



Village Initiated Rezoning **Williams Road Property**



Planning Zoning and Design Board Meeting
December 13, 2022



Property Location

Approximately 20 acres

- East half is Golf Coast Driving Range
- West half is vacant



Zoning:

**East half is CPD (Commercial
Planned Development)**

West half is AG (Agricultural)

**Comprehensive Land Use
Map Designation:**

Village Center



Proposed Use:

- * Recreational**
- * Mixed Use**
- * Sports Related Uses**
- * Entertainment**
- * Restaurant**

Proposed Zoning: Estero Planned Development

This category is required for any rezoning or amendment in “Village Center” area.



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

Dec. 7, 2022	Council Vote to initiate rezoning
Dec. 13, 2022	Public Info. Meeting at PZDB
Jan. 10, 2023	Public Hearing at PZDB
Jan. 18, 2023	1st Council Meeting
Feb. 1, 2023	2nd Council Meeting

Expected Timeframe: 2 Months





Questions?