



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

Consolidated Review Comments

Record Number: [ADD2026-00023](#)

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

Report Date: 03/13/2026

Record Type: Administrative Approval

Address: , ,

Project Name: Babcock MPD Indoor/Outdoor COP Amendment

Record Description: Pulte Home Company, LLC ("Applicant") is requesting approval to amend the Mixed Use Planned Development (MPD) known as "Babcock MPD" to allow for indoor/outdoor consumption on premises (COP) at the amenity center within the TerraWalk community. Pursuant to Section 34-1264(a)(3)(a) of the LDC, COP must be explicitly designated on the Master Concept Plan for a project and included in the schedule of uses. The TerraWalk community is located within the MU-1/R tract on the Babcock Ranch MCP and consumption on premises is a permitted use within this tract. The Babcock Ranch MPD is comprised of 4,003 acres. While COP was noted within the MU-1/R tract, the communities within Babcock Ranch had not yet been designed at the zoning phase and the specific area for COP could not be provided in detail

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.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Legal Review</u>				
Yes	Sec. 34-203(a). - The legal description must specifically describe the entire continuous perimeter boundary of the property subject to the development order application with accurate bearings and distances for every line. - The boundary survey and legal description contain conflicting calls. Please review the highlighted discrepancies.	Larissa Narkiewicz	Open	3
<u>Zoning Review</u>				
Yes	The subject property is within the North Olga Community Plan Area and pursuant to LDC Section 33-1663, the owner or agent must conduct one publicly advertised information session within the North Olga Community Plan Area, the case being found sufficient. Please review LDC Section 33-1663(b) for the meeting requirements.	Brianna Schroeder	Open	4
Yes	Land Development Code (LDC) Section 34-203(b)(1) establishes the	Brianna Schroeder	Open	5

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	additional submittal requirements for on-premises consumption of alcoholic beverages, please provide the following: a. Type of State liquor license being requested. b. The anticipated hours for the sale and service of alcoholic beverages. c. The floor plan of the building or unit and proposed seating arrangement. If a restaurant is proposing a bar or lounge for patrons waiting to be seated in the restaurant, the floor area and seating area of the lounge must be shown in addition to the restaurant seating area. d. A sworn statement indicating whether any religious facilities, day care centers (child), noncommercial schools, dwelling units or parks are located within 500 feet of the building or unit. The narrative only covers dwelling units under separate ownership, please also provide a statement regarding the uses listed above. e. A copy of the proposed menu.			
Yes	Please provide the parking requirements in accordance with Land Development Code (LDC) Sections 34-1264(b)(3) and 34-2020.	Brianna Schroeder	Open	6
Yes	The request narrative references a restaurant at the amenity center, to better determine the classification of this restaurant in accordance with Land Development Code (LDC) Section 34-622(c), please provide additional information on the restaurant.	Brianna Schroeder	Open	7
Yes	Please provide additional information on how the alcohol will be served, specifically, are there other areas within the COP area for the amenity center, but outside of the restaurant, where a member of the community can purchase alcohol.	Brianna Schroeder	Open	8
Yes	The request narrative indicates that alcohol will be served in conjunction with "entertainment uses". Please provide additional information on this use and if the anticipated hours for sale and service of alcoholic beverages will change or remain the same as the general anticipated hours of operation for the restaurant and amenity area.	Brianna Schroeder	Open	9

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>
Larissa Narkiewicz	lnarkiewicz@leegov.com	-
Brianna Schroeder	bschroeder@leegov.com	239-533-8350