

**Lee County Board of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20030191**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Initiate a Board of County Commission sponsored rezoning from RPD and AG-2 to CF-2 to permit the expansion of the existing Veterans Park and construction of a new elementary and middle school on property located north of Homestead Road, and adjacent to the park and Lehigh Middle School (STRAP #'s 05-45-27-00-00003.0010, 05-45-27-00-00004.0000, and 05-45-27-00-00004.0010) and authorize the Division of Planning to act as the County's agent for the rezoning.

**WHY ACTION IS NECESSARY:** The current zoning of the subject property, RPD, is not appropriate for, nor does it permit, the development of a community park. Rezoning to CF-2 will enable Lee County to proceed with the development of these facilities.

**WHAT ACTION ACCOMPLISHES:** Rezones the property to a zoning district that will permit the development of a community park, schools, and ancillary facilities.

**2. DEPARTMENTAL CATEGORY:** 02 **3. MEETING DATE:** 02-25-2003  
**COMMISSION DISTRICT #:** 5 **C2C**

<b>4. AGENDA:</b> <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <input type="checkbox"/> WALK ON <b>TIME REQUIRED:</b>	<b>5. REQUIREMENT/PURPOSE:</b> (Specify) <input type="checkbox"/> STATUTE <input type="checkbox"/> ORDINANCE <input type="checkbox"/> ADMIN. <input checked="" type="checkbox"/> OTHER	<b>6. REQUESTOR OF INFORMATION</b>	
		A. COMMISSIONER	B. DEPARTMENT Public Works
		C. DIVISION Construction and Design	BY: Jim Lavender, Director

**7. BACKGROUND**  
 A portion (approximately 54 acres) of the subject property was rezoned from RS-1 (Residential Single Family) and RM-2 (Residential Multiple Family) to RPD (Residential Planned Development) on January 4, 1995, (resolution number Z-94-065) to permit the development of a residential subdivision. This parcel is currently vacant. AG-2 (Agricultural) is the original zoning of the existing park and school sites (80.5 acres total). All of the parcels are located in the Public Facilities future land use category. Lee County purchased the 54 acre parcel in December, 1995, and subsequently amended the comprehensive land use plan on June 3, 1998, (PAM96-14) to change the future land use category from Central Urban to Public Facilities with the intention of expanding the existing park. The subject property will also be developed with a new Lee County School District middle and elementary school. Lee County will deed approximately 19 acres to the School District as part of a cooperative effort by each entity to jointly utilize the park and school facilities. Although the existing AG-2 zoning of the school and park sites allows the continuation of these uses, staff recommends rezoning these parcels to the CF-2 district concurrent with the rezoning of the RPD parcel to create a uniform zoning district for these facilities and consistency with the comprehensive land use plan Public Facilities designation.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>with 2/12/03</i>				G County Manager
					QA	OM	RISK	GC	
<i>J. Lavender</i> 2-12-03				<i>M.G.</i> 2/12/03		<i>W</i> 2/12/03	<i>W</i> 2/12/03	<i>W</i> 2-12-03	<i>J. Lavender</i> 2-12-03

**10. COMMISSION ACTION:**  
 APPROVED  
 DENIED  
 DEFERRED  
 OTHER

**Rec. by CoAtty**  
 Date: 2/12/03  
 Time: 11:15 AM  
**Forwarded To:**  
*City Admin*  
 2/12/03 11:55

**RECEIVED BY COUNTY ADMIN.**  
 2-12-03  
 12:00  
*[Signature]*  
 2-13-03  
 4:40 PM