

**LEE COUNTY  
ZONING REPORT**

**CASE NUMBER:**

**APPLICATION TYPE:**

**APPLICANT:**

**REQUESTED ACTION:**

**PURPOSE:**

**LOCATION OF PROPERTY:**

**SIZE:**

**EXISTING CONDITIONS:**

**Present Zoning and Use of Property:**

**Adjacent Zoning/Use:**

**North—**

**South—**

**East—**

**West—**

**Available Public Services:**

**MEETING INFORMATION: All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.**

**Planning Commission (public hearing):** /02; 7:00pm

**County Commission (public hearing):** /02; 6:00pm

**County Commission (voting session):** /02; 6:00pm

**STAFF RECOMMENDATION:**

**USES ALLOWED IN THE PROPOSED ZONING DISTRICT THAT ARE NOT ALLOWED IN THE CURRENT ZONING DISTRICT:**

**Current Zoning:**

**Proposed Zoning:**

**Uses Allowed Under Proposed Zoning and Not Under Current Zoning:**

1.

**PLANNING CONSIDERATIONS:**

1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?
2. What is the effect on the property value of the subject property should the existing zoning be retained?
3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?
4. Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?
5. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services?
6. Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?
7. Is the subject property well suited for the proposed zoning purpose?
8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

- 9. Does the subject property have a reasonable economic use as currently zoned?**
  
- 10. Are there other existing or changing conditions affecting the use of development of the subject property which give supporting grounds for either approval or disapproval of the zoning proposal?**
  
- 11. Would the change create an isolated district unrelated to the surrounding districts, such as “spot zoning”?**
  
- 12. Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?**
  
- 13. Is the change requested out of scale with the needs of the county as a whole or the immediate neighborhood?**
  
- 14. Is it impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned?**
  
- 15. Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?**