



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: 12/10/2025

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 This application may be withdrawn if no response is received within this timeframe.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	Staff is available for a meeting to discuss the comments provided in this insufficiency letter.	Brianna Schroeder	Open	13
Yes	Please be advised that with the combination of 16400 Old US 41 (subject property) and 16420 Old US 41 with Lee County Property Appraiser, the parcel is now split with two different zoning districts. When a lot is split by two or more zoning districts, the property development regulations for the largest proportional district prevail as set forth in LDC Section 34-616(b). The largest proportional district for the subject property is Light Industrial (IL) (approximately 3 acres in area). LDC Section 34-904 establishes the minimum property dimensional standards of the Light Industrial (IL) Zoning District, which is 200 feet in width, 200 feet in depth, and a minimum lot size of 2 acres when a property is outside of an industrial subdivision. The subject property has a lot width of about ±105 feet in accordance with LDC Sections 34-2 and 34-2221(5). This does not meet all of the findings/review criteria for a rezone request as set forth in LDC Section 34-145(d)(4). To move forward with this request, a companion variance must be submitted for the nonconforming minimum lot width.	Brianna Schroeder	Open	14

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

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
Richard Burris	rburris@leegov.com	239-533-8526