

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

First reading of Zoning Ordinance No. 2026-04, Estero Fire District Rezoning

Pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Background:

The applicant is requesting a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD). The site, which is approximately 9.5 acres, is located on Three Oaks Parkway, just south of Corkscrew Road.

The rezoning will allow the construction of a 10,000 square foot storage building and associated parking on the vacant portion of the site, which is currently zoned AG, located behind and west of the existing fire station which has been in place since 2007/08. The applicant is also requesting a small (3,000 sq. ft.) expansion of the 16,000 square foot fire station.

Description:

A Public Information meeting was held at the Planning Zoning and Design Board on January 13, 2026. Several nearby residents attended the meeting. As a result of comments made by the Planning Zoning and Design Board and the public, the applicant subsequently amended their request from a Commercial Zoning category to a Community Facilities Zoning category designed specifically for public and government uses. Other revisions were made to the Plan as well.

The Planning Zoning and Design Board reviewed the amended request on April 14th and recommended approval with conditions.

See attached staff report for details.

Action Requested:

Pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Process and Timeline:

- Planning Zoning and Design Board hearing April 14, 2026
- Council first reading May 20, 2026
- Tentative Council second reading June 3, 2026

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared By: Mary Gibbs

Attachments:

1. Ordinance No. 2026-04
2. Staff Report