



***Planning, Zoning, and
Design Board
May 10, 2022***



PUBLIC INFORMATION MEETING

Village Initiated Rezoning & Comprehensive Plan Amendment



- Village acquired 67.5-acres at the NE corner of US 41 and Corkscrew Road in 2019 – bisected by the Estero River
- Village subsequently acquired the Happehatchee parcel





Existing Zoning

- Property was called Estero on the River and was approved by Lee County for mixed use including:
 - Single and multi-family dwellings
 - Commercial
 - Civic
 - Preserve and indigenous area
- Happehatchee property is zoned Agriculture (AG).



Village Council Action

Council voted on March 16, 2022 to rezone the property south of the river and amend the comprehensive plan map to better match the intended uses.

- Phase I will be public trails
- Protect heritage trees and wetland
- Additional trails in future phases



Proposal

Existing Zoning

Mixed Use Planned
Development and Agriculture

Existing Comprehensive Plan

Village Center

Proposed Zoning

Park and Community
Facilities

Proposed Comprehensive Plan Amendment

Public Parks and Recreation



Schedule

Public Information Meeting	May 10, 2022
PZDB Public Hearing	June 14, 2022
PZDB makes recommendation to Council	
Council First Reading/Transmittal	July 6, 2022
Council Second Reading/Adoption	TBD



QUESTIONS?