



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

Consolidated Review Comments

Record Number: [ADD2025-00210](#)

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

Report Date: 10/21/2025

Record Type: Administrative Approval

Address: 11710 VIA SORRENTO PL, MIROMAR LAKES, FL 33913

Project Name: CRANE GUEST HOUSE ADMIN VARIANCE

Record Description: REQUEST FOR VARIANCE ON Z-13-020 TO ALLOW CONSTRUCTION OF A DETACHED 2 STORY GUEST HOME, CONNECTED TO PRIMARY RESIDENCE WITH BREEZEWAY. OWNER PURCHASED TWO LOTS AND COMBINED TO ONE LARGE PARCEL. REQUEST FOR DEVIATION ON FRONT SETBACK. OWNER IS ON A CORNER LOT AT END OF CAUL-DE-SAC AND THERE IS ONLY A SMALL HOA OWNED GREEN SPACE, AS WELL AS A LAKE / POND.

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	Please revise the narrative to indicate what the setback relief that is being requested is.	Brianna Schroeder	Open	8
Yes	LDC Section 34-2191 establishes "Setbacks are measured from the property line to the nearest point of a building or structure.". The site plan provided does not provide a point of measurement from the nearest point of the structure to the property line, please revise.	Brianna Schroeder	Open	9
Yes	Upon review, it was identified that the dimensions for the easements provided on the site plan do not align with what is provided on the Quick Claim Deed, recorded on March 28, 2011 with Lee County Clerk of Court, for the small portion of land abutting the subject property to the southeast or the Plat for this property, recorded on August 4, 2008 with the Lee County Clerk of Court. The dimensions of these easements need to be clear on the site plan.	Brianna Schroeder	Open	10
Yes	Please provide the HOA Approval letter for the proposed Accessory Dwelling Unit.	Brianna Schroeder	Open	11

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