1	VILLAGE OF ESTERO, FLORIDA
2	ZONING
3	ORDINANCE NO. 2023 - 04
4	
5	AN ORDINANCE OF THE VILLAGE COUNCIL OF
6	THE VILLAGE OF ESTERO, FLORIDA, REZONING
7	21± ACRES OF PROPERTY OWNED BY THE
8	VILLAGE OF ESTERO FROM COMMERCIAL
9	PLANNED DEVELOPMENT AND AGRICULTURE
10	TO ESTERO PLANNED DEVELOPMENT (EPD)
11	ZONING TO ALLOW FOR VARIOUS SPORTS-
12	RELATED AND RECREATION USES; PROVIDING
13	FOR SEVERABILITY; PROVIDING FOR
14	CONFLICTS; AND PROVIDING AN EFFECTIVE
15	DATE.
16	NUMBER AC (1. NUM CE (
17	WHEREAS, the Village of Estero filed an application for a rezoning for property at
18	9000 Williams Road (the "Property"); and
19	WHERE AC the manager CTD AD manager are 24 46 25 E4 0100C 0150 and
20	WHEREAS, the property STRAP numbers are 34-46-25-E4-0100C.0150 and
21 22	34-46-25-E4-0100C.0160 and is legally described as:
23	See Exhibit B.
23 24	See Exhibit D.
25	WHEREAS, the property is zoned Agriculture and Commercial Planned Development
26	(CPD). The Agriculture portion is vacant land and the Commercial portion contains an existing
27	driving range; and
28	driving range, and
29	WHEREAS, the Village desires to expand the recreational potential of the site to
30	provide sports-related indoor and outdoor recreation for the public and consistent with the
31	Village Center land use designation; and
32	vinage center rand use designation, and
33	WHEREAS, at a duly noticed public hearing held on April 11, 2023, the Planning,
34	Zoning, and Design Board recommended approval with conditions of the rezoning; and
35	Zonning, and Design Board recommended approvar with conditions of the rezonning, and
36	WHEREAS, a duly noticed first reading was held before the Village Council on June
37	7, 2023; and
38	7, 2023, and
39	WHEREAS, a duly noticed second reading and public hearing was held before the
40	Village Council on June 21, 2023 for adoption of the Ordinance; and
41	. mage counter on valie 21, 2020 for adoption of the Ordinance, and
12	NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero,
43	Florida:
14	

45	Section 1. Rezoning.							
46								
47	The Village Council approves with conditions the rezoning to Estero Planned							
48	Development, subject to the following conditions.							
49								
50	Section 2. Conditions							
51								
52	1. Master Concept Plan							
53	Development of this project must be consistent with the Master Concept Plan							
54	(MCP) titled "9000 Williams Road EPD" date stamped May 26, 2023. Zoning							
55	Resolution Z-98-051 is superseded by adoption of this Ordinance and is null and							
56	void.							
57								
58	2. Development Intensity and Height							
59	Development is limited to a maximum of 190,000 square feet of building area.							
60	Maximum height is 45 feet.							
61								
62	3. Schedule of Uses							
63	Recreational Facility, indoor and outdoor (such as pickleball, golf driving range,							
64	etc.)							
65	Park							
66	Retail (ancillary to sports and recreational operations)							
67	Restaurant, all groups (including Food Trucks)							
68	Office (ancillary)							
69	Consumption on Premises, outdoor seating (see Condition 6)							
70	Bar, outdoor seating (see Condition 6)							
71	Parking Lot or Garage							
72	Utility, minor							
73	Signs in accordance with Land Development Code							
74	Entrance Gate or Gatehouse							
75	Excavation, Water Retention							
76	Temporary Uses							
77	Similar uses as determined by the Director							
78	Similar uses as determined by the Director							
79	Maximum Height: 45 feet for all uses							
80	Waxinum Hoight. 45 feet for all uses							
81	4. Property Development Regulations							
82	The property development regulations are as follows:							
83	The property development regulations are as follows.							
84	Setbacks -							
85	Street: 25 feet (Williams Road and Via Coconut)							
86	Side: 25 feet (williams Road and via Cocondit)							
87	Rear: 15 feet							
88	Water Body: 10 feet							
00	water body. To reet							

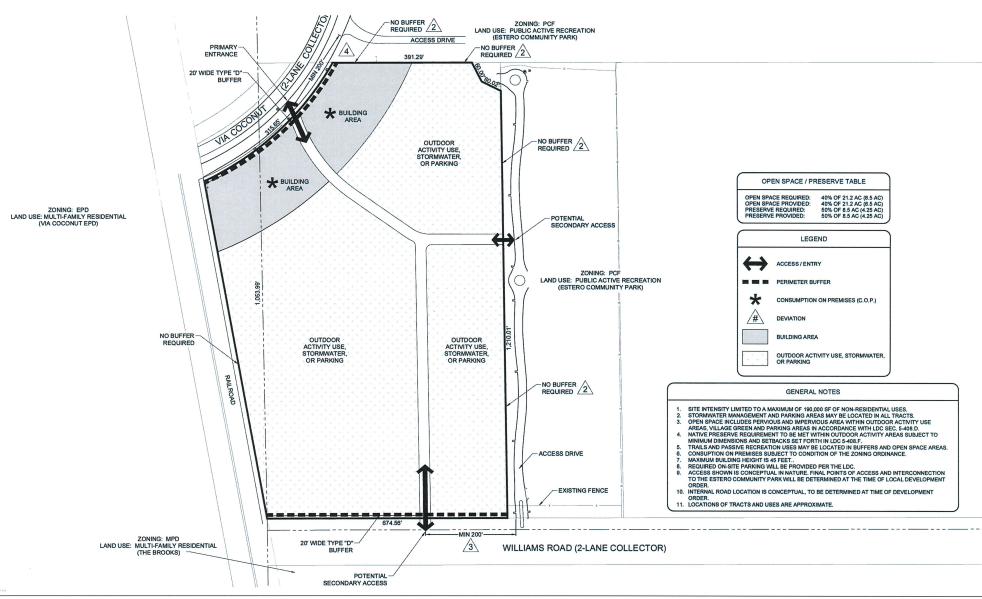
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132 133	b.	<u>Reasonable Standards</u> : This request will create high quality public and civic spaces.			
134					
135	c.	Accessibility: The public spaces will be accessible, interconnected, and walkable.			
136					
137	d.	Streets: There will be connections to the existing street network and			
138		interconnection to adjacent property to provide walkability and traffic dispersion.			
139		Control Design Bulleting and Control Design Bulleting and Control Design Bulleting and Control Design Bulleting Bull			
140	e.	Street Design: Pedestrian connections and linkages will be provided to improve			
141 142		connectivity and walkability.			
142	f.	Lots and Blocks: The linear site does not allow for a standard grid lot and block			
143	1,	layout but does provide interconnections.			
145		layout out does provide interconnections.			
146	g.	The Visual Edge: The architectural features will be designed to integrate with the			
147	5.	public space and streetscape to create a unique destination for the Village.			
148		public space and successage to create a unique destination for the vinage.			
149	h.	Architecture: The building design and colors will be consistent with the Village			
150		architectural standards.			
151					
152	i.	Quality of Buildings: The buildings will be high quality and sustainable.			
153					
154	Sect	tion 4. Exhibits			
155					
156	The	following exhibits are attached to this Ordinance and incorporated by reference:			
157					
158		Exhibit A Master Concept Plan dated May 26, 2023			
159		Exhibit B Legal Descriptions			
160 161	Saar	tion 5. Severability			
162	Sec	tion 5. Severability			
163	Sho	uld any section, paragraph, sentence, clause, phrase or other part of this Ordinance			
164	subsequent to its effective date be declared by a court of competent jurisdiction to be				
165	invalid, such decision shall not affect the validity of this Ordinance as a whole or any				
166	portion thereof, other than the part so declared to be invalid.				
167	Por	the first transfer of			
168	Section 6. Effective Date				
169					
170	This	This ordinance shall take effect upon adoption at second reading.			
171					
172	PAS	PASSED on first reading this 7 th day of June, 2023.			
173					
174					
Florida this 21 st day of June, 2023.					
	Ordinance No. 2023-04				

Reasonable Standards: This request will create high quality public and civic

176	Attest:		VILLAG	E OF ESTERO, FLORIDA
177	/) , 1			
178				· //
179	By: (WM / SQC		By:	and one form
180	Carol Sacco, Village C	lerk	7	cLain, Mayor
181				, ,
182	•			
183	Reviewed for legal sufficient	ncv:		
184				
185	\mathcal{A} .			
186	By: Marky =	TIRIL		
187	Nancy Stroud, Esq., Vi	llage Land Use	e Attorney	
188		C		
189				
190				
191	Vote:	AYE	NAY	
192				
193	Mayor McLain	X		
194	Vice Mayor Ribble		-	
195	Councilmember Fiesel	X		
196	Councilmember Fayhee			•
197	Councilmember Lopez	X		
198	Councilmember Ward	×	-	
199	Councilmember Zalucki	<u>X</u> <u>X</u>	-	
200				
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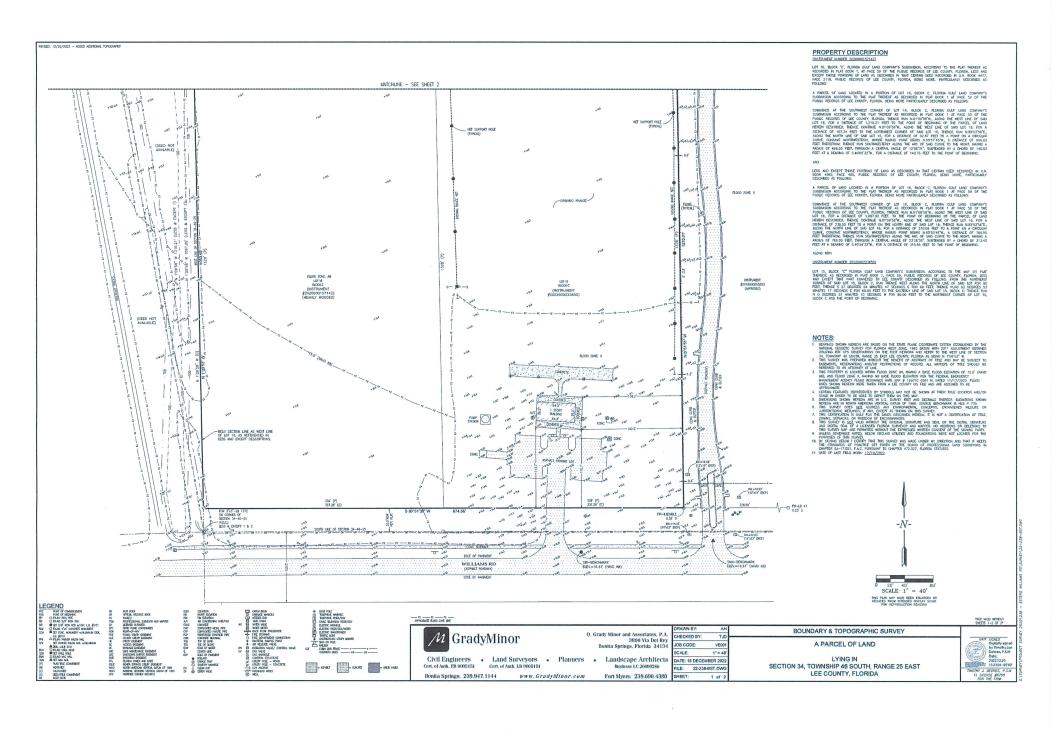
9000 WILLIAMS ROAD EPD • ESTERO PD CONCEPT PLAN

FSTERO, FLORIDA III 05-26-2023

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& VILLAGE OF ESTERO





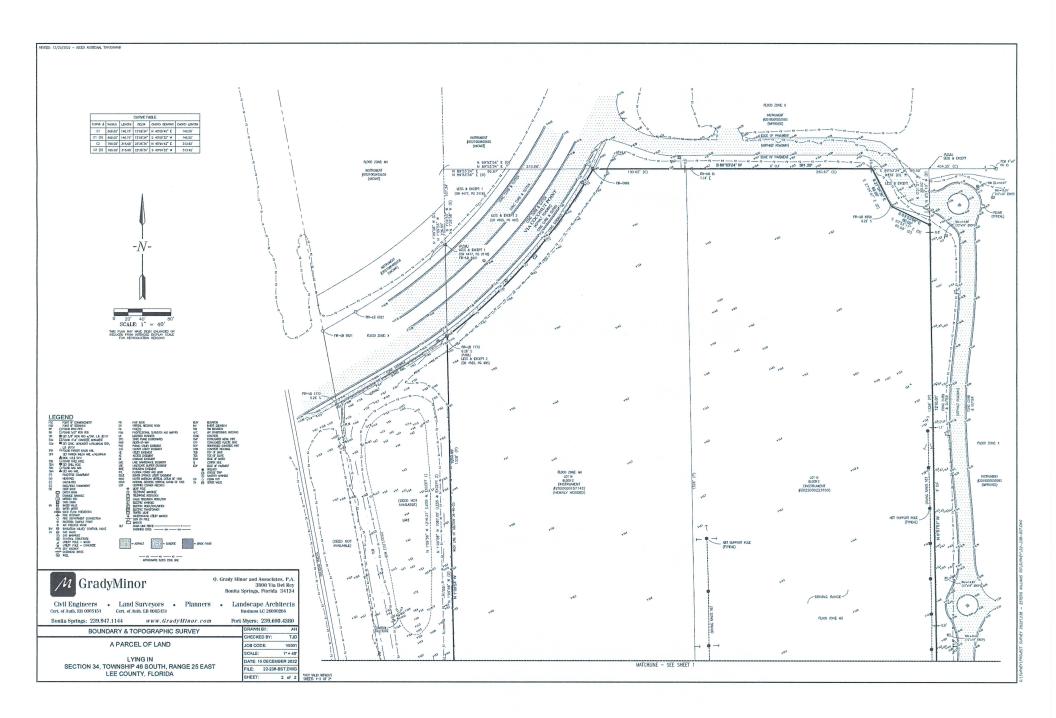


EXHIBIT "_A_"

