



Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

December 13, 2023

Daniel DeLisi, AICP
520 27th Street
West Palm Beach, FL 33407

Re: Commercial Planned Development
Sunniland Town Center CPD
DCI2023-00010

DANIEL DELISI, AICP,

The Zoning Section has reviewed the information provided for the above rezoning application. The Lee Plan and Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied included in the attached pages.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me if you have any questions.

Sincerely,

**Electronically signed by Elizabeth A. Workman on
December 13, 2023**

Elizabeth A. Workman, Principal Planner
Zoning Section
Lee County Department of Community Development

INSUFFICIENCY COMMENTS:

LEGAL:

1. Per Sec. 34-202(a)(5) please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5). The legal description includes a less and except parcel within Parcel 2. The MCP includes this area as part of the project. Please revise the legal description to remove the "less and except" parcel.

ZONING:

2. Please revise the Schedule of Uses to remove Supermarket which is not a use listed in LDC Section 34-934. Food Stores, Group I include Groceries, Meat and Poultry markets, and Produce markets (see LDC Section 34-622(16)).

ENVIRONMENTAL SCIENCES:

COURTESY COMMENTS:

3. The applicant has withdrawn deviation #1; however, the deviation triangle is still present on the MCP. Please remove the deviation triangle prior to hearing.
4. Staff is recommending hand removal only within preservation areas. Mechanical will be permitted in restoration areas of 75 percent or more exotic vegetation.
5. The applicant is proposing to relocate the Gopher tortoises offsite. Please note that bucket trapping will be required in the indigenous preserve areas.

TRAFFIC IMPACT STATEMENT:

6. Kindly ensure that Table 1A and Table 2A are updated to reflect accurate information for Sunniland Blvd and 12th St W. These roadways are county-maintained major collectors, each featuring two lanes. To obtain precise values, please refer to the "Lee County Generalized Peak Hour Directional Service Volumes - Urbanized Areas (2016)" table.
7. New trips generated from 100,000 SF self-storage must be included in the calculation of Table 4 and Table 7. Perform any relevant changes in the report to comply with this requirement.
8. Show the numerical comparison of the trip generated from the proposed two scenarios and use the worst case in the TIS analysis.