



# School District – Three Oaks Site Comprehensive Plan Amendment (CPA2020-E001)

Planning and Zoning Board Public Meeting – October 27, 2020

## Meeting Summary:

Dana Hume of Johnson Engineering presented to the Village of Estero Planning and Zoning Board Public Meeting on October 27<sup>th</sup>, 2020 on behalf of the applicant, The School District of Lee County. The presentation covered the requested Comprehensive Plan Amendment to amend the Future Land Use Map to change the Future Land Use designation of the subject site from Village Neighborhood 2 and Wetlands to Public Facilities, providing an overview of the application package requirements. An overview of the CPA process and application requirements, history and background of the site, surrounding land uses, and environmental conditions were presented.

## Comments from the Public:

The main concerns received from the public are regarding potential flooding and traffic issues caused by the addition of a school.

Residents and representatives from the Copper Oaks (30 single family homes) directly north of the property expressed that there is existing flooding problems and there is concern that the additional development of a school to the south will add additional strain to their drainage ditch.

**Response: The Development Order process will also address these concerns while working with the Village's Design Review Board and the Public Works Director.**

There is an existing traffic congestion issue in this area and the addition of a school is concerning for many residents. Also, school traffic backing up on Three Oaks was expressed as a concern.

**Response: The Traffic Circulation Analysis as part of the CPA Application Package provides an analysis of the existing conditions and recommendations to allow for the development of a school on this site. Solutions to aid traffic concerns will be addressed in detail in the Traffic Impact Analysis as part of the Development Order. The site plan will reflect parent pick-up entirely on campus to avoid back up on Three Oaks Parkway.**

Additionally, shared recreational facilities were discussed briefly regarding type, safety, accessibility, and the anticipated interlocal agreement between the School District of Lee County and the Village of Estero.

**Response: The School District has expressed they are open in working with the Village on shared recreational facilities.**

Lighting pollution from school property might directly affect residences to the north.

**Response: Lighting will be designed to be code compliant per the Village Land Development Code.**