

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
 AGENDA ITEM SUMMARY

BLUE SHEET NO: 20021494

1. REQUESTED MOTION:

ACTION REQUESTED: **DENY** the requested extension of the vacated Master Concept Plan for Pine Island Village Links Country Club.

WHY ACTION IS NECESSARY: Applicant has applied for a 2 year extension

WHAT ACTION ACCOMPLISHES: Does not allow an extension

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT # _____

A4A

3. MEETING DATE:

03-11-2003

4. AGENDA

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED: _____

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE
- ORDINANCE LDC 34-381 (c) (1)
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER _____
- B. DEPARTMENT: Community Development
- C. DIVISION: Development Services

BY: _____

7. BACKGROUND:

This is an application to allow for the extension of the duration of rights for the approved Residential Planned Development Zoning Case 96-08-091.03Z 01.01, Resolution Z-96-077. The subject property is located at 6557 & 6641 Stringfellow Rd., St. James City. On February 3, 1997, the subject property was zoned to RPD, permitting the development of a Country Club and residential development consisting of 134 single family dwelling units on 148 acres (0.91 dwelling units per acre). Beginning on February 3, 2002, the Master Concept Plan had vacated, in accordance with LDC Section 34-381. Adjacent property to the west, south, and east is zoned AG-2. There has been no change in the use of most of these adjoining properties, with the exception of the establishment of the agricultural operation to the south. To the north is RM-2 zoning partially developed as Pine Island Village with single family homes.

The Board of County Commissioners has approved changes to the Lee Plan that affects development on Pine Island. These changes, in part, change the allowed density of new residential development on the island.

This request for extension of the Master Concept Plan is to be reviewed based upon the findings of fact contained in Section 34-381(c)(1) of the LDC. A statement of the necessary findings are listed along with the staff findings in bold print found on the following page.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

| A Department Director | B Purchasing or Contracts | C Human Resources | D Other | E County Attorney | F Budget Services | | | | G County Manager |
|-----------------------------|------------------------------------|-------------------------|------------|-------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------|
| | | | | | | OM | Risk | GC | |
| <i>[Signature]</i> | N/A | N/A | | <i>[Signature]</i> | <i>[Signature]</i> 2/26/03 | <i>[Signature]</i> 2/27/03 | <i>[Signature]</i> 2/26/03 | <i>[Signature]</i> 2/26/03 | <i>[Signature]</i> |

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: 2/25/03
 Time: 1:00 PM
 Forwarded To: _____
 1:45 P.M. 2/26

RECEIVED BY
 COUNTY ADMIN. **TD**
 2/26 2:00 P
 COUNTY ADMIN.
 FORWARDED TO: **BH**
 2/27 1:00 P

REC'D BY CO. ATTY.
 CO. ATTY.
 FORWARDED TO:

(c) An approved master concept plan may be extended as follows:

(1) An approved master concept plan for a phase of or an entire planned development which has been vacated due to a failure to proceed on the applicant's part may be extended by the Board of County Commissioners for a period of no more than two (2) years from the date of the extension based upon the following findings of fact:

(a) The master concept plan is consistent with the current Lee Plan, including, but not limited to, density, intensity and concurrency requirements:

Staff Finding: The current Lee Plan future land use category is Coastal Rural. This is not the same future land use category (Rural) which existed at the time when the project was originally approved. This change was approved by the Board of County Commissioners as part of CPA2000-00018.

Lee Plan Policy 1.4.7 provides a sliding scale for density depending upon the amount of indigenous vegetation maintained or restored on the site. In order to attain the maximum density of 1 dwelling unit per acre, 70% of the site must be maintained or restored to indigenous vegetation. If no indigenous vegetation is maintained on the site, density is capped at 1 dwelling unit per 10 acres. The current Master Concept Plan, which has a density of 0.9 units per acre, depicts 58% of the site as "Open Space." This open space includes the 18 hole golf course and other green space that does not qualify as indigenous vegetation. Therefore, approval of the requested extension at 0.9 dwelling units per acre would be inconsistent with this Policy and with the Lee Plan.

(b) The development shown by the master concept plan has not become incompatible with existing and proposed uses in the surrounding area as the result of development approvals issues subsequent to the original approval of the master concept plan; and

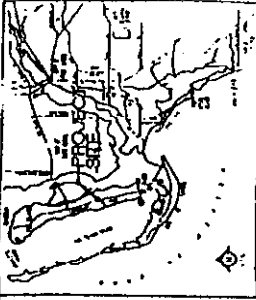
Staff Finding: Existing and proposed uses on adjoining properties continue to seek development in accordance with current zoning. Land to the north is zoned RM-2, and lands to the south and west are currently zoned AG-2

Based upon the recently approved changes to the Lee Plan the proposed development of the subject property depicted on the previously approved master concept plan has become incompatible since the density of use for development allowed on this and adjoining properties within the Coastal Rural future land use category would be less intense than approved on the previously effective master concept plan.

(c) The development shown by the master concept plan will not, by itself or in conjunction with other development, place an unreasonable burden on essential service facilities.

Staff Finding: The development shown on the master concept plan would result in increased traffic on the local roads serving traffic on Pine Island and potentially on Pine Island Road as residents would travel off and on the Island.

Based upon the above noted findings, staff recommends the Board DENY the requested extension of the master concept plan for this Residential Planned Development.



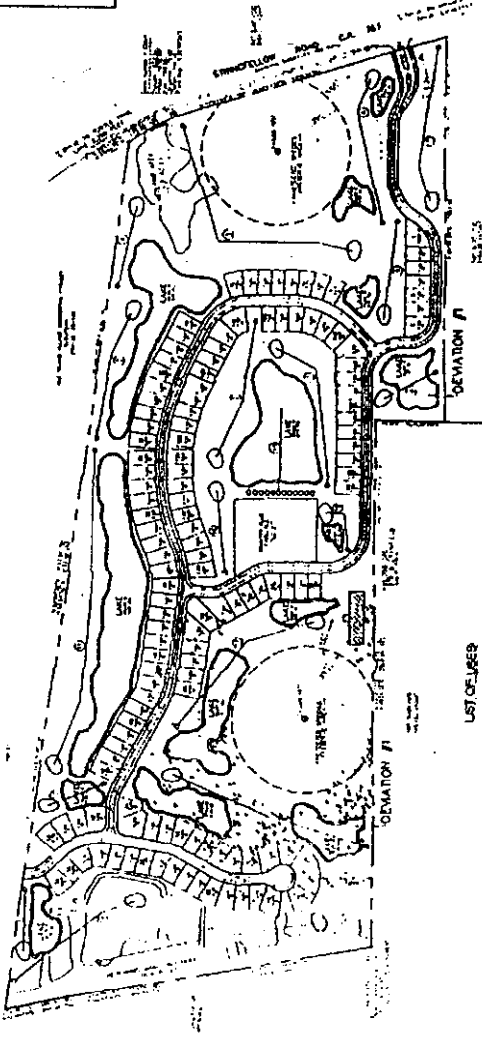
SITE INFORMATION
 1. NAME OF PROJECT: VILLAGE LINKS
 2. ADDRESS: 6641 STRINGFELLOW ROAD, PINE ISLAND, FLORIDA
 3. OWNER: [Name]
 4. DATE: [Date]

SITE PARAMETERS
 1. TOTAL AREA: [Value]
 2. LOT AREA: [Value]
 3. LOT COUNT: [Value]
 4. LOT DIMENSIONS: [Value]
 5. SETBACKS: [Value]
 6. COVERAGE: [Value]
 7. HEIGHT: [Value]
 8. USE: [Value]

CONSULTANT
 [Name]
 [Address]
 [Phone]
 [Fax]

APPROVED
 Master Concept Plan

Site Plan - 92-0279
 Subject to certain conditions - 92-0277
 Zoning Code - 92-08-09/032 01.01



LIST OF USES
 [List of uses and descriptions]

LIST OF DEVIATIONS
 [List of deviations and descriptions]

| | |
|------|-------------|
| DATE | DESCRIPTION |
| | |
| | |

VILLAGE LINKS
 6641 STRINGFELLOW ROAD
 PINE ISLAND, FLORIDA

MASTER CONCEPT PLAN