HOMES AT 81 WEST RPD
ADD REQUEST NARRATIVE

SUMMARY OF REQUEST

The subject property is located along the east side of Blasingim Road and south of Penzance Boulevard in Lee County, Florida.

The attached application requests an Administrative Amendment to the currently approved Master Concept Plan (MCP) for the Homes at 81 West Residential Planned Development (RPD).

The MCP was originally approved under Resolution No. Z-22-034 and most recently amended under ADD2025-00160, approved on February 5, 2026. This request (ADD2026-00010) proposes changes to the most recently approved MCP as summarized below.

1. **Access Adjustment:** The primary access/driveway configuration has been revised from the alignment approved under ADD2025-00160, shifting back toward a configuration more consistent with the original MCP approved under Z-22-034.
2. **Amenity Center Rotation:** The previously approved amendment relocated the amenity center from the southern portion of the site to a location nearer the primary project entrance on the northern side of the property. This amendment rotates the amenity center building and pool area within the same general location near the northeast corner of the property.
3. **Amenity Parking:** Revised from the previous amendment to replace on-street parking with a dedicated off-street parking lot serving the amenity center and pool area.
4. **On-street Parking:** Revised to include on-street parking along each side of the roadway, as illustrated in the typical parking section. These spaces are intended to count toward the required parking per the Lee County Land Development Code.

To support the proposed on-street parking configuration, two deviations from the Land Development Code are requested, as detailed in the enclosed Schedule of Deviations with Justifications attachment. All previously approved deviations remain unchanged.

CONSISTENCY WITH APPROVED RESOLUTION

The proposed Administrative Amendment is limited in scope to the revisions described above and is consistent with the intent and development standards approved under the governing resolution.

This amendment does not modify compliance with Lee Plan or LDC, approved development parameters, schedule of uses, property development regulations, compliance with multifamily development standards, Blasingim Road access, or intent to obtain permits from other agencies established by the original rezoning approval.

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EXHIBIT C

ADD2026-00010 Lee County ePlan

CONCLUSION

The proposed amendment refines the most recently approved Master Concept Plan (under ADD2025-00160) by shifting the access back to previously approved conditions (under Res No. Z-22-034), rotating the amenity center, and incorporating parking improvements to satisfy parking requirements in accordance with the LDC, while remaining consistent with the Lee Plan.

HOMES AT 81 WEST RPD

SCHEDULE OF DEVIATIONS AND WRITTEN JUSTIFICATIONS

DEVIATIONS 1 - 6 –NO CHANGES PROPOSED, DEVIATIONS TO REMAIN AS APPROVED IN Z-22-034

DEVIATION 7 – LDC SECTION 34-2015(2)C.

Deviation 7 seeks relief from LDC Section 34-2015(2)C., which requires individual parking spaces to be accessible from a parking aisle intended to provide access to the space, to allow perpendicular on-street parking that will be accessible from the internal roadway network.

JUSTIFICATION FOR DEVIATION

The subject property is intended to be developed with residential units that will include individual garages and driveways accessing the garages. These components of the design meet the Land Development Code's 'Minimum Required Spaces for Single-Use Development'. However, additional parking is required to meet the guest parking requirements per the Land Development Code. On-street parking has been used on similar type projects to provide additional overflow parking spaces for the guests as well as the amenity. Vehicles backing out of parking spaces into the right-of-way do not create any more of a public health, safety, and welfare issue than vehicles backing out of the individual driveways, and the additional spaces will enhance the public health, safety, and welfare by providing places for overflow vehicles to park, keeping the roadways clear for emergency vehicles if needed. On-street parking is permitted on privately maintained roadways at the Director's discretion per LDC 10-296(d)(9)a. but only mentions parallel and angled spaces in (9)d. This deviation requests the use of perpendicular on-street parking which is otherwise compliant with LDC 10-296(d)(9)d. and the dimensional criteria for off-street parking in LDC 34-2016.

DEVIATION 8 – LDC SECTION 34-2013(A)

Deviation 8 seeks relief from LDC Section 34-2013(a) requiring parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow parking to back out into the right-of-way of the subject development.

JUSTIFICATION FOR DEVIATION

On-street parking has been used on similar type projects to provide additional overflow parking spaces for guests as well as the amenity. Vehicles backing out of parking spaces into the right-of-way do not create any more of a public health, safety, and welfare issue than vehicles backing out of the individual driveways, and the additional spaces will enhance the public health, safety, and welfare by providing places for overflow vehicles to park, keeping the roadways clear for emergency vehicles if needed. On-street parking is permitted on privately maintained roadways at the Director's discretion per LDC 10-296(d)(9)a. but only mentions parallel and angled spaces in (9)d. This deviation requests the use of perpendicular on-street parking which is otherwise compliant with LDC 10-296(d)(9)d. and the dimensional criteria for off-street parking in LDC 34-2016.

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