



NOTICE TO SURROUNDING PROPERTY OWNERS

CASE NUMBER: DCI2023-00050

CASE NAME: Diplomat House a/k/a Diplomat North RPD Amendment

REQUEST: Request to amend 38.13± acres of the Diplomat North RPD/CPD from the Z-11-002/ADD2019-00085 approvals to replace 238 dwelling units (or 138 dwelling units and 400 assisted living facility units) and 50,000 SF of commercial with a maximum height of 50 feet; to allow 360 multi-family dwelling units with amenities with a maximum height of 60 feet within the Mixed Use Overlay.

LOCATION: Approximately 500 feet west of the northwest corner of Diplomat Parkway and US 41, North Fort Myers Planning Community, Lee County, FL.

LEE COUNTY PLANNER: Direct inquiries to Dirk A Danley Jr, Planner, Principal, at 239-533-8317, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: Stacy Ellis Hewitt, AICP
Atwell, LLC
239-770-2527

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 am on 6/26/2024 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners. Any document that a participant of record intends to submit to the BoCC during the Board Zoning Hearing must be submitted as an exhibit as part of the record in the hearing before the Hearing Examiner. If the document is not submitted and is not relevant new evidence that was not known or could not have been reasonably discovered by the participant at the time of the hearing before the Hearing Examiner, then the document may not be submitted to the Board.

Copies of the staff report will be available two weeks prior to the hearing. The electronic file may be reviewed at the Lee County Zoning Section, 1500 Monroe St., Fort Myers, FL 33901. You may also view and track this zoning case online, through eConnect at <https://aca.leegov.com>. Call 239/533-8585 for additional information.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Raphaela Morais-Peroba, (239) 533-8782, Florida Relay Service 711, or ADArequests@leegov.com, at least five business days in advance.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

DICKSON ARTHUR T JR +
35 CASPER CT
NORTH FORT MYERS FL 33903

COHEN SHELDON A & SANDRA S TR
386 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

SOSTAR MICHAEL E & JUDY A
42 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

HENN JANICE E +
43 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

RITCHIE RONALD ALLEN +
44 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

PERSON GEORGE & SHARON
45 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

TEIXEIRA LOUIS T & KATHLEEN
46 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

DEARIE IRENE B +
12271 AZTEC PL
WOODBIDGE VA 22192

DURBIN DENNIS & BRIDGET
48 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

DELL PATRICIA K & WILLIAM M
49 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

MOORE JUDITH G +
50 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

STELTER JACK T TR +
25245 275TH AVE
HOLCOMBE WI 54745

GUERIN-SCHRUER KATHLEEN TR
3425 ARROYO RD
BROOKFIELD WI 53045

HIGGINBOTHAM CECELIA +
53 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

WINIEWICZ JOHN P & MARIE F
54 VENTURI LN
NORTH FORT MYERS FL 33903

GEARY BEATRICE L
55 SNEAD DR
NORTH FORT MYERS FL 33903

PUNYAHOTRA JASON &
56 SNEAD DR
NORTH FORT MYERS FL 33903

LINDRIDGE EDITH F
57 SNEAD DR
NORTH FORT MYERS FL 33903

DESSART LORRAINE E TR
58 SNEAD DR
NORTH FORT MYERS FL 33903

BOREN GARY D
59 SNEAD DR
NORTH FORT MYERS FL 33903

DERICO SANTO +
60 SNEAD DR
NORTH FORT MYERS FL 33903

JOHNSON GERALD A &
61 SNEAD DR
NORTH FORT MYERS FL 33903

OREILLY DANIEL L & DEBRA A
62 SNEAD DR
NORTH FORT MYERS FL 33903

BOND JAMES HOWARD
63 SNEAD DR
NORTH FORT MYERS FL 33903

MOORE TERRY D & KATHERINE A
64 SNEAD DR
NORTH FORT MYERS FL 33903

BOLTON JEFFERY E
65 SNEAD DR
NORTH FORT MYERS FL 33903

PORTMANN RICHARD L JR &
66 SNEAD DR
NORTH FORT MYERS FL 33903

GRIFFITH JERRY L &
67 SNEAD DR
NORTH FORT MYERS FL 33903

SEGGERMAN DEBORAH MARIE +
68 SNEAD DR
NORTH FORT MYERS FL 33903

LUESSENHEIDE KAREN &
69 SNEAD DR
NORTH FORT MYERS FL 33903

WOODALL TERRY L & ANN B
70 SNEAD DR
NORTH FORT MYERS FL 33903

GIBBS RALPH W & THERESE A
71 SANDERS CT
NORTH FORT MYERS FL 33903

SPIRNAK RICHARD & CAROLE A
72 SANDERS CT
NORTH FORT MYERS FL 33903

FRIEDENBERG ROCHELLE
73 SANDERS CT
NORTH FORT MYERS FL 33903

DE CUICIES ANTHONY
74 SANDERS CT
NORTH FORT MYERS FL 33903

MINERD CHARLES W & ANGELA R
75 SANDERS CT
NORTH FORT MYERS FL 33903

SCHOENBECK ROY W & DIANE A
76 SNEAD DR
NORTH FORT MYERS FL 33903

HOFFMANN WILLIAM J +
77 SNEAD DR
NORTH FORT MYERS FL 33903

TUSON CLAUDIA A +
78 SNEAD DR
NORTH FORT MYERS FL 33903

DROLEMA THOMAS & VICKI +
79 SNEAD DR
NORTH FORT MYERS FL 33903

MILLER PATRICIA A
80 SNEAD DR
NORTH FORT MYERS FL 33903

LANGMAID FRANK
108 SNEAD DR
NORTH FORT MYERS FL 33903

STACKPOLE DENNY R
109 SNEAD DR
NORTH FORT MYERS FL 33903

TRAVERS EVELYN TR
110 SNEAD DR
NORTH FORT MYERS FL 33903

DEFILIPPO JOYCE M TR
111 SNEAD DR
NORTH FORT MYERS FL 33903

LAMOTHE CAROLYN A & BRIAN R
112 SNEAD DR
NORTH FORT MYERS FL 33903

LONG DENNIS J & CHRISTINE M
113 SNEAD DR
NORTH FORT MYERS FL 33903

TANK GARY W & JANICE K
114 SNEAD DR
NORTH FORT MYERS FL 33903

BOLTON BETTY C & HARRY H +
115 SNEAD DR
NORTH FORT MYERS FL 33903

SWIERK LAURIE
116 SNEAD DR
NORTH FORT MYERS FL 33903

MILLAR IRENE J TR
117 SNEAD DR
NORTH FORT MYERS FL 33903

LEUPP GREGORY A & THERESA J
118 SNEAD DR
NORTH FORT MYERS FL 33903

ZASKOWSKI WILLIAM J &
119 SNEAD DR
NORTH FORT MYERS FL 33903

VANHOUTEN JOHN & EMMA J
120 SNEAD DR
NORTH FORT MYERS FL 33903

DUFFY ERNEST J & DEBORAH
121 SNEAD DR
NORTH FORT MYERS FL 33903

FROELICH KENNETH
122 SNEAD DR
NORTH FORT MYERS FL 33903

CRIST CRAIG M
123 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

BAKER RONALD S
124 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

WANGERIN RICHARD G & GWEN C
W10406 SUNNY POINT RD
BEAVER DAM WI 53916

LEONARD TIMOTHY JAMES
126 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

NICHOLSON WAYNE & KIMBERLY
127 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

DONAHUE JOSEPH M &
128 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

ELIZABETH BETTY JANE RAYMOND T
129 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

SIX LAKES COUNTRY CLUB INC
130 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

HIGHLEY PATRICK E & DEBRA R
1652 COUNTY HIGHWAY 42
SHELBYVILLE IL 62565

SLATER GLEN & SUSAN
132 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

GERBER DAVID & SUSAN
133 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

KEMPF WILLIAM EMIEL &
2233 MEADOWGLEN NE
GRAND RAPIDS MI 49505

JONES WILLIAM TREBY
135 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

THIEKE DONALD B &
6135 E SR 218
WALTON IN 46994

KETT DAVID & LINDA
36887 ROWE CT
STERLING HEIGHTS MI 48312

UNKNOWN HEIRS OF
160 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

JENKENS RONALD L & BRENDA D TR
161 YANCEY LN
NORTH FORT MYERS FL 33903

MURPHY THOMAS B & IVANKA
182 YANCEY LN
NORTH FORT MYERS FL 33903

COFFIN JOAN O +
183 YANCEY LN
NORTH FORT MYERS FL 33903

STRAILE DAVID W TR
3409A URBANA PIKE
FREDERICK MD 21704

MUSKUS JOSEPH TR
185 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

KROSTUE MICHAEL R & SALLY I TR
186 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

JOHNSON BOYD LEE +
8 TANGLEWOOD ESTS
SULLIVAN IL 61951

ODELL STEWART HARRY
188 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

WHELAN EDWARD L & CAROL J
5 BUTTERNUT LANE
HINGHAM MA 02043

RUDD JEANNETTE M TR
190 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

DELANEY NANCY E
191 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

ODOM ROBERT E +
192 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

COOKSON JUDITH DUNHAM TR
193 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

ADRAGNA RONALD +
194 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

WELCH DOROTHY A TR
195 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

TODD WILLIAM A & VICTORIA L
196 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

SUPERCHI ARNOLD E & LANA C
197 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

SMITH ROBERT A TR
198 NICKLAUS BLVD
NORTH FORT MYERS FL 33903

GOODSTEIN MARK B &
19 CRESTON RD
WINDSOR LOCKS CT 06096

SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS FL 33903

SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS FL 33903

LIGHT DANIEL B +
6810 INTERNATIONAL CENTER BLVD
FORT MYERS FL 33912

DIPLOMAT RV & BOAT STORAGE LLC
2900 DIPLOMAT PKWY E
FORT MYERS FL 33901

AIOP SERENDIPITY LLC
AMERICAN LAND LEASE
27777 FRANKLIN RD STE 200
SOUTHFIELD MI 48034

KQ NORTH FORT MYERS LLC
211 N STADIUM BLVD #201
COLUMBIA MO 65203

HABITAT DIPLOMAT LLC
1288 N TAMIAMI TR
FORT MYERS FL 33903

COOPER STREET PROPERTY INC
3200 BAILEY #199
NAPLES FL 34105

HABITAT DIPLOMAT NORTH LLC
1288 NORTH TAMIAMI TRL
NORTH FORT MYERS FL 33903

RB MERCHANTS LLC +
RD MANAGEMENT LLC
810 SEVENTH AVE 10TH FL
NEW YORK NY 10019

c/o Stacy Hewitt
Diplomat Fort Myers, LLC
7200 Corporate Center Drive, Ste. 316
Miami, FL 33126

HABITAT DIPLOMAT NORTH LLC
1288 NORTH TAMiami TrL
NORTH FORT MYERS, FL 33903

Stacy Ellis Hewitt, AICP
Atwell, LLC
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33966

Email List Report

Monday, June 10, 2024
11:49:34 AM

Community	Name	Association
North Fort Myers	Joyce Gillespie	Heron's Glen Homeowners Association
North Fort Myers	Scott Brenner	North Fort Myers Community Planning Panel
North Fort Myers	Wayne Daltry	Local Planning Agency Member
North Fort Myers	Ron Inge	Inge and Associates, Inc.
North Fort Myers	Steven Brodtkin	Concerned Citizens of Bayshore Community
North Fort Myers	Debbie Jackow	Concerned Citizens of Bayshore Community
North Fort Myers	Karen Kamener	Concerned Citizens of Bayshore Community
North Fort Myers	Mike Land, Chair	North Fort Myers Community Planning Panel
North Fort Myers	Richard Thomas, President	North Fort Myers Design Review Panel