



January 13, 2026

Ms. Brianna Schroeder
Zoning Section
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: REZ2025-00012
16400 Old US 41**

Dear Ms. Schroeder,

Enclosed please find responses to your review comments letter dated December 10, 2025. The Applicant's responses are shown in **BOLD**.

Lee Tran Review Comments

1. 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.

RESPONSE: So noted.

Zoning Review Comments

2. 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.

RESPONSE: We have met with Staff on December 17th to discuss the development standards per LDC Sections 34-904, 34-616(b) and 34-2221. In response to the issue raised, the Applicant has submitted an Administrative Variance application along with supporting documentation to address the reduced lot frontage/width. Please refer to ADD2026-00006.

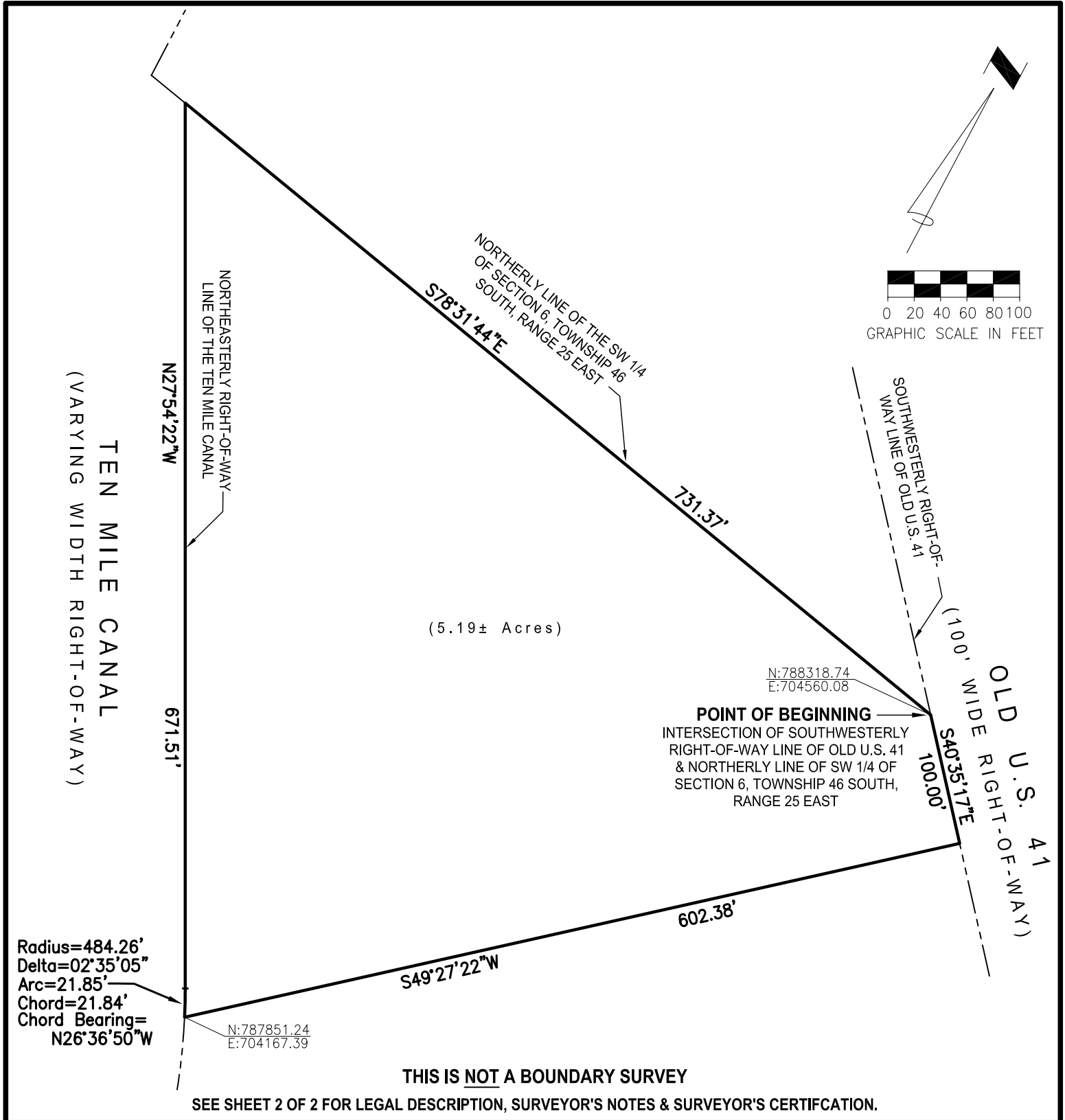
We respectfully request to be deemed sufficient based upon the Administrative Variance filing, understanding the Hearing Examiner date will not occur for several weeks, providing time for the Administrative Variance to be reviewed and processed by Staff.

If you have any questions, please feel free to contact Carol Zepeda by phone at (239) 371-0462 or via email at czepeda@rviplanning.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carol Zepeda', with a stylized flourish extending from the end.

Carol Zepeda
Project Manager
Orlando, FL



 J H McCARRIER LAND SURVEYING, INC. Licensed Business No. 7027 2460 SUNRISE BOULEVARD FORT MYERS, FLORIDA 33907 Phone: (239) 277-7821	PROJECT		SKETCH & LEGAL DESCRIPTION	
			'16420 OLD U.S. 41 - FORT MYERS'	
			PART OF THE SW 1/4 OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST	
	CLIENT		SCALE	DATE
HERB JONES, JR. TRUST		16420 OLD U.S. 41 FORT MYERS, FL 33912 PHONE: (239) 340-6364	1"=100'	JANUARY 9, 2025
			FILENAME	PROJECT NO.
			16400-16420OldUS41_s&l.dwg	20-143.2
			DRAWN BY	CHECKED BY
			JHM	JHM
			SHEET 1 OF 2	

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF THE TEN MILE CANAL, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD U.S. 41 AND THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 6; THENCE S40°35'17"E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; THENCE S49°27'22"W A DISTANCE OF 602.38 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TEN MILE CANAL (SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS N64°40'43"E); THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TEN MILE CANAL AND ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 484.26 FEET, A CENTRAL ANGLE OF 02°35'05", AN ARC DISTANCE OF 21.85 FEET, A CHORD DISTANCE OF 21.84 FEET AND A CHORD BEARING OF N26°36'50"W TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, N27°54'22"W A DISTANCE OF 671.51 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 6; THENCE S78°31'44"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 731.37 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5.19 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

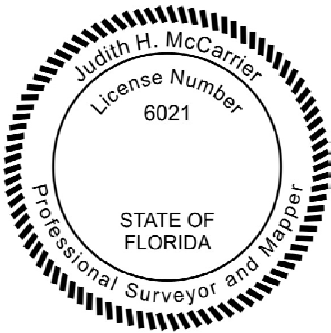
- 1. BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS S78°31'44"E.
- 2. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES, WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

PREPARED BY:

Judith H McCarrier, PSM
License No. 6021
State of Florida

2026.01.09
16:55:23 -05'00'

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021



THIS IS NOT A BOUNDARY SURVEY
SEE SHEET 1 OF 2 FOR SKETCH.

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			JHM	JHM	SHEET 2 OF 2	