



Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Consolidated Review Comments

Record Number: [ADD2025-00083](#)

Click the record number to open it in the eConnect/ACA portal.

Report Date: 09/26/2025

Record Type: Administrative Approval

Address: 5624 8TH ST W 103, LEHIGH ACRES, FL 33971

Project Name: CARLITOS RESTAURANT COP

Record Description: REQUEST FOR ADMINISTRATIVE APPROVAL- COP FOR 4COP-SFS IN CONJUNCTION WITH FULL SERVICE RESTAURANT.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Zoning Review</u>				
Yes	<p>The parking calculations provided utilize both the multi-use development parking standard and the mixed-use overlay reduction established in LDC Section 34-2020. Please be advised that although the restaurant and café known as Havana Bakery and Restaurant is within a multi-use development and in the mixed-use overlay, LDC Section 34-2020(e) establishes that the mixed-use overlay standards only apply to the single-use development parking standard.</p> <p>To use the mixed-use overlay reduction, please provide revised parking calculations that are using the single-use development parking standard established in LDC Section 34-2020(b). Based on staffs' calculations, a total of 91 spaces is required and the calculations provided establish 86 spaces are required.</p> <p>The parking calculation provided also states there are 95 spaces available and then states there are 90 spaces available at the bottom of the sheet. Development Order (DOS2003-00232) approved 95 spaces for this development, please verify how many spaces are currently available.</p>	Brianna Schroeder	Open	1

CORRECTIONS NEEDED:

Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Brianna Schroeder	bschroeder@leegov.com	239-533-8350