

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**BLUE SHEET NO: 20020207**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Initiate a Board of County Commission sponsored rezoning from TFC-2 to CF-1 for the property on Pine Island which currently houses the Pine Island Library and the Museum of the Island located in the old Pine Island Library building, 5728 Sesame Drive, Pine Island Center, (STRAP # 28-44-22-03-0000G.0010) and authorize the Division of Planning to act as the County's agent for the rezoning.

**WHY ACTION IS NECESSARY:** The current zoning, TFC-2, does not include "museum" or "library" as permitted uses, making the current uses of library and museum both non-conforming and unable to expand. Rezoning to CF-1 will legitimize the library and the museum use of the property, allowing expansion of both uses.

**WHAT THE ACTION ACCOMPLISHES:** Legitimizes the current use of the new Library and the use of the old Pine Island Library building as a museum, allowing them to expand.

**2. DEPARTMENTAL CATEGORY:**

COMMISSION DISTRICT # 1

*C4B*

**3. MEETING DATE:**

*03-12-2002*

**4. AGENDA**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC

TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER \_\_\_\_\_
- B. DEPARTMENT Community Development
- C. DIVISION Planning PUC 2/20/02
- BY Paul O'Connor, AICP, Director

**7. BACKGROUND:**

The Museum of the Island Historic Society has leased the old Pine Island Library building, located at 5728 Sesame Drive in Pine Island Center, since 1987 for use as a museum. The museum is located on the southern portion of the property with the newer Pine Island Library occupying the northern portion. The property is currently zoned TFC-2, a residential two-family conservation district.

In 1984 the Board of County Commissioners initiated, and was granted by the Zoning Board, a special exception for government services and accessory buildings and structures to legitimize the construction of a new library facility on the property. Upon completion of the new library facility, the Museum of the Island Society entered into a lease agreement to operate the old library building as a museum. Subsequent changes to the Land Development Code have eliminated the library use from the TFC-2 zoning district. As a result, both of current uses on the property are now non-conforming uses. Non-conforming uses can remain on a property, but cannot be expanded. The Museum of the Island Society have plans to expand the facility. This rezoning is needed to make them a conforming use, allowing their expansion plans to occur and to legitimize the County's library use.

The CF-1 zoning category is intended to accommodate cultural facilities and allows by right the library use as well as the museum use. Staff finds that this is a more appropriate zoning category for this property and recommends that the Board initiate this rezoning request.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL**

A Department Director	B Purchasing or Contracts	C Human Rel.	D Other	E County Attorney	F County Administration				G County Manager
					OAD	GM	Risk	GC	
<i>Mary Gibbs</i>	N/A	N/A		<i>DNC</i> <i>2/20/02</i>	<i>2/27/02</i>	<i>2/27/02</i>	<i>2/28</i>	<i>2/28</i>	<i>BL</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

RECEIVED BY  
COUNTY ADMIN.

*2/27/02*  
*8:30 am*

COUNTY ADMIN.  
FORWARDED

*2/28/02* *LED*

*2/26/02*  
by CO. ATTY.

*3:55 pm*  
CO. ATTY.

*Co. Admin.*  
*2-27-02 4:25*