



**Coconut Landing - Comprehensive Plan Amendment
Staff Report
For Village Council**

PROJECT NAME:	Coconut Landing
CASE TYPE:	Comprehensive Plan Amendment
CASE NUMBER:	CPA2020-E002
TRANSMITTAL HEARING	November 18, 2020

SUMMARY OF REQUEST

The Village of Estero has initiated a Future Land Use Map Amendment to the Comprehensive Plan for a 10-acre site on Coconut Road that was annexed to the Village by Ordinance 2019-30, effective on January 22, 2020. The properties retain the Lee County Comprehensive Plan Future Land Use classification and zoning until such time as action is taken by the Village to add the properties into the Village Comprehensive Plan and to rezone the property.

Village Council approval of the transmittal request will result in sending the request to the State of Florida for review prior to an adoption hearing before Village Council.



Figure 1 - Aerial of Annexed Properties

PLANNING AND ZONING BOARD AND STAFF RECOMMENDATION

The Planning and Zoning Board held a public hearing on this request on October 20, 2020 and unanimously recommended that Village Council transmit the Comprehensive Plan Amendment to designate the Future Land Use to Village Neighborhood 1.

Staff also recommends approval.

GENERAL INFORMATION

APPLICANT

Community Development Staff-initiated Amendment

OWNER

Headwaters Coconut Road General Partnership

LOCATION

One mile west of US 41 on the north side of Coconut Road adjacent to El Dorado Acres. The STRAP numbers are 08-47-25-01-00016.0000 and 08-47-25-00-00004.0000.

SURROUNDING ZONING AND FUTURE LAND USE

North - El Dorado Acres – Unincorporated Lee County
RS-1 Zoning, Outlying Suburban

East - AG-2 then San Marino Pines - Estero RPD,
Village Neighborhood 1

South - Pelican Landing - Estero RPD, Village
Neighborhood 1

West - El Dorado Acres – Unincorporated Lee County
RS-1 Zoning, Outlying Suburban



Figure 2 - Site and Surrounding Properties

COMPREHENSIVE PLAN LAND USE CATEGORY

<u>EXISTING</u>	Outlying Suburban
<u>PROPOSED</u>	Village Neighborhood 1

COMPREHENSIVE PLAN AMENDMENT REQUEST AND BACKGROUND

The site was part of a voluntary annexation action that was approved by Ordinance 2019-30. The site is currently cleared and a Development Order has been issued by the Village of Estero for 25 single-family residential lots.

The Village is obligated by the annexation to include the property in the Village Comprehensive Plan and designate a land use category within 24 months of annexation per Florida Statutes. The proposal is Village Neighborhood 1, which is the Future Land Use designation for adjacent properties located within the Village of Estero, and which is most similar to the current Lee County Outlying Suburban designation.

This is a Comprehensive Plan Map Amendment and will be considered by the Village Council at two meetings: transmittal and adoption hearings.

STAFF DISCUSSION AND ANALYSIS

Annexation Considerations

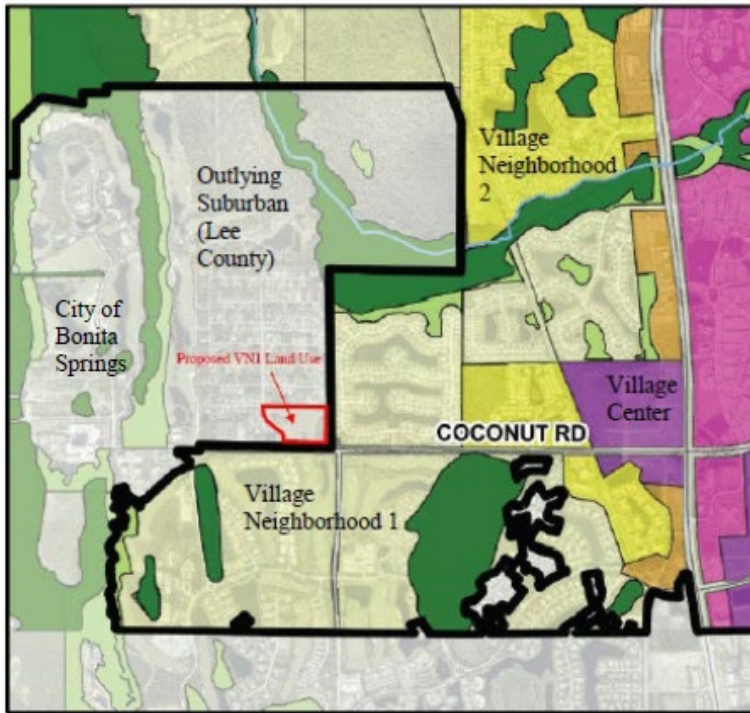


Figure 3 - Estero and Lee County Future Land Use Map

Ordinance 2019-30 approved the annexation incorporating the properties into the Village of Estero, with the intent to accommodate development of the site based upon the existing Lee County Land Use and Zoning. The Village has 24 months to include the properties in the Village Comprehensive Plan and rezone to a Village zoning district. The Ordinance states:

“... in order to accommodate the Property Owner and in recognition of its existing rights under the Comprehensive Plan and Land Development Regulations of Lee County for a period of 24 months or until otherwise superseded by inclusion in to the Village Comprehensive Plan...;” and

“...for the foregoing transition period, the Lee County Comprehensive Plan and Land Development Regulations, along with Lee County impact and permit fees, shall continue to apply...; and

“...the properties to be annexed shall retain the Comprehensive Plan Future Land Use and Zoning classifications existing at the time this Ordinance is approved subject to the aforementioned time limits; unless otherwise requested by the property owner, the properties will become subject to the Village Comprehensive Plan Future Land Use and Zoning classifications most consistent with the retained classifications upon subsequent action by the Village.”

Staff Comment: Village Neighborhood 1 is the Future Land Use category most similar to the Lee County Outlying Suburban category and therefore is consistent with the requirements in Annexation Ordinance 2019-30 for inclusion of the site in the Village Comprehensive Plan. Rezoning will occur at a later date, once the property has been designated a Village land use category.

Comprehensive Plan Considerations

The ±10 acre site is proposed to be designated as Village Neighborhood 1, a Future Land Use category that is characterized by lower density residential uses, from 1 dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre).

Comprehensive Plan Policies

FLU 1.2.1 Future Land Use Categories. The Village shall designate on the Future Land Use Map use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village’s neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

Staff Comment: The Lee County Future Land Use designation for the site is Outlying Suburban which has a standard density range from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). The Village Neighborhood 1 category is most similar to the Lee County category. The adjacent lands within the Village of Estero are Village Neighborhood 1 as well, so development of the site will be similar to the existing neighborhood.

CONCLUSION

Staff has determined that the proposed Future Land Use Map Amendment is consistent with Ordinance 2019-30; the Goals, Objectives and Policies of the Comprehensive Plan; and Florida statutory requirements.