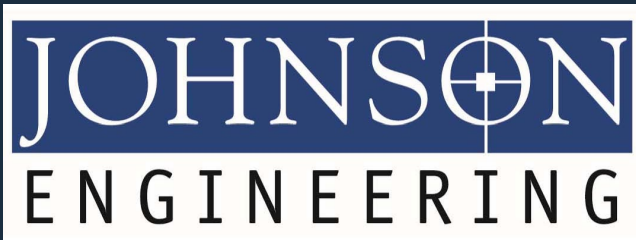


SCHOOL DISTRICT OF LEE COUNTY  
THREE OAKS PKWY SITE  
COMP PLAN AMENDMENT  
(CPA2020-E001)

Village of Estero  
Planning and Zoning Board  
October 27<sup>th</sup>, 2020



# Applicant

Kathie Ebaugh, AICP

*Executive Director Facilities Planning & Development  
The School District of Lee County*

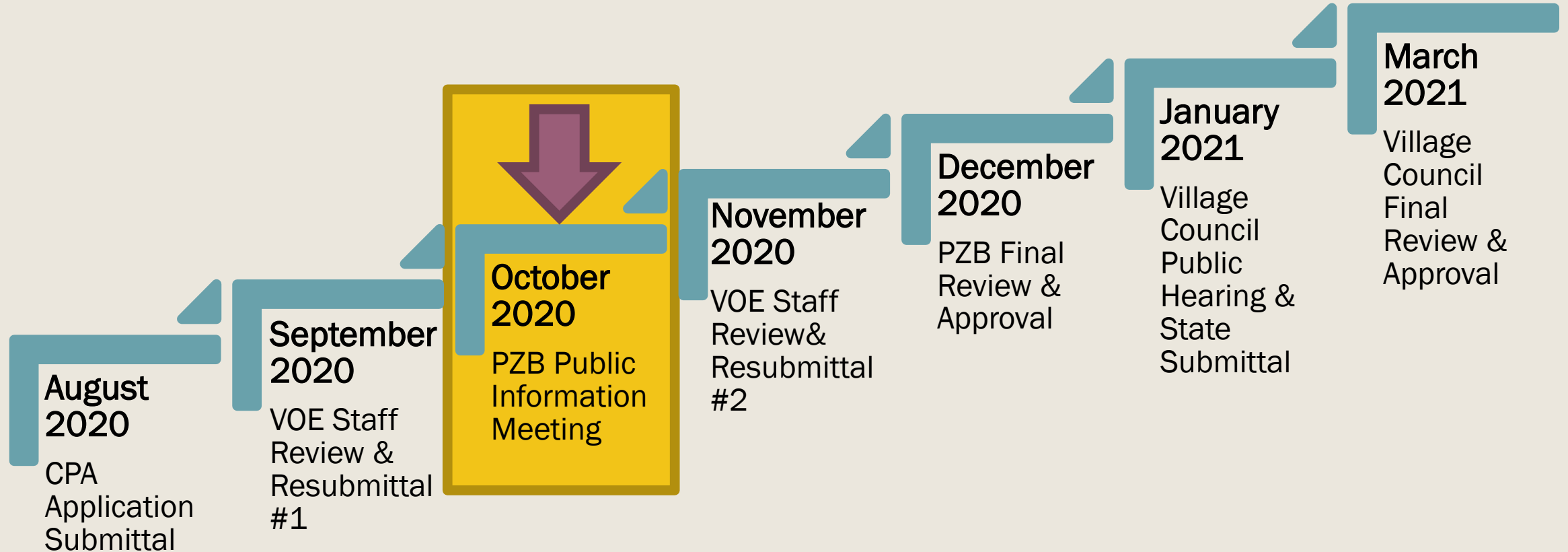
# Representative

Dana L. Hume, P.E.

Principal

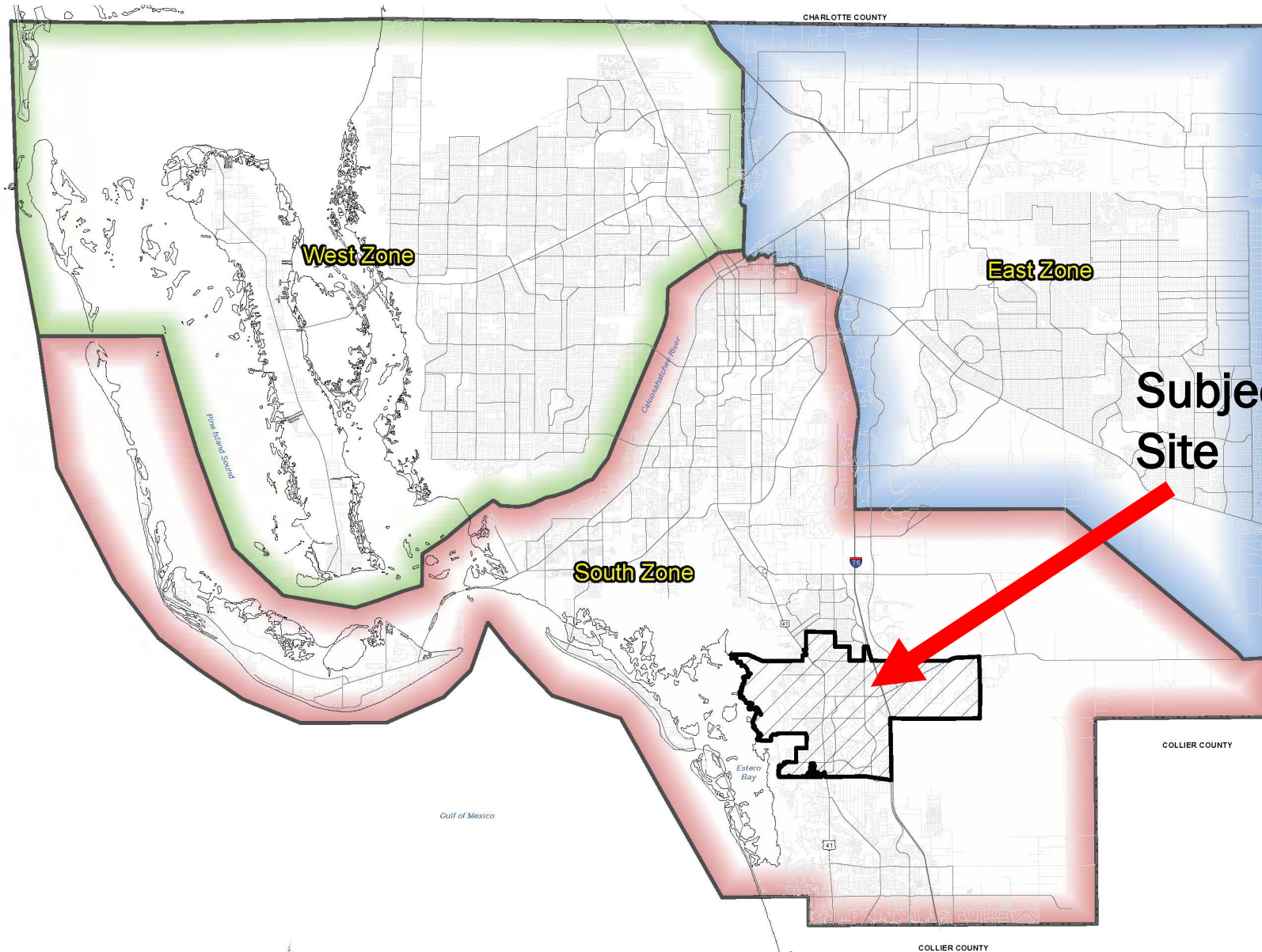
Johnson Engineering, Inc.

# CPA Application/Process Overview



# History & Background Information

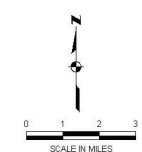
- **School District Purchased Three Oaks Site in 2003**
- **Three Oaks Site permitted as a high school in 2005**
- **Coordination with Village to consider site located by the Estero Community Center and Estero High School**
- **Comprehensive plan policies provide that SDLC and VOE to coordinate on addressing school capacities and facilities**
- **Three Oaks Site supported for a co-located elementary and middle school at April 2020 Village Council Public Workshop**
- **School anticipated to open Fall 2023**



JOHNSON ENGINEERING, INC.  
 3122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MEERS, FLORIDA 32902  
 PHONE (239) 334-0046  
 FAX (239) 334-5661  
 E.S. #462 S.L.B. #042



**SCHOOL CONCURRENCY SERVICE AREAS**



Legend	
	Village of Estero
	East Zone
	South Zone
	West Zone

DATE  
 NOVEMBER 2017

PROJECT  
 20160267-000

FILE NO.

SCALE  
 AS SHOWN

**REVISIONS**

NO.	DESCRIPTION

**NOTES**

- The information shown is per Map 23 of the Lee Plan dated August 2017, adopted per Lee County Ordinance No. 17-19 (CPA2017-00003).
- The Village of Estero boundary is from Lee County government dated October 1, 2015.

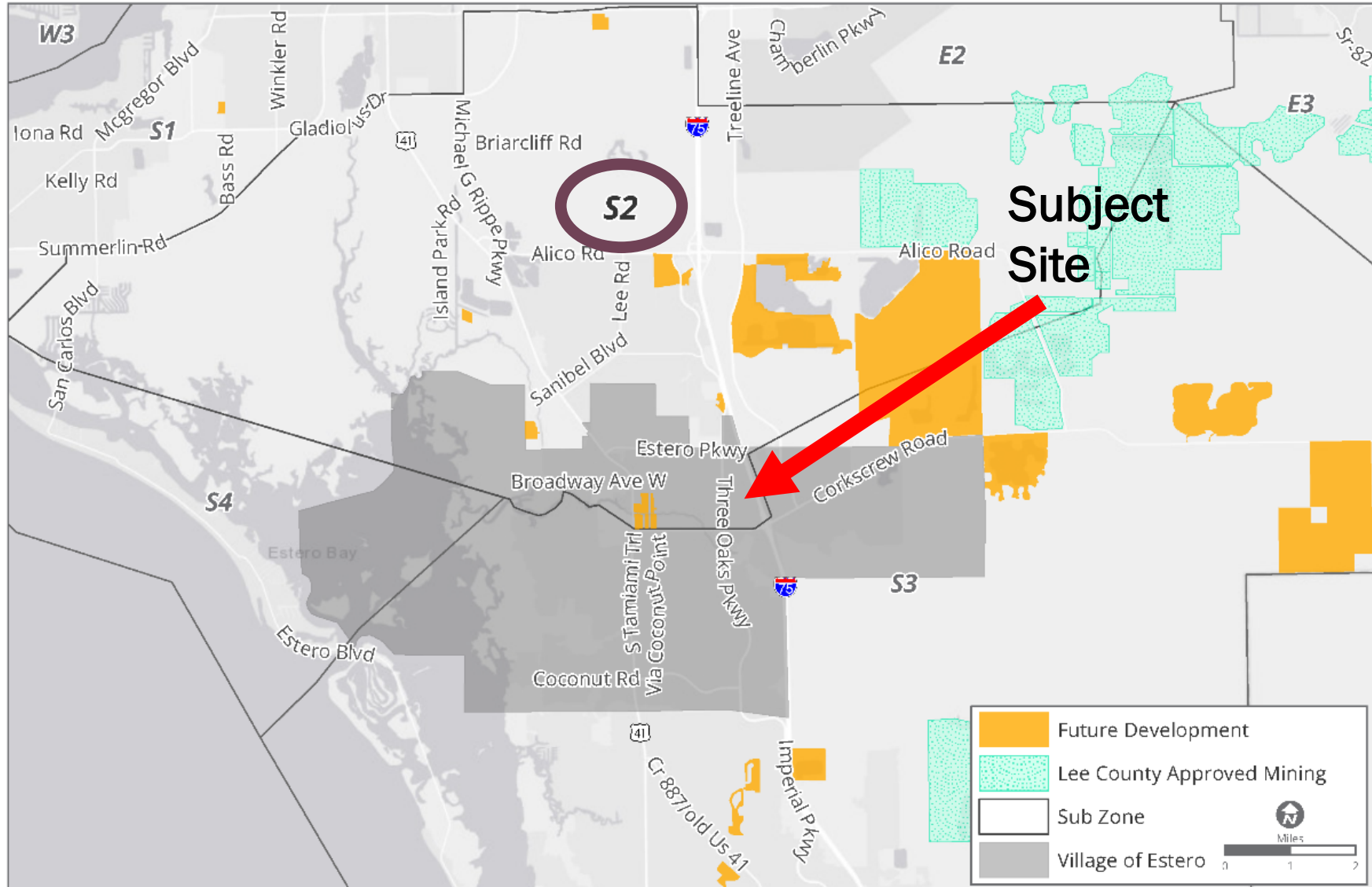






# THE SCHOOL DISTRICT OF LEE COUNTY

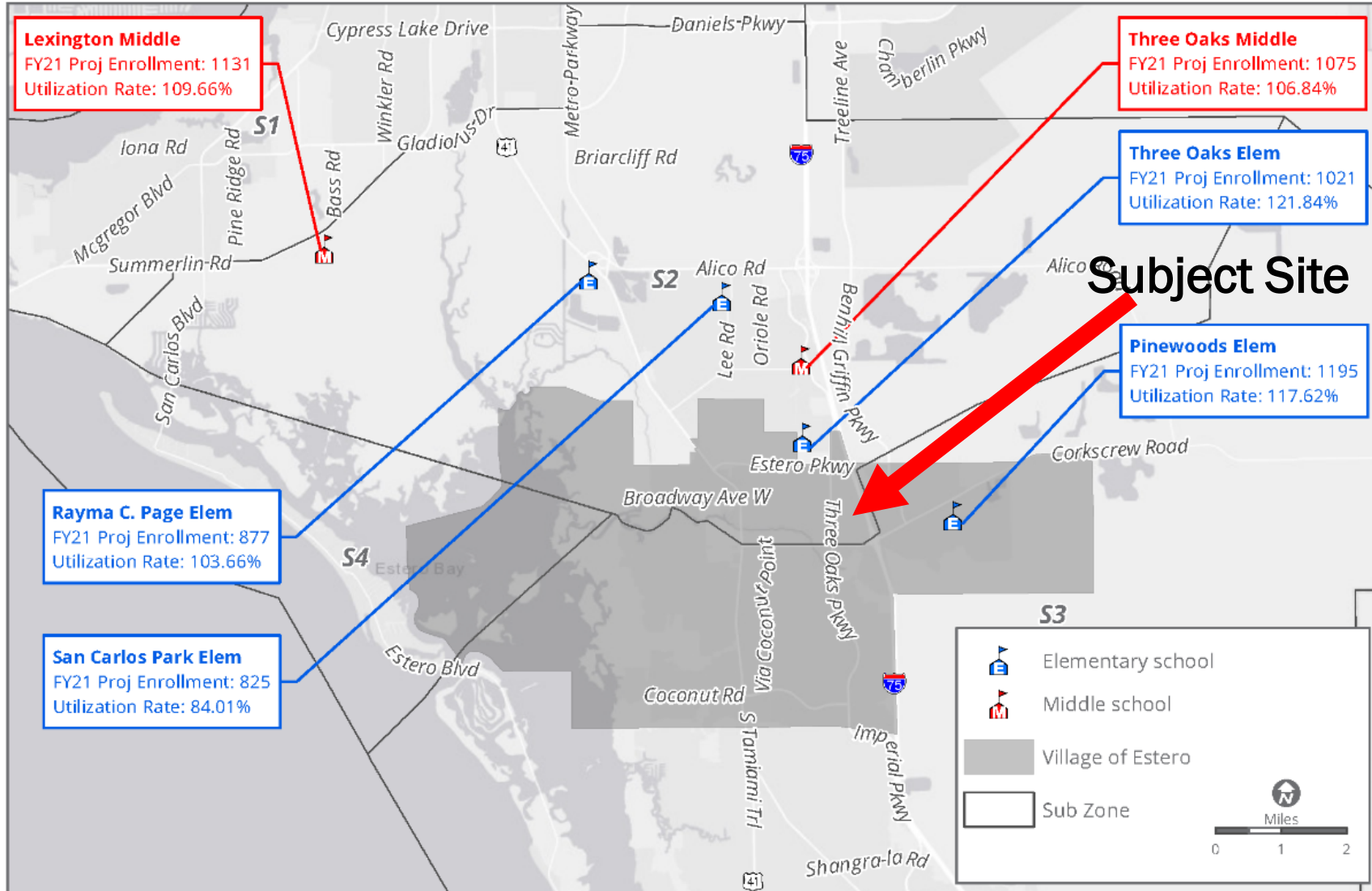
## Map 1.1 Future Development





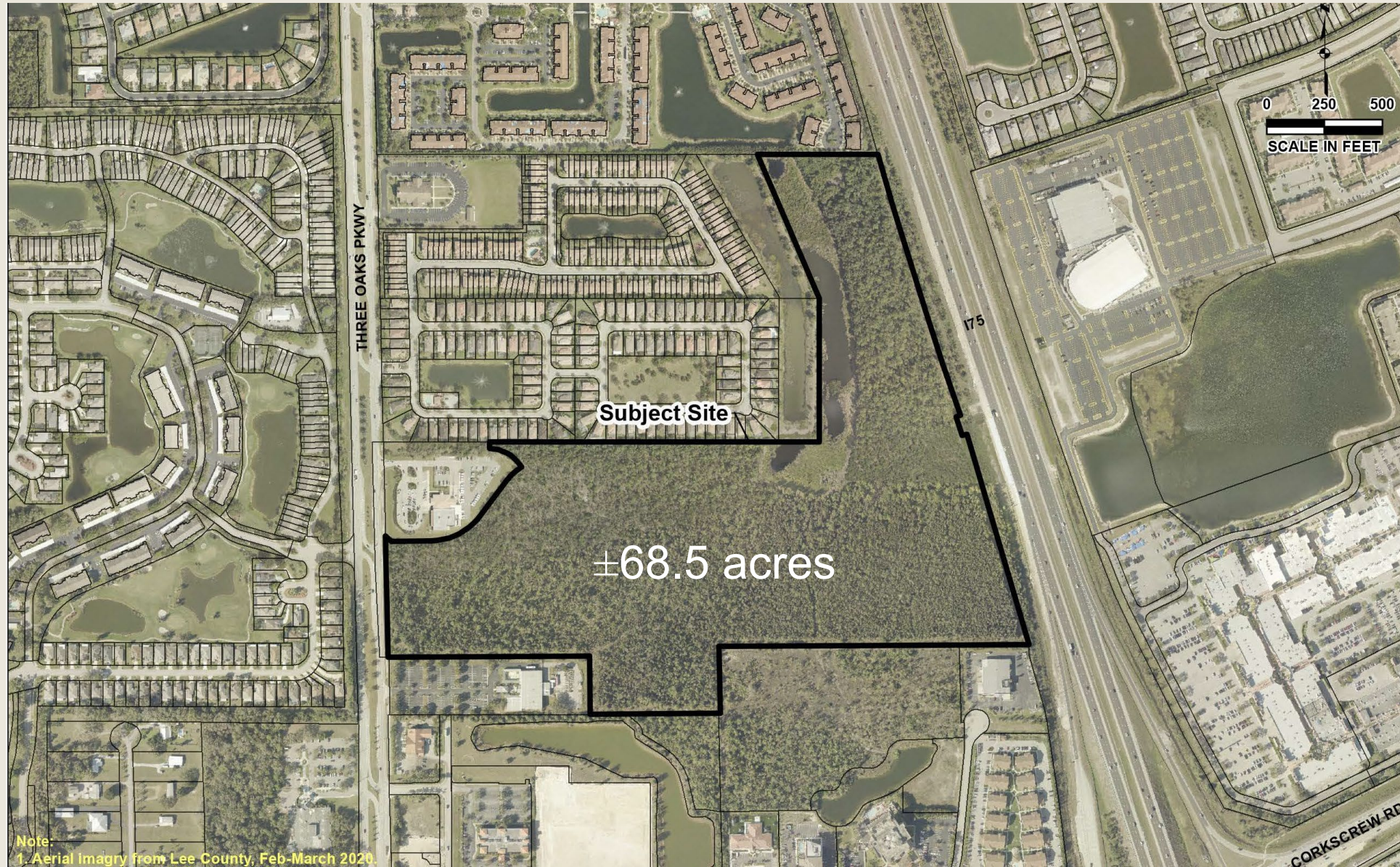
# THE SCHOOL DISTRICT OF LEE COUNTY

## Map 1.2 South Subzone 2: School Utilization



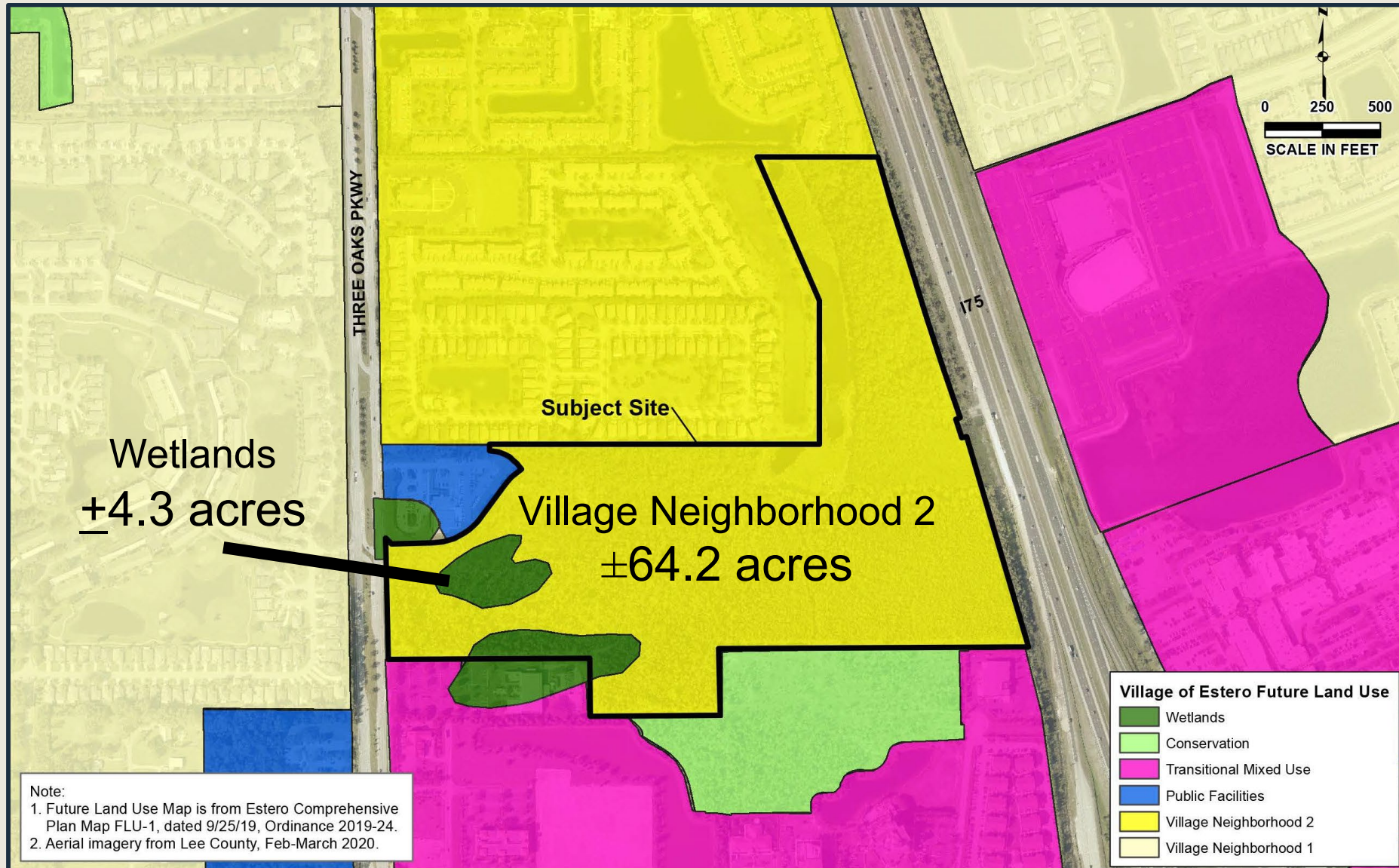


# Location





# Existing Future Land Use



# Surrounding Land Uses

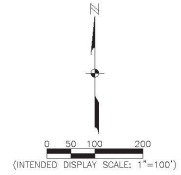
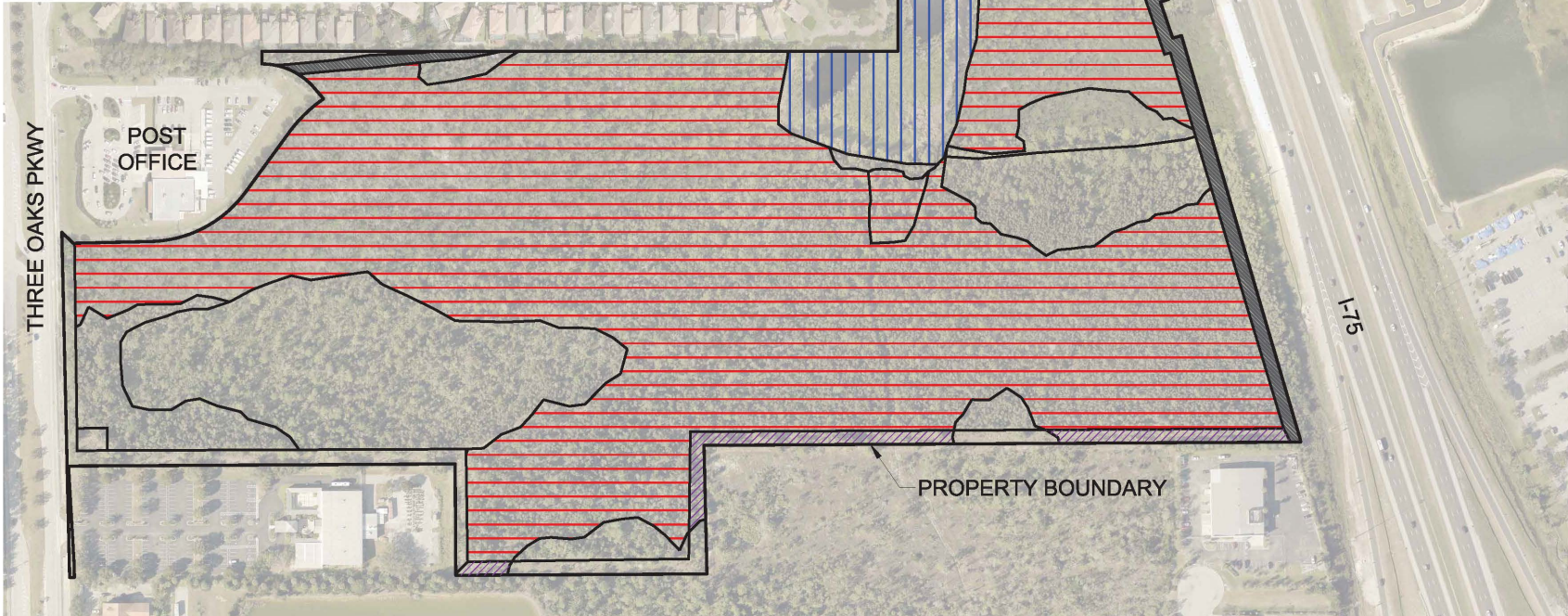
	Land Use	Zoning	Future Land Use
<b>Subject Site</b>	Undeveloped/Vacant	AG-2	Village Neighborhood 2 & Wetlands
<b>North</b>	Copper Oaks & Villagio neighborhoods	RPD	Village Neighborhood 2
	Post Office	AG-2	Public Facilities & Wetlands
<b>South</b>	Church	CPD	Transitional Mixed Use & Wetlands
	Commercial	CPD	Transitional Mixed Use & Wetlands & Conservation
<b>East</b>	Hertz Arena	MPD	Transitional Mixed Use
	Miromar Outlets	CPD	Transitional Mixed Use
<b>West</b>	Villages at Country Creek neighborhood	RPD	Village Neighborhood 1



# Environmental Conditions







LEGEND	
	DITCH
	BORROW AREA
	100% EXOTICS
	DISTURBED LANDS - HYDRIC

**HARVARD • JOLLY ARCHITECTURE**  
 Fort Myers, FL 33901 | 238.276.7774 | www.harvardjolly.com | A/C 000119  
 1539 HENRY STREET



THE SCHOOL DISTRICT OF LEE COUNTY  
 ESTERO PK-8 - 'K' ELEM. AND 'NN' M.S.  
 3 OAKS PARKWAY, ESTERO, FL  
 SCHEMATIC DESIGN

Comm. No.	
Date:	OCTOBER, 2020
Drawn:	gm/vh

Revisions		
No.	Date	Description

THIS SET OF DOCUMENTS IS THE PROPERTY OF HARVARD JOLLY ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

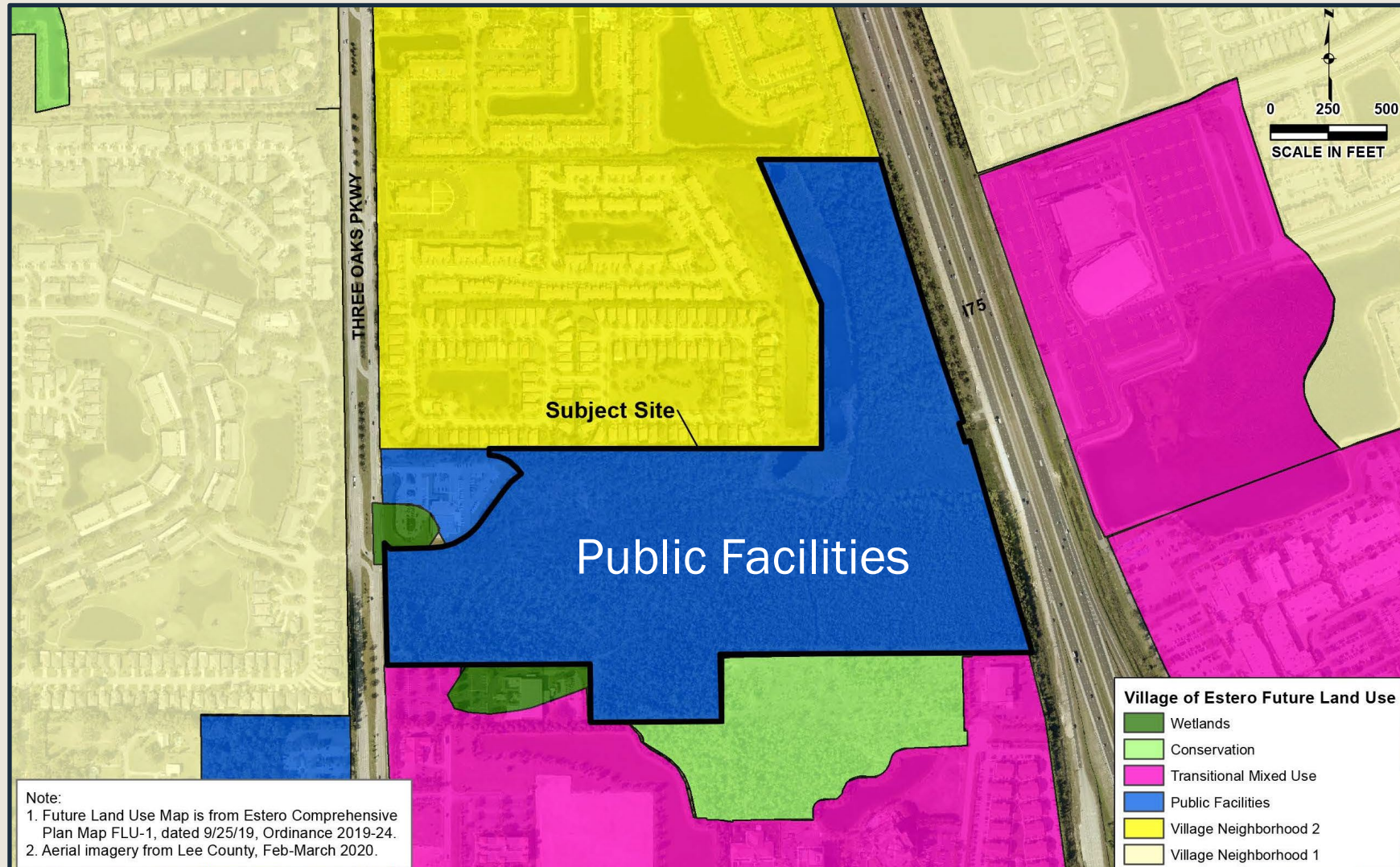
NAME, LIC. #, DATE:  
 © 2019 HARVARD JOLLY, INC.  
 WETLAND EXHIBIT

# Request

Amend the Future Land Use Map to change the Future Land Use designation from Village Neighborhood 2 and Wetlands to **Public Facilities**.



# Proposed Future Land Use





# Criteria for Comp Plan Amendment Review

- Traffic Circulation Analysis
- Sanitary Sewer
- Potable Water
- Surface Water/Drainage Basins
- Parks, Recreation, and Open Space
- Public Schools
- Service Availability from:
  - *Estero Fire Rescue*
  - *Emergency Medical Services*
  - *Lee County Sheriff*
  - *Lee County Solid Waste*
  - *Lee Tran*
- Environmental Analysis
- Historic Resources
- Consistency with current Village Of Estero Comprehensive Plan, State Policy Plan and surrounding jurisdiction comprehensive plans

# Application/Process Overview



THANK YOU

