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March 2, 2022

Nicole Lebron, P.E.
CPH, Inc.
2216 Altamont Avenue
Fort Myers, FL 33901

RE: Panda Express Lehigh Acres – Administrative Amendment ADD2022-00002

Ms. Lebron:

County Staff has reviewed the information provided for the above-referenced application for compliance with LDC Sections 34-201, 34-203, and 34-174 of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time and that the following information is required to continue the review of the application:

TIS

1. The deviation request does not appear to clearly state which deviation condition(s) as described in the Lee County Administrative Code AC-11-4 "Turn Lane Policy", Section VII., specifically relate to each turning movement at each driveway. The request should clearly provide support for why a given deviation from the policy should be granted based upon the conditions stated in the policy. Please revise the deviation request accordingly. (2/28/2022 ME)
2. Please explain if a deviation is being requested from AC-11-4 with respect to the design lengths of the existing inbound turn lanes along Lee Boulevard at Bella Court. Please revise the deviation request accordingly. (2/28/2022 ME)
3. Please explain if a deviation is being requested from AC-11-4 with respect to the need for a separate northbound left-turn lane at the intersection of Lee Boulevard with Bella Court. Please revise the deviation request accordingly. (2/28/2022 ME)
4. Please clarify if all turns lane deviations are requested solely on the basis of the language in AC-11-4 that relates to a "one-time deviation" whereby granting the deviation "does not create a new or increased existing hazard". Please revise the deviation request accordingly. (2/28/2022 ME)

DOT

1. Does this application include an administrative deviation from the technical standards in LDC Section 33-1333(a)(4) – Permanent signs?
2. The deviations may be granted from AC 11-4 (Turn lane policy) in part or in whole upon the sufficiency of the traffic impact statement (TIS) comments,

Legal Description

1. Per LDC Section 34-203, A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. ch. 177.
 - a. No sketch was provided. Please provide one.

Please respond to the above sufficiency review comments within thirty (30) calendar days of the date of this letter. The application will be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at PDoty@leegov.com or (239) 533-8335 if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on March 2, 2022

by
Patrick Doty, AICP, CFM
Principal Planner

PHD