

ATTACHMENT 5

Estero Middle and Elementary School Site Options

Option A - Williams Road/ Block Lane site

Advantages

- Near existing high school
- Fewer wetland impacts

Disadvantages

- Adjacent to single-family homes on Block Lane
- Smaller site – will encroach into existing Estero High School property
- Reduces number and size of high school practice fields
- Reduces opportunities to expand Estero Community Park
- Portion of site not zoned for schools
- Potential impacts to Williams Road
- Will require SFWMD and US Army Corps of Engineers (USACE) permits

Process

- Comprehensive plan amendment
- Rezoning
- Development order
- New SFWMD and USACE Permit

Option B - Three Oaks site

Advantages

- Has existing SFWMD and USACE permits. Only permit modifications and/or extensions will be required.
- Zoned for school
- Opportunity to expand Estero Community Park on Williams Road/Block Lane property
- Mitigates potential Comprehensive Plan/Zoning challenges associated with developing the Three Oaks site as something other than schools.
- Larger site – ability to provide larger buffers
- Potentially shorty permitting process due to no rezoning required and existing SFWMD and USACE permits

Disadvantages

- Site is mostly wetlands – But, already approved for impact by SFWMD and USACE
- Adjacent to Copper Oaks development – But, School District owned the Three Oaks Property prior to Copper Oaks being developed.
- Potential impacts to Three Oaks Parkway

Process

- Comprehensive plan amendment
- No rezoning required
- Development order
- Modification/extension of existing SFWMD and USACE permits