ADD2020-00027 Lee County ePlan

CIVIL ENGINEERING TDM CONSULTING, INC.

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

RENAISSANCE SOUTH RPD – TRACT H
DENSITY CALCULATIONS
Revised 4-23-2020

Zoning Resolution Z-02-008A permits a maximum of 260 dwelling units on 162.4± acres in the Outlying Suburban and Wetlands Future Land Use categories. Per Zoning Resolution Z-02-008A, Condition #3: The combined density for the Renaissance North RPD and the Renaissance South RPD may not exceed 500 dwelling units. Currently, Renaissance North RPD and Renaissance South RPD have development order permits for a total of 388 dwelling units combined.

The applicant is proposing an eight (8) bedroom "Rooming House" on Tract H. A preliminary floor plan is included with this application along with color renderings of the architectural elevations. Please note that the floor plan currently shows four (4) suites, which will be mirrored on the other side labeled "future". At Lee County staff's direction, density for the proposed use is to be calculated using Hotels and Motels, LDC Sec. 34-1802.

LDC Sec. 34-1802(4):

- **Three rental units with 425 square feet or less of total floor area equals one dwelling unit;**
- **Two rental units with a total floor are of 426 to 725 square feet per unit equals one dwelling unit;**
- **Each rental unit with a total floor area exceeding 725 square feet equals one dwelling unit;**
- **Where lock-off accommodations are provided, each "keyed room" will be calculated as a separate rental unit.** (None of the rooms will have lock-off accommodations.)

Each of the eight (8) suites shown on the floor plan are proposed to be between 426 - 725 square feet. Per LDC Sec. 34-1802(4), the density equivalencies are shown below:

Rental units 426 – 725 square feet = 8
8 rental units / 2 = 4 dwelling units

A total of 4 dwelling units are proposed on Tract H, which is 9.60 acres. The proposed density on Tract H is 0.42 du/ac. (4du/9.60 acres = 0.42 du/ac)

- Maximum number of dwelling units permitted via Zoning Resolution Z-002-08A for Renaissance North and Renaissance South combined = 500
- Current number of dwelling units constructed/permitted for Renaissance North and Renaissance South combined = 388
- Remaining number of dwelling units available for Renaissance = 112

ADD2020-00027 Lee County ePlan

- Total number of dwelling units proposed: 4

The Renaissance RPD has not maxed out it's permitted density. The applicant is proposing a maximum of four (4) dwelling units, which is allowed per the zoning resolution. The proposed density is consistent with the Outlying Suburban Future Land Use category and Zoning Resolution Z-02-008A.