

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20030368

1. REQUESTED MOTION:

ACTION REQUESTED: APPROVE the extension of the vacated zoning Master Concept Plan for Camargo Trust for the residential component only.

WHY ACTION IS NECESSARY: The Applicant has applied for a two year extension of the Mixed Use Planned Development zoning.

WHAT ACTION ACCOMPLISHES: Allows the requested extension for the residential portion of the project.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT # _____

A4A

3. MEETING DATE:

06-24-2003

4. AGENDA

- ___ CONSENT
- ADMINISTRATIVE
- ___ APPEALS
- ___ PUBLIC
- ___ WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- ___ STATUTE
- ___ ORDINANCE
- ___ ADMIN. CODE
- ___ OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER _____
 - B. DEPARTMENT Community Development
 - C. DIVISION Zoning
- BY Mary Griss

7. BACKGROUND:

This is an application to allow for the extension of the duration of rights for the residential portion of the approved Mixed Use Planned Development Zoning Case 97-12-021.03Z 01.01, Resolution Z-98-029. The subject property is located at 21780 S Tamiami Trail., Estero. The subject property was zoned for mixed uses.

Adjacent property to the north is vacant AG-2 zoned property and an existing recreational vehicle park zoned RV-3. To the south is William Road and a developing CPD, Koreshan CPD. The developing use is an Assisted Living Facility. South of Williams Road is existing, developed RM-2 zoning (Fountain Lakes) and CPD zoning (Williams Place CPD). To the west is developed RPD zoning (Pelican Sound). To the east is US 41 with undeveloped AG-2 zoning east of the road.

The Subject property remains a vacant, undeveloped parcel.

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 Land Development Code. The second page provides the necessary findings along with the recommended staff findings in bold print.

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
<u>Mary Griss</u>				<u>[Signature]</u>	<u>6/11/03</u> <u>RISK</u> <u>6/11/03</u>	<u>[Signature]</u>

10. COMMISSION ACTION:

- ___ APPROVED
- ___ DENIED
- ___ DEFERRED
- ___ OTHER

Rec. by CoAtty
Date: 6/6/03
Time: 9:00 am
Forwarded To:
6/12/03 3PM

6/9/03 TD
3:45 pm
BH
6/12/03

- (c) An approved master concept plan may be extended as follows:
- (1) A vacated master concept plan or a phase of a planned development may be extended by the Board of County Commissioners for a period of no more than two years from the date of the extension based on 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 residential portion of this development abuts existing residential development in the adjoining projects. The approved residential density within the subject development is consistent with the Lee Plan land uses and intensities. Concurrency issues will be addressed as part of the local development order process. Staff finds extension of the residential portion of this project remains consistent with the Lee Plan and recommends that the residential portion be extended.

Staff does not support extension of the commercial portion of this development since there have been changes to the Lee Plan and the current plan had not been reviewed based on Goal 19 of the Plan. This Goal, with related Objectives and Policies, was added to protect the character, natural resources, and quality of life in Estero as part of Ordinance 02-05. Staff finds it is appropriate to require the commercial portion be approved through the public hearing process.

- 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: The approved residential portion of the project abuts existing residential development. The approved density and land uses are compatible with the adjoining residential projects. Staff supports approval of the extension of the residential portion of this project. Since the original Master Concept Plan was not a specific Plan, the commercial portion of the project should be re-analyzed based upon the current Lee County Comprehensive Plan and Land Development Code.

- 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: Staff finds that there are adequate essential services in the area to support the residential portion of the project.

Based upon the above noted findings, staff recommends partial APPROVAL of this request for extension of the master concept plan for this Mixed Use Planned Development. This approval is strictly limited to the residential portion of this planned development. The commercial portion is DENIED and will have to be approved through the public hearing process.