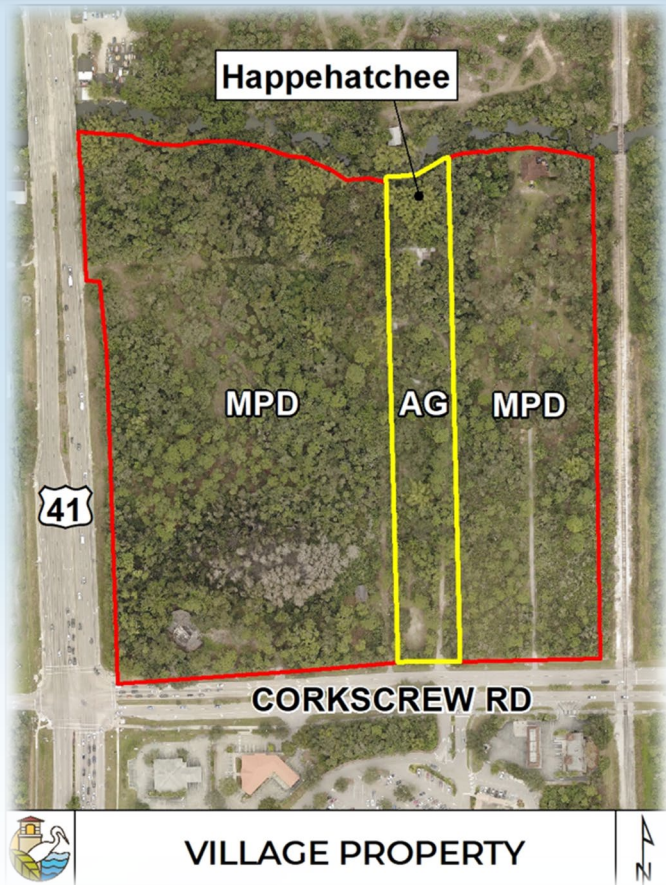




Zoning & Planning Options for Estero on the River



Designate property south of the river for public use

(including Happehatchee property)



Majority of property is zoned “Mixed Use”

Under Lee County Zoning Resolution Z-07-021



Mixed Use allows:

- * Residential Single & Multi-Family Units**
- * Commercial Uses**
- * Mixed Use Parcels**
- * Civic uses**
- * Preserve and Indigenous Areas**

Happehatchee property is zoned “Agriculture”



Development pressure is **INTENSE** in Estero

How can we protect our investment?



A more appropriate zoning designation is: **“ Parks & Community Facilities ”**

- * This zoning category is specific for publicly owned property
- * Allows active & passive recreation, preserved lands and civic uses



How do we do this?

Village-Initiated Rezoning



Village-Initiated Rezoning Steps

1. Village owns property
2. Village Council votes to begin rezoning process
3. Staff prepares application
4. Public Information Meeting held at Planning, Zoning & Design Board
5. Staff prepares staff report & recommendation
6. Public Hearing at Planning, Zoning and Design Board
(PZDB makes recommendation to Council)
7. Village Council reviews in two advertised public hearings
8. If approved, zoning map is changed



Tentative Schedule

| | |
|-----------------|---------------------------------------|
| Mar 16 | Council Workshop |
| April 20 | Vote to initiate rezoning |
| May 10 | Public Info. Meeting at PZDB |
| June 14 | Public Hearing at PZDB |
| July 6 | 1st Council Meeting |
| July 20 | 2nd Council Meeting |

Expected Timeframe: 4 Months



For additional protection
Comprehensive Plan Category
may also be changed



Comprehensive Plan Category

- Comprehensive Plan category is **“Village Center”**
- Village Center allows parks
- Category can be changed later to **“Public Parks & Recreation”**
- This process is more time consuming because it involves State Review and specific advertising requirements & timeframes



Comp. Plan Amendment Schedule

| | |
|-----------------|--|
| April | Council votes to “initiate” amendment |
| May | Staff review & PIM at PZDB |
| June | PZDB Public Hearing |
| July | Council votes to transmit to State |
| Aug | State review |
| Sept/Oct | Council adopts at 2nd Public Hearing |

Tentative timeframe: 6 months



QUESTIONS?