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April 7, 2022

Marcus Evans
Traffic Engineering
Development Services Section
Lee County

RE: Response to Comments - Administrative Amendment
Panda Express Lehigh Acres
ADD2022-00002

Dear Mr. Evans,

CPH has received the review comments and we offer the below responses.

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)
Response: The Deviation Request has been revised to provide the deviation condition for each request.
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)
Response: The deviation request has been revised to include deviation from design lengths of the existing inbound turn lanes along Lee Blvd. and Bella Court.
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)
Response: The deviation request has been revised to include this deviation as well.
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)
Response: The request has been divided into two sections. One group of turn lanes apply the "one-time deviation" request. But, the request for the westbound left at Lee Blvd. and Bella Court is based on AC 11-4, VII Deviations, 1, "Roadway and driveway geometry constraints".

**DOT**

1. Does this application include an administrative deviation from the technical standards in LDC Section 33-1333(a) (4) – Permanent signs?

Response: Section 33-1333 is for the Page Park Planning Community. This project is in Lehigh Acres- not Page Park. Applicant is applying for a deviation to LDC Section 30-153(2)(a)(4) which addresses sign setbacks as part of the Master Concept PD revision.

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,

Response: Acknowledged.

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.

Response: Sketch & legal is included with this resubmittal.

If you have any questions please feel free to contact our office at (813) 288-0233.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D Barrs', is located below the 'Sincerely,' text.

Devin Barrs, P.E.
CPH, INC.