

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
December 7, 2022

Agenda Item:

Village-initiated rezoning

Motion to approve initiation of the rezoning process for Village-owned property on the north side of Williams Road.

Background:

The Village purchased two parcels of property on the north side of Williams Road, south and west of the Estero Community Park. The parcels total approximately 19 acres. The parcel to the east is the site of Golf Coast Driving Range, and the vacant parcel to the west was obtained through a land swap and purchase from a church. The church was never developed on the site. Staff has been evaluating future plans for the property, which may include recreation type uses. The property would need to be rezoned to accommodate these uses.

Description:

Current Zoning of Property: (see attached map)

- East Parcel (driving range) – Commercial Planned Development (limited to driving range)
- West parcel (vacant) – Agriculture

Comprehensive Plan category: Village Center

Rezoning is needed because the AG Agricultural zoning district does not allow the types of uses contemplated. Additionally, the zoning for the golf driving range parcel is limited to the driving range commercial recreation use. According to the Land Development Code, any rezoning or zoning amendment in the Village Center Area must be rezoned to Estero Planned Development or Compact Community Planned Development.

A Comprehensive Plan Amendment is not necessary as Village Center allows various types of uses. The types of uses contemplated could include parks, indoor and outdoor

recreational facilities such as pickleball, commercial recreation facilities, as well as restaurants and bars.

Staff recommends a rezoning to Estero Planned Development, which will provide for the flexibility needed for this site. This will require a site plan to be approved as part of the rezoning.

The property is identified as STRAP Numbers 34-46-25-E4-0100C.0150 and 34-46-25-E4-0100C.0160.

Action Requested:

Motion to approve initiation of the rezoning process for Village-owned property on the north side of Williams Road.

Process and Timeline:

An approximate timeline for the rezoning is listed below.

December, 2022	Staff prepares application for rezoning
December 7, 2022	Council meeting - vote to initiate rezoning
December 13, 2022	Public Information Meeting at Planning Zoning and Design Board
January 10, 2023	Public Hearing at Planning Zoning and Design Board
January 18, 2023	Council First Reading
February 1, 2023	Second Reading and Public Hearing

Financial Impact:

No impact at this time other than staff time involved in preparation of application materials and processing.

Prepared by: **Mary Gibbs**

Attachments:

- 1. PowerPoint
- 2. Location Map