



Comprehensive Plan Map Amendment

PLANNING AND ZONING BOARD

DECEMBER 15, 2020

Applicant: School District of Lee County – Kathie Ebaugh
Agent: Dana Hume, Johnson Engineering, Inc.

Location: East side of Three Oaks Parkway between
Corkscrew Road and Estero Parkway

Property Size: 68.5 acres

Existing Land Use: Wetlands and Village Neighborhood 2

Proposed Land Use: Public Facilities



SCHOOL SITE

**HERTZ
ARENA**

**POST
OFFICE**

CHURCH

LIBRARY

**ESTERO
MEDICAL
CENTERS**

**MIROMAR
OUTLETS**

**SEPT
SEPT**

General Information

- Property purchased in 2003
- Capacity issues require a new elementary and middle school in the School District South 2 Subzone
- Zoning is Agriculture (AG-2)
- Future Land Use is Wetlands (4.3 acres) and Village Neighborhood 2 (64.2 acres)
- The site is currently vacant

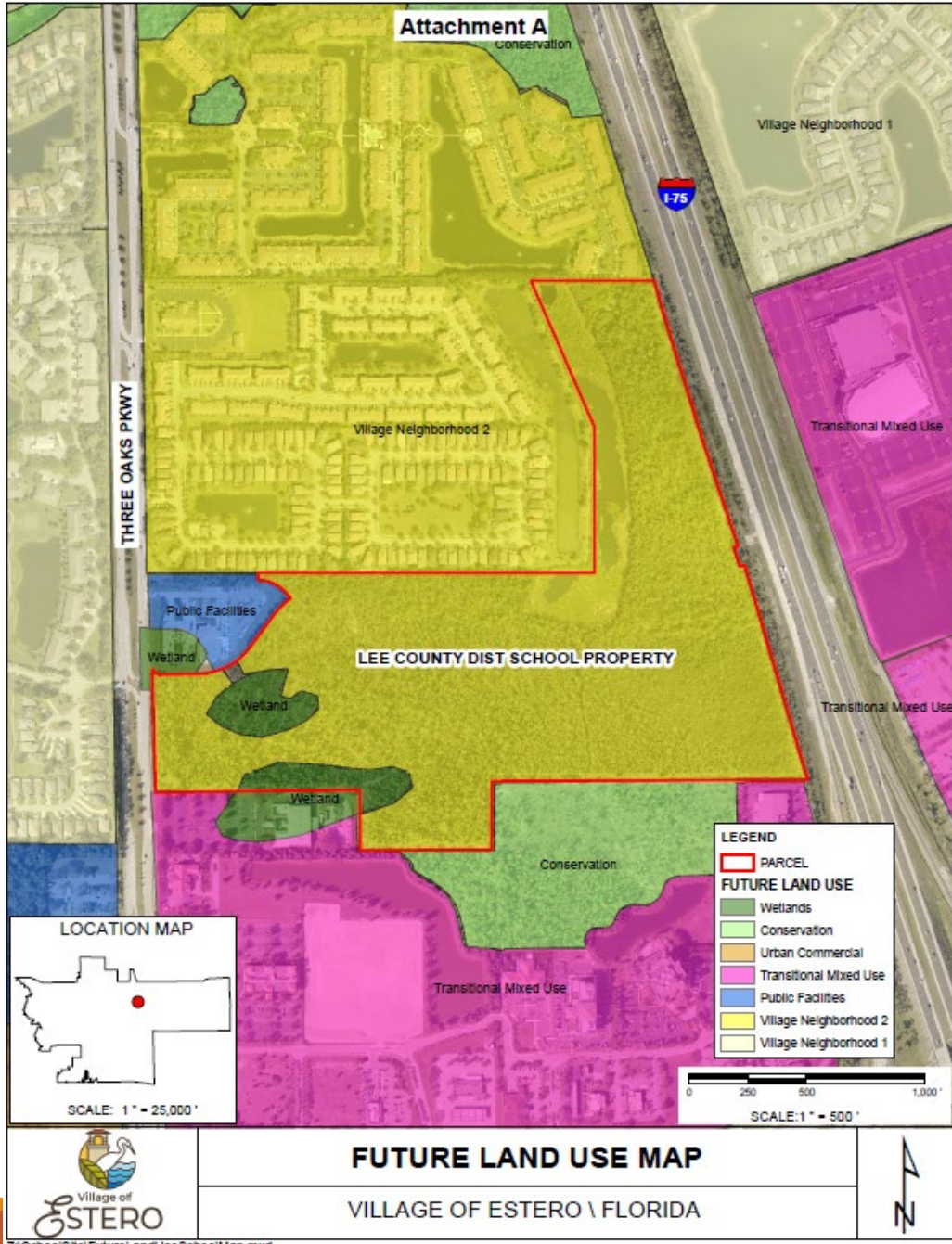
Request

Comprehensive Plan Map Amendment from **Wetlands** and **Village Neighborhood 2** to **Public Facilities** to allow for an elementary and middle school to serve 2,350 students

- Determine appropriateness of land use based upon Comprehensive Plan policies
- PZB makes a recommendation to Council who holds two hearings – a transmittal hearing and an adoption hearing

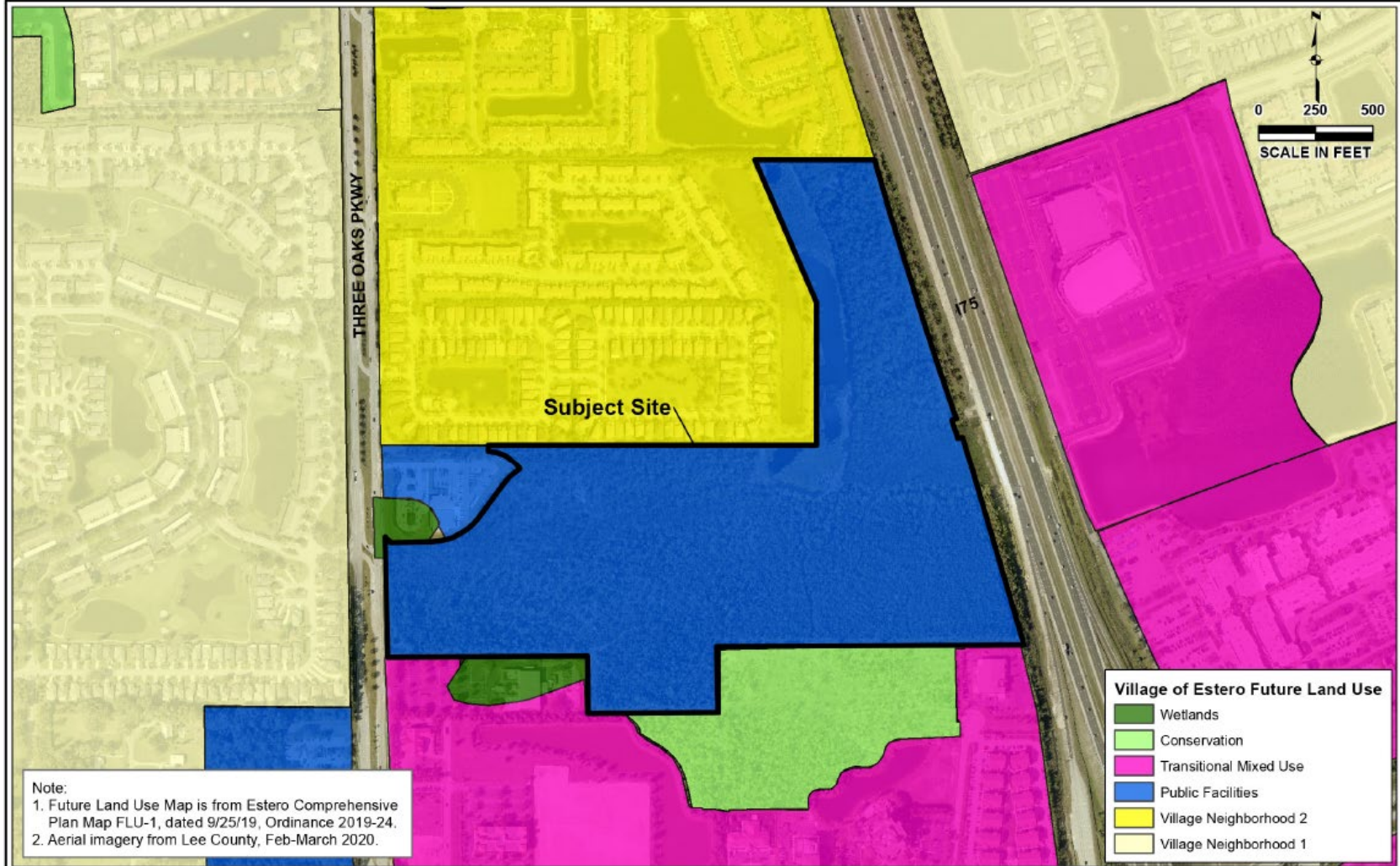
EXISTING LAND USE MAP

Village Neighborhood 2 - 64.2 acres
Wetlands – 4.3 acres



PROPOSED LAND USE MAP

Public Facilities 68.5 acres



Note:
 1. Future Land Use Map is from Estero Comprehensive Plan Map FLU-1, dated 9/25/19, Ordinance 2019-24.
 2. Aerial imagery from Lee County, Feb-March 2020.

Village of Estero Future Land Use

- Wetlands
- Conservation
- Transitional Mixed Use
- Public Facilities
- Village Neighborhood 2
- Village Neighborhood 1

School Facilities School District of Lee County		JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642	Proposed Future Land Use Map A.3
		DATE: AUGUST 2020 PROJECT NO.: 20203040-000 FILE NO.: SCALE: AS SHOWN SHEET: Map A.3	

LAND USE CATEGORIES

Wetlands Allows for very limited residential and recreation that will not adversely affect ecologic function of wetlands, as well as open space and conservation. Schools are specifically prohibited in this category

Village Neighborhood 2 Predominantly residential uses with potential for minor or neighborhood scale commercial. School are a permitted use in VN2

Public Facilities Publicly owned lands that are developed or anticipated for development to serve purposes such as libraries, post office, fire stations, utility sites, other governmental facilities, or public schools

ZONING

Existing Land Development Code

- AG-2 zoning allows public school by-right
- No FAR limitation

POLICIES

LOCATION

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

ICE-1.7.2 To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools

POLICIES

COORDINATION AND COLLABORATION

***PSF-1.1.1** Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.*

***PSF-1.2.4** Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.*



Legend

- ▬ Project Boundary
- ▬ Surface Waters (7.7± Ac.)
- ▬ Wetlands (40.9± Ac.)
- ▬ Rare and Unique Uplands Onsite (0.02± Ac)
- ▬ Rare and Unique Uplands Off Site

Notes

1. Aerial photograph was acquired from Lee County and has a flight date of 2019.
2. Wetlands derived from FLUCFCS drawing LSCH10Data\RE1.dwg received on 6/17/20 from W Dexter Bender and Associates Inc.
3. The Rare and Unique uplands shown are part of the SFWMD version 2008-2009 land use / land cover data set and was used in the Data and Analysis for the Village of Estero Comprehensive Plan dated June 2018.
4. The Rare and Unique uplands shown are defined by the Village of Estero Comprehensive Plan, Policy CCM-1.5.1 and include, but are not limited to: sand scrub, coastal scrub, pine flatwoods, slashpines/midstory oak, tropical hardwood, live oak hammock, and/or cabbage oak hammock.
5. The locations of Rare and Unique uplands is approximate and have not been field verified.
6. These drawings are for permitting purposes only and are NOT for construction use.

School Facilities
School District of Lee County



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Wetlands and Rare & Unique Uplands
Map C.5(1)

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2020	20203040	26-46-25	As Shown	Map C.5(1)

STAFF RECOMMENDATION

Staff recommends approval:

1. The Text Amendment to Policies PSF-1.5.10 and FLU-1.3.7 to add in criteria for review to allow schools in Wetlands
2. The Map Amendment to change the Future Land Use of the site from Wetlands and Village Neighborhood 2 to Public Facilities

TEXT AMENDMENT

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation. Notwithstanding the foregoing restriction, public educational facilities may be considered in Wetlands, only if the Village Council determines that:

- A. The public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a comprehensive plan amendment to Public Facilities category; and
- C. Prior to the comprehensive plan amendment, the site has received valid permits to fill the wetlands from the South Florida Water Management District and U.S. Army Corps of Engineers, as applicable; and
- D. No high or medium quality wetlands will be impacted; and
- E. Mitigation (in addition to other agency requirements) will include providing a public benefit additional to the provision of a needed school facility, such as additional open space or recreational facilities on site that are available for use by the public, when approved by the Village Council at a public hearing.

TEXT AMENDMENT

Staff proposes the following language:

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Notwithstanding the above, schools may be considered in Wetlands subject to policy PSF 1.5.10.