

**WORKSHOP ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**April 22, 2020**

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**Agenda Item:**

The Lee County School System has determined that a new Elementary School and a new Middle School are necessary in the Estero area and they seek Village Council consensus on the best location within the Village to locate those facilities.

**Description:**

Discussions with the School District began about 2 years ago. Several options have been discussed including locating adjacent to the Estero High School site and building on the 70 acre Three Oaks site. Considerable information has been forwarded to the Village Council over the past months.

The purpose of the discussion at the Workshop is to determine if there is consensus among Councilmembers on where the School District should locate their facilities. Either location will require a modification in the Village's Comprehensive Plan. The site adjacent to the High School will also require a rezoning. This process is time consuming and the timeline for school requires a timely review in order to design and construct the schools for a September, 2023 opening.

Both alternatives have advantages and disadvantages which are generally outlined in the attachment prepared by our Community Development Director and our Director of Public Works.

The school siting decision has numerous factors for Council consideration, including:

- What is the best land-use choice for the community as a whole,
- Should the Village utilize our limited land for the provision of educational services to serve those students that live outside of Estero,
- What location allows for best, long-term development of recreational facilities for Estero,
- What are the advantages of co-location; and disadvantages,
- What are the secondary impacts, such as: transportation & congestion, environmental, and community build-out ramifications, among others.

Village staff is recommending that the new schools be located on the Three Oaks site. The basis of this recommendation has been discussed with the Council. The primary reason is that the Three Oaks site has the proper permits, is already owned by the School District, can be developed with a careful approach to limit the impact on many of the wetlands (most of which are already of poor quality), and preserves valuable space adjacent to our community park. Village staff stands ready to address any questions by Council.

Importantly, the School District needs a consensus in order to move forward with the design and construction of their schools. The design needs to start immediately and will occur concurrent with the permitting issues at the Village.

**Financial Impact:**

There is no immediate financial impact of this siting decision. However, on a long-term basis there will be opportunities to build a recreational system and/or collaborate with the School District, and/or address traffic issues as a result of this decision.

**Attachments:**

1. Estero High School and Park Complex map
2. Estero High School layout (labeled Option "A")
3. Three Oaks School Site – Master Plan
4. Three Oaks School – 76 acre parcel Vegetation Map
5. School Site Option for Middle and Elementary Schools
6. Tentative Schedule – School sites