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Writer's Direct Dial Number: 239-533-8317

July 26, 2023

Charles Cope
Cope Properties
47267 Tomahawk Drive
Negley, OH 44441

Re: 10488 Nikkis Lane
REZ2023-00019 - Conventional Rezoning

Dear Charles Cope:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 7/26/2023 by
Dirk A Danley Jr, Planner, Principal

Charles Cope
Cope Properties
Re: 10488 Nikkis Lane
REZ2023-00019
July 26, 2023

Zoning Review:

1. Please provide a narrative of request that details how the request meets all the decision-making criteria found in LDC Section 34-145(d)(4). This must include Lee Plan analysis, including the Greater Pine Island Community Plan.

Development Services Review:

1. INFORMATIONAL: The application indicates that the proposed rezoning is over lots 5-10. Currently lots 5&6, 7&8, 9&10 have been combined into 3 individual lots. Please note that the 3 individual lots (5-6, 7-8, 9-10) do not meet the minimum area requirement for the CG zoning district which requires a minimum of 20,000 sf in accordance with LDC Table 34-845. If approved, any future development of the lots will require the development site to exceed 20,000 sf in area.
2. Existing development on Lot 5 approved in LDO2005-00547 does not meet the minimum side and rear yard setbacks in Table 34-385 for the CG zoning district. Approval of the request would create existing development that is not in conformance with the requirements of the Land Development Code. Please clarify.

Legal Description Review:

1. §34-202(a)(5). If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e. lot, block, subdivision name, public records recording information) of the platted subject property is required. A sketch of the undivided, platted lots to be rezoned is not required. The legal description provided references a recorded instrument number that does not include lot 5. Please revise the legal description to remove the inconsistency.
2. Lee County LDC §34-202(a)(6) - If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description, will be required.
3. Lee County LDC §34-202(a)(7). Document submitted needs to be one of the forms listed in LDC §34-202(a)(7)(a) with required content included. The document submitted is a property deed which is not one of the accepted forms.

Environmental Review:

1. The project parcel is within the coastal high hazard and Greater Pine Island Community Planning area. Please provide a lee plan analysis relative to the CHHA and Greater Pine Island Community.
2. Please describe the required buffers and open space and how the rezoning will meet the LDC requirements.

Natural Resources Review:

1. Please provide analysis of applicable policies within Lee Plan Goals 24 and 101