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January 18, 2024

Stacy Hewitt
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

Re: Diplomat House a/k/a Diplomat North RPD
DCI2023-00050 - Amendment

Dear Stacy Hewitt:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 or the staff reviewers if you have any questions .

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on 1/18/2024 by

Dirk Danley Jr, AICP
Planner, Principal

Stacy Hewitt
Banks Engineering
Re: Diplomat House a/k/a Diplomat North RPD
DCI2023-00050
January 18, 2024

Zoning Review:

1. Please confirm that 150 dwelling units are proposed on the south parcel, and this amendment does not intend to remove this density.
2. Please provide evidence of Public Information Meeting In accordance with LDC Section 33-1532.
3. An exhibit in the narrative references the western parcel as "RPD, Optional CPD", but staff records indicate that this parcel is still zoned Commercial Planned Development (CPD). Please revise this exhibit.
4. Please provide a single Master Concept Plan Document that includes alternates as additional sheets within the document. Please be aware that LDC Section 34-380 (g) states that *"An updated Master Concept Plan of the entire planned development boundary must be submitted for attachment to the resolution adopting the amendment. This is required whether or not the amendment will affect the entire planned development project or just one parcel."*
5. With the amendment to Condition 22 (Open Space), the open space calculation on the Original Master Concept Plan Sheet will need to be amended.
6. The proposed change to Condition 9 appears to be inconsistent with the requested Deviation 10. Please clarify.
7. Please provide a letter of no objection from Lee County Solid Waste in support of the amended language of Deviation 7.
8. Condition 19 appears to state that the conditions of ADD2020-00034 are not superseded by the proposed amendment. Please clarify.
9. Please confirm that both proposed gates meet the requirements of LDC Section 34-1748.

Planning Review:

1. Please provide an updated Level of Service Analysis from FGUA. The LOA provided is expired.
2. Please remove the reference to bonus density from the density calculation if no bonus density is being requested.
3. Staff notes that requested density can be met without taking density from the adjacent commercial parcels if the western parcel under the drainage easement is included in the rezoning request. Please explain why the applicant is choosing to use the density from the commercial parcels instead.
4. If the applicant still chooses to use density from the adjacent commercial parcels, please include the parcels in the legal description of the application to verify the stated acreage of the parcels.

Environmental Review:

1. Indicate if the request will supersede any of the previous zoning approvals and if so, provide case numbers.

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2. Deviation 8 applies for the entire CPD/RPD requesting relief from LDC Section 10-416(d) for internal buffering. Clarify if this deviation must remain and apply to the portion of the planned development not included in the subject request. If so, provide an additional deviation if the Mixed Use Overlay buffer per LDC Section 10-425(f)(1) which would only pertain to the subject request.
3. Indicate if the applicant is requesting to not provide any internal buffers whether it be 15-foot-right-of-way buffer for Parcels 1-3, five-foot-right-of-way buffers per LDC Section 10-425(f)(1), and internal buffers between commercial uses per LDC Section 10-416(d). It may be helpful to provide a deviation request for the subject submittal and a deviation request for the portions outside of the scope of the subject submittal.

TIS Review:

1. TIS must include the analysis of Level of Service on Diplomat Parkway.
2. As the project generates between 100 and 300 peak-hour trips, information regarding the Level of Service of the site accesses and all intersections within one-quarter of a mile area shall be provided.