

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**March 16, 2022**

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**Agenda Item:**

Village-initiated rezoning and Comprehensive Plan Amendment

Motion to approve initiation of a rezoning and Comprehensive Plan Amendment for property south of Estero River, East of US 41 and north of Corkscrew Road

**Background:**

At a Council workshop on March 2, 2022, options were discussed to rezone the Village-owned property south of the Estero River and amend the Comprehensive Plan land use category to better match the intended uses. The Council requested this item be brought back for a vote at the next meeting.

**Description:**

When the Village purchased the property on the northeast corner of US 41 and Corkscrew Road, it had already been rezoned by Lee County in 2007 as a Mixed Used Planned Development (MPD). The property was not developed as intended. The Council later acquired the “Happehatchee” parcel located in the middle of the Village parcel. This property is zoned Agriculture (AG).

The property is bisected by the Estero River. The property south of the river has many important environmental attributes including a wetland and a large variety of native vegetation including large heritage trees. Prior workshops have indicated a strong interest by Council and the public to use at least the southern part of this property for public use such as a park, preserve and civic uses.

The site’s MPD zoning allows many uses that may not align with the Council’s vision, and the agricultural zoning could be problematic with its location in the middle of the MPD site. It would be more logical to rezone the property to the “Parks and Community Facilities” zoning category, which is specific for publicly owned property. For an additional layer of protection, the Comprehensive Plan category should be changed from Village Center to “Public Parks and Recreation”.

**Action Requested:**

Motion to approve initiation of a rezoning and Comprehensive Plan Amendment for property south of Estero River, East of US 41 and north of Corkscrew Road.

**Process and Timeline:**

An approximate timeline for the rezoning and Comprehensive Plan Amendment is listed below. This timeline will allow the two items to be processed simultaneously to the extent possible.

March 2, 2022	Council Workshop
March 16, 2022	Vote to initiate rezoning and Comprehensive Plan Amendment
May 10, 2022	Public Information Meeting at PZDB for both items
June 14, 2022	Public Hearing at PZDB for both items
July 6, 2022	1 <sup>st</sup> Council Meeting <ul style="list-style-type: none"><li>• Rezoning – 1<sup>st</sup> Reading and Public Hearing</li><li>• Comprehensive Plan Amendment – Public Hearing to transmit to State</li></ul>
July 20, 2022	2 <sup>nd</sup> Council Meeting – Public hearing to consider rezoning approval
August, 2022	State review of Comprehensive Plan Amendment
Sept/Oct, 2022	Council adoption hearing for Comprehensive Plan Amendment

Expected Timeframe: 4 months rezoning, 6+ months Comprehensive Plan Amendment

**Financial Impact:**

No impact at this time. If approved, this action will limit potential uses on the property compared to what is currently allowed, to public parks and recreation type uses, preserves and civic uses; it could preclude future sale of this property.

**Prepared by:**           **Mary Gibbs**          

**Attachments:**

1. Location Map

