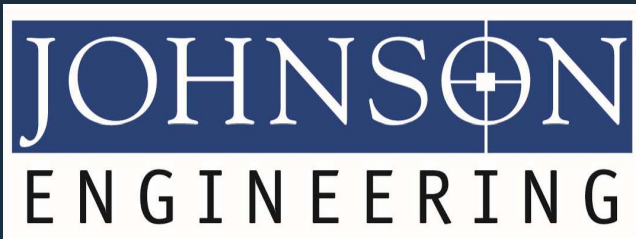


SCHOOL DISTRICT OF LEE COUNTY
THREE OAKS PKWY SITE
COMP PLAN AMENDMENT
(CPA2020-E001)

Village of Estero
Planning and Zoning Board
December 15th, 2020



Applicant

Kathie Ebaugh, AICP

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

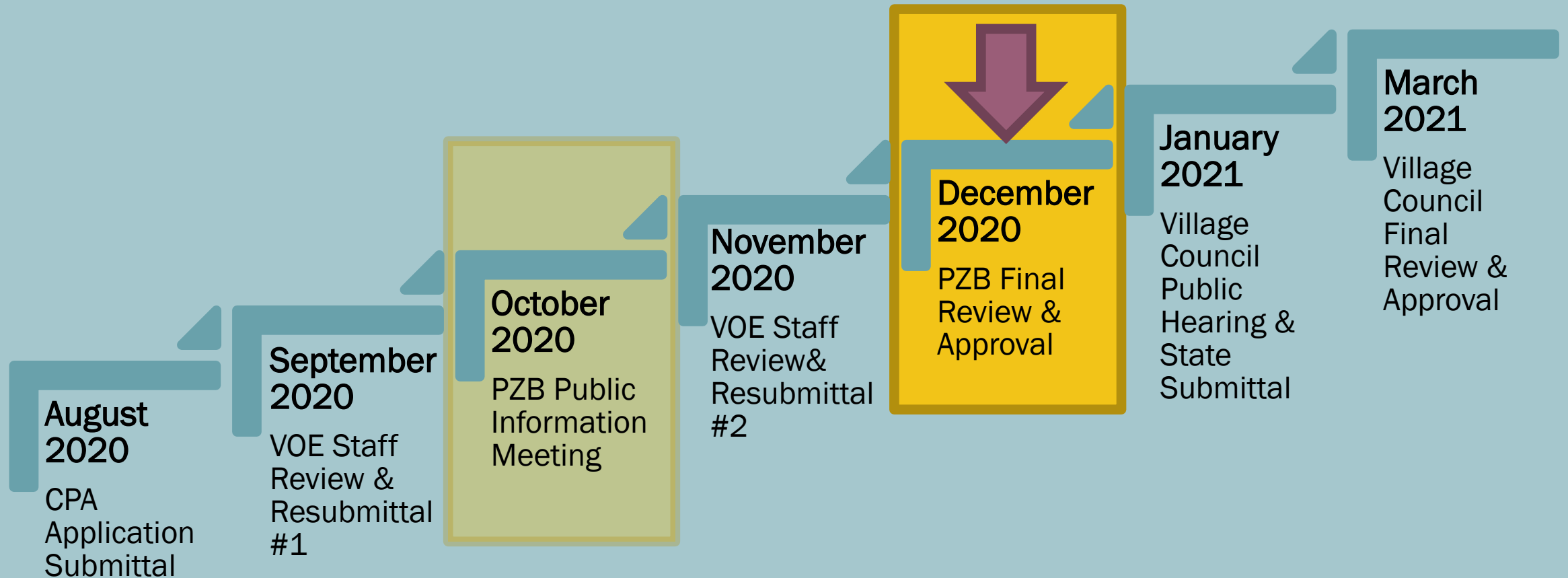
Representative

Dana L. Hume, P.E.

Principal

Johnson Engineering, Inc.

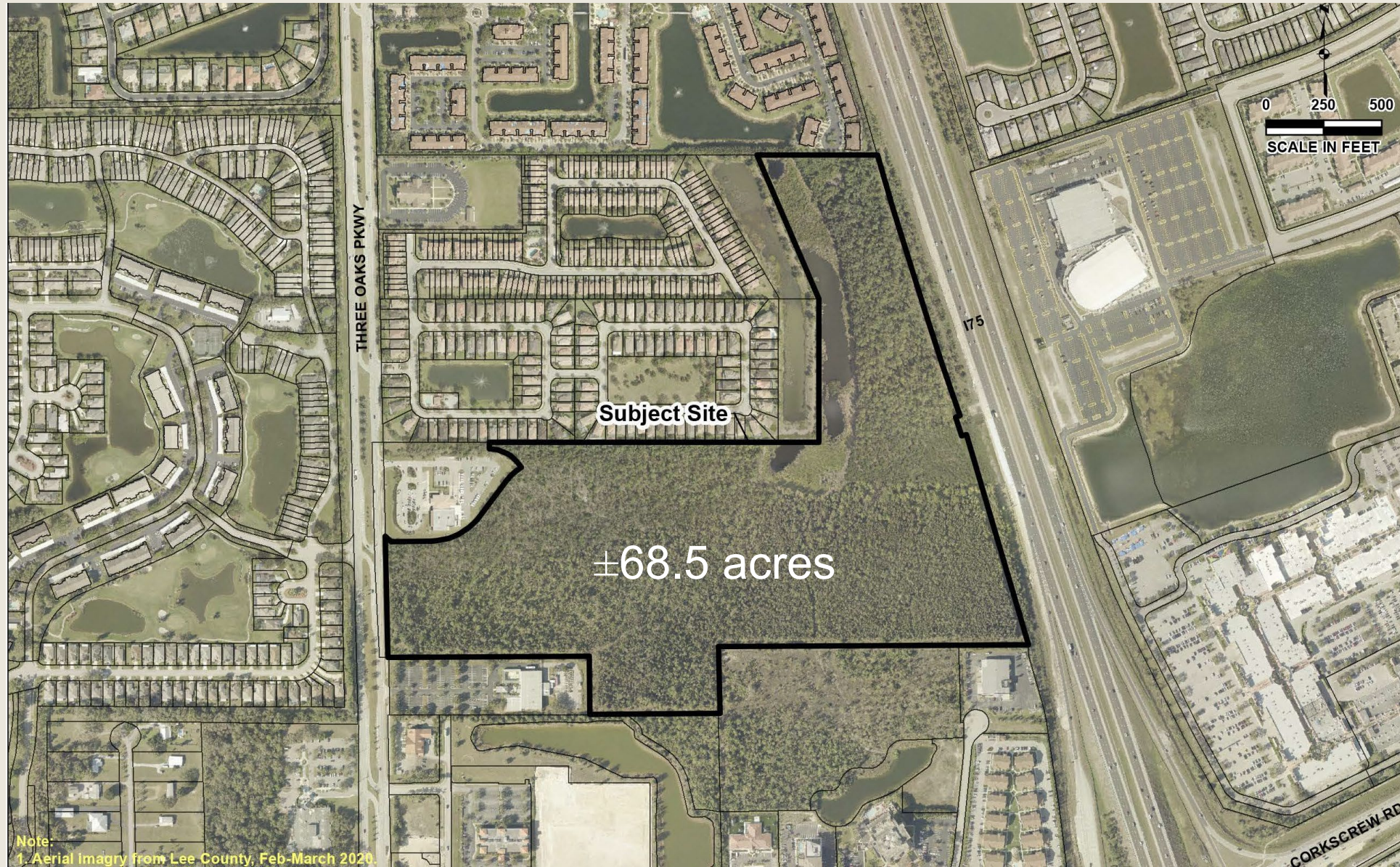
CPA Application/Process Overview



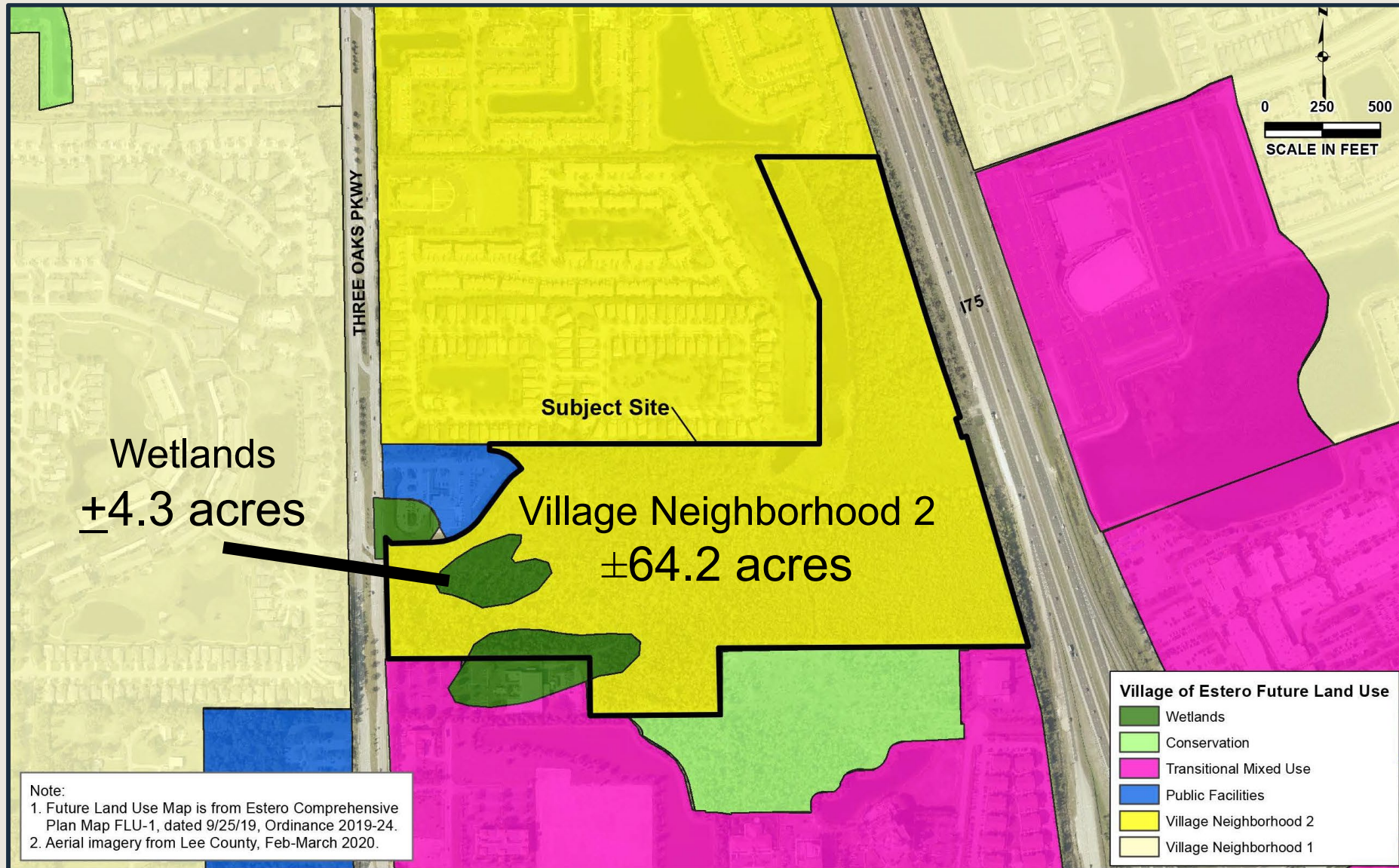
History & Background Information

- **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**

Location



Existing Future Land Use



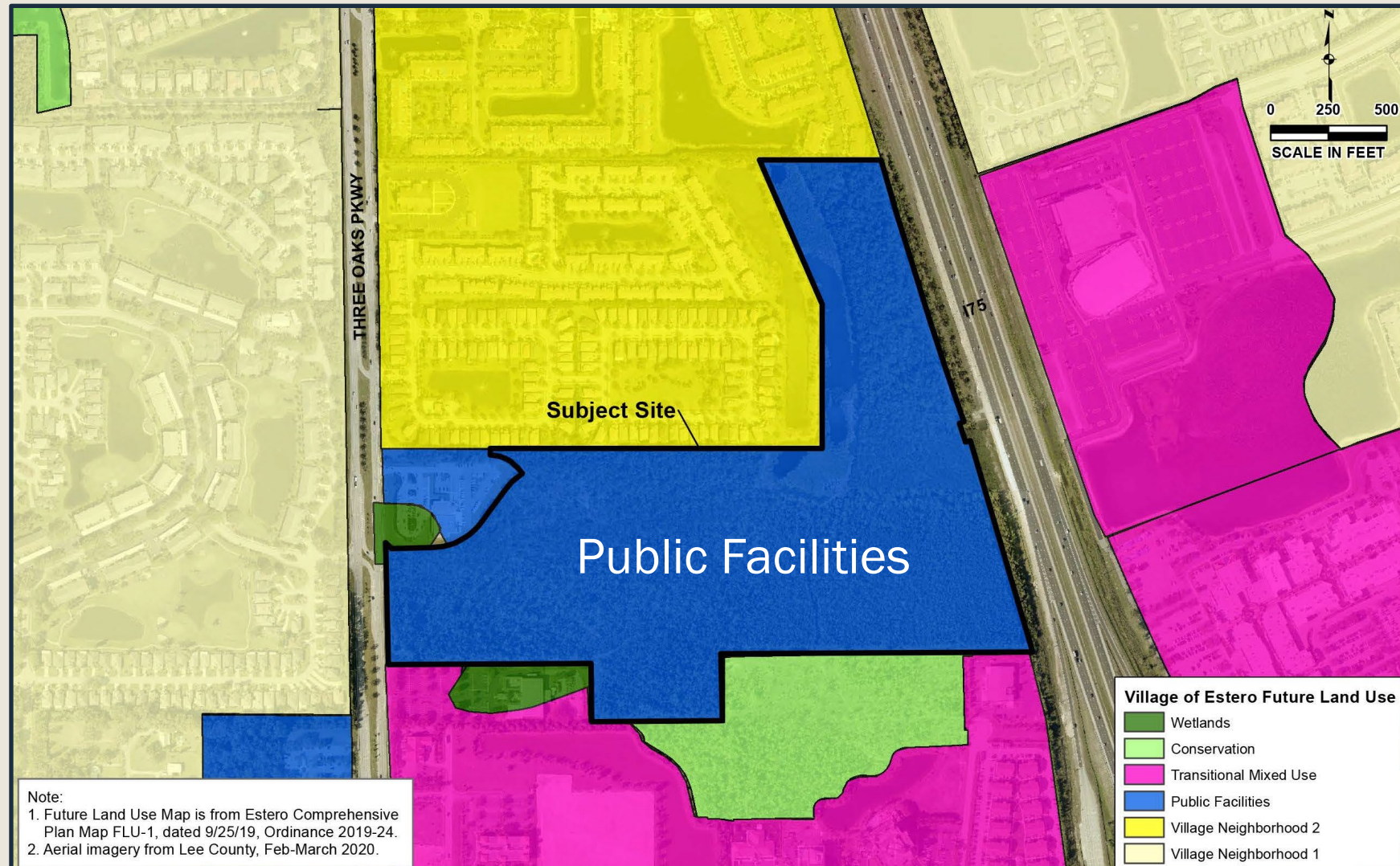
Surrounding Land Uses

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

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

- Existing and Future Conditions Analysis
 - *Sanitary Sewer*
 - *Potable Water*
 - *Surface Water/Drainage Basins*
 - *Parks, Recreation, and Open Space*
 - *Public Schools*
- Service Availability for potable water and sanitary sewer, fire, EMS, law enforcement, solid waste, and mass transit services
- Environmental Analysis
- Historic Resources
- Consistency with current Village Of Estero Comprehensive Plan, State Policy Plan and surrounding jurisdiction comprehensive plans
- Justification of the Proposed Amendment Based Upon Sound Planning Principles
- Addressing public comments and concerns
- Traffic Circulation Analysis

Existing and Future Conditions Analysis

- Potable water

Lee County's Corkscrew Water Treatment Plant presents plant capacity to accommodate this project per minimum LOS standards connecting to Lee County Utilities per **Policy INF 1.5.1** of the Village of Estero Comprehensive Plan

- Sanitary sewer

The Three Oaks Wastewater Treatment Plant (WWTP) presents plant capacity to accommodate this project per minimum LOS standards connecting to Lee County Utilities per **Policy INF 1.4.1** of the Village of Estero Comprehensive Plan

- Reclaimed water

Presently Lee County Utilities does not have surplus capacity to provide reclaimed water to the School Site. In the future if capacity does come available an Agreement for the Delivery and Use of Reclaimed Effluent Water will have to be worked out with Lee County Utilities during the design and permitting process of the school to provide reclaimed water for irrigation purposes.

Existing and Future Conditions Analysis

- Water resource protection

The school district will coordinate efforts with the Village during the design and permitting process to satisfy the requirements of Pol **CCM-1.10.2, CCM-1.10.4, INF-1.1, INF-1.6, ING-1.6.1** of the Village of Estero Comprehensive Plan

- Surface water/drainage basins:

The Environmental Resource Permit (ERP) No. 36-05254-P will be modified to accommodate the proposed schools on the subject site and will be in accordance with all SFWMD requirements related to surface water management and with the more stringent criteria for roadway/parkway design requiring use of the 25-year, 3-day storm event for roads/parking lots per **Policy INF-1.1.1** of the Village of Estero Comprehensive Plan.

Existing and Future Conditions Analysis

- Parks, recreation, and open space

The School District will continue to work in coordination with the Village on the use of on-site recreational facilities per Policy **REC-1.8** of the Village of Estero Comprehensive Plan. Open space is not required per Transitional Code Section 10-415 however it will be provided in the design of the school site similar to other Lee County Schools.

- Public schools

This project will add capacity to accommodate 2,350 students satisfying LOS standards through 2040 per Policy **PSF-1.3.2** of the Village of Estero Comprehensive Plan. Currently, South-2 (S2) subzone is exceeding 100%.

Service Availability Letters

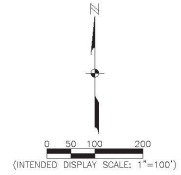
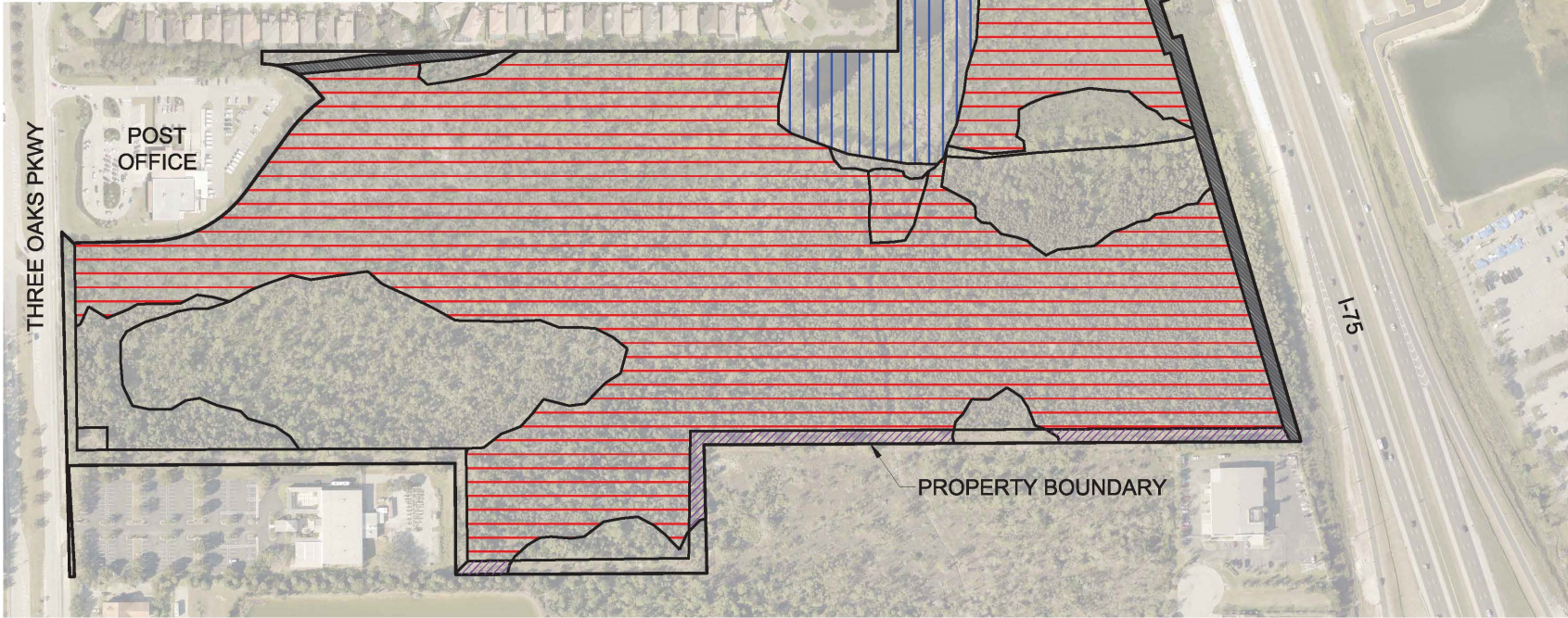
- Potable water and sanitary: Lee County Utilities
- Fire: Estero Fire Rescue
- EMS: Lee County EMS
- Law enforcement: Lee County Sheriff
- Solid waste: Lee County Solid Waste
- Mass transit services: Lee Tran

Environmental Conditions





Uplands:
± 19.9 AC

Wetlands:
±48.6 AC
(including +7.7 acres other surface waters)



LEGEND

| | |
|---|--------------------------|
|  | DITCH |
|  | BORROW AREA |
|  | 100% EXOTICS |
|  | DISTURBED LANDS - HYDRIC |



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: gmv/wh

| Revisions | | |
|-----------|------|-------------|
| No. | Date | Description |
| | | |

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NAME, LIC. #, DATE:
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 WETLAND EXHIBIT

Environmental Impacts

- Although the site contains marginally suitable habitat for listed species, the quality of those habitats is highly degraded by exotic vegetation and habitat fragmentation due to surrounding urban land uses.
- No evidence of listed species usage was observed onsite during the updated June 2020 listed species survey.

Impacts on Historic Resources

- No previously recorded historical or archaeological resources within 500ft buffer per Florida Department of State division of Historical Resources



Estero, Adjacent Local Government, and State and Regional Plan Consistency

- The proposed map amendment was reviewed and is consistent with
 - *The Village of Estero Comprehensive Plan,*
 - *State Policy Plan*
 - *Southwest Florida Regional Planning Council Strategic Regional Policy Plan*

Justification of the Proposed Amendment Based Upon Sound Planning Principles

- The needs for new school facilities in Estero is based in sound planning practice of data collection, analysis, evaluation of alternatives, coordination and vetting to arrive at a conclusion.
- The proposed Future Land Use Map amendment to accommodate the proposed schools within the Public Facilities Future Land Use designation is based in sound planning principles through the exercise of sound planning practices, coordination with the local jurisdiction, and adherence to the new urbanism principle of locating schools where convenient for access by children and among other civic and institutional uses.

Public Comments & Concerns

- Flooding concerns raised by Copper Oaks residents
- Traffic congestion is an existing issue; addition of a school would make it worse
- Concern that school traffic would back up onto Three Oaks Pkwy
- Shared recreational facilities (type, safety, and accessibility)

Traffic Circulation Analysis

Traffic Circulation Analysis

➤ Based off approved methodology with Lee County and Village of Estero staff.

Trip Generation

- *Maximum student capacity of 2,350 Elementary and Middle School students*
- *ITE Trip Generation Version 10*
 - Elementary School assumed worst case scenario
 - Estimated 35 buses provided by Lee County School District

| Development | Land Use Code | Land Use | ITE Rate / Equation | Units | A.M. Peak Hour | | | P.M. Peak Hour | | | Daily |
|--------------------------------------|---------------|-------------------|-------------------------------|----------------|----------------|------------|--------------|----------------|------------|------------|--------------|
| | | | | | In | Out | Total | In | Out | Total | |
| Proposed Project Site ⁽¹⁾ | 520 | Elementary School | AM: 0.67 | 2,350 Students | 850 | 725 | 1,575 | 360 | 430 | 790 | 4,821 |
| | | | PM: 0.34 | | | | | | | | |
| | | | Weekday: T=2.13(X) -184.07 | | | | | | | | |
| Additional Buses ⁽²⁾ | - | - | AM: N/A | - | 35 | 35 | 70 | 35 | 35 | 70 | 140 |
| | | | PM: N/A | | | | | | | | |
| | | | Weekday: N/A | | | | | | | | |
| Net New Trips | | | | | 885 | 760 | 1,645 | 395 | 474 | 869 | 4,961 |

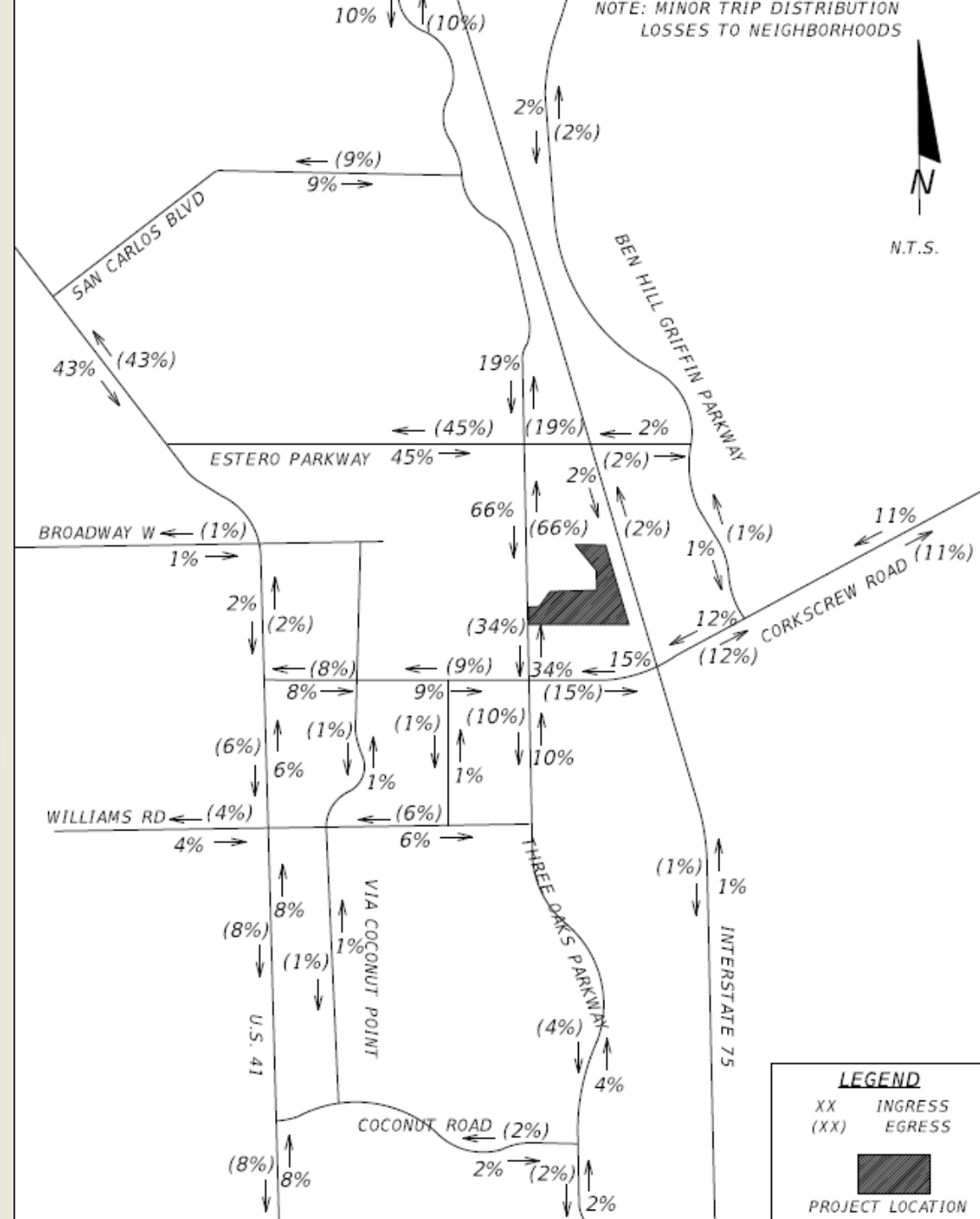
Footnotes:

(1) *Obtained from ITE TripGen Version 10.0*

(2) *Provided by the School District of Lee County*

Trip Distributions

- Trip Distributions provided by Lee County School District on estimated student projections
- Project trips are anticipated to occur at off-peak hours
- Anticipated school hours 8:55 AM – 3:55 PM
- Analyzed traffic assumed to coincide during the peak hours



Analyzed Area of Influence

- All Lee County, Village of Estero, and State maintained arterials and collectors within 3-mile radius of project site.
- Any arterial or collector outside of the 3-mile radius with a 10% or more impact on the performance standard.



Link Level of Service Analysis

- 5-year Horizon (2025) Lee County and State Maintained Roadways

| Roadway | Segment | Performance Standard (Peak Hour Directional Volume) ⁽¹⁾ | | 2019 100th Highest Hour Peak Direction | | 2025 Estimated Roadway 100th Highest Peak Direction | | 2025 Estimated Roadway 100th Highest Peak Direction + Project | |
|------------------------|--|--|----------|--|--------|---|--------|---|--------|
| | | LOS | Capacity | LOS | Volume | LOS | Volume | LOS | Volume |
| Ben Hill Griffin Pkwy. | Corkscrew Rd. to FGCU Entrance | E | 2,000 | B | 1,402 | B | 1,678 | B | 1,696 |
| Ben Hill Griffin Pkwy. | FGCU Entrance to College Club Dr. | E | 2,000 | B | 1,402 | B | 1,357 | B | 1,375 |
| Corkscrew Rd. | US 41 to Three Oaks Pkwy. | E | 1,900 | C | 1,007 | C | 1,220 | C | 1,418 |
| Corkscrew Rd. | Three Oaks Pkwy. to West of I-75 | E | 1,900 | F | 2,129 | F | 2,444 | F | 2,577 |
| Corkscrew Rd. | East of I-75 to Ben Hill Griffin Pkwy. | E | 1,900 | C | 1,194 | C | 1,200 | C | 1,374 |
| Corkscrew Rd. | Ben Hill Griffin Pkwy. to Alico Rd. | E | 1,960 | C | 466 | C | 740 | C | 837 |
| Estero Pkwy. | US 41 to Three Oaks Pkwy. | E | 2,000 | B | 790 | B | 1,163 | B | 1,561 |
| Estero Pkwy. | Three Oaks Pkwy. to Ben Hill Griffin Pkwy. | E | 2,000 | B | 876 | B | 920 | B | 948 |
| I-75 | Bonita Beach Rd. to Corkscrew Rd. | D | 5,620 | E | 5,811 | E | 5,999 | E | 6,008 |
| I-75 | Corkscrew Rd. to Alico Rd. | D | 5,620 | E | 5,758 | E | 6,027 | E | 6,045 |
| San Carlos Blvd. | US 41 to Three Oaks Pkwy. | E | 860 | C | 497 | C | 454 | C | 533 |
| US 41 (Tamiami Trl.) | Old 41 to Corkscrew Rd. | D | 3,171 | C | 2,662 | C | 2,722 | C | 2,793 |
| US 41 (Tamiami Trl.) | Corkscrew Rd. to Sanibel Blvd. | D | 3,171 | C | 2,422 | C | 2,498 | C | 2,879 |
| US 41 (Tamiami Trl.) | Sanibel Blvd. to Alico Rd. | D | 3,171 | C | 2,623 | C | 2,699 | C | 3,080 |
| Three Oaks Pkwy. | Coconut Rd. to Williams Rd. | E | 1,940 | B | 1,230 | B | 1,455 | C | 1,491 |
| Three Oaks Pkwy. | Williams Rd. to Corkscrew Rd. | E | 1,940 | B | 1,230 | B | 1,455 | D | 1,544 |
| Three Oaks Pkwy. | Corkscrew Rd. to School Entrance | E | 1,940 | B | 1,230 | B | 1,455 | D | 1,756 |
| Three Oaks Pkwy. | School Entrance to Estero Pkwy. | E | 1,940 | B | 1,230 | B | 1,455 | F | 2,039 |
| Three Oaks Pkwy. | Estero Pkwy. to San Carlos Blvd. | E | 1,940 | A | 623 | B | 747 | B | 915 |
| Three Oaks Pkwy. | San Carlos Blvd. to Alico Rd. | E | 1,940 | A | 633 | B | 1,082 | C | 1,171 |

Footnote:

(1) Performance Standard obtained from 2020 Lee County Concurrency

Link Level of Service Analysis

- 5-year Horizon (2025) Village of Estero Maintained Roadways

| Roadway | Segment | Performance Standard (Peak Hour Two-Way Service Volumes) ⁽¹⁾ | | 2019 Village of Estero Traffic Counts (Two Way) | | 2020 Village of Estero Traffic Counts (Two Way) | | 2025 Estimated Peak Hour Two-Way Volumes | | 2025 Estimated Peak Hour Two-Way Volumes + Project | |
|-----------------------------|-------------------------------------|---|----------|---|--------|---|--------|--|--------|--|--------|
| | | LOS | Capacity | LOS | Volume | LOS | Volume | LOS | Volume | LOS | Volume |
| Via Coconut Pt. | Williams Rd. to Coconut Rd. | D | 2,710 | C | 950 | C | 1,292 | C | 1,498 | C | 1,513 |
| Williams Rd. | Via Coconut Pt. to Three Oaks Pkwy. | D | 1,180 | D | 895 | D | 921 | D | 1,063 | D | 1,162 |
| Williams Rd. | US 41 to Via Coconut Pt. | D | 1,180 | D | 720 | D | 716 | D | 791 | D | 890 |
| Williams Rd. | West Way Blvd. to US 41 | D | 1,180 | D | 675 | D | 619 | D | 683 | D | 749 |
| River Ranch Rd. | Corkscrew Rd. to Williams Rd. | D | 1,180 | C | 417 | C | 489 | C | 567 | C | 582 |
| Coconut Rd. | US 41 to Three Oaks Pkwy. | D | 2,710 | C | 1,512 | C | 1,555 | C | 1,789 | C | 1,822 |
| Sandy Ln. / Via Coconut Pt. | Broadway Ave. East to Williams Rd. | D | 1,180 | C | 295 | C | 289 | C | 319 | C | 334 |
| Broadway West Ave. | Yellow Trl. to Tanglewood Ln. | D | 1,180 | D | 608 | D | 781 | D | 905 | D | 921 |

Footnote:

(1) Performance Standard obtained from 2020 Village of Estero Traffic Counts

Link Level of Service Analysis

■ 20-year Horizon (2040) Lee County and State Maintained Roadways

| Roadway | Segment | Performance Standard (Peak Hour Directional Volume) ⁽¹⁾ | | 2040 Estimated AADT ⁽²⁾ | 2040 Design Hourly Volume (Two-Way) ⁽³⁾ | 2040 Peak Hour Peak Direction ⁽⁴⁾ | | 2040 Peak Hour Peak Direction + Project | |
|---------------------------------------|--|--|----------|------------------------------------|--|--|--------|---|--------|
| | | LOS | Capacity | | | Volume | Volume | LOS | Volume |
| Ben Hill Griffin Pkwy. ⁽⁵⁾ | Corkscrew Rd. to FGCU Entrance | E | 1,960 | 25,108 | 2,511 | C | 1,381 | C | 1,399 |
| Ben Hill Griffin Pkwy. ⁽⁵⁾ | FGCU Entrance to College Club Dr. | E | 1,960 | 25,813 | 2,581 | C | 1,420 | C | 1,438 |
| Corkscrew Rd. ⁽⁵⁾ | US 41 to Three Oaks Pkwy. | E | 1,960 | 32,796 | 3,280 | D | 1,804 | D | 1,883 |
| Corkscrew Rd. ⁽⁵⁾ | Three Oaks Pkwy. to West of I-75 | E | 1,960 | 48,583 | 4,838 | F | 2,672 | F | 2,805 |
| Corkscrew Rd. ⁽⁵⁾ | East of I-75 to Ben Hill Griffin Pkwy. | E | 1,960 | 43,805 | 4,331 | F | 2,409 | F | 2,515 |
| Corkscrew Rd. ⁽⁵⁾ | Ben Hill Griffin Pkwy. to Alico Rd. | E | 1,960 | 28,135 | 2,813 | D | 1,547 | D | 1,644 |
| Estero Pkwy. | US 41 to Three Oaks Pkwy. | E | 2,000 | 17,800 | 1,780 | B | 979 | C | 1,377 |
| Estero Pkwy. ⁽⁵⁾ | Three Oaks Pkwy. to Ben Hill Griffin Pkwy. | E | 1,960 | 26,076 | 2,608 | C | 1,434 | C | 1,452 |
| I-75 | Bonita Beach Rd. to Corkscrew Rd. | D | 5,620 | 125,693 | 12,569 | E | 6,913 | E | 6,922 |
| I-75 | Corkscrew Rd. to Alico Rd. | D | 5,620 | 114,672 | 11,467 | E | 6,307 | E | 6,325 |
| San Carlos Blvd. ⁽⁵⁾ | US 41 to Three Oaks Pkwy. | E | 860 | 9,724 | 972 | C | 535 | C | 614 |
| US 41 (Tamiami Trl.) | Old 41 to Corkscrew Rd. | D | 3,171 | 64,155 | 6,415 | F | 3,529 | F | 3,600 |
| US 41 (Tamiami Trl.) | Corkscrew Rd. to Sanibel Blvd. | D | 3,171 | 68,020 | 6,802 | F | 3,741 | F | 4,122 |
| US 41 (Tamiami Trl.) | Sanibel Blvd. to Alico Rd. | D | 3,171 | 54,349 | 5,435 | D | 2,989 | F | 3,370 |
| Three Oaks Pkwy. ⁽⁵⁾ | Coconut Rd. to Williams Rd. | E | 1,960 | 24,662 | 2,466 | C | 1,356 | C | 1,392 |
| Three Oaks Pkwy. ⁽⁵⁾ | Williams Rd. to Corkscrew Rd. | E | 1,960 | 34,626 | 3,463 | D | 1,904 | F | 1,993 |
| Three Oaks Pkwy. ⁽⁵⁾ | Corkscrew Rd. to School Entrance | E | 1,960 | 30,658 | 3,066 | D | 1,686 | F | 1,987 |
| Three Oaks Pkwy. ⁽⁵⁾ | School Entrance to Estero Pkwy. | E | 1,960 | 33,425 | 3,343 | D | 1,838 | F | 2,422 |
| Three Oaks Pkwy. ⁽⁵⁾ | Estero Pkwy. to San Carlos Blvd. | E | 1,960 | 28,373 | 2,837 | D | 1,560 | D | 1,728 |
| Three Oaks Pkwy. ⁽⁵⁾ | San Carlos Blvd. to Alico Rd. | E | 1,960 | 27,590 | 2,759 | D | 1,517 | D | 1,606 |

Footnotes:

- (1) Performance Standard Obtained from 2020 Lee County Concurrency
- (2) 2040 Estimated AADT from FSUTMS Background Traffic, see Appendix I
- (3) K=10%
- (4) D=55%
- (5) Lee County Generalized Service Volume Performance Standards

Link Level of Service Analysis

- 20-year Horizon (2040) Village of Estero Maintained Roadways

| Roadway | Segment | Performance Standard (Peak Hour Two-Way Service Volumes) ⁽¹⁾ | | 2040 Estimated AADT ⁽²⁾ | 2040 Design Hourly Volume (Two-Way) ⁽³⁾ | | 2040 Design Hourly Volume + Project (Two-Way) | |
|-----------------------------|-------------------------------------|---|----------|------------------------------------|--|--------|---|--------|
| | | LOS | Capacity | Volume | LOS | Volume | LOS | Volume |
| Via Coconut Pt. | Williams Rd. to Coconut Rd. | D | 2,710 | 16,431 | C | 1,643 | C | 1,658 |
| Williams Rd. | Via Coconut Pt. to Three Oaks Pkwy. | D | 1,180 | 11,466 | D | 1,147 | F | 1,246 |
| Williams Rd. | U.S. 41 to Via Coconut Pt. | D | 1,180 | 3,822 | C | 382 | C | 481 |
| Williams Rd. | West Way Blvd. to U.S. 41 | D | 1,180 | 9,930 | D | 993 | D | 1,059 |
| River Ranch Rd. | Corkscrew Rd. to Williams Rd. | D | 1,180 | 2,862 | C | 286 | C | 301 |
| Coconut Rd. | U.S. 41 to Three Oaks Pkwy. | D | 2,710 | 12,885 | C | 1,289 | C | 1,322 |
| Sandy Ln. / Via Coconut Pt. | Broadway Ave. E. to Williams Rd. | D | 1,180 | 6,018 | C | 602 | C | 617 |
| Broadway West Ave. | Yellow Trl. to Tanglewood Ln. | D | 1,180 | 4,834 | C | 483 | C | 499 |

Footnotes:

- (1) Performance Standard Obtained from 2020 Village of Estero Traffic Counts
- (2) 2040 Estimated AADT from FSUTMS Background Traffic, see Appendix I
- (3) K=10%

Lee County Identified Projects on Deficient Roadway Links

- Lee County 2040 Long Range Transportation Plan (LRTP)
 - *Lee County 2040 Needs Plan:*
 - Corkscrew Road from US 41 to east of Ben Hill Griffin Parkway
 - *Widen from 4 to 6 lanes*
 - Corkscrew Road from Ben Hill Griffin Parkway to Alico Road
 - *Widen from 2 to 4 lanes*
 - I-75 Interchange at Three Oaks
 - *Lee County 2040 Cost Feasible Projects:*
 - Corkscrew Road from Ben Hill Griffin Parkway to Alico Road, widen from 2 lanes to 4 lanes
 - State funded: I-75/ Corkscrew Road Interchange Improvements

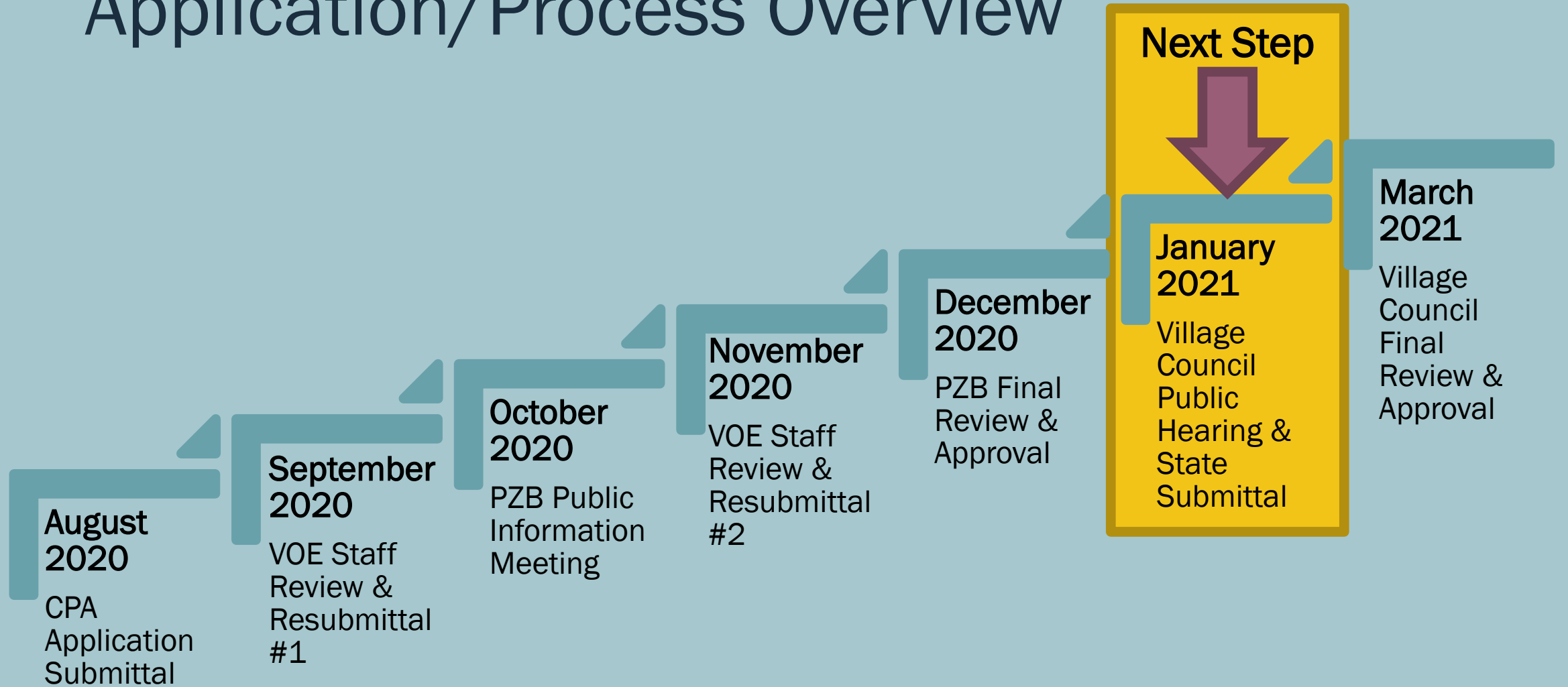
Village of Estero Identified Projects on Deficient Roadway Links

- Village of Estero Capital Improvement Projects
 - *Coconut Road & US 41 Intersection Improvements*
 - Signal Retiming, Turn Lane Lengthening
 - *Corkscrew Road & Three Oaks Parkway Intersection Improvements*
 - Extend Eastbound Left Turn Lanes 600 LF
 - Extend Northbound Right Turn Lane & Add Secondary Northbound Right Turn Lane
 - *Corkscrew Road & US-41 Intersection Improvements*
 - Construct Second Northbound Right Turn Lane
 - *US-41 and Williams Road Intersection Improvements*
 - Construct Second Southbound Left Turn Lane

Village of Estero Comprehensive Plan Policies

- Consistent with Public School Facility Elements:
 - *PSF-1.2.5: The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and School District will explore opportunities for shared funding of necessary infrastructure improvements.*
 - *PSF-1.2.6: The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.*

Application/Process Overview



THANK YOU

