Consolidated Review Comments

Record Number: ADD2026-00010

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

Report Date: 03/20/2026
Record Type: Administrative Approval
Address: 0 ACCESS UNDETERMINED, FORT MYERS, FL 33966
Project Name: The Homes at 81 West
Record Description: This application requests an Administrative Amendment to the approved Master Concept Plan(MCP) for the Homes at 81 West Residential Planned Development (RPD), as adopted byResolution No. Z-22-034. The proposed amendment consists of the following revisions to theapproved MCP:1. Amenity Center Relocation: Relocation of the amenity center from the southern portionof the site to a location nearer the primary project entrance on the northern side of theproperty.2. Parking: Revisions to the parking layout, including the addition of on-street parking alongwidened private internal roadways and designated on-site parking areas. These parkingspaces are intended to count toward the required parking supply in accordance with theLee County Land Development Code.To support the proposed on-street parking configuration, two deviations from the LandDevelopment Code are requested, as detailed in the enclosed Schedule of Deviations withJustifications attachment. All previously approved deviations remain unchanged.No other approved development parameters or conditions associated with Resolution No.Z-22-034 are proposed to be modified.

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC) and it has been determined that additional information is needed for the application to be approved. The application cannot be approved until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the Request for Waiver Form.

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

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

Corrections	*Review Comments*	*Reviewer*	*Status*	*Comment ID*
Development Services Review				
Yes	Development Services Development Services has reviewed the plans provided and offers the following comments. These comments are intended to make the applicant aware of issues with the design that may cause delays or possible changes at time of the development order submittal. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time. Please provide clarification in regards to the request for Deviation #7 and Deviation #8 as they are conflicting in comparison to the MCP and proposed	Allyson Hall	Open	1

Corrections	Review Comments	Reviewer	Status	Comment ID
	cross sections. The bubbled areas shown on the MCP labeled as on-street parking appear to be off-street but are not shown in the cross sections. Please provide additional detail as to what the parking spaces will look like. The deviation "requests the use of perpendicular on-street parking", but it appears that the request may be from LDC Section 34-2013(a) to allow parking to back out into the right-of-way of the subject development, subject to the limitations set forth in LDC Section 34-2013(a)(1-3). Please clarify the maintenance of the proposed "Accessway" as shown on the MCP. Will this be a privately maintained roadway? This doesn't appear to meet the definition of an accessway as defined in LDC Section 10-1.			
Zoning Review				
Yes	Please update the project narrative and Application Section 12 to reflect the most recent approved amendment to Z-22-034 (ADD2025-00160). The narrative should include a brief summary of the changes approved under this amendment and clearly distinguish how this request differs from the currently approved MCP.	Adam Mendez	Open	6

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.

Document: 5 - Legal Description and Survey.pdf

Corrections	Page Ref	Review Comments	Reviewer	Status	Comment ID
Legal Review					
Yes	1	Exhibit A	Richard Burris	Open	2

REVIEWER CONTACT INFORMATION:

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