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Certificate of Authorization # 29086

May 6, 2024

Mr. Chahram Badamtcian, Development Services Plan Reviewer
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Reference: ADD2024-00045 – 1st ReSubmittal
Downtowner Express Car Wash
Lee County S15-T46S-R25E

Dear Mr. Badamtcian,

We are in receipt of staff's request for additional information dated April 11, 2024 for the above referenced project. The following items are submitted for your continued review per this request for additional information:

1. One (1) copy of the revised Request Statement;
2. One (1) copy of the revised Deviation Request; and
3. One (1) copy of the electronically signed and sealed revised Traffic Impact Statement.

Responses to each individual item/comment are as follows:

Development Services Comments:

1. The submittal indicates that the existing southbound Three Oaks Parkway left-turn lane at Oaks Center Drive is three hundred (300) feet in length, whereas staff's measurement from aerial photography indicates it is slightly longer (~310 feet). Review and revise the submittal accordingly.

Response: See the attached revised Request Statement, Deviation Request, and TIS for the corrected existing turn-lane length as requested.

2. The submittal does not appear to provide calculations that clearly state the required southbound left-turn lane length at the signalized intersection of Three Oaks Parkway with Oaks Center Drive. The required length should include combined background and estimated project trips. Review and revise the submittal accordingly.

Response: See the attached revised TIS for the clear statement of the required turn-lane length (based on Exhibit #3 which combines background and estimated project trips) as requested.

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3. The design speed for Three Oaks Parkway as stated in the submittal appears incorrect based upon a review of the road's original construction plans. This will directly affect the required turn lane deceleration length which must be correlated with the road's design speed. Review and revise the submittal accordingly.

Response: See the attached revised TIS for the correct road design speed and the corresponding reduction in required turn lane deceleration length as requested.

4. The submittal does not appear to clearly state which deviation criteria are met and support the request from Lee County Administrative Code AC-11-4 "Turn Lane Policy", Section VII. Review and revise the submittal accordingly.

Response: Please see the revised Deviation Request.

Contact Marcus Evans at MEvans@leegov.com or by calling 239-533-8355 with any questions regarding the above review comments.

Should County staff require additional information or have any questions regarding this submittal, please feel free to call this office.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner