RESOLUTION NUMBER Z-14-033

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Pine Ridge Townhomes, to rezone 14.06± acres from Community Commercial (CC) and Residential Multiple-Family (RM-8) to Residential Multiple-Family (RM-2), in reference to Pine Ridge Investments, LLC; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on December 4, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #REZ2014-00007 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on February 18, 2015 before the Lee County Board of County Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 14.06± acres from CC and RM-8 to RM-2. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED.

SECTION B. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)

SECTION C. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

02-18-15Z

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area;

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

   e. will not adversely affect environmentally critical areas or natural resources.

3. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of February, 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
MW
2015 MAR -4 PM 1:04

Case No. REZ2014-00007

EXHIBIT A

LEGAL DESCRIPTION

TRACT B, SUMMER RIDGE, A TRACT IN A SUBDIVISION, LOCATED IN SECTION 06, TOWNSHIP 46 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2007000172657 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STRAP NUMBER

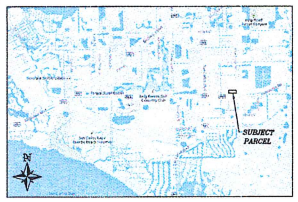
06-46-24-36-0000B.0000

Applicant's Legal Checked
by CG 8/22/14

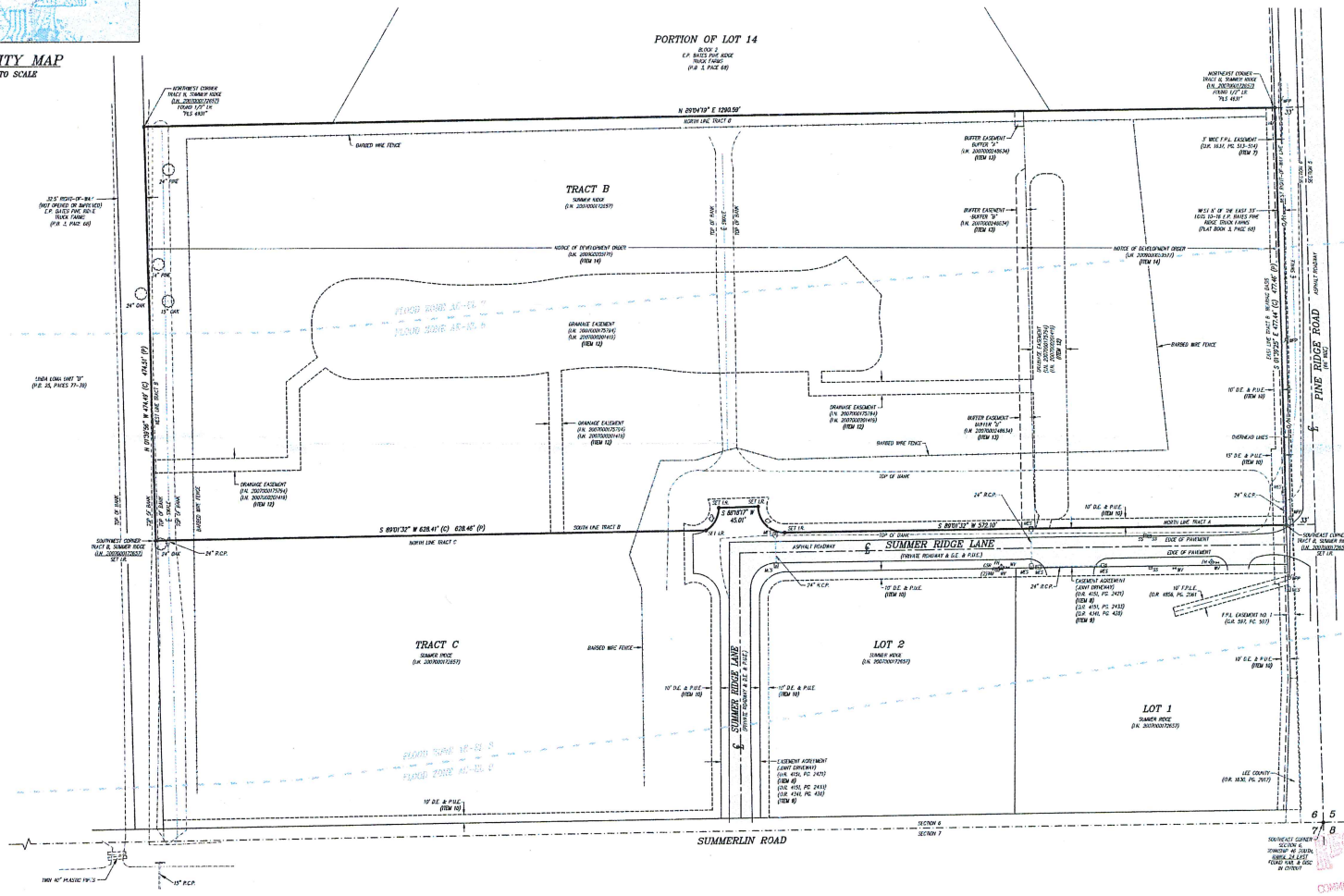
SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE


N
1" = 60'
30' 0 30' 60'
PORTION OF LOT 14
BLOCK 2
C.P. BATES FIVE RIDGE TRUCK FARMS
(P.B. 3, PAGE 68)
TRACT B
SUMMER RIDGE
(I.N. 2201000123577)
TRACT C
SUMMER RIDGE
(I.N. 2201000123577)
LOT 1
SUMMER RIDGE
(I.N. 2201000123577)
LOT 2
SUMMER RIDGE
(I.N. 2201000123577)
SUMMER RIDGE LANE
(PRIVATE ROADWAY & U.E. 6 PUE.)
PINE RIDGE ROAD
(M-162)
SUMMERLIN ROAD
N 89°04'39" E 1280.59'
NORTH LINE TRACT B
S 89°01'32" W 628.41' (C) 628.46' (P)
SOUTH LINE TRACT B
NORTH LINE TRACT C
S 89°01'32" W 573.10'
NORTH LINE TRACT A
N 01°09'28" W 474.44' (C) 474.51' (P)
EAST LINE TRACT A, NURSING HOME
S 01°09'28" E 477.44' (C) 477.36' (P)
EAST LINE TRACT B
SOUTHWEST CORNER TRACT B, SUMMER RIDGE (I.N. 2201000123577) SET I.R.
SOUTHEAST CORNER TRACT B, SUMMER RIDGE (I.N. 2201000123577) SET I.R.
NORTHWEST CORNER TRACT B, SUMMER RIDGE (I.N. 2201000123577) FOUND 1/2" I.R. "PLS 4401"
NORTHEAST CORNER TRACT B, SUMMER RIDGE (I.N. 2201000123577) FOUND 1/2" I.R. "PLS 4539"
SOUTHEAST CORNER SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST, FOUND NAIL & DISC IN CURB
SOUTHWEST CORNER SECTION 5, TOWNSHIP 46 SOUTH, RANGE 24 EAST, FOUND NAIL & DISC IN CURB
100' 40" PLASTIC PIPE
15" R.C.P.
BARBED WIRE FENCE
TOP OF BANK
TOE OF SLOPE
EDGE OF PAVEMENT
ASPHALT ROADWAY
OVERHEAD LINES
24" R.C.P.
24" OAK
24" PINE
15" OAK
32.5' RIGHT-OF-WAY (NOT OPENED OR IMPROVED) C.P. BATES FIVE RIDGE TRUCK FARMS (P.B. 3, PAGE 68)
SR 82
SR 80
SR 78
SR 76
SR 74
SR 72
SR 70
SR 68
SR 66
SR 64
SR 62
SR 60
SR 58
SR 56
SR 54
SR 52
SR 50
SR 48
SR 46
SR 44
SR

REZ2014-00007

Zoning Map

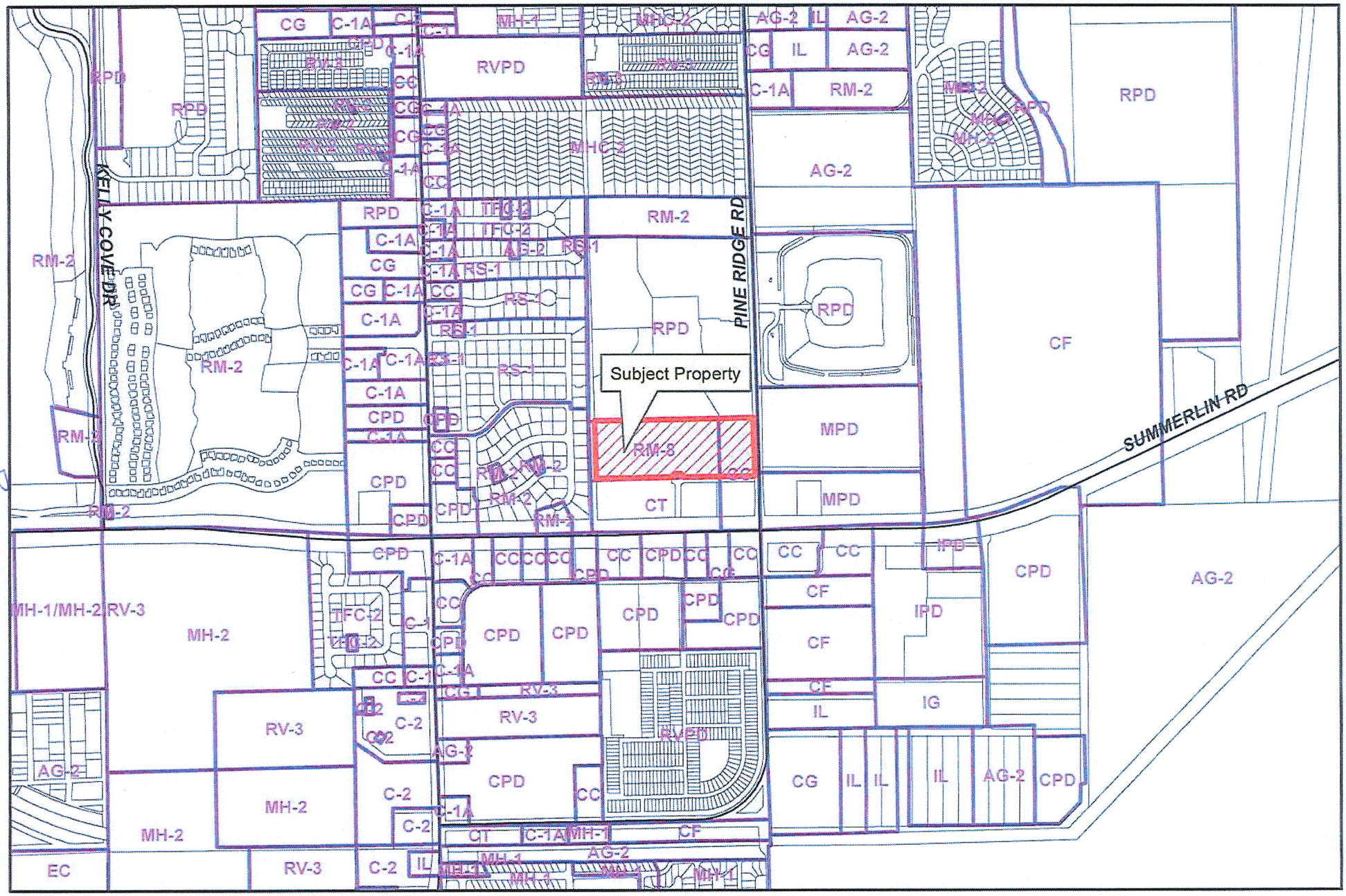


EXHIBIT B