



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: 11/13/2025

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 This application may be withdrawn if no response is received within this timeframe.

In order to facilitate an efficient review process, Staff is available to the Applicant and the Developer to schedule a meeting to discuss the remaining comments prior to resubmittal of the application. Contact PODZoning@leegov.com.

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>Zoning Review</u>				
Yes	In addition to the comment from Planning, please provide an analysis from Lee Plan Policy 6.1.1 establishing how the use "Convenience Food and Beverage Store", which is not generally permitted in the Light Industrial (IL) District but is permitted in the Intensive Commercial (CI) District pursuant to LDC Section 34-844, will not impact the adjacent land uses and surrounding areas should the site be developed for this use.	Brianna Schroeder	Open	12
Yes	Please let staff know if a meeting would like to be requested to discuss the comments provided in this insufficiency letter.	Brianna Schroeder	Open	13

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 - 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

<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	The application request is to rezone the subject property to support a commercial development. Numbers 1, 4, 5, 6, and 7 apply to rezone requests, including conventional rezones. Respond to each criterion, detailing how the project supports the corresponding criteria.	Katherine Burgess	Open	11

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Clarissa Marino-Diaz	cmarinodiaz@leegov.com	239-533-0340
Brianna Schroeder	bschroeder@leegov.com	239-533-8350
Katherine Burgess	kburgess@leegov.com	239-533-8362
Richard Burris	rburris@leegov.com	239-533-8526