

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

**Blue Sheet No. 20030190**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Initiate a Board of County Commission sponsored rezoning from AG-2 and CPD to CF-2 to permit the development of the South Fort Myers Community Park and two Lee County School District Middle Schools for the property located on the west side of the Bass Road extension and south of Summerlin Road, (STRAP #'s 04-46-24-00-00007.0000 and 04-46-24-00-00007.0020) 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 would not permit the development of a community park. Rezoning to CF-2 will enable Lee County to proceed with the development of the park and Lee County School District School facilities.

**WHAT ACTION ACCOMPLISHES:** Rezones the property to a zoning district that will permit the development of a community park, Lee County School District Middle Schools, and ancillary facilities.

**2. DEPARTMENTAL CATEGORY:** 02

**3. MEETING DATE:**

**COMMISSION DISTRICT #:** 3

*C2B*

*02-25-2003*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

(Specify)

- STATUTE
- ORDINANCE
- ADMIN.
- OTHER

**6. REQUESTOR OF INFORMATION**

- A. COMMISSIONER \_\_\_\_\_
- B. DEPARTMENT Public Works
- C. DIVISION Construction and Design
- BY: Jim Lavender, Director

**7. BACKGROUND:**

The property consists of approximately 59 acres, is located in the Suburban and Wetlands future land use categories, and is currently vacant. The majority of the property (48.5 acres) is presently zoned AG-2 (Agricultural). A portion of the property (10.5 acres) was rezoned to CPD (Commercial Planned Development) on January 6, 1992, (resolution number Z-91-040) to permit the development of medical office and commercial retail uses. The owner of the CPD failed to obtain a local development order within 5 years of the rezoning and consequently, the CPD zoning vacated in January of 1997. Lee County purchased the property in November, 2002, with the intention of developing these facilities. Lee County will sell approximately 15 acres of the site to the School District for construction of the two middle schools and will retain the remainder of the property for development of the park as part of a cooperative effort by each entity to jointly utilize these facilities.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

| A<br>Department<br>Director       | B<br>Purchasing or<br>Contracts | C<br>Human<br>Resources | D<br>Other | E<br>County<br>Attorney              | F<br>Budget Services                 |                                      |                                      |                                      | G<br>County Manager                  |
|-----------------------------------|---------------------------------|-------------------------|------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
|                                   |                                 |                         |            |                                      | OA                                   | OM                                   | RISK                                 | GC                                   |                                      |
| <i>Javender</i><br><i>2-12-03</i> |                                 |                         |            | <i>[Signature]</i><br><i>2/12/03</i> | <i>[Signature]</i><br><i>2/12/03</i> | <i>[Signature]</i><br><i>2/12/03</i> | <i>[Signature]</i><br><i>2-12-03</i> | <i>[Signature]</i><br><i>2-12-03</i> | <i>[Signature]</i><br><i>2-12-03</i> |

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *2/12/03*  
Time: *11:15AM*  
  
Forwarded To:  
*[Signature]*  
*2-12-03 11:52*

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COUNTY ADMIN.  
*2-12-03*  
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COUNTY ADMIN.  
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