



Consolidated Review Comments

Record Number: [REZ2025-00012](#)

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

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

Report Date: 09/25/2025

Record Type: Rezoning

Address: 16400 OLD US 41, FORT MYERS, FL 33912

Project Name: 16400 Old US 41

Record Description: Rezone 16400 OLD US 41 from the Agricultural (AG-2) Zoning District to the Intensive Commercial (CI) Zoning District

Staff has reviewed the above-referenced application in accordance with the applicable requirements of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the enclosed sufficiency review comments within 30 days of the date of this letter. This application may be withdrawn if no response is received within this timeframe.

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>LeeTran Review</u>				
Yes	" The project is beyond a one-quarter mile of a transit corridor and bus stop, a rezoning does not trigger the Lee County Transit LDC Sec. 10-441 or 10-442 therefore, no improvements are required at this time.	Clarissa Marino-Diaz	Open	8
<u>Natural Resources Review</u>				
Yes	Please provide analysis of Lee Plan policies 101.1.1, 101.3.2, 125.1.2, and 125.1.3.	Nicholas DeFilippo	Open	1
<u>Zoning Review</u>				
Yes	The narrative provides a detailed analysis of the surrounding properties provided in the Inventory of Surrounding Lands Table. Please review, adjust and provide additional information on the following: 1. The property located to the north is split zoned (Light Industrial (IL) and General Industrial (IG)) and Lee County Records indicates that this development is being utilized for RV Repair (Automotive repair and service) pursuant to Occupancy Permit (OCC2023-00440) and not just as a "Warehouse/Open Storage". 2. The Mixed Use Planned Development (MPD), which is currently undeveloped, is located to the south of the subject property is missing from the table. Please be advised that the subject property that is within the Light Industrial (IL) zoning district being referenced on the table is more appropriately located to the east.	Brianna Schroeder	Open	9

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
	3. The properties with addresses 16450 and 16450 Old US 41 are located to the east of the subject property and are within the Light Industrial (IL) zoning district. Please be advised that Lee County Records indicates that there are uses currently operating at these locations through Occupancy Permits and are not provided on the Surrounding Lands Table. 4. The properties located to the west of the subject property are conventionally zoned and should be included with the abutting property zoned Commercial Planned Development (CPD). Please be advised that there are also various uses currently operating at these locations through an Occupancy Permit.			
Yes	Please be advised that the subject property in its current configuration does not meet all the minimum property development regulations established in LDC Section 34-845 for the proposed conventional zoning district, more specifically the lot width (street frontage), therefore; does not meet LDC Section 34-145(d)(4)a.1.b. For the lot to be conforming and for the case to be found sufficient, the subject property will need to be combined with 16420 Old US 41. Once the combination has happened, please provide documentation and update the documents that were originally submitted to reflect this change. If a lot combination cannot happen, a variance to request relief from the minimum street frontage requirements will need to be requested. Informational Comment: LDC Section 34-616(b) establishes that when a lot is split by two or more zoning districts, the property development regulations for the largest proportional district prevail. However, permitted uses and accessory uses are restricted to the uses permitted in the respective districts.	Brianna Schroeder	Open	10

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: Submittal 1 - Request Narrative and Compliance Statement.pdf

<u>Corrections</u>	<u>Page Ref</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Planning Review</u>					
Yes	6	Add an analysis to Policy 6.1.1, 6.1.3, and 6.1.7.	Katherine Burgess	Open	5
Yes	6	Provide an analysis of Policy 7.1.2 to demonstrate the appropriateness of the requested zoning district.	Katherine Burgess	Open	6
Yes	6	Add an analysis of Policy 7.1.7.	Katherine Burgess	Open	7

Document: Submittal 1 - Sketch and Legal.pdf

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

REVIEWER CONTACT INFORMATION:

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