	0	1	2	0	0	0	2	1		
Configuration		L		R						L	T				T	R		
Volume (veh/h)		19		25					0	5	1446				964	4		
Percent Heavy Vehicles (%)		3		3					3	3								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized		No												No				
Median Type   Storage		Left Only									1							

## Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1						
Critical Headway (sec)		6.86		6.96						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

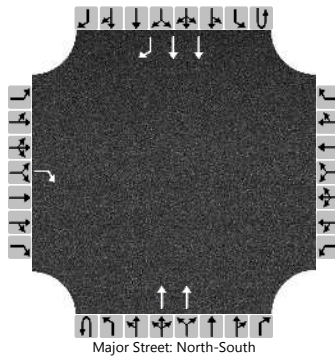
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		21		27						5								
Capacity, c (veh/h)		184		495						651								
v/c Ratio		0.11		0.05						0.01								
95% Queue Length, Q <sub>95</sub> (veh)		0.4		0.2						0.0								
Control Delay (s/veh)		27.0		12.7						10.6								
Level of Service (LOS)		D		B						B								
Approach Delay (s/veh)		18.9									0.0							
Approach LOS		C																

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	Six Mile Cyp/Site Access		
Agency/Co.	TR Transportation Consult			Jurisdiction	Lee Co.		
Date Performed	10/27/2020			East/West Street	Site Access		
Analysis Year	2023			North/South Street	Six Mile Cypress Pkwy		
Time Analyzed	Weekday AM Pk Hour			Peak Hour Factor	0.92		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Carissa Minor RPD						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	2	0	0	0	2	1
Configuration				R							T				T	R
Volume (veh/h)				30							964				1446	8
Percent Heavy Vehicles (%)				3												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.96												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.33												

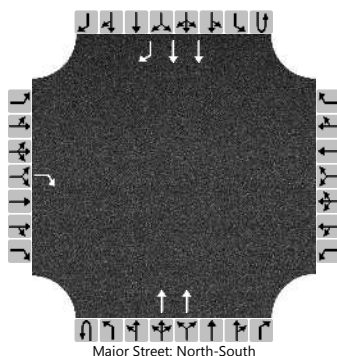
## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				33												
Capacity, c (veh/h)				333												
v/c Ratio				0.10												
95% Queue Length, Q <sub>95</sub> (veh)				0.3												
Control Delay (s/veh)				17.0												
Level of Service (LOS)				C												
Approach Delay (s/veh)	17.0															
Approach LOS	C															

# HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt	Intersection	Six Mile Cyp/Site Access				
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee Co.				
Date Performed	10/27/2020	East/West Street	Site Access				
Analysis Year	2023	North/South Street	Six Mile Cypress Pkwy				
Time Analyzed	Weekday PM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Carissa Minor RPD						

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0		0	2	0		0	2	1
Configuration				R							T				T	R
Volume (veh/h)				19							1446				964	24
Percent Heavy Vehicles (%)				3												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No												No			
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.96												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.33												

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				21												
Capacity, c (veh/h)				495												
v/c Ratio				0.04												
95% Queue Length, Q <sub>95</sub> (veh)				0.1												
Control Delay (s/veh)				12.6												
Level of Service (LOS)				B												
Approach Delay (s/veh)	12.6															
Approach LOS	B															