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**COVID-19 NOTICE:**

The May 26, 2021 Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see page 2 of this agenda for further information and instructions for public participation.

**AGENDA**

**VILLAGE SPECIAL COUNCIL MEETING**

**9401 Corkscrew Palms Circle, Estero, Florida**

**May 26, 2021 9:30 a.m.**

*Village Council: District 1 – Joanne Ribble; District 2 – Larry Fiesel; District 3 – Jon McLain, Vice Mayor; District 4 – Katy Errington, Mayor; District 5 – James Boesch; District 6 – Jim Ward; District 7 – Jim Wilson*

**1. CALL TO ORDER**

**INVOCATION** – Pastor Mark Goodman Christ Community Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**4. PUBLIC HEARING**

**(a) First Reading of Ordinance 2021-07**

Comprehensive Plan Amendment-School Site

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting an Amendment to the Village of Estero Comprehensive Plan to Amend Policy PSF-1.5.10 and Policy FLU 1.3.7 of the Comprehensive Plan to Clarify Permissible School Locations and to Amend the Future Land Use Map for a 68.5

Acre Property Described in Exhibit “A” from Wetlands and Village Neighborhood 2 to Public Facilities; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

**Recommended Action:** Transmit request to the State reviewing agencies. A Second Public Hearing will be held at a later date after comments are received from the state.

**Financial Impact:** Cost of two newspaper advertisements.

5. PUBLIC COMMENT ON NON-AGENDA ITEMS
6. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS
7. VILLAGE ATTORNEY’S REPORT
8. VILLAGE MANAGER’S REPORT
9. ADJOURNMENT

### COVID-19 INFORMATION AND INSTRUCTIONS

**To view and/or participate in the Village Council Meeting, the following options are available:**

- 1) View the meeting online, but not participate: You may watch the meeting via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>.
- 2) View the meeting online as indicated above and provide public comment prior to the meeting by utilizing the eComment Card on the Village website: <https://estero-fl.gov/ecomment-cards/>. Please fill out all required information. Comments must be received by noon on Tuesday, May 25<sup>th</sup> and they will be distributed to the Council but will not be read at the meeting.
- 3) Council Chambers will be open to the public during the meeting, in accordance with social distancing orders. Public who attend in person may speak during scheduled public comment periods. Participants are recommended to wear their own-supplied mask.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk at, [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov) or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes: “If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL**  
**May 26, 2021**

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**Agenda Item:**

Ordinance 2021-07

Comprehensive Plan Amendment for the school site property on Three Oaks Parkway.

**Description:**

The School District of Lee County proposes to locate an elementary and middle school on the 68-acre site south and east of the Post Office on Three Oaks Parkway. A Comprehensive Plan Amendment is needed. Rezoning is not needed but a development order (site plan) approval will be required.

The Planning and Zoning Board (PZB) held a public hearing on December 15, 2020, continued to January 19, 2021 during which public comment included traffic issues, wetland and wildlife habitat, noise and security issues, as well as concerns with stormwater and flooding. The PZB voted to recommend approval of the amendments.

The Applicant held an additional public meeting at the Estero High School at 6 p.m. on March 27, 2021 at which time the School District staff and consultants made a brief presentation and answered questions from the audience. Issues included those discussed at the PZB hearing.

**Action Requested:**

Transmit request to the State reviewing agencies. A Second Public Hearing will be held at a later date after comments are received from the state.

**Financial Impact:**

Cost of two newspaper advertisements.

**Attachments:**

1. Ordinance 2021-07
2. Staff Report
3. E-Comments and public comments received for the Planning and Zoning Meeting

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**VILLAGE OF ESTERO, FLORIDA**

**ORDINANCE NO. 2021 - 07**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING AN AMENDMENT TO THE VILLAGE OF ESTERO COMPREHENSIVE PLAN TO AMEND POLICY PSF-1.5.10 AND POLICY FLU-1.3.7 OF THE COMPREHENSIVE PLAN TO CLARIFY PERMISSIBLE SCHOOL LOCATIONS AND TO AMEND THE FUTURE LAND USE MAP FOR A 68.5 ACRE PROPERTY DESCRIBED IN EXHIBIT “A” FROM WETLANDS AND VILLAGE NEIGHBORHOOD 2 TO PUBLIC FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Village Comprehensive Plan became effective on November 21, 2019; and

**WHEREAS**, the Applicant, School District of Lee County, provided a legal description “Exhibit A – Legal Description” of property subject to the requested Village Comprehensive Plan Map Amendment (Exhibit “A”); and

**WHEREAS**, the Applicant seeks to amend the Comprehensive Plan Policy PSF-1.5.10 to clarify text related to the location of public schools within the Village Land Use Categories, as shown on the proposed text entitled “Proposed Text Amendment” (Exhibit “B”); and

**WHEREAS**, the Applicant seeks to amend the Future Land Use Map from Wetlands and Village Neighborhood 2 to Public Facilities for a 68.5-acre property identified by STRAP Number 26-46-25-E4-U2186.2435 and located as shown on the proposed map entitled “Future Land Use Map Amendment” (Exhibit “C”); and

**WHEREAS**, the Village Planning and Zoning Board held a duly noticed public hearing on December 15, 2020 at which time the Board continued the hearing, and requested additional information; and

**WHEREAS**, the Village Planning and Zoning Board, at a continued public hearing held on January 19, 2021 recommended approval of the Comprehensive Plan Text Amendment and Map Amendment; and

44           **WHEREAS**, the Village Council, at a duly noticed meeting, held a Public Hearing for  
45 Transmittal on May 26, 2021 and considered the Staff report, the recommendation of the  
46 Village Planning and Zoning Board and the comments of the public, and voted to \_\_\_\_\_ the  
47 transmittal of the Text Amendment and Map Amendment to the State Land Planning Agency  
48 and other review agencies as provided in Section 163.3184, Florida Statutes; and  
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50           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
51 Florida:

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53           **Section 1. Recitals.**  
54

55           The foregoing “Whereas” clauses are hereby ratified and incorporated as a part of this  
56 Ordinance.  
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58           **Section 2. Adoption of the Comprehensive Plan Amendment for Transmittal.**  
59

60           The Village Council adopts on first reading the Comprehensive Plan Text Amendment  
61 and Amendment to the Future Land Use Map, incorporated and made a part of this Ordinance,  
62 for purposes of transmittal to the State Land Planning Agency and other commenting agencies  
63 as provided by Section 163.3184(4)(e), Florida Statutes.  
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65           **Section 3. Transmittal.**  
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67           The Village Manager or his designee shall transmit the Comprehensive Plan  
68 Amendment and other materials as required by statute to the State Land Planning Agency and  
69 other reviewing agencies as provided by Section 163.3184, Florida Statutes.  
70

71           **Section 4. Severability.**  
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73           If any provision of this Ordinance or its application to any person or circumstance is  
74 held invalid, the invalidity does not affect other provisions or applications of this Ordinance  
75 which can be given effect without the invalid provision or application, and to this end the  
76 provisions of this Ordinance are severable.  
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78           **Section 5. Conflict.**  
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80           All ordinances, resolutions, official determinations or parts thereof previously adopted  
81 or entered by the Village or any of its officials and in conflict with this Ordinance are hereby  
82 repealed to the extent inconsistent herewith.  
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84           **Section 6. Effective Date.**  
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86           This ordinance shall take effect upon adoption at second reading, except that the  
87 effective date of the Comprehensive Plan Amendment shall be thirty-one (31) days after the

88 State Land Planning Agency notifies the Village that the plan amendment package is complete  
89 or, if timely challenged, thirty-one (31) days after the state Land Planning Agency, or the  
90 Administration Commission enters a final order determining the adopted Plan Amendment to  
91 be in compliance.

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93 **PASSED** on first reading this 26<sup>th</sup> day of May, 2021.

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95 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,  
96 Florida this \_\_\_\_\_ day of \_\_\_\_, 2021.

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98 Attest: **VILLAGE OF ESTERO, FLORIDA**

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101 By: \_\_\_\_\_ By: \_\_\_\_\_  
102 Carol Sacco, Village Clerk Katy Errington, Mayor

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105 Reviewed for legal sufficiency:

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108 By: \_\_\_\_\_  
109 Nancy Stroud, Esq., Village Land Use Attorney

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114	Vote:	AYE	NAY
115	Mayor Errington	_____	_____
116	Vice Mayor McClain	_____	_____
117	Councilmember Ribble	_____	_____
118	Councilmember Fiesel	_____	_____
119	Councilmember Boesch	_____	_____
120	Councilmember Ward	_____	_____
121	Councilmember Wilson	_____	_____

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124 Exhibit A: Legal Description  
125 Exhibit B: Text Amendment Language  
126 Exhibit C: Future Land Use Map Amendment

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EXHIBIT A – LEGAL DESCRIPTION

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A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 26, Township 46 South, Range 25 East and further bounded and described as follows: Starting at a concrete monument marking the Southwest corner of said Section 26; thence N89°40'25"E along the South line of said Section 26 for 80.01 feet to an intersection with the Easterly right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 778 and the point of beginning of the herein described parcel; thence continue N89°40'25"E along said South line for 1502.04 feet; thence N01 °18'15"W for 288.57 feet; thence N89°40'25"E parallel with said South line for 1356.53 feet to an intersection with the Westerly right-of-way line of Interstate 75; thence N12°26'53"W along said right-of-way line for 131.19 feet; thence N13°47'53"W along said right-of-way line for 499.25 feet; thence N18°17'53"W along said right-of-way line for 1587.24 feet; thence West for 545.58 feet; thence S23°29'06"E for 677.63 feet; thence South for 621.50 feet; thence West for 1957.82 feet to an intersection with the aforesaid Easterly right-of-way line of Corlico Road; thence S01 °18'46"E along said right-of-way line for 1182.03 feet to the Point of Beginning.

LESS AND EXCEPT: A parcel of land located in the Southwest quarter of Section 26, Township 46 South, Range 25 East, Lee County, Florida, for road right-of-way purposes, being more particularly described as follows: Commence at a concrete monument marking the Southwest corner of the said Section 26; thence N89°40'25"E along the South line of said Section 26 for 80.01 feet to an intersection with the Easterly right-of-way line of Corilco Parkway (80.00 feet wide) as described in Official Records Book 1739 at Page 777 and also the Point of Beginning of the herein described parcel; thence N01 °18'46"W along said right-of-way line for 1182.03 feet; thence East for 20.02 feet; thence S01 °18'46"E for 572.50 feet; thence S03°17'52"E for 593.14 feet; thence S01 °17'52"E for 30.39 feet to a point on the South line of said Section 26; thence West for 40.65 feet back to the Point of Beginning.

LESS AND EXCEPT: A parcel of land located in the Southwest quarter of Section 26, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows: PARCEL #1: Commence at a concrete monument marking the Southwest corner of said Section 26; thence run N89°40'55"E along the South line of said Section 26 for 160.67 feet to the point of beginning of the herein described parcel; thence run N01 °17'52"W along the Easterly line of a 40 foot road easement parallel to the Easterly right-of-way line of Corlico Parkway right-of-way as shown on map (sheet 2 of 4) adopted by Lee County Board of County Commissioners Project 84-026, for 31.67 feet; thence run N03°17'52"W along said East line of a 40 foot road easement for 218.63 feet; thence run N89°40'55"E parallel with and 250 feet North of the South line of said Section 26 for 868.92 feet; thence run S00°19'05"E for 250.0 feet to the South line of said Section 26; thence run S89°40'55"W along said South line of said Section 26 for 857.02 feet to the Point of Beginning.

EXHIBIT B  
TEXT AMENDMENT

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**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:

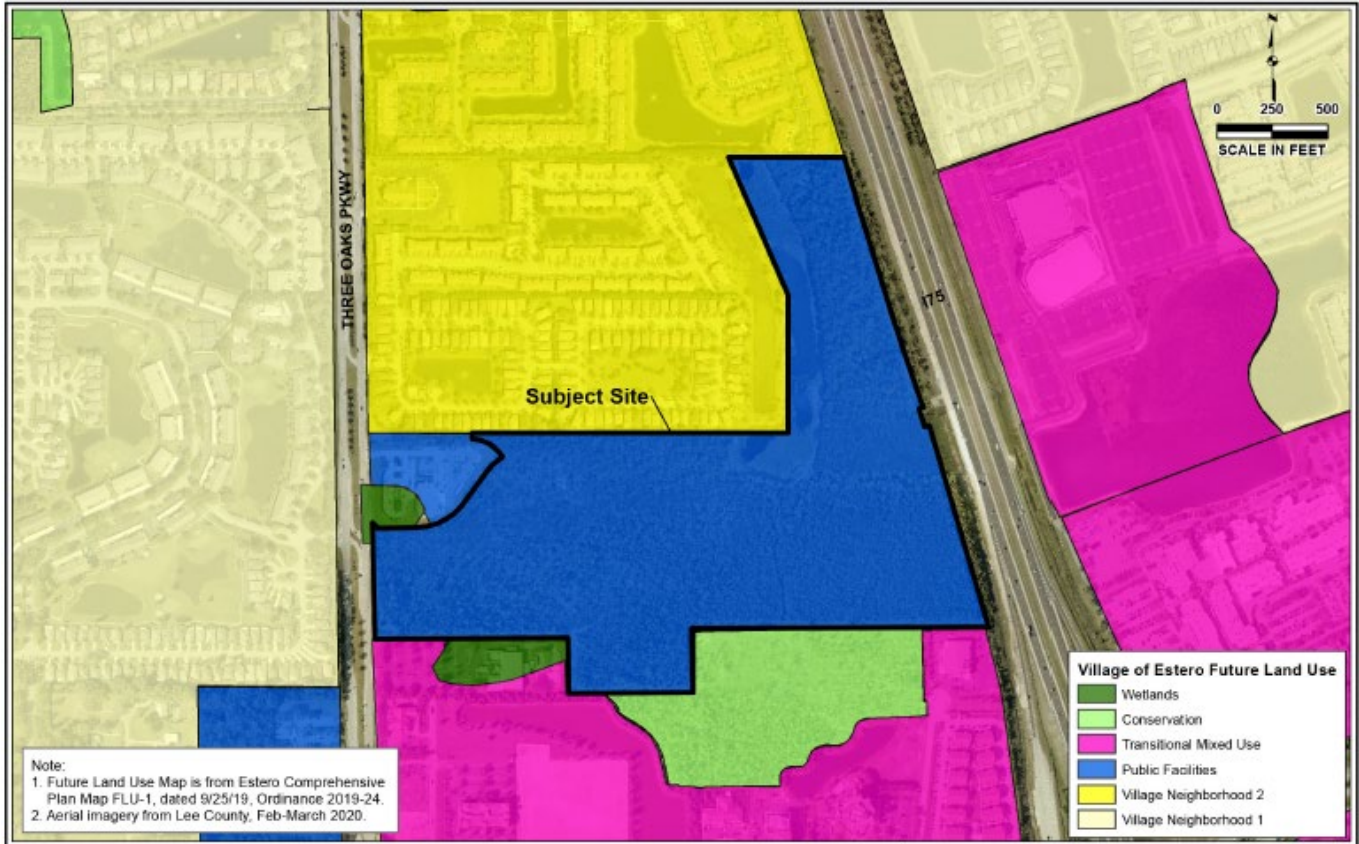
- A. The Village Council determines that the public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a Comprehensive Plan amendment to Public Facilities category; and
- C. Prior to the Comprehensive Plan amendment, 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.

**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.



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EXHIBIT C  
Future Land Use Map Amendment



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.

<p>School Facilities School District of Lee County</p>	<p><b>JOHNSON ENGINEERING</b></p>	<p>JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.O. #642 &amp; L.B. #642</p>	<p>Proposed Future Land Use Map A.3</p>				
			DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
			AUGUST 2023	0203040-000		AS SHOWN	Map A.3



***Three Oaks School Site - Comprehensive Plan Amendment***  
**Staff Report**  
**For Village Council Transmittal Public Hearing**

**PROJECT NAME:** Lee County School – Three Oaks Parkway

**CASE TYPE:** Comprehensive Plan Amendment

**CASE NUMBER:** CPA 2020-E001

**TRANSMITTAL HEARING DATE:** May 26, 2021

**SUMMARY OF REQUEST**

The School District of Lee County (School District) is requesting to amend the Comprehensive Plan Text to clarify language regarding uses allowed in Wetlands and to amend the Future Land Use Map for a 68.5-acre site on Three Oaks Parkway from Wetlands and Village Neighborhood 2 to Public Facilities. These changes are necessary to construct an elementary and middle school as well as related facilities to serve approximately 2,350 students at this location.

**PLANNING AND ZONING BOARD RECOMMENDATION**

The Planning and Zoning Board held a public hearing on December 15, 2020 and continued the hearing to January 19, 2021 for additional information and a proposed site plan. After discussion, the Board recommended approval of the Comprehensive Plan Text and Map Amendment.

Staff recommends “transmittal” of the Text Amendment and Map Amendment to state review agencies; with specific language for the text amendment. An “adoption” public hearing will be scheduled after the review agency comments are received.

**GENERAL INFORMATION**

**OWNER/APPLICANT**

School District of Lee County, Kathie Ebaugh

**AUTHORIZED AGENT**

Dana Hume, P.E., Johnson Engineering, Inc.

**LOCATION**

The 68.5-acre subject property is on east side of Three Oaks Parkway approximately 1,500 feet north of the Corkscrew Road intersection. The STRAP number is 24-46-26-E4-U2186.2435.

## PROJECT HISTORY

The proposed school site was purchased by the School District in 2003 and was previously planned for a high school. A portion of the site, at the corner, was sold to the U.S. Post Office and the remainder of the property is vacant.

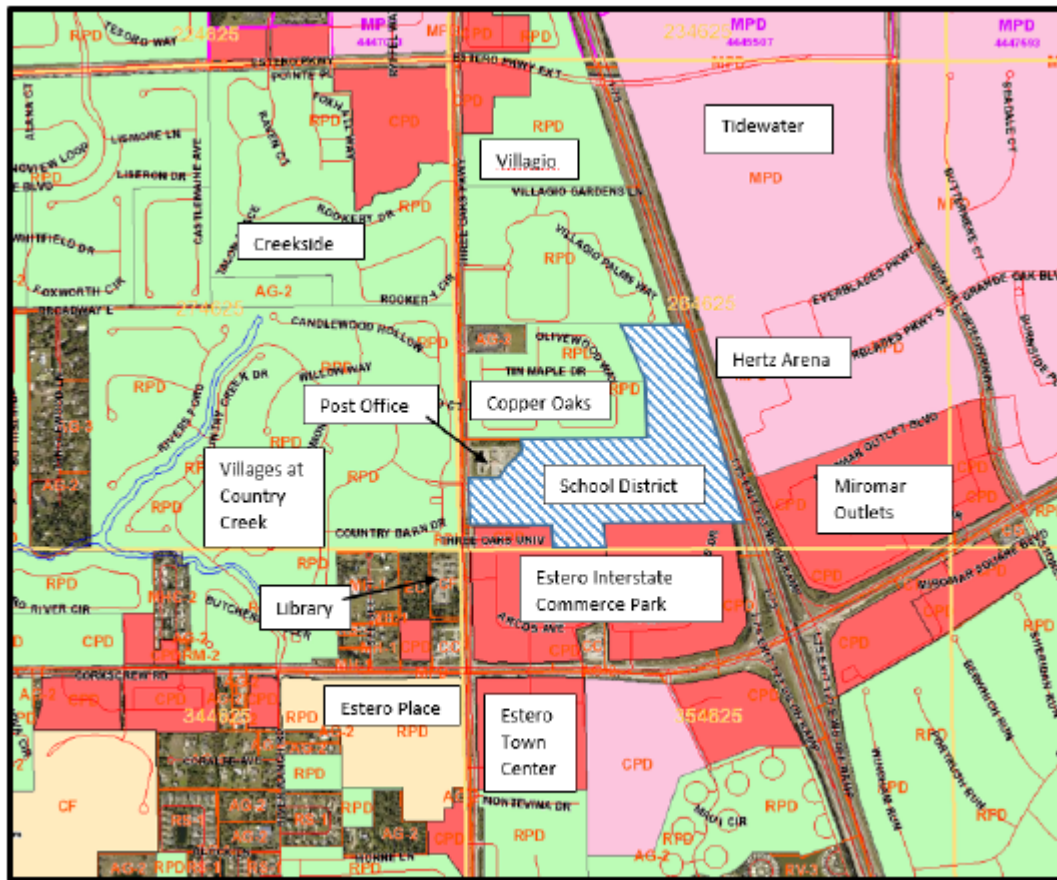


Figure 1 - Vicinity Map with PD Zone Districts shown

## SURROUNDING ZONING AND FUTURE LAND USE

- North U.S. Post Office – AG-2, Public Facilities Future Land Use; Copper Oaks - Residential Planned Development (RPD), Village Neighborhood 2 Future Land Use (VN2)
- East Interstate 75 / Miromar Outlets - Commercial Planned Development (CPD), Hertz Arena - MPD, Transitional Mixed Use
- South Calvary Chapel Gulf Coast church – CPD, Transitional Mixed Use and Wetland Future Land Use; Plaza Del Sol / Estero Interstate Commerce Park – CPD, Transitional Mixed Use and Conservation
- West Three Oaks Parkway / Villages at Country Creek – RPD, Village Neighborhood 1 Future Land Use; Lee County South Regional Library – Community Facilities (CF), Public Facilities

## **COMPREHENSIVE PLAN AMENDMENT REQUEST AND BACKGROUND**

The School District intends to construct a school facility for Elementary and Middle students, as well as related facilities on 68.5 acres. They justify this request due to current and anticipated capacity issues in the South 2 Subzone area that includes South Fort Myers, San Carlos Park, and Estero. The School District states that the subzone is currently operating at 107% of capacity. See Attachment G for District analysis.

The proposed school would serve 2,350 students and 175 employees at buildout. School hours are proposed as 8:55 a.m. to 3:55 p.m. Access to the site is from Three Oaks Parkway.

The School District and the Village of Estero have held several meetings over the past eighteen months to discuss the potential location for an Elementary School and Middle School. Two sites were considered, the current Three Oaks Parkway site as well as a 15-acre site on Williams Road. A majority of the Village Board preferred the Three Oaks Parkway location.

The proposed school site is categorized as Wetlands and Village Neighborhood 2 on the Future Land Use Map. Schools are specifically prohibited in the Wetlands land use category, and the Village Neighborhood 2 category is characterized by predominantly residential uses with the potential for commercial uses of a minor or neighborhood scale. Schools are an allowable use in the Village Neighborhood 2 land use category, subject to a standard that traffic shall not travel through significantly lower density or intensity areas.

The School District requests a Map Amendment to the Future Land Use Map to categorize the property as Public Facilities, a category that 'include publicly owned lands within the Village that are developed or anticipated for development to serve purposes such as public schools, library, post offices, fire stations, utility sites, and other governmental facilities.' There is no maximum density or intensity floor area ratio (FAR) standard for public schools located in the Public Facilities land use category.

## **COMPREHENSIVE PLAN LAND USE CATEGORY**

### **EXISTING (per land use map)**

Wetlands 4.3-acres

Village Neighborhood 2 (VN2) 64.2-acres

### **PROPOSED**

Public Facilities 68.5-acres

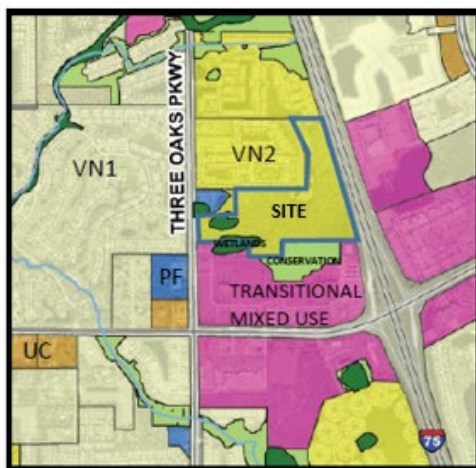


Figure 2 - Land Use

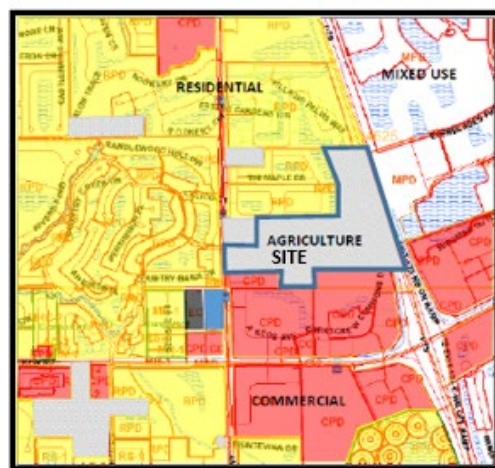


Figure 3 - Zoning

## **ZONING**

The site is zoned AG which allows public schools (by-right) with the following standards:

### **4-102. USES FIVE ACRES OR LARGER**

A. Unless exempted in subsections B and C, below, all rezonings (zoning map amendments) that are five acres or greater in area shall only be approved and developed as a planned development district in accordance with the procedures and standards of this LDC.

B. Village, County, or State Parks are exempt from subsection A, above.

C. Public schools, places of worship, and religious facilities are exempt from subsection A, above. Permitting for these exempt uses is according to the use tables in Chapter 3: Zoning Districts

D. See also Sec. 4-112.A (all commercial development requiring a rezoning only developed as a planned development).

### **4-135. SCHOOLS, ELEMENTARY, MIDDLE, OR HIGH**

An elementary, middle, or high school shall comply with the following standards:

A. If an elementary school, have direct access to a local or collector road.

B. If a middle or high school, have direct access to a collector or arterial road.

C. Not be exposed to physical constraints, hazards, or nuisances which are detrimental to the health and safety of students, and to the general operation of the school.

## **PUBLIC INFORMATION MEETING**

A Public Information Meeting was held on October 27, 2020 with the Planning and Zoning Board. Minutes of the meeting are in Attachment D. Specific issues identified by adjacent property owners in Copper Oaks included traffic, vehicle and bus stacking, stormwater management, and wetland and wildlife concerns

## **STAFF DISCUSSION AND ANALYSIS**

### **ENVIRONMENT AND WETLANDS**

The site is located between I-75 and Three Oaks Parkway north of Corkscrew Road and south of Estero Parkway, and is located primarily in the AE Flood Zone, a Special Flood Hazard Area with base flood elevations determined. A narrow strip of X Flood Zone designation is located in the northeastern part of the site adjacent to I-75.

Wetlands and a small area of Surface Waters comprise 48.6 acres of the 68.5 acres, approximately 71% of the site. The Environmental Analysis completed by Johnson Engineering states that the "The onsite wetlands are degraded by exotic vegetation, included melaleuca, Brazilian pepper, and Old World climbing fern." Documentation from South Florida Water Management District (SFWMD) suggests that prior to infestation the onsite wetlands appear to have consisted of pine-cypress communities.

Environmental permitting was completed with the U.S. Army Corps of Engineers (ACOE) and SFWMD, permitting which allows filling of the wetlands with purchase of credits for wetland mitigation. The School district has completed the purchase of credits for this mitigation.

The SFWMD Environmental Resource Permit (ERP) was issued for the site which included authorization to impact all of the onsite wetlands, with wetland impacts offset by the required purchase of 20.04 credits from Big Cypress Mitigation Bank which, as noted above, has been completed.

The Environmental Analysis does not identify any endangered species on the site, nor was evidence found of listed species usage of the site. It was determined by SFWMD that the site “does not contain preferred habitat for wetland-dependent endangered or threatened wildlife species...and submitted information indicates that potential user of the site by such species is minimal.”

The applicant will have to submit a Protected Species Survey at the time of Development Order addressing these issues.

### **TRAFFIC CIRCULATION ANALYSIS**

The applicant has provided an analysis of traffic circulation for the proposed elementary and middle school.

The School District has proposed school hours from 8:55 a.m. until 3:55 p.m. in order to mitigate the morning and late afternoon/evening peak hour impacts.

#### Traffic Circulation Analysis

The traffic shows that 66% of the trips will travel south, and 34% will travel north, on Three Oaks Parkway to access the school facilities in the a.m. and p.m. peak hour based upon the home location of students.

The type of traffic analysis done for a Comprehensive Plan amendment is more long-range than that done at the time of Development Order (site plan) review and looks at a larger area. A short-term (5 year) analysis is provided as well as a long-term (2040) analysis.

The analysis indicates that some roadway segments and intersections may exceed capacity without the development of the school in both the short and long term. While transportation concurrency is no longer mandatory by state law, the long range traffic analysis is useful to identify problem areas so that solutions can be identified in capital improvement plans.

Traffic impacts will be reviewed in more detail when the development order is submitted. The traffic study will evaluate both roads and intersections to determine if any will fail, and what type of improvements may be necessary, such as a traffic light.

### **UTILITIES**

Potable water and sanitary sewer utilities are available from Lee County. Utility reclaimed water is not available due to capacity issues.

### **LETTERS OF ADEQUACY**

The submittal documents include letters of service availability from the Estero Fire Rescue, Lee County EMS, Lee County Sheriff, Lee County Solid Waste, and Lee County Transit. Copies of these letters are in Attachment F.

## **SURFACE WATER/DRAINAGE**

The Environmental Analysis includes a statement that site runoff flows to Three Oaks Parkway then to Corkscrew Road and to the Estero River. SFWMD has issued an Environmental Resource Permit (ERP) No. 36-05254-P (and subsequent modification) which includes authorization for onsite wetlands to be impacted.

Village staff review of the proposal resulted in comments from the Public Works Director, that the Lee County Southwest Florida Department of Transportation document "Ditch Pavement and Berm Improvements Three Oaks Parkway, Lee County School Board Property" shows a berm was built around the property so that it would appear all water is contained on-site.

Further analysis of the stormwater management will occur at the time of development order review.

## **COMPREHENSIVE PLAN CONSIDERATIONS**

Staff has indicated that, due to the wetlands onsite, there is an inconsistency with two plan policies, as shown below:

***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.***

Staff Comment: The site has both Village Neighborhood 2 and Wetlands Future Land Use. Schools are allowed in Village Neighborhood 2; however, the site also consists of Wetlands. The above two policies specifically prohibit location of schools (education facilities) in Wetlands.

Staff recommends that the policies be revised to recognize that public schools may be appropriate to be considered in a wetland category subject to certain restrictions.

Proposed revision to the two policies (revised language is underlined, no language deleted):

**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.

**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.

Other Plan Policies

**TRA-1.2.4** *During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

Staff Comment: The Traffic Analysis reviews the circulation and potential impacts from the proposed use and analyzes the interconnecting roadway and intersection systems. No improvements were proposed, including any that would include new connections. Typically, this level of information is provided at Development Order. Staff has evaluated a road connection to the south which did not meet school criteria, and a connection to the north was not desirable due to existing residences.

**ICE-1.7.1** *Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.*

**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.*

Staff Comment: The School District and Village staff are coordinating on this issue.

**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.*



Staff Comment: Village staff has been and is coordinating with the School District staff on this issue.

*PSF-1.1.4 Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.*

Staff Comment: The school site is centrally located and will be located in proximity to homes of Estero students.

## **CONCLUSION**

The School District has indicated a need for additional education facilities in the South 2 Subzone, which includes the Village of Estero. The applicant filed for a Map Amendment for the proposed site.

The Village of Estero values wetlands as demonstrated by policies in the Comprehensive Plan, however the wetlands on this site are isolated, low quality and do not connect to any wetland systems.

When reviewing a Comprehensive Plan Amendment, staff has reviewed the need for a public facility and balanced that with the policies protecting wetlands.

Staff review concludes that the proposed Map Amendment could be appropriate with the specific Text Amendment language proposed by the staff.

The staff conclusion, that the Map Amendment to the Public Facilities category is appropriate, is based upon the following:

- The site is adequately sized and centrally located within the Village;
- Adequate infrastructure exists or is available to support the use;
- A demonstrated need has been provided for the use;
- The Comprehensive Plan supports locating schools within the Village;
- The proposed facilities will relieve school capacity issues in the Estero area, which is supported by policies in the Comprehensive Plan.

The text amendments are recommended for approval as they will provide criteria and opportunity for public use.

## **ATTACHMENTS**

- A. Future Land Use Map
- B. Zoning Map
- C. Comprehensive Plan Text Amendment Language
- D. Minutes of Public Information Meeting
- E. Applicant Comprehensive Plan Compliance Narrative
- F. Letters of Adequacy
- G. Applicant Justification for the Proposed Amendment

# Attachment A

Conservation

Village Neighborhood 1



Village Neighborhood 2

Transitional Mixed Use

Public Facilities

**LEE COUNTY DIST SCHOOL PROPERTY**

Wetland

Wetland

Transitional Mixed Use

Wetland

Conservation

### LEGEND

PARCEL

### FUTURE LAND USE

Wetlands

Conservation

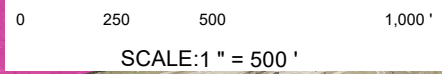
Urban Commercial

Transitional Mixed Use

Public Facilities

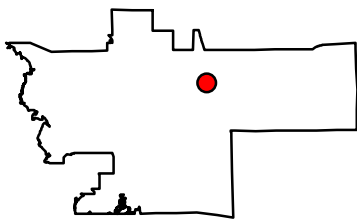
Village Neighborhood 2

Village Neighborhood 1



SCALE: 1" = 500'

### LOCATION MAP



SCALE: 1" = 25,000'



## FUTURE LAND USE MAP

VILLAGE OF ESTERO \ FLORIDA



# Attachment B

THREE OAKS PKWY



LEE COUNTY D ST SCHOOL PROPERTY

### LEGEND

PARCEL

### ZONING

- AG-2
- CC
- CPD
- CF
- EC
- MPD
- RPD

LOCATION MAP

SCALE: 1" = 25,000'

0 250 500 1,000'

SCALE: 1" = 500'



## ZONING MAP

VILLAGE OF ESTERO \ FLORIDA



## Attachment C – Comprehensive Plan Text Amendment Language

**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 Village Council determines that 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.

**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.



# 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.**

**Estero, Adjacent Local Government,  
and State and Regional Plan  
Consistency Narratives  
Exhibit E**

## School Facilities – Comprehensive Plan Map Amendment

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### E - Estero, Adjacent Local Government, and State and Regional Plan Consistency Narratives

#### Estero Comprehensive Plan Consistency

The subject property is a ±68.5 acre site located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. The School District of Lee County purchased the site in 2003 to fulfill demands for school capacity in the growing Estero area. The subject site is currently designated with two different Future Land Use categories: ±64.2 acres is designated Village Neighborhood 2, and ±4.3 acres is designated Wetlands. These designations are calculated to allow 381 dwelling units a maximum eligible densities, which would correspond to added population in the Village.

To allow the development of the proposed schools, a Map Amendment is proposed to re-designate the site to the Public Facilities Future Land Use designation. Approval of this amendment will reduce the potential population growth associated with current Future Land Use designations, thus the proposal is not impacting the population capacity of the Future Land Use Map.

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the following goals, objectives, standards and policies set forth in the Village of Estero Comprehensive Plan:

*FLU-1.2.5 PUBLIC FACILITIES. Public Facilities areas include the publicly owned lands within the Village that are developed or anticipated for development to serve public purposes such as public schools, library, post office, fire station, utility sites, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel in coordination with the Village's zoning and permitting provisions for these facilities. Development (except schools) must not exceed 1 FAR.*

**The subject site is publicly owned and is anticipated for development to serve public school purposes consistent with the proposed Public Facilities designation.**

*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.*

**Schools are allowed in the Village Neighborhood 2 designated area of the site, but not the Wetlands designated area. The request to amend the site's Future Land Use designation to Public Facilities will render the site and the**



**proposed use as a school fully consistent with the Future Land Use Element. Traffic analysis is provided with this application to address the circulation to and from the site, which is concentrated along major arterial and collector roadways.**

*REC-1.8 SCHOOL BOARD COORDINATION: Coordinate with the Lee County School Board to co-locate and share facilities and develop mutually beneficial strategies to meet the community's recreation and open space needs.*

**The applicant is the School District of Lee County. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.**

*ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.*

**The proposed school location was established as a potential school site at time of the School District's purchase in 2003, and over the past year, this location has been coordinated with Village management staff. The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations. Five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year. In recognition of the capacity demands in this subzone, the Florida Department of Education has approved the construction of the proposed additional elementary and middle school capacity. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial facilities and services to meet community needs.**

*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.*

**The applicant, the School Board of Lee County, has been in communication with the Village management staff from the time of initial planning stages for new school facilities located in the Village. The subject site's proximity to community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities.**

*CIE-1.2.10 The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.*

- A. *Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- B. *Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- C. *High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- D. *Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

**Refer to the documentation provided below related to levels of service addressed in Policy PSF-1.3.1 demonstrating that the requested amendment is needed to address capacity issues and meet the adopted level of service standards.**

*PSF-1: Assist the School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools to: promote co-location of facilities that benefit Village residents, promote opportunities for school children of the Village to attend schools located in the Village, and foster a quality of education in and around Estero that enhances the Village's desirability and economy.*

**The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.**

*CIE-1.4 SCHOOL COORDINATION: Coordinate public school capital improvements with the school district through an interlocal agreement.*

*CIE-1.4.1 Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools and roadways.*

*CIE-1.4.2 Capital improvements associated with the construction of educational facilities are the responsibility of the Lee County School District, as well as addressing financial feasibility associated with school concurrency. The Village shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five-Year Plan and Capital Budget.*

*CIE-1.4.3 For public school facilities, a proportionate share mitigation agreement is subject to approval by Lee County School District and the Village and shall be (for each development) executed as authorized by the overall master school interlocal agreement.*

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to work toward an interlocal**

**agreement and to arrive at mutually beneficial strategies to meet community needs.**

*PSF-1.1 SCHOOL LOCATION AND CO-LOCATION PLANNING: Cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with collocated public recreation facilities and services.*

*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-1.1.2: All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules.*

*PSF-1.1.3: To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools.*

*PSF-1.1.4: Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.*

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.**

**The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations.**

**The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.**

*PSF-1.1.5: Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.*

**As described in the narrative of existing surrounding land uses, the mix of surrounding land uses has been established, as all surrounding sites are nearly or completely built out. Two community facility uses are to the north and south of the site, including a Post Office and a Church, providing for compatibility among public facilities uses. The South Regional Library also sits to the southwest of the site across Three Oaks Parkway. Also surrounding the site are**

**the Copper Oaks, Villagio and Villages at Country Creek neighborhoods, which are compatible with school uses. The Interstate to the east provides a barrier that will remain as a secure edge to the school site. To the south, the bordering commercial planned developments predominately feature water management and conservation areas along the property boundary. Potential for incompatibility of a commercial use is limited due to the limited degree of adjacency, and can be managed through the final design and permitting process for the school site.**

*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.*

**The Traffic Analysis provided with this application addresses the long term transportation circulation and service levels for the site. Final design and permitting and the Traffic Impact Statement (TIS) associated with the Development Order review process will address details of all transportation services and infrastructure.**

*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 the 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.*

**The applicant, the School District of Lee County, has been in communication with the Village management staff at that early planning stages for new school facilities located in the Village. Coordination will continue on opportunities for shared funding of necessary infrastructure improvements as needed throughout the planning and development review process.**

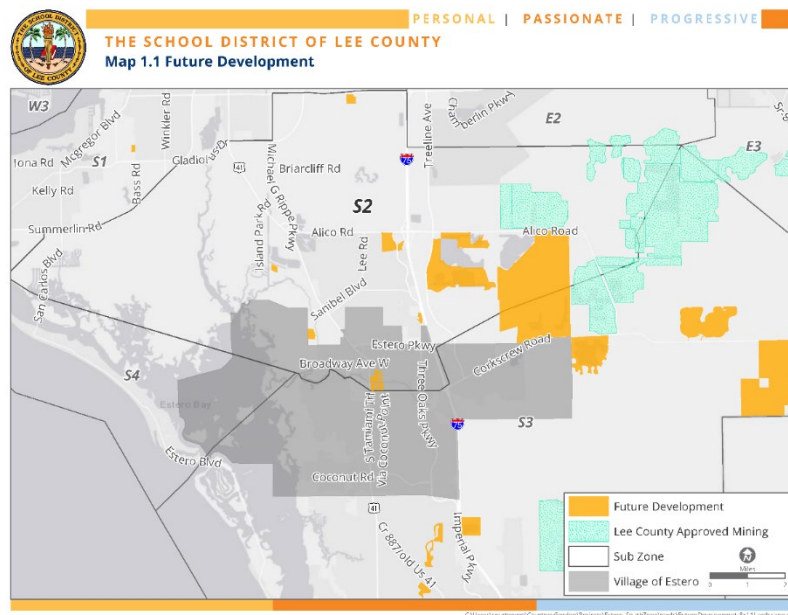
*PSF-1.2.7: Work with the School District staff toward maximizing the opportunity for an educational campus in conjunction with Estero Community Park, School District property and Estero High School.*

**The applicant, the School District of Lee County, has been in communication with the Village management staff at the early planning stages for new school facilities located in the Village. Discussions began with potential location of the school facilities in proximity to Estero High School, and coordination will continue on future plans for the land areas in the vicinity of Estero High School.**

Following analysis and evaluation and an April 22, 2020 Village Council public workshop, the Village gave notice to the School District that the Village formally supports the location of school facilities on the subject property along Three Oaks Parkway.

*PSF-1.3.1: Establish and maintain LOS standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. See the Lee County School District Facilities Map PSF-1 depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period*

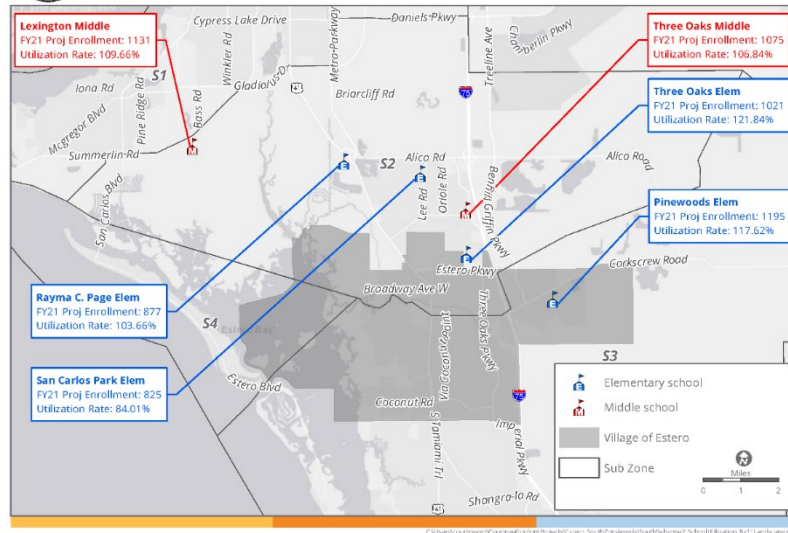
Per the adopted School Concurrency Service Areas (Comprehensive Plan Map PSF-2), the entirety of the Village, including the subject site, are within the South Zone Concurrency Service Area. More specifically, the School District designates the area north of Corkscrew Road where the subject site is located as the South-2 (S2) subzone, depicted on the School District's Map 1.1 below.



Spurred by growth in communities such as San Carlos Park, WildBlue, Miromar Lakes, residential projects in Coconut Point, Genova, and the potential additional residential development in the Village Center, the S2 subzone has been growing steadily since the early 2000s. The result of this growth is that five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year as depicted on the School District's Map 1.2 below.



PERSONAL | PASSIONATE | PROGRESSIVE  
THE SCHOOL DISTRICT OF LEE COUNTY  
Map 1.2 South Subzone 2: School Utilization



**PSF-1.5 COORDINATION:** Village staff and School District staff will coordinate on procedures and information sharing so that all new public schools built within the Village will be consistent with the Comprehensive Plan and Future Land Use Map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

**PSF-1.5.4:** The School District staff will inform the Village staff prior to acquiring or disposing of land in the Village. The Village staff will provide technical information as available to school representatives and work cooperatively to assist in identifying suitable sites for new schools and opportunities to co-locate public facilities.

**PSF-1.5.5:** In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

**PSF-1.5.6:** The Village staff will assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

**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.

**PSF-1.5.11:** Coordinate with the School District staff to evaluate the availability of sufficient land proximate to residential areas, and within the future land use categories in which public schools are allowed, to meet the projected need for public schools.

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.**

*INF-1.4.5: No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.*

**Lee County Utilities sanitary sewer service facilities are available and located along Three Oaks Parkway adjacent to the subject site.**

*INF-1.5.4: No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.*

**Lee County Utilities potable water service is available and located along Three Oaks Parkway adjacent to the subject site.**

*CCM-1.9.2: New development must not degrade water quality of surface waters or groundwater or contribute to flooding of other areas.*

**Appropriate measures will be taken during final design and permitting to ensure water quality and attenuation meets state and local standards.**

*FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.*

- A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.*
- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands.*
- C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).*
- D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved*

*Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.*

**The ±4.3-acre area designated as Wetlands on the Future Land Use Map is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site.**

*CCM-1.4.1 Ensure the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.*

**The Wetlands designation is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village. See the Environmental Analysis included in this submittal for additional detail on the wetland and permitting conditions of the site.**

*CCM-1.4.3 Continue implementing regulations and incentives to prevent incompatible development in and around environmentally sensitive lands; which are rare and unique uplands as described in Policy CCM-1.5.1 and wetlands, as defined in the definition section of this Plan.*

**See the Environmental Analysis included in this submittal addressing the upland and wetland conditions of the site. There are 0.02 acres of the project site along the south property line that have been identified as “rare and unique” uplands, adjacent to the conservation area of the Estero Interstate Commerce Park, and the final site design and permitting process will address prevention of incompatible development around this area.**

*CCM-1.8 WETLANDS The Village recognizes that wetlands are an invaluable natural resource which contribute vital benefits for the public, wildlife, ecosystems and the environment and will maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.*



*CCM-1.8.1 The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the Village's, the State of Florida's, and the US Army Corp of Engineers' wetland protection regulations and the goals, objectives, and policies in this plan at a minimum.*

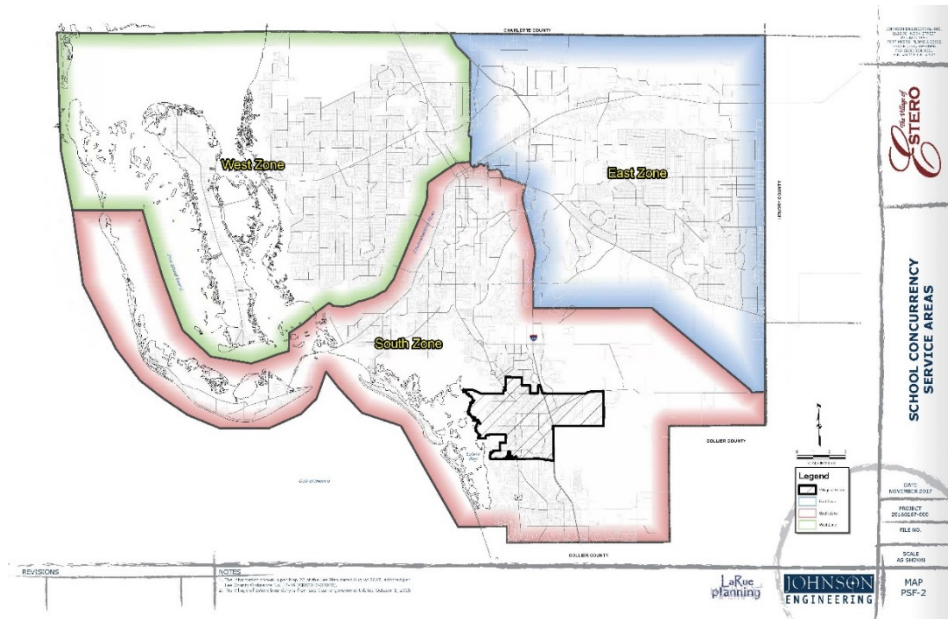
*CCM-1.8.2 To the extent allowed by law, the Village will require wetland mitigation for wetlands impacted by development or construction within the Village to be mitigated in order of preference: 1) On the same site or downstream of the impact within the same watershed; 2) within Estero; and 3) as close geographically to Estero as possible but still within the Estero Bay watershed. The Village will coordinate with South Florida Water Management District, Lee County, and the US Army Corps of Engineers to determine the nature and level of mitigation on a case-by-case basis.*

*CCM-1.8.3 Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.*

**See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village through the final site design and permitting process, the strategies for mitigation will be shared and discussed.**

## Adjacent Local Governments

The proposal will positively affect adjacent local governments and their comprehensive plans for school planning and student accommodation purposes. Lee County and the City of Bonita Springs are also served by and coordinate with the School District of Lee County for provision of public school facilities. The subject site has been identified as a school site since the School District's purchase of the property in 2003. The needs to maintain school capacity service levels are addressed geographically based on population and demands within the zones adopted in the School Concurrency Service Areas Comprehensive Plan Map PSF-2, below.



The entirety of the Village and the City of Bonita Springs and portions of South and Central Lee County are within the South Zone Concurrency Service Area. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. By addressing demand within the zone and providing new schools in this zone, the proposed amendment furthers coordination efforts of the School District and affected local jurisdictions of Lee County and City of Bonita Springs as required by Florida Statutes.

Impacts to Lee County facilities and services as result of the proposed amendment, including the Sheriff's Office, EMS, Solid Waste, LeeTran, and Lee County Utilities, are addressed in the B.2 Existing and Future Conditions Analysis included in this application and the availability letters accompanying this submittal. Coordination to address impacts to the transportation network is achieved through coordination with Lee County Department of Transportation in the preparation, analysis, and review of the Traffic Circulation Analysis accompanying this submittal.

## **State Policy Plan**

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the State Policy Plan found in Chapter 187, Florida Statutes:

(7) **WATER RESOURCES.**—

(a) *Goal.*—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) *Policies.*—

5. *Ensure that new development is compatible with existing local and regional water supplies.*

**The analysis included in Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application demonstrates that water supply is available and Lee County Utilities service is adequate. Per the drainage analysis, final design of the site will be in accordance with applicable water quality and attenuation standards.**

(9) **NATURAL SYSTEMS AND RECREATIONAL LANDS.**—

(a) *Goal.*—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies.*—

7. *Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.*

**Exhibit C - Environmental Analysis included in this application provides analysis of the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village and through the final site design and permitting process, ecological functions of wetlands systems will be maintained, and strategies for addressing impacts and mitigation will be coordinated.**

(15) **LAND USE.**—

(a) *Goal.*—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) *Policies.*—

3. *Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

**The subject site is in an urban area of the Village, which is a strategic location for providing convenient access to public school facilities as proposed. The amendment places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve to enhance the mix of complementary housing and institutional functions within the Village.**

7. *Provide educational programs and research to meet state, regional, and local planning and growth-management needs.*

**The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.**

(16) *URBAN AND DOWNTOWN REVITALIZATION.—*

(b) *Policies.—*

8. *Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding educational facilities in urban areas, including planning functions, the development of joint facilities, and the reuse of existing buildings.*

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.**

(17) *PUBLIC FACILITIES.—*

- (a) *Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

**The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. Per F.S. Chapters 1013 and 163, school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal Future Land Use and zoning regulations. Through the proposed amendment to accommodate the proposed school facilities in the Public Facilities designation on the Future Land Use Map, and through ongoing coordination between the**

School District and the Village related to capital improvement planning efforts, this State Policy Plan goal is achieved.

(20) *GOVERNMENTAL EFFICIENCY.—*

- (a) *Goal.—Florida governments shall economically and efficiently provide the amount and quality of services required by the public.*

**The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.**

(b) *Policies.—*

1. *Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.*

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.**

(21) *THE ECONOMY.—*

- (a) *Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*

**Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village’s Comprehensive Plan contributes to the economic stability within the region.**

(25) *PLAN IMPLEMENTATION.—*

- (a) *Goal.—Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement.*

**Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs. The required Public Information Meeting and public hearings will provide multiple citizen involvement opportunities during the planning process for the subject site.**

## **Regional Policy Plan**

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the Southwest Florida Regional Planning Council Strategic Regional Policy Plan:

Livable Communities Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Action 1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

**The subject site is in an Urban area of the Village, which is a strategic location for infill of public facilities, because the site is proximate to other civic and community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities. The amendment also places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve for a high quality of life.**

Economic Development Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Strategy: Maintain the physical infrastructure to meet growth demands.

**The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards.**

Economic Development Goal 3: A stable regional economy based on a continuing excellent quality of life.

**Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.**

Emergency Preparedness Goal 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Strategy: New public structures be located outside the category 2 hurricane flood zone and outside of rainfall induced flowways.

**The subject site is outside hurricane flood zones. Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application includes drainage analysis demonstrating that addresses flood protection and avoidance of flowways will be addressed through the development design and permitting process.**



**LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY**

DATE: AUGUST 10, 2020

TO: **MARY MCCORMIC**  
Technician Senior

FROM: **DANA L. HUME, P.E.**

FIRM: **JOHNSON ENGINEERING INC.**

ADDRESS: **2122 JOHNSON STREET**

ADDRESS: **FORT MYERS, FL 33901 -**

PHONE#: **(239)461-2471** FAX: ( ) -

E-MAIL ADDRESS: **DLH@JOHNSONENG.COM**

PROJECT NAME: **NN MIDDLE SCHOOL AND K ELEMENTARY SCHOOL**

PREVIOUS PROJECT NAME(S): **THREE OAKS SCHOOL SITE**

STRAP NUMBER(S): **26-46-25-E4-U2186.2435**

PRIOR STRAP NUMBER(S) (IF ANY): **N/A**

**UNDEVELOPED SITE ALONG THREE OAKS PARKWAY – ADDRESS TO BE**

LOCATION/SITE ADDRESS: **DETERMINED**

**PURPOSE OF LETTER:**

- DEVELOPMENT ORDER SUBMITTAL    FINANCING    EFFLUENT REUSE  
 PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)  
 OTHER: (PLEASE SPECIFY) **COMP PLAN MAP AMENDMENT (VILLAGE OF ESTERO)**

**PLANNED USE:**

- COMMERCIAL    INDUSTRIAL    RESIDENTIAL - ( SINGLE-FAMILY    MULTI-FAMILY)  
 OTHER: (PLEASE SPECIFY) **SCHOOL**

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: **N/A**

RESIDENTIAL UNITS: SINGLE-FAMILY: **N/A** MULTI-FAMILY: **N/A**

PROPOSED PROJECT CONSISTS OF **200,000 S.F. SCHOOL WITH 2,350 STUDENTS AND 175 EMPLOYEES**

AVERAGE ESTIMATED DAILY FLOW (GPD): **36,225** ( WATER  WASTE-WATER) (GPD):  REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: **PER LCU DESIGN MANUAL: (2350 STUDENTS X 10 GPD = 23,500 GPD) + (175 EMPLOYEES X 15 GPD = 2,625 GPD) + (2525 CAFETERIA MEALS X 4 GPD = 10,100 GPD) = 36,225 GPD TOTAL**

Please e-mail the completed form at [mmccormic@leegov.com](mailto:mmccormic@leegov.com).

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.





**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

Cecil L Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

August 11, 2020

Via E-Mail

Dana Hume, P.E.  
Johnson Engineering Inc.  
2122 Johnson Street  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
NN Middle School & K Elementary School  
STRAP # 26-46-25-E4-U2186.2435**

Dear Mr. Hume:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of a middle school and an elementary school with an estimated total flow demand of approximately 36,255 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



August 11, 2020

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in blue ink that reads "Mary McCormic". The signature is written in a cursive style with a large initial "M".

Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING

**Letters of Adequacy of Fire, EMS,  
Law Enforcement, Solid Waste, Mass Transit services  
Exhibit B.3**



**Estero Fire Rescue**  
21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

---

*"DEDICATED AND DRIVEN FOR THOSE WE SERVE"*

**DATE:** 8/11/2020

**TO:** Marina Guirguis

**FAX NUMBER:** 239-334-3661

**FROM:** Phillip Green, Fire Marshal

**NUMBER OF PAGES INCLUDING COVER SHEET:** 2

**COMMENTS:**

Letter of Service Availability for Parcel #26-46-25-E4-U2186.2435

**Estero Fire Rescue**

21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

---

August 11, 2020

Johnson Engineering  
2122 Johnson Street  
P.O. Box 1550  
Fort Myers, Florida 33902  
C/O Marina Guirguis, Planner I

Re: Parcel 26-46-25-E4-U2186,2435

Ms. Guirguis,

This correspondence will serve as a Letter of Service Availability for the above listed parcel. The above listed parcel is located within the Estero Fire Rescue District.

The Estero Fire Rescue District will provide fire suppression and Advanced Life Support Non-Transport medical services for this parcel. Primary responding fire station for the above listed parcel is Estero Fire Rescue Station 43 located at 21500 Three Oaks Parkway, Estero Florida. Service availability is not dependent on the use of the property.

Should you require any further information, please feel free to contact me at 239-390-8000.

Respectfully,

A handwritten signature in cursive script that reads 'Phillip Green'.

Phillip Green  
Fire Marshal

## Marina A. Guirguis

---

**From:** Abes, Benjamin <Benjamin.Abes@leegov.com>  
**Sent:** Tuesday, August 4, 2020 9:26 AM  
**To:** Marina A. Guirguis  
**Subject:** RE: Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning Ms. Guirguis,

Thank you for the information. The County has not been authorized to review and provide comments on municipal development permits, including in the Village of Estero.

Our review or assistance on such matters is typically provided by interlocal agreements, Resolutions, Ordinances, and in limited circumstances through the 163 F.S., Comprehensive Plan Amendment process. If no such agreement exists, the County is without that authority.

Ben

Benjamin Abes  
Director, Lee County Public Safety  
Chief, Emergency Medical Services  
239-533-3911

---

**From:** Marina A. Guirguis <mag@johnsoneng.com>  
**Sent:** Tuesday, August 4, 2020 8:56 AM  
**To:** Abes, Benjamin <Benjamin.Abes@leegov.com>  
**Subject:** [EXTERNAL] Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning, Mr. Abes,

Kindly find attached a request for a letter of service availability for a new project in the Village of Estero. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it. Please do not hesitate to contact me with any questions or if you require any additional information.

Thanks,

Marina A. Guirguis  
Planner I  
JOHNSON ENGINEERING, INC.  
2122 Johnson Street  
Fort Myers, FL 33901  
239.292.6076 Cell  
[mguirguis@johnsoneng.com](mailto:mguirguis@johnsoneng.com)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

***Carmine Marceno***  
Sheriff



**State of Florida**  
**County of Lee**

*"Proud to Serve"*

August 12, 2020

Marina Guirguis  
Johnson Engineering  
2122 Johnson Street  
Fort Myers, Florida 33901

Ms. Guirguis,

The requested Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objection to the construction of an elementary and middle school on the +- 68 acre parcel located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

  
Rich Snyder  
Major, Patrol Bureau



*"The Lee County Sheriff's Office is an Equal Opportunity Employer"*  
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



**LEE COUNTY**  
SOUTHWEST FLORIDA  
**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

August 11, 2020

Ms. Marina Guirguis  
Johnson Engineering, Inc.  
2122 Johnson Street  
Fort Myers, FL 33901

**SUBJECT: Request for Solid Waste Letter of Availability  
Village of Estero Comprehensive Plan Amendment for Parcel No.  
26-46-25-E4-U2186.2435**

Dear Ms. Guirguis,

Lee County Solid Waste is capable of providing solid waste collection service for the proposed project in the Village of Estero through our franchised hauling contractors. Disposal of the solid waste generated from the proposed schools will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines solid waste requirements for businesses and institutions. It further establishes that the property owner will be responsible for all future applicable solid waste assessments and fees.

Please provide for my review the construction plans of the dumpster and/or compactor locations prior to the start of the construction.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

*Brigitte Kantor*

Brigitte Kantor  
Public Utilities Manager  
Solid Waste Division



John E. Manning  
*District One*

August 5, 2020

Cecil L. Pendergrass  
*District Two*

Marina Guirguis  
Johnson Engineering  
2122 Johnson Street  
Fort Myers, FL 33902

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

RE: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Roger Desjarlais  
*County Manager*

Dear Ms. Guirguis,

Richard Wesch  
*County Attorney*

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment intended to amend the existing allowable development of residential units and of commercial uses to an elementary and middle school on the referenced subject area located approximately by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. After review, we have concluded that the proposed development has no impact on transit facilities.

Donna Marie Collins  
*County Hearing Examiner*

Sincerely,  
*Jorge J Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit



August 4, 2020

Mr. Scott Vanderbrook, Fire Chief  
Estero Fire Rescue  
21500 Three Oaks Parkway  
Estero, FL 33928

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Chief Vanderbrook:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Mr. Benjamin Abes, EMS Chief  
Lee County Department of Public Safety  
P.O. Box 398  
Fort Myers, FL 33902

via email Benjamin.Abes@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Mr. Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Sheriff Carmine Marceno  
Lee County Sheriff's Office  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Sheriff Carmine Marceno:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or [mag@johnsoneng.com](mailto:mag@johnsoneng.com).

Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Brigette Kantor  
Lee County Public Utilities Solid Waste Division  
P.O. Box 398  
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Ms. Kantor:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Lee County Transit  
Mr. Levi McCollum  
3401 Metro Parkway  
Fort Myers, FL 33901

via email JMcCollum@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Mr. McCollum:

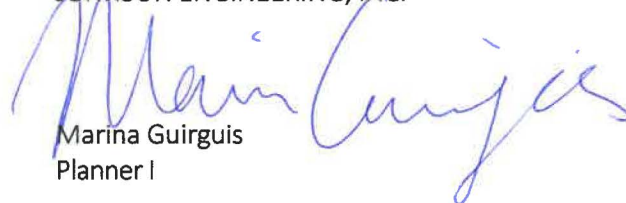
We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.



Marina Guirguis  
Planner I

**Justification of the Proposed  
Amendment Based Upon Sound  
Planning Principles  
Exhibit G**

## School Facilities – Comprehensive Plan Map Amendment

---

### G - Justification of Proposed Amendment Based Upon Sound Planning Principles

The School District of Lee County is the public school provider for Lee County. Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Coordination of school locations and facilities between the School District and the Village is essential to sound land use planning for positive social and economic outcomes.

As required by Florida Statutes, District staff engaged with Village of Estero administration on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. Chapter 163 and F.S. Chapter 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives.

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 School District staff determines need based on a thorough evaluation of: 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. See the attached School District Memorandum dated May 26, 2020 for data and analysis supporting the need for the proposed schools and their siting.

The Congress for New Urbanism establishes the principle that:

Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

The location proposed for the new schools lie adjacent to civic uses of the post office, church and across Three Oaks Parkway from the South Regional Library. The addition of schools and associated facilities will contribute to the concentration of civic and institutional uses in an area of the Village where residents are also concentrated. Connections for walking and bicycling between nearby neighborhoods and the school site will be finalized during the site design and development permitting phases.

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.





**LEE COUNTY SCHOOL DISTRICT FACILITIES**

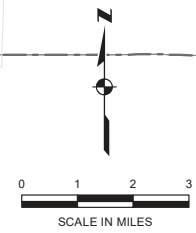
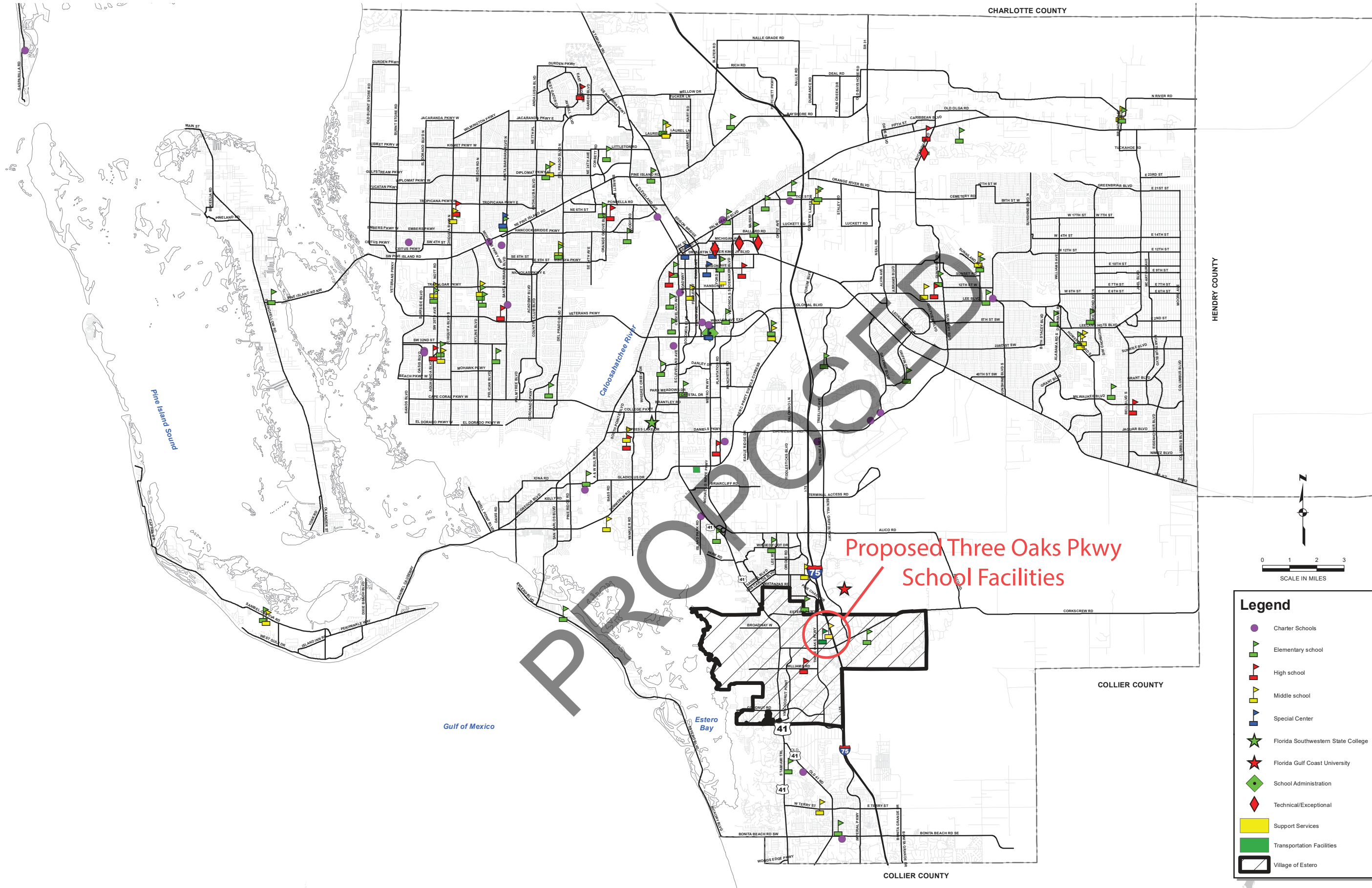
DATE  
 NOVEMBER 2017

PROJECT  
 20160267-000

FILE NO.

SCALE  
 AS SHOWN

MAP  
 PSF-1



**Legend**

- Charter Schools
- ▲ Elementary school
- High school
- ▭ Middle school
- ▼ Special Center
- ★ Florida Southwestern State College
- ★ Florida Gulf Coast University
- ◆ School Administration
- ◆ Technical/Exceptional
- ▭ Support Services
- ▭ Transportation Facilities
- Village of Estero

**REVISIONS**

**NOTES**

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





## THE SCHOOL DISTRICT OF LEE COUNTY

### Memorandum

**To:** Dr. Gregory Adkins, Superintendent  
Dr. Kenneth Savage, Chief Operating Officer

**Through:** Kathie Ebaugh, AICP, Executive Director  
Dominic Gemelli, Planning Director

**From:** Cindy Leal Brizuela, Senior Planner  
Courtney Gordon, GIS Planner

**RE:** Estero Elementary and Middle School Development

**Date:** May 26, 2020

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### INTRODUCTION

Recognizing the need to provide additional capacity to meet the growing student population in Lee County School District's (District) south 2 subzone (S2), the District's FY20 Capital Budget provided for the construction of elementary and middle schools to be located within the Village of Estero (Village). Over the course of the last year, School District of Lee County Staff (District staff) used these funds to begin the construction of these schools by 1) hiring an architect, construction manager, and building official; 2) drafting design alternatives; and 3) obtaining the necessary planning entitlements and environmental permits.

As required by Florida Statutes, District staff engaged with Village of Estero Staff (Village staff) on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. As a result of working with Village staff in the design and planning for the construction of the elementary and middle schools, it has become clear to District staff that the Village has significant concerns about the project as currently proposed at the Block Lane property. Consequently, this has restrained the District's ability to obtain the required planning and development approvals from the Village.

This memorandum seeks to resolve our current situation through the following: 1) clarify the background considerations related to this issue; and 2) identify options to move forward. Through the assessment of the issues and options, District staff seeks to receive direction and support from the Lee County School Board (Board) about how to best meet the student population demands in the S2 subzone.

## **SECTION 1: ISSUE BACKGROUND**

Before the District can determine the best option for providing the S2 subzone additional elementary and middle schools capacity to meet the student population demands, it is important to better understand the background of this issue. District staff has conducted a thorough evaluation of 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. First, District staff assessed the current and future capacity demands of the S2 subzone by evaluating enrollment, determining available capacity, and identifying future growth demands. Next, District staff researched how to best increase capacity by considering the development of a District-owned property, feasibility of expanding capacity at existing schools, and opportunities to acquire and develop a different property. Finally, District staff considered the Village's role in planning and development of the proposed elementary and middle schools. By understanding how capacity demands, space availability, and Village involvement impact this issue, the District can assess options to proceed with confidence.

### **I. Current and Projected South Zone School Capacity**

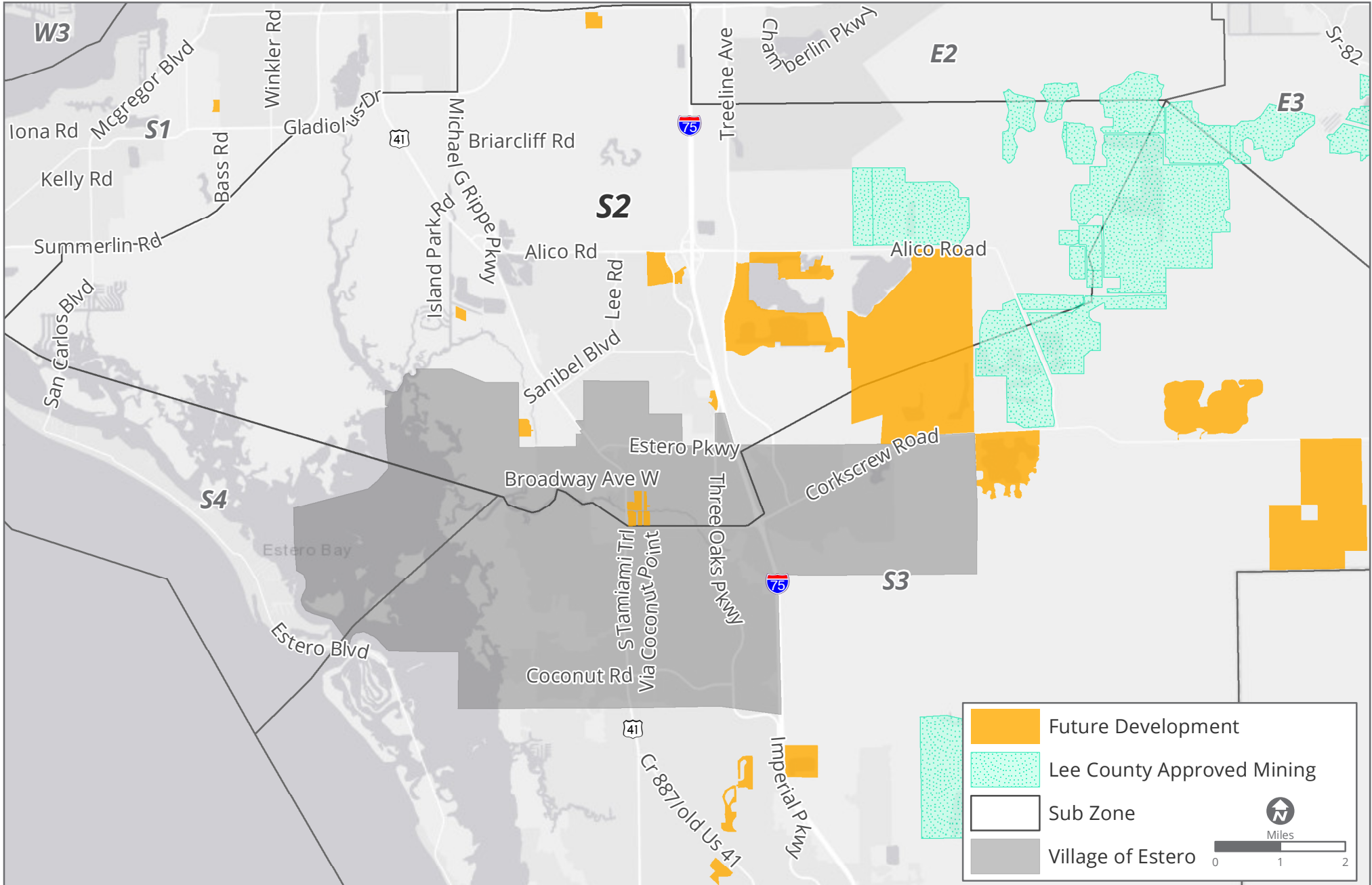
#### ***Current Enrollment Needs***

S2 subzone is located within one of the most active development corridors in Lee County (Map 1.1). Spurred by communities such as Stoneybrook, Wildcat Run, The Preserve at Corkscrew, Bella Terra, Corkscrew Shores, and Grandezza, the S2 subzone has been growing steadily since the early 2000s. The result of this development growth is that elementary and middle schools in the S2 subzone are currently overcapacity—with an overall utilization rate of 107% (Map 1.2).



# THE SCHOOL DISTRICT OF LEE COUNTY

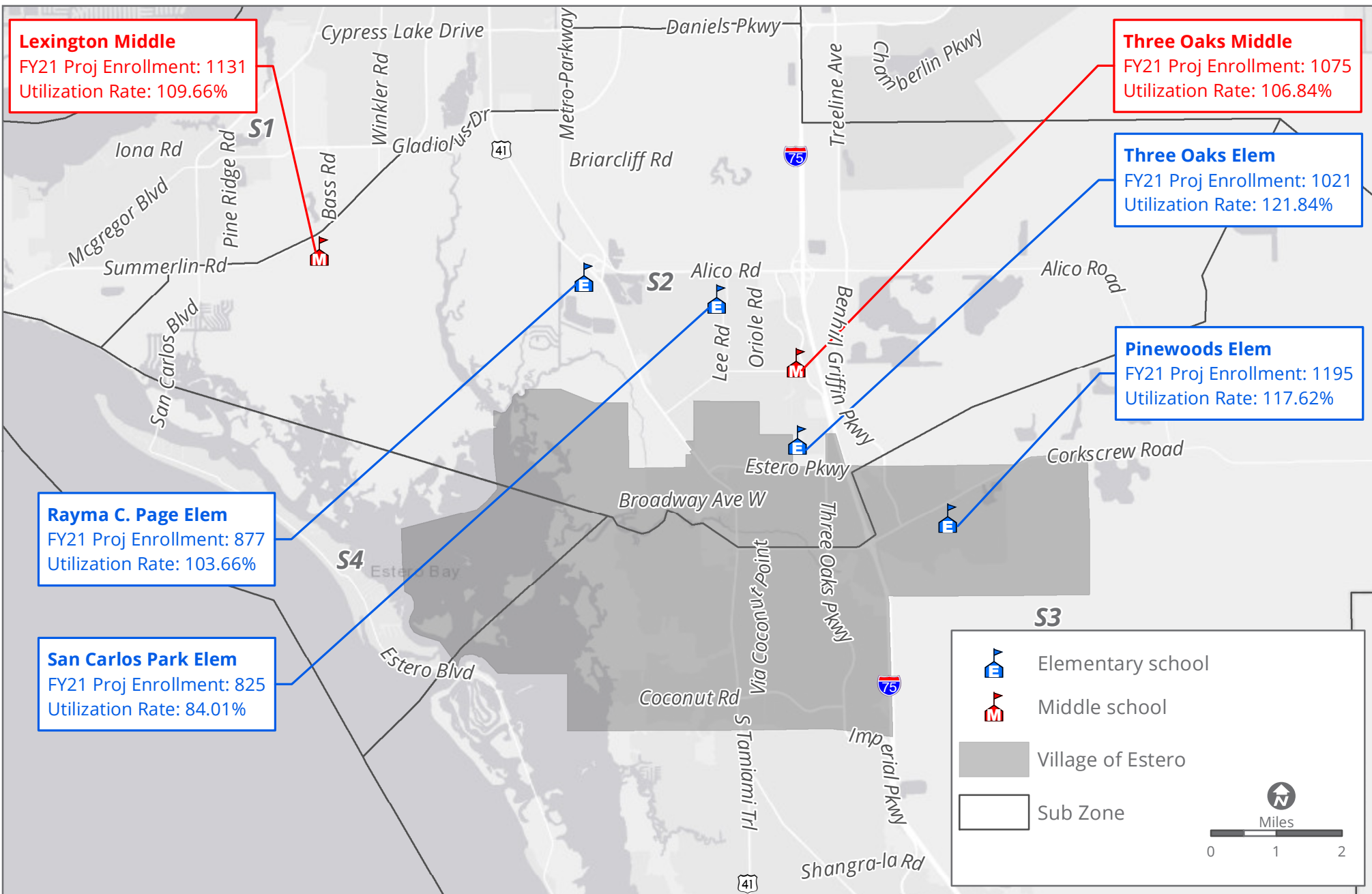
## Map 1.1 Future Development





# THE SCHOOL DISTRICT OF LEE COUNTY

## Map 1.2 South Subzone 2: School Utilization



The District has two middle schools and four elementary schools that currently serve the South S2 subzone—Three Oaks and Lexington Middle Schools as well as Three Oaks, Pinewoods, San Carlos Park, and Rama Page Elementary Schools (Map 1.2). While Pinewoods Elementary is in the South subzone 3 (S3), it is included as part of the S2 subzone area schools because it is located on the S2/S3 line and helps serve the student population included in the S2 subzone. The projected SY20/21 utilization rate for these elementary schools is 106% and for middle schools it is 108%. In recognition of the capacity demands in the S2 subzone, the Florida Department of Education approved the construction of additional elementary and middle school capacity in 2018.

**Projected Capacity Demands**

The growth of the Estero area is expected to continue as nearly 5,000 residential units are currently in the development process in this area (Table 2). In the next decade, the steady growth of this area is expected to generate over 1,000 additional elementary and middle school students—as well as over 300 additional high school students (Tables 1 and 2).

**Table 1: Units Permitted by Estero Area Communities**

Wild Blue	1,096
Verdana Village	2,400

**Table 2: Students Generated by Estero Area Communities by School Level**

Elementary	718
High	371

The continued development of the Estero area demonstrates the need for additional elementary and middle school capacity in the near future.

## **II. Potential Locations to Address Capacity**

There are several potential opportunities the District has available in order to expand capacity including 1) the development of one of two District owned properties, 2) assessing the feasibility of expanding capacity at existing schools, and 3) exploring opportunities to acquire and develop a different property not currently owned by the District. While specific strengths and challenges of each of these opportunities will be explained in the Option Section, the following discussion highlights the key components.

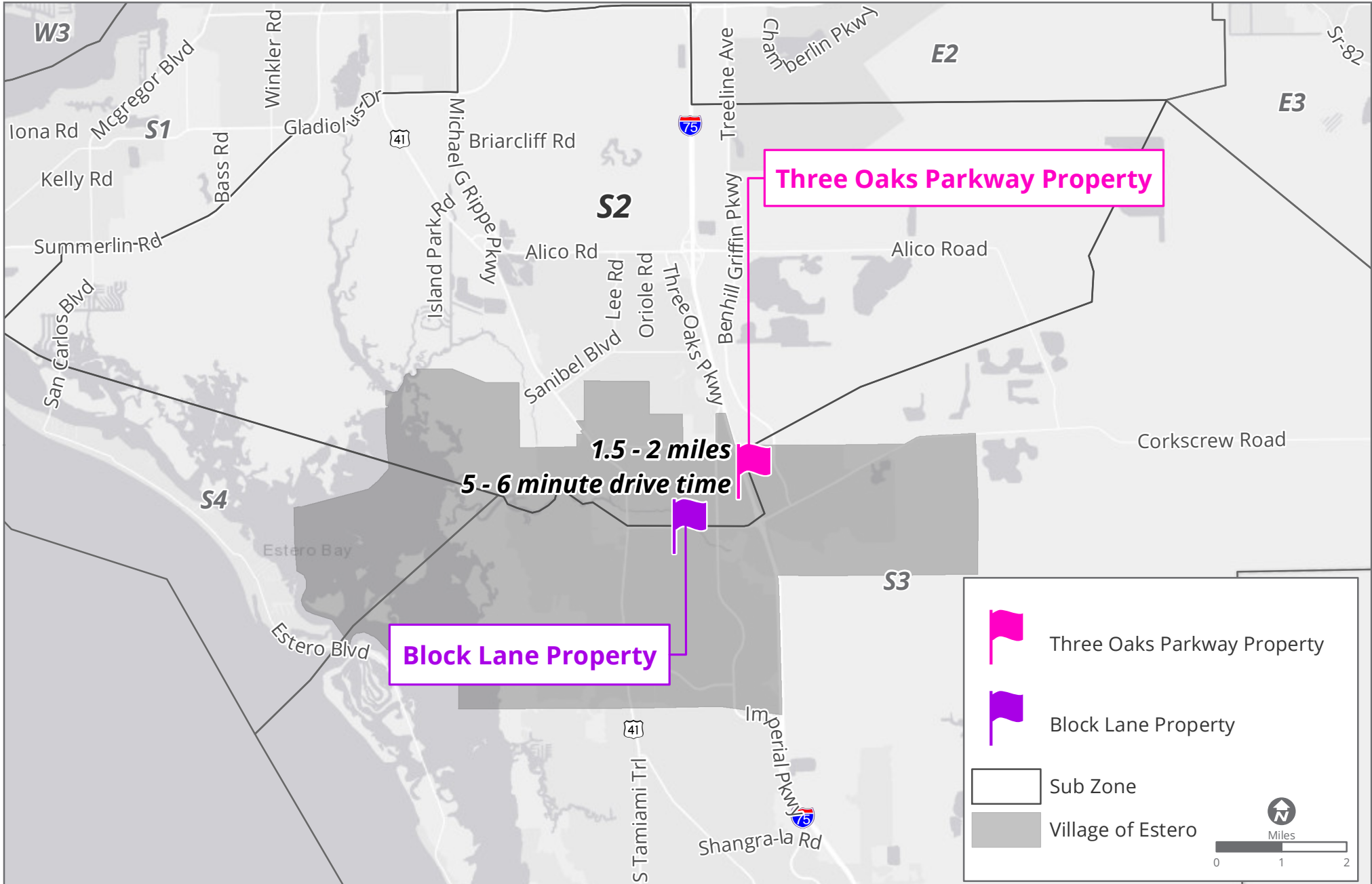
### ***South Zone District Owned Property***

The District owns two properties in the S2 subzone: a 70-acre property located on Three Oaks Parkway and a 15-acre property located on Block Lane adjacent to Estero High School athletic fields (Map 1.3). Both properties have been approved via the Site Selection Committee as described in Board Policy 9.01.



# THE SCHOOL DISTRICT OF LEE COUNTY

## Map 1.3 Distance Between Three Oaks Parkway Property and Block Lane Property





Three Oaks Parkway Property: The Three Oaks Parkway property was purchased in 2003 for \$5.8 million in order to construct a dual school site. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classification is Agriculture (AG-2). The property has several wetlands but has current environmental permits from the Southwest Florida Water Management District (SWFWMD) and Army Corps of Engineers (ACOE). Property access is provided via Three Oaks Parkway. The current contracts with the architect and construction manager would need to be revised to allow for the development of this property. Based on the needed planning and site development changes, schools on this property would have a target open date in August 2023.

If the District selected this property to construct the elementary and middle school facilities the District must 1) continue working to renew existing SWFWMD and ACOE permits which are set to expire November 13, 2020 and September 11, 2020, respectively; 2) request the Village approve an amendment of the future land use designations to Public Facilities through a public hearing process; 3) evaluate wetland preservation; 4) receive development order approvals from the Village; and 4) assess how to address contract changes.

Block Lane Property: The Block Lane Property was purchased in 2019 for \$4.0 million in order to support Village goals to 1) utilize the Three Oaks Property as a tax generator and 2) develop an "Academic Village" which would integrate Village area schools, parks, and recreation resources in a single shared campus. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classifications are Agricultural (AG-2) and Residential Planned Development (RPD). In order to provide for sufficient space for the elementary and middle schools space, lands currently used for athletic fields at Estero High School would be constructed upon. Depending upon site design, access is available off Williams Road or River Ranch Road. The existing contracts with the architect, construction management, and building officials allow for the development of this property.

If the District selected this property to construct the elementary and middle school facilities the District must 1) receive wetland permits from SWFWMD and ACOE; 2) amend its future land use designations to Public Facilities; 3) rezone the property to Community Facility Planned Development; and 4) evaluate how to provide adequate athletic facilities at Estero High School. Based on the needed planning and site development changes, schools on this property would open in August 2023.

### ***Acquire A New Site***

There is limited land available for development or redevelopment along Corkscrew Road to the east of I-75. All of these properties have challenges including size, location, and planning and environmental requirements. First, most of the available land is not large enough to construct elementary and middle school space. Next, those properties that are large enough to construct these facilities are located either far east of the residential developments, near active mines, or too far north in the Estero area. Additionally, a few of the undeveloped parcels have been identified as nominees in the County's Conservation 20/20 program. Finally, Southeast Lee County development areas are dominated by the Density Reduction/Groundwater Resource (DR/GR) and the Wetlands designations—which have stringent planning and environmental requirements and permit standards. In order to address the size, location, and planning and environmental challenges, the District would have to work with other government entities that have the authority to designate land entitlements and permit environmental conditions. Additionally, any future land acquisition by the District would require the property to undergo the District's site selection process which would further impact the development timeline. Given the planning, site development, and approval processes involved with identifying and acquiring a new property, it is unknown when schools could open if the District chose to build on a property not currently owned by the District.

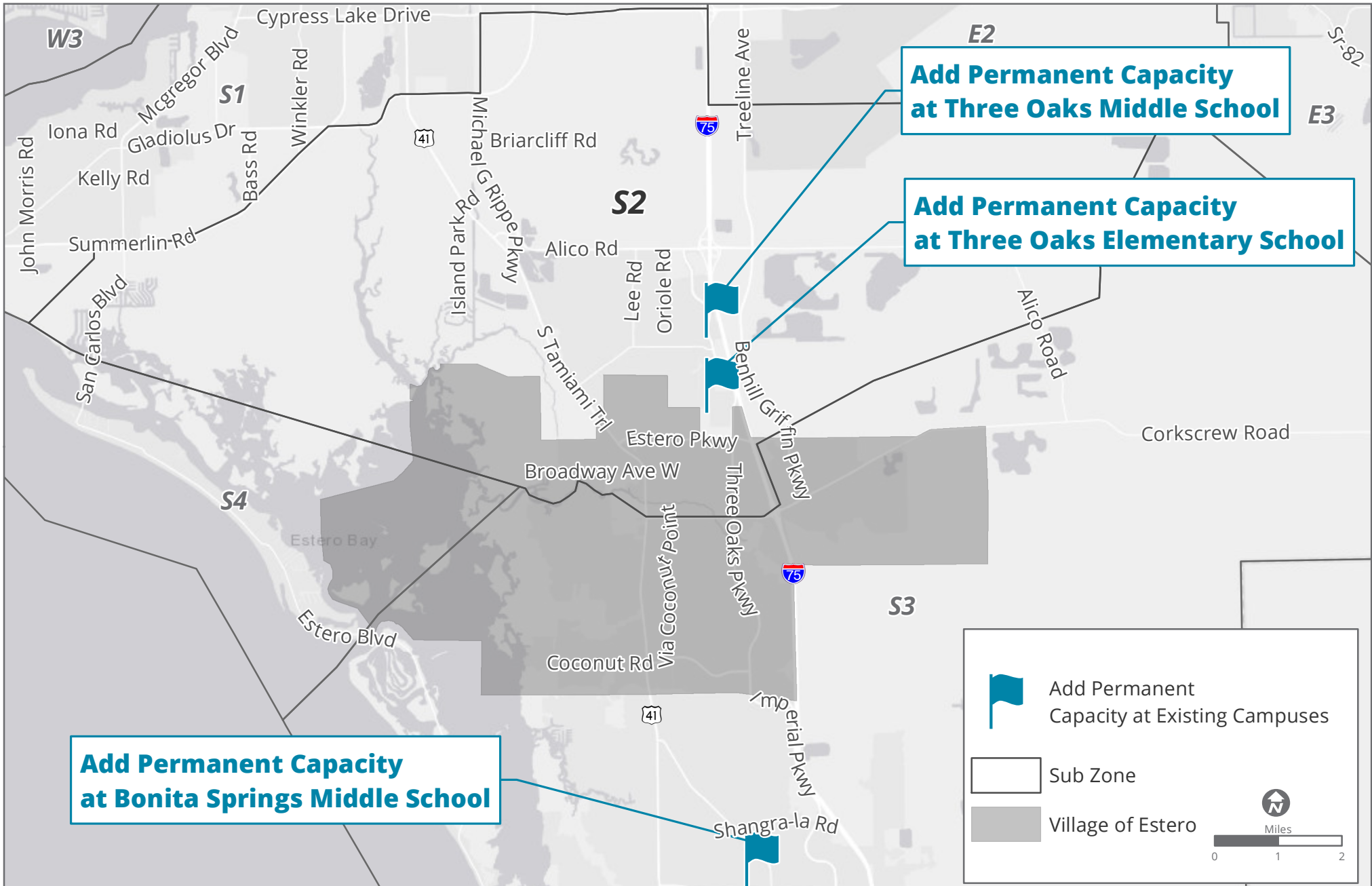
### ***Expand Capacity on Existing Schools***

As discussed previously, there are six elementary and middle schools servicing the S2 subzone—two middle schools and four elementary schools (Map 1.4). There is a possibility that the District could permanently add to the capacity of these schools either by constructing new classroom buildings or placing District-owned portables on the campuses. Permanent expansion of an existing campus would require the schools to possibly increase some or all of the core facilities and systems—cafeterias, administrative space, media center, athletic or outdoor space, HVAC systems, and internal transportation network—to meet the demands of the additional capacity. Additionally, it would require an evaluation of property conditions—land space, environmental needs, stormwater capacity, and access. Next, it would require the District to work with other government entities regarding permanent capacity to receive the required planning and environmental approvals as well as address off-site adjacent transportation improvements. Finally, given the planning, site development, and approval processes involved to identify and expand capacity, it is unknown when schools could open additional permanent capacity on an existing school campus.



# THE SCHOOL DISTRICT OF LEE COUNTY

## Map 1.4 Add Permanent Capacity at Existing Campuses



### **III. Village of Estero Involvement**

Construction of new school facilities is a coordinated effort through which the District collaborates with local municipal governments, regional environmental agencies, and other organizations to plan and develop public educational facilities. F.S. 1013 and F.S. 163 establishes the foundation through which school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal FLU and zoning regulations.

Recognizing the role local governments play in the development of school facilities, the District started working with the Village on the construction of planned school facilities a few years ago. At the time, the District was prepared to build a co-located elementary and middle school facility on the Three Oaks Parkway property. However, the Village preferred the construction of an "Academic Village" which unified academic, park, and recreational facilities together in one central location in the area of Estero Community Center and Estero High School. Additionally, the Village indicated a desire to have the Three Oaks Parkway property sold for development in order to contribute to their tax base. As such, the District agreed to move the schools near the high school. In doing so, the District 1) sought and purchased the Block Lane property; 2) placed the Three Oaks Parkway property for sale; and 3) started planning and designing an elementary and middle school site at the Block Lane property. The Village was kept apprised of and invited to participate in the District's school planning effort. While this effort seemed to be moving ahead, the Village was unable to secure the additional land necessary in order to realize the vision of the "Academic Village." Furthermore, without that additional land, the Village felt the consequent site design appeared too compressed and far from the expansive design concept that originated this effort. The Village expressed additional concerns that the middle and elementary school campus would use too much of the high school's athletic fields. All the while, the Three Oaks Parkway property remained available. Without a clear design path forward that would satisfy the Village concerns and recognizing the Village has the authority to approve the amendments of the future land use and zoning maps, the Village suggested that the District reconsider the use of the Three Oaks Parkway property. The Village then went a step further and brought the issue up for consideration at a public workshop of the Village Council held on April 22, 2020.

As a result of that workshop, the Village gave public notification to the District that they would formally support the construction of a co-located elementary and middle school site on the Three Oaks Parkway property and would not prefer the Block Lane property. While the Village's public act of support is non-binding, the public action can only be viewed as a vote of confidence that the District can proceed with the necessary future land use amendments and land development approvals with the support and backing of the Village.

## SECTION 2: DEVELOPMENT OPTIONS

The growth of the Estero/Corkscrew Road area has spurred the growth of the student population in the Estero area and caused this area to be over-capacity. The growth of this area is expected to continue into the future, which continues to increase the need for additional school capacity. In order to provide for the educational needs of this area, District staff has reviewed the following four options:

- 1) Construct on the Three Oaks Parkway property;
- 2) Construct on the Block Lane property;
- 3) Expand capacity at existing facilities; and
- 4) Acquire and construct a new property outside the Village of Estero.

The following section outlines each of these options.

### **Option 1: Construct on Three Oaks Parkway Property**

#### ***Proposal***

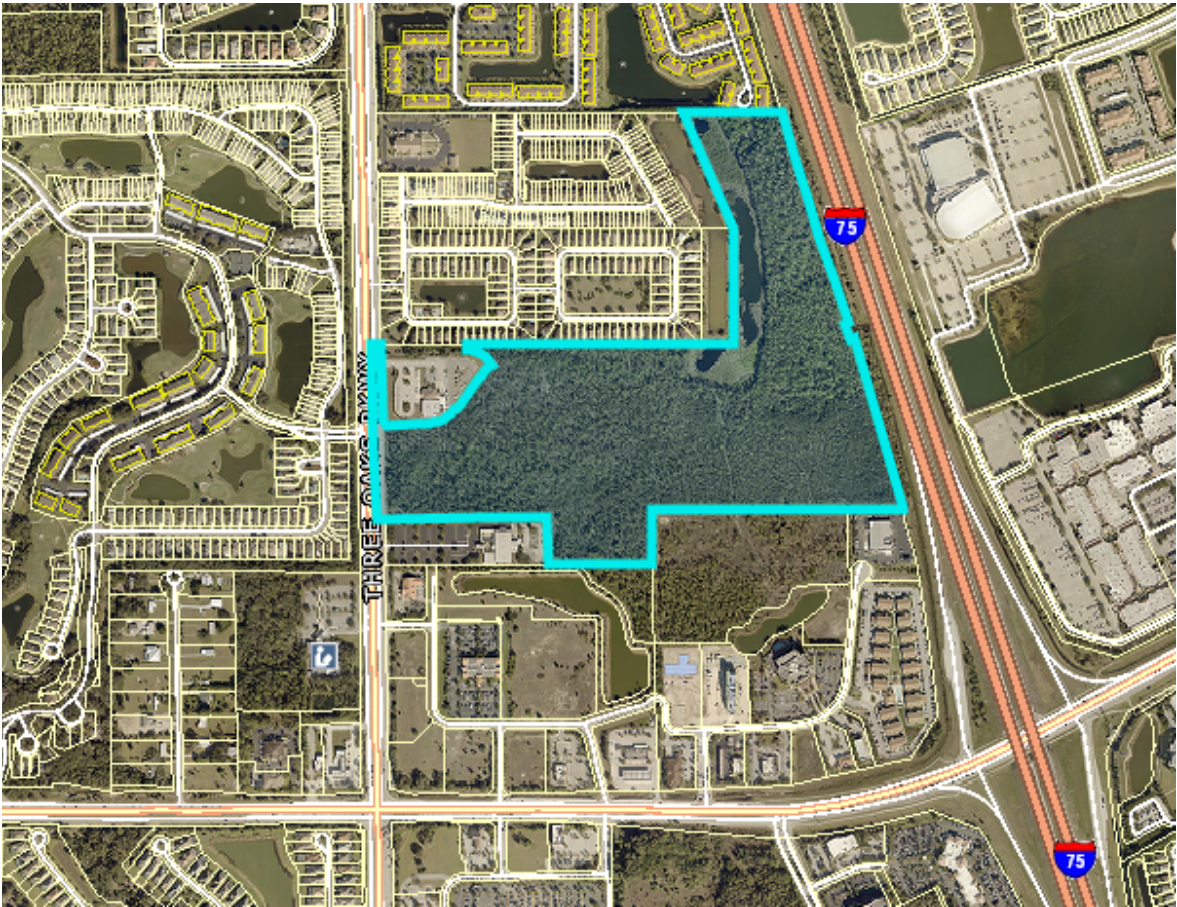
The Three Oaks Parkway Property is located north of Corkscrew Road, east of Three Oaks Parkway (where the primary access is proposed), and west of I-75. It is located within the Village of Estero where the Council and Village Staff support the proposal to construct elementary and middle schools at this location.

#### ***Timeline\****

- Comprehensive Planning Phase – Complete by March 2021, With Village Approval
- Land Development Planning Phase – Complete by September 2021, With Village Approval
- Construction – Complete by June 2023
- Open – August 2023

*\*Each component of timeline is contingent on Village approval*

Figure 1: Aerial of Three Oaks Parkway Property

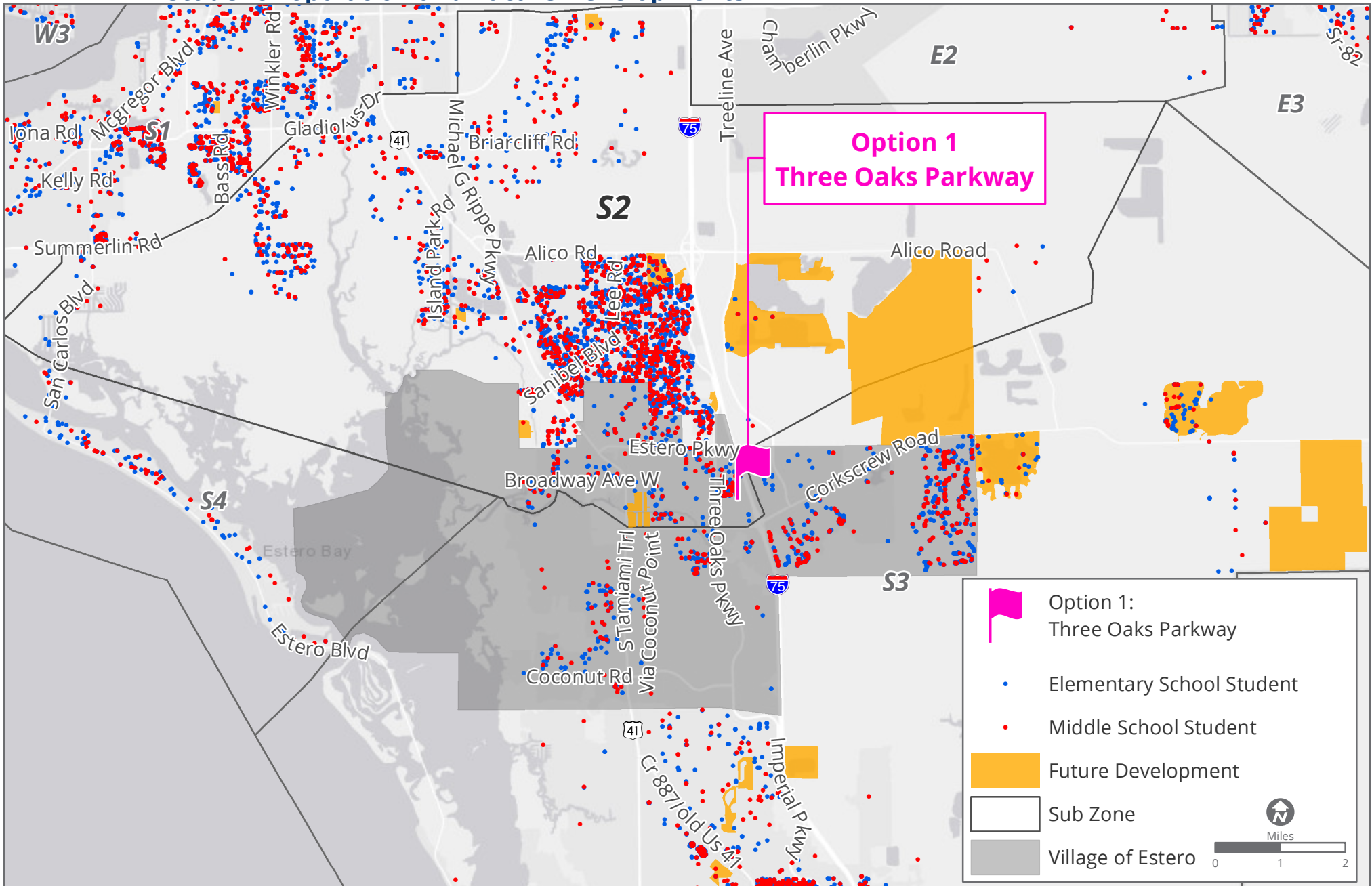




# THE SCHOOL DISTRICT OF LEE COUNTY

## Option 1: Three Oaks Parkway

### Student Population and Future Developments



<b>STRENGTHS</b>	
Village Council publicly supports property location/timeline	Wetland preservation
Village Staff supports property location/timeline	FLU amendment
Proper zoning classification	Site access
SWFWMD/ACOE Permit - Renewals underway	Vehicle Stacking on-site
Land flexibility/ample acreage	
Land purchased in 2003 for dual school site	

**Option 2: Construct on Block Lane Property**

***Proposal***

The Block Lane property is located immediately north of Estero High School and south of Estero Community Park. An elementary and middle schools are proposed at this location which would have some impact on the existing recreational facilities.

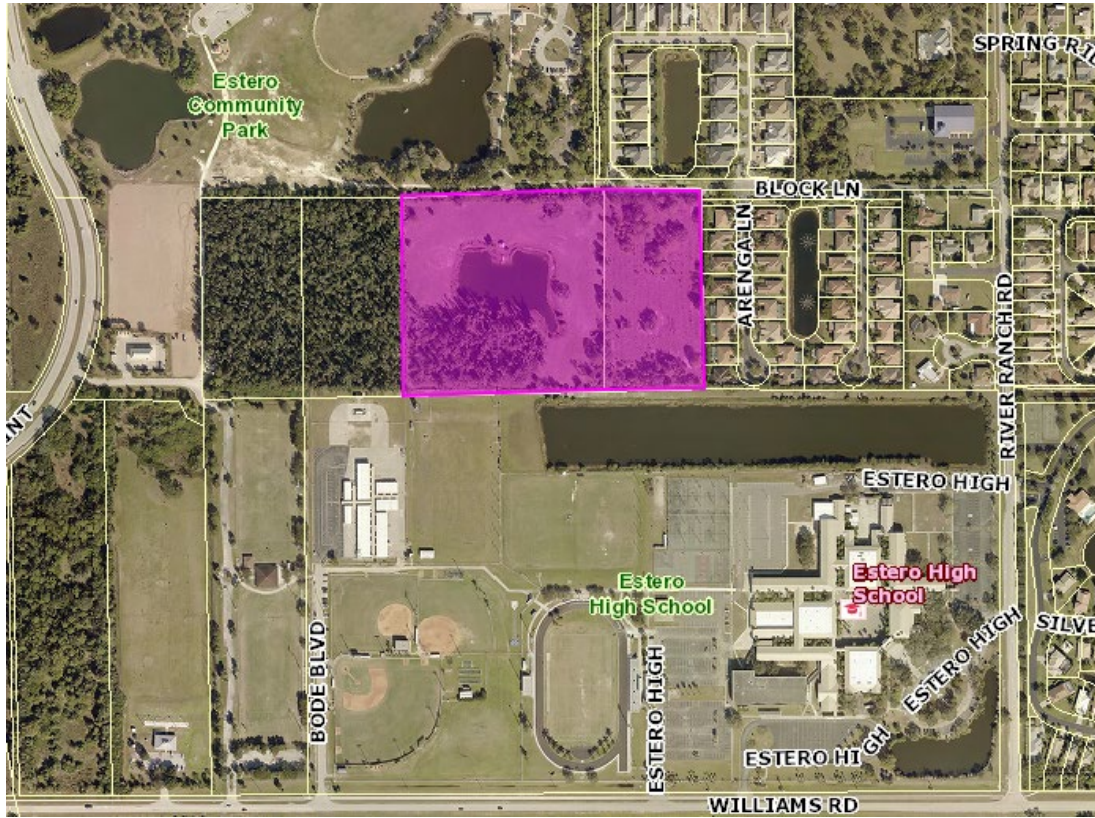
***Timeline\****

- Comprehensive Planning Phase – Complete by March 2021, If Approved
- Land Development Planning Phase – Complete by September 2021, If Approved
- Construction – Complete by June 2023
- Open – August 2023

*\*Each component of timeline is contingent on Village approval*



Figure 2: Aerial of Block Lane Property

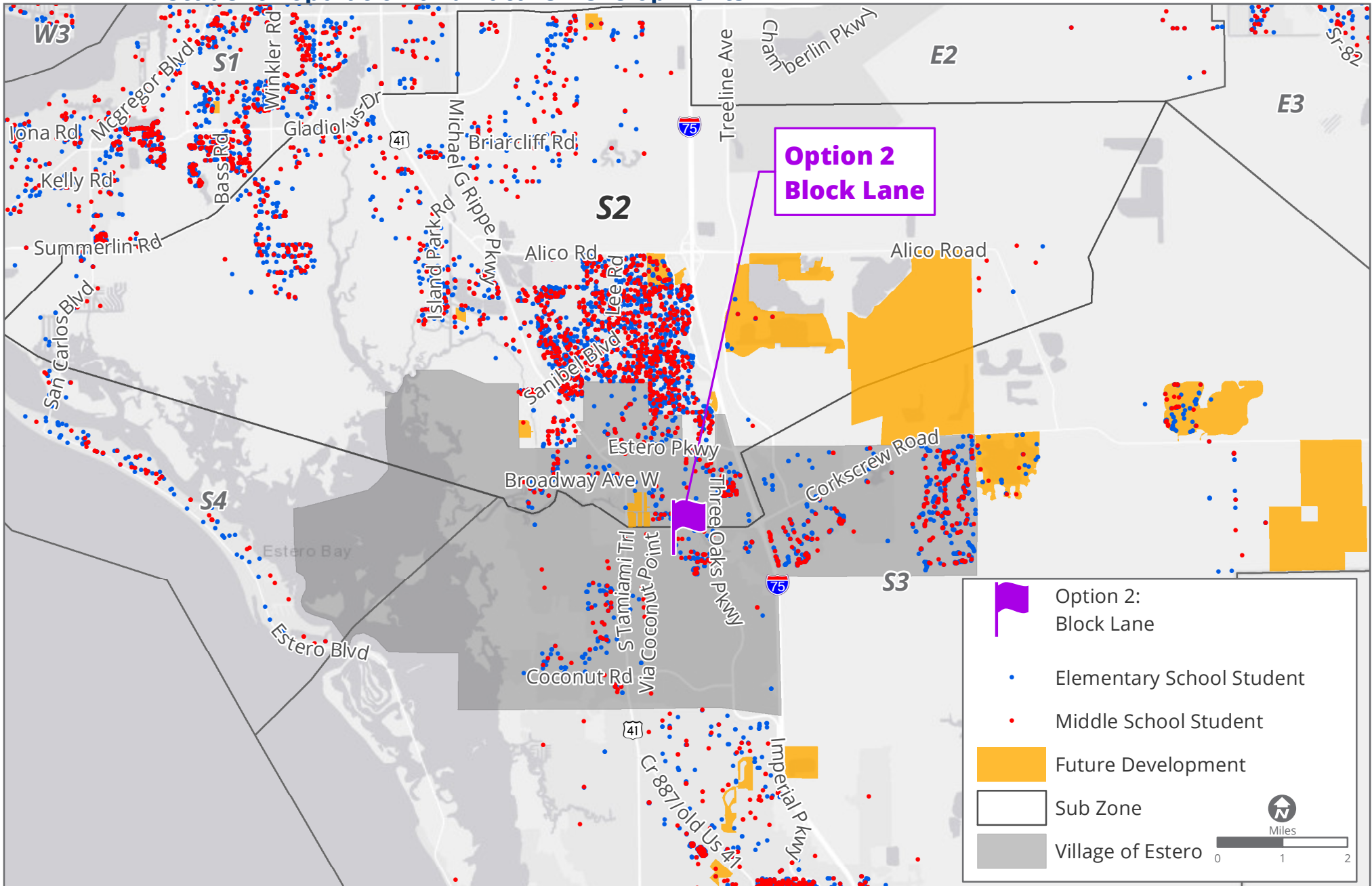




# THE SCHOOL DISTRICT OF LEE COUNTY

## Option 2: Block Lane

### Student Population and Future Developments



<b>STRENGTHS</b>	
Proximity to high school and community park/recreation facilities	Village Council has publicly supported the Three Oaks Parkway property over this property
Separate access roads for busses and vehicles	Rezoning and FLU amendment required
	Reduction of athletic space in order to accommodate construction
	Compressed Site Plan due to Village of Estero's inability to acquire planned land

**Option 3: Additional Permanent Capacity at Existing Campuses**

***Proposal***

An alternative to the construction of new core facilities is the installation of portables at existing school sites in the S2 subzone to relieve some of the capacity demand. Portables at Three Oaks Middle and Bonita Springs Middle would need to take into consideration supporting infrastructure such as electrical, IT, and plumbing given the possibility of a restroom. Each school could potentially accommodate four-six (4-6) portables each. There is one (1) existing portable at Three Oaks Middle.

Bonita Springs Middle can be considered as a site for expansion, however, it is significantly distant from existing student populations and is a land lease of the District.

Lexington Middle School has no space for portables or other permanent space.

Up to six (6) portables may fit at Three Oaks Elementary with improvements made to cafeteria per dining capacity as well as transportation improvements.

***Timeline***

- Site Planning Phase – Complete by April 2021
- Land Development Planning Phase – Complete by October 2021, If Approved
- Construction – Complete by October 2022
- Open – January 2023

Figure 3: Aerial of Three Oaks Middle School



Figure 4: Aerial of Bonita Springs Middle School

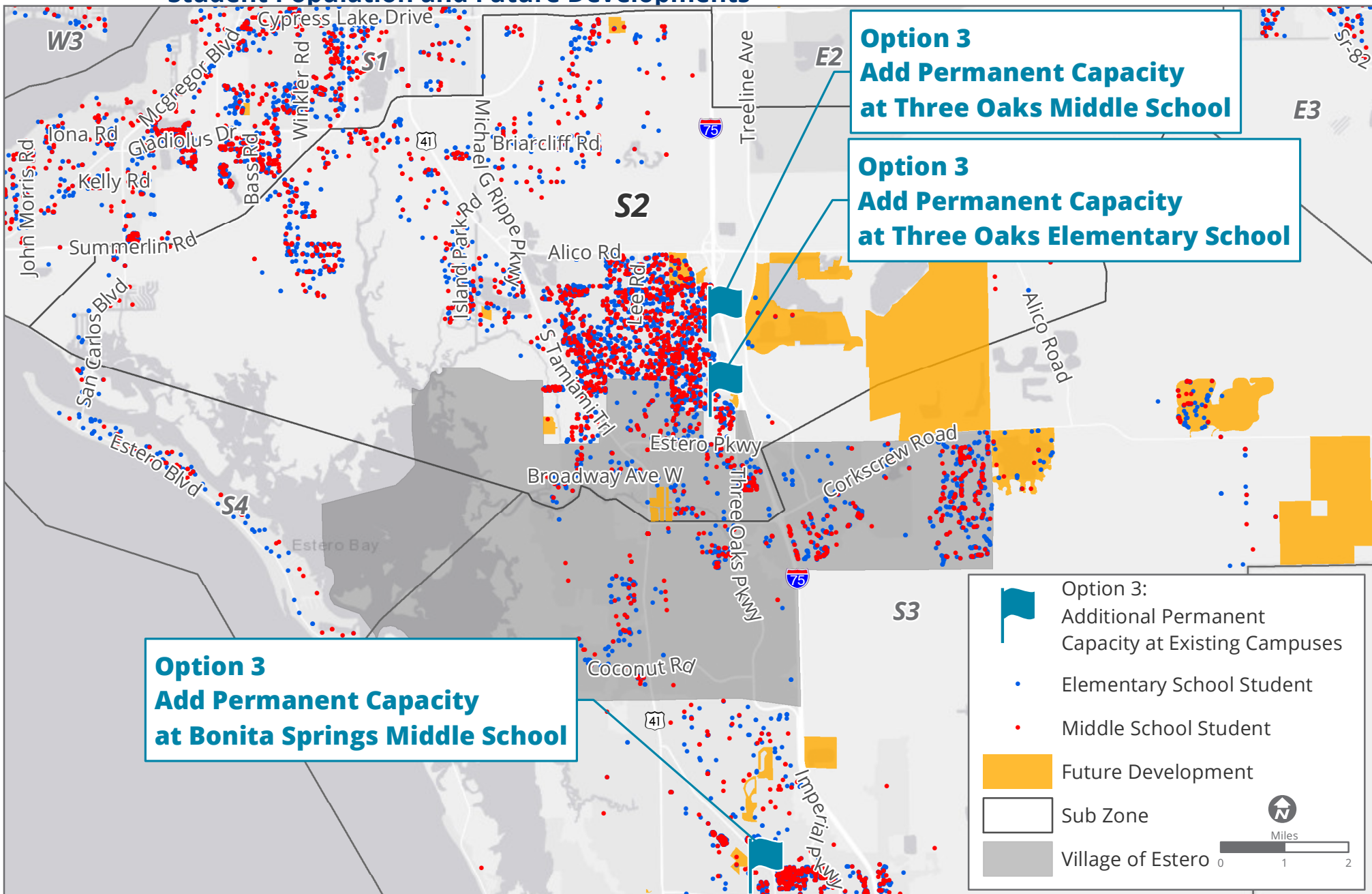




# THE SCHOOL DISTRICT OF LEE COUNTY

## Option 3: Additional Permanent Capacity at Existing Campuses

### Student Population and Future Developments



<b>STRENGTHS</b>	
Use of district-owned property	Portable/new addition placement on leased land (Bonita Springs Middle School)
Short-term cost efficiency	Local jurisdiction would need to approve building expansion and needed entitlements
	Increased demands on core facilities—cafeteria, administrative space, clinic, and media center
	Reduction of field space and athletic facilities
	Permanent overutilization of campus facilities
	Increased demands on constrained transportation infrastructure
	Increased demands on environmental resources and need to obtain associated permits

**Option 4: A New Site**

**Proposal**

Future development in the South Zone will be east of Estero along Corkscrew Road. All properties in this area are considered to be in the Southeast Lee County planning community and feature a combination of Density Reduction/Groundwater Recharge (DR/GR) and Wetlands future land use designations. A future land use amendment will be required as well as a development order. The future land use amendment will require a minimum of three public hearings and would require additional time; one hearing before the Local Planning Agency (LPA), one transmittal hearing before the Board of County Commissioners (BOCC), and one adoption hearing before the BOCC.

**Timeline**

- Property Location/Purchase Phase – Complete by August 2021, If Approved
- Comprehensive Planning Phase – Complete by August 2022, If Approved
- Land Development Planning Phase – Complete by August 2022, If Approved
- Construction – Complete by March 2024
- Open – August 2024

## ***Properties***

As outlined below, District Staff has reviewed properties further east past Corkscrew Road and further north along Alico Road (Map 4.1).

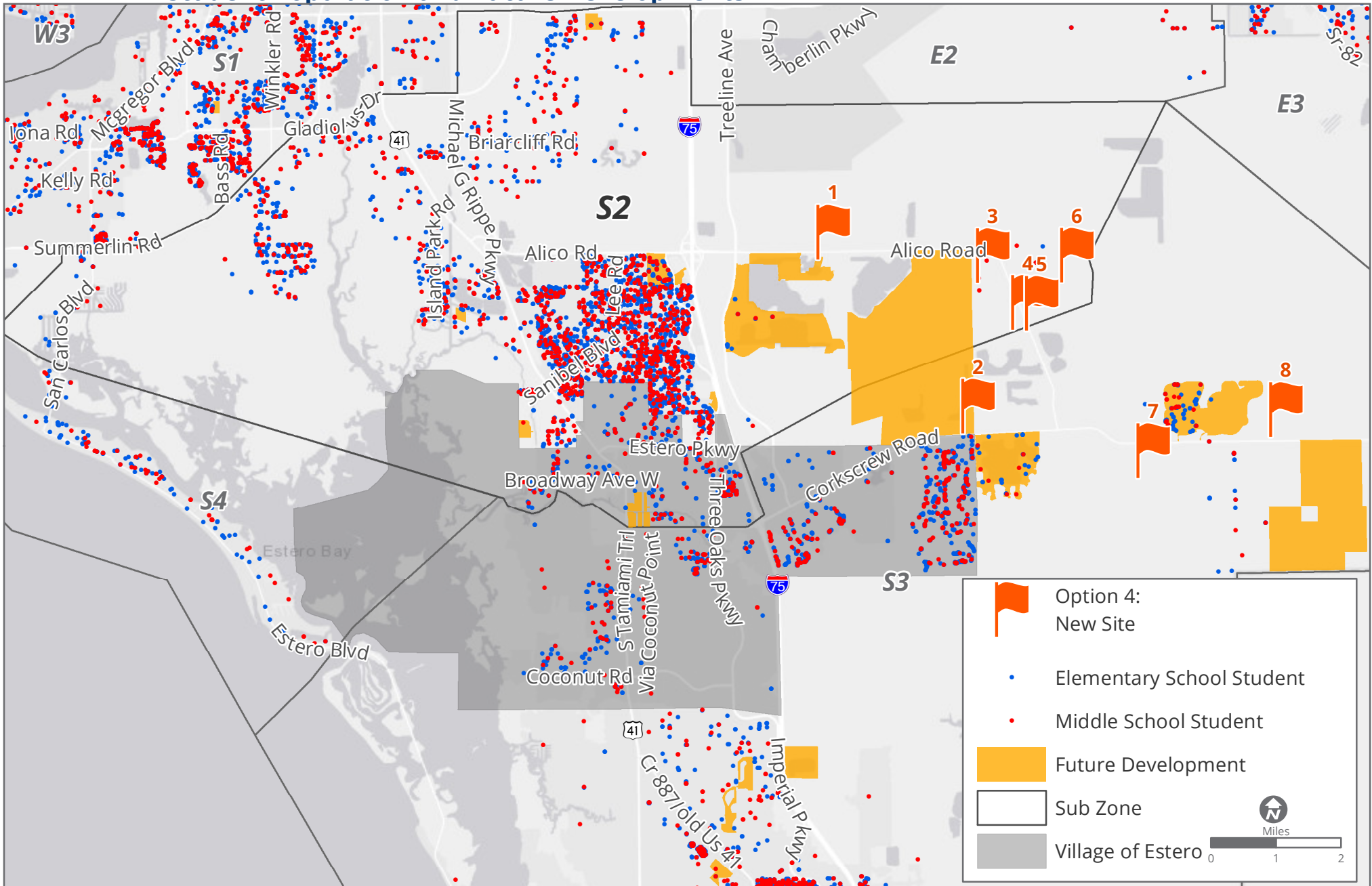
- Property 1 is located along Alico Road and allows for flexibility in site design for multiple schools due to the large acreage available at this location. While direct access to Alico Road would be beneficial, this location is adjacent to a mining operation where limerock trucking may be a concern.
- Property 2 is ideally located along Corkscrew Road adjacent to planned roadway improvements. It has some infrastructure in place but would require the same development permitting as any other site selected within Southeast Lee County except that it has been cleared and filled. There is also a possibility that this site may be pulled from the market and move forward with residential development. It should be noted that the work completed on this site has contributed to the \$10 million asking price.
- Properties 3, 4, 5, and 6 are located along a mining corridor. Sites 3, 4, and 5 are located along Alico Road but are in very close proximity to industrial operations. Site 6 is also in close proximity to an active mining operation and is located along Green Meadow Road. These four properties were eliminated from future consideration due to their proximity to the mines.
- Properties 7, 8, 9, and 10 are located to the east of the Alico Road intersection along Corkscrew Road. There are currently no plans to improve or widen this segment of Corkscrew Road. Additionally, while these properties are in proximity to new development in Southeast Lee County in S3, they are far from existing developments in the S2 subzone and were therefore eliminated from future consideration. Additionally, there are limited areas to the east of I-75 along Corkscrew Road which are identified as future service areas for both water and sewer utilities.



# THE SCHOOL DISTRICT OF LEE COUNTY

## Option 4: New Site

### Student Population and Future Developments





Out of 10 potential properties outside of the Village of Estero, only two (2) have been considered as potential school sites for the South Zone. The permitting requirements of developing in DR/GR areas can be lengthy, any potential school site outside of the Village of Estero in this future land use designation will impact the timeline for opening core facilities. While a school site in this area is anticipated in the future, the Estero properties at Three Oaks Parkway and Block Lane are more centrally located to where current students reside than either of the locations identified in Southeast Lee County.

Located near new development	Cost to purchase land
	Time to purchase land
	Land Use, Zoning, and Land Development Regulations--potential changes and required site improvements
	Wetland preservation and permitting
	Increased distance from students currently being serviced well beyond existing sites

**RECOMMENDATION**

***Proposed Action***

Based on the findings shared in this memorandum, District staff recommends that the District proceed with Option 1: Construct on Three Oaks Parkway property to pursue the construction of additional elementary and middle school capacity. District staff concludes that after a thorough evaluation of all considerations presented, this option will result in the greatest long-term benefit to the District.

**PUBLIC COMMENT CARD : Entry # 17016**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Cathy Horne

**Address**

21655 Portrush Run  
Estero 33928  
United States  
[Map It](#)

**Community**

Stoneybrook

**Email**

[cahor23@gmail.com](mailto:cahor23@gmail.com)

**Phone**

(860) 389-6616

**Representing**

Myself

**Date**

01/18/2021

**Agenda Item No. or Topic**

5(a)(1)

**Comments**

I strongly support the construction of the new K-8 school on Three Oaks Blvd. The Lee County School Board has done a wonderful job of planning, and answered all questions related to the construction. They have well established the future need for this school, and created what seems to be an excellent plan for the grounds. Please do what is needed to help them carry out this exciting new plan. Thank you.

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 18, 2021 at 12:50 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 16980**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Ramona Novitski

**Address**

21101 Palese DR  
Estero 33928  
United States  
[Map It](#)

**Community**

Bella Terra

**Email**

[ramonnovit@yahoo.com](mailto:ramonnovit@yahoo.com)

**Phone**

(239) 250-9535

**Representing**

self

**Date**

01/19/2021

**Agenda Item No. or Topic**

5(a)(1)

**Comments**

My husband and I support the location of the Lee District School (s) at the Three Oaks Location. We understand the School District has worked the student parents/guardians drop off and pick up to minimize any potential traffic back ups on Three Oaks.

WE are grateful to have a Middle school in Estero.

Thanks,

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 17, 2021 at 9:57 pm

WordPress successfully passed the notification email to the sending server.



### Admin Notification (ID: 5e70ca9c71a8d)

added May 14, 2021 at 12:55 pm

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**PUBLIC COMMENT CARD : Entry # 16979**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Joe Mancini

**Address**

10143 N. Silver Palm Drive  
Estero 33928  
United States  
[Map It](#)

**Community**

Silver Palms

**Email**

[joe@gm-ce.net](mailto:joe@gm-ce.net)

**Phone**

(954) 892-1270

**Representing**

myself, I am a residence

**Date**

01/19/2021

**Agenda Item No. or Topic**

Comprehensive Plan Amendments (build two schools off Three Oaks Pkwy.)

**Comments**

Very concerned topics

- 1- Elimination of Wetlands - what plan and strategy is proposed to redirect all the watercourse, due to the elimination of the natural wetlands?.
- 2- What plan is proposed for storm water management and possible flooding?.
- 3- Traffic pollution- will the proposed schools be designed to handle 100% of bus loading and unloading?

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 17, 2021 at 7:43 pm

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SMTP connect() failed. <https://github.com/PHPMailer/PHPMailer/wiki/Troubleshooting>

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Susan Cesareo

**Address**

20320 Estero Gardens Circle  
Unit 201  
Estero 33928  
United States  
[Map It](#)

**Community**

Villagio@Estero

**Email**

[rscs@att.net](mailto:rscs@att.net)

**Phone**

(203) 448-8999

**Representing**

Myself and any other community member who so desires to align themselves with my statements

**Date**

01/17/2021

**Agenda Item No. or Topic**

1. Three Oaks proposed school building site

**Comments**



## PUBLIC COMMENT CARD : Entry # 16978

I am retired but my career was in school administration of health services for 28 years. I have lived and worked through middle schools, keeping 5/6 separate from 7/8 etc. in addition to the traditional school groupings. here are my thought and concerns. The location is acknowledged to be in a concentrated area of residents ( 2500+) library, Post Office and major exit from I-75 connecting ( Alico and Corkscrew) to Rt. 41 North and South. ECCL has indicated next 5 years of construction on Corkscrew Rd. Between Ben Griffin and Alico is a widening of Corkscrew beginning in the Spring of 2021. Traffic cannot be adequately managed currently demonstrated by the number of accidents on corners of Corkscrew/ Three Oaks and Three Oaks/ Estero Parkway. Safety is a huge issue for children as young as 4-5 y.o. Walking to and from school. Crossing guards will not guarantee the safety of our children. Bike riding is out of the question as walkers and riders do not mix on the sidewalks. Riding in the bike lane is a death wish.

The map of stacking vehicles to prevent back up does not include the number of parent drivers who will not let their young children walk or bike to school. This is also weather dependent as if the weather is rainy....more students will be picked up. And also not included in the plan are the numerous deliveries, trucks, food, supplies etc. that occur daily at schools. And let's not forget the time it takes to load and unload the buses.

Wetlands and surface water is on 48.6 of the 68.5 acres. Seems as though rules applying to wetland protection can be easily changed to accommodate everyone but the solitary community member (PS 1.5.10). Mold grows outside also...and so it will on the property. We have seen and read about other parts of Florida where water flow was attempted to be changed resulting in back ups and stagnant water.

The specifics of the building have changed from two separate buildings to one huge building. Educational research sighted in AMLE ( American Middle Level Education) indicates that there are mixed results in comparing grade configurations and argue that classroom quality and school size have the greatest impact on educational progress and achievement. Recommended size is 750 students however larger schools can be effective making the school feel smaller through intentional programming. Try as you will: you cannot keep the students separate. Separate nursing offices? Counseling offices? Main Offices? One cafeteria so student who arrive at 9am are having lunch at 10:30am? Lunch times 10:30a-1:30p?

I oppose introducing our most innocent and vulnerable students (PreK- 5) to older students whose developmental, physical and emotional needs are on opposite sides of the spectrum. In our world today, social media, physical changes, areas of interest, experimenting in relationships etc. are not safe for our younger children....many of whom still believe in Santa Claus.

I oppose the hazards of walking on major roads, traffic congestion and noise pollution and decreased quality of life for the 2500+ community members who daily must transverse these roads be it driving or walking.

I oppose violating the residents request to embrace the historical heritage of the Estero River and protect our environment. The health and safety of students and the general operation of a school in this location will be in jeopardy related to physical hazards of this location, wetlands and water flooding.

What costs could be accumulated to try to counter/ correct these issues? Is this a prudent use of our tax dollars?



### Admin Notification (ID: 5e70ca9c71a8d)

added January 17, 2021 at 5:38 pm

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### Admin Notification (ID: 5e70ca9c71a8d)

added May 14, 2021 at 12:55 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 16977**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Michele Meyer

**Address**

8470 Kingbird Loop  
Estero 33967  
United States  
[Map It](#)

**Community**

Osprey Cove

**Email**

[mmm234@comcast.net](mailto:mmm234@comcast.net)

**Phone**

(239) 671-3405

**Representing**

Self and other citizens

**Date**

01/19/2021

**Agenda Item No. or Topic**

Zoning, planning for 2 schools in Three Oaks Parkway

**Comments**

Has a traffic impact study been done yet? If you have one can you please send me a copy to review?  
Have you ever been on Three oaks parkway when there is an accident e ton I75 south of Alico? That happens frequently a d load up Three Oaks to maximum capacity going south. This is only One of many things that will create a traffic nightmare in 3 oaks.  
Have you seen how traffic backs up to Estero Parkway every afternoon going north on 3 oaks ? Have you noted that is the primary route for people taking and picking up kids from Three Oaks Middle and also Estero High school every single day and it will be a nightmare if two schools are built in one location. I assume one entrance into the school off Three Oaks Parkway.  
  
I also want to know how this site got selected in lieu of the Williams Rd site ??? Please explain and be transparent about how that came to be without any opportunity for public input?

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 16, 2021 at 8:13 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 16954**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Barbara Wells

**Address**

20746 Torre Del Lago St.  
Estero 33928  
United States  
[Map It](#)

**Community**

bella terra

**Email**

[barbarawellsross@outlook.com](mailto:barbarawellsross@outlook.com)

**Phone**

(239) 272-1510

**Representing**

Barbara Wells

**Date**

01/19/2021

**Agenda Item No. or Topic**

School property on Three Oaks Parkway

**Comments**

Building this school on Three Oaks parkway will detract from the serenity and beauty of Estero. The traffic congestion will be horrific. Is was my understanding that this north-south corridor from Lee County to Collier County was to have limited access. Residents are also concerned about the destruction of the wetlands which is home to many species.

When Hertz Arena was being painted there was a lot of discussion on the color of the paint and the aesthetics affecting the neighborhood. This is way beyond a bright yellow color on the freeway.

It is my understanding that the Village of Estero has a surplus of funds.

Use a portion of these funds to purchase the property from the Lee County School District.

Your responsibility is to keep the quality of life in Estero quiet and serene. Please do this.

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 15, 2021 at 1:26 pm

WordPress successfully passed the notification email to the sending server.



### Admin Notification (ID: 5e70ca9c71a8d)

added May 14, 2021 at 12:56 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 16945**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

JULIE JOHNSTON

**Address**

10152 NORTH SILVER PALM DRIVE  
Estero 33928  
United States  
[Map It](#)

**Community**

COPPER OAKS

**Email**

[moxiej@gmail.com](mailto:moxiej@gmail.com)

**Phone**

(239) 287-4350

**Representing**

MYSELF

**Date**

01/15/2021

**Agenda Item No. or Topic**

PROPOSED SCHOOL BEHIND COPPER OAKS

**Comments**

**PUBLIC COMMENT CARD : Entry # 16945**

PLEASE CONSIDER HAVING IMPORTANT MEETING AFTER 5 PM SO WORKING PEOPLE CAN ATTEND. I DISAGREE WITH THE SCHOOL BEING BUILT BEHIND COPPER OAKS. I THINK IT SHOULD BE BUILT OFF WILLIAMS RD NEAR THE HIGH SCHOOL. I BELIEVE THE TRAFFIC IT WILL CAUSE WILL BE A NIGHTMARE AND CAUSE MANY ACCIDENTS. IT IS TOO CLOSE TO THE MAJOR INTERSECTION OF CORKSCREW RD AND THREE OAKS PARKWAY. THE TRAFFIC ALREADY BACKS UP AND FEW CARS MAKE IT THROUGH THE LIGHT AT CORKSCREW RD. ANOTHER TRAFFIC LIGHT 20-30 SECONDS LATER WILL CREATE MANY ISSUES. I ALSO WOULD LIKE TO KNOW WHEN THE TRAFFIC STUDIES ARE TO BE PERFORMED. I DO NOT THINK PERFORMING TRAFFIC STUDIES DURING A PANDEMIC WILL BE ACCURATE. AS FAR AS THE WILDLIFE SURVEY COMING UP WITH NO WILDLIFE, I HAD A DEER IN MY BACK YARD A FEW MONTHS AGO. I HAVE ALSO SEEN ALLIGATORS, BOBCATS, AND BEARS. IF A SCHOOL IS BUILT OUR COMMUNITY WOULD HAVE TO DEAL WITH LOTS OF WILDLIFE BEING DISRUPTED AND COMING INTO OUR COMMUNITY. OUR PETS WOULD BE AT RISK AND THE WILDLIFE WILL LOSE THEIR HOMES. I WOULD ALSO LIKE TO KNOW WHAT HOURS THE SCHOOL ZONE WOULD BE OPERATING IF A SCHOOL WERE TO BE BUILT THERE? LASTLY, THE NEWSPAPER ARTICLE SAID THE SCHOOL WOULD BE OPEN FOR PEOPLE TO USE AMENITIES. THIS CREATES A SECURITY ISSUE FOR COPPER OAKS. WE WOULD NOW HAVE PEOPLE BEHIND ARE DEVELOPMENT AT ANY TIME. WHAT MEASURES WOULD BE TAKEN TO SECURE OUR PROPERTY FROM THE SCHOOL? PLEASE MOVE THE SCHOOL BACK TO IT'S ORIGINAL LOCATION OFF WILLIAMS RD. IT WOULD BE MORE CONVENIENT FOR PARENTS TO HAVE ALL THE SCHOOLS NEAR EACH OTHER AND THE TRAFFIC WOULD NOT BE OFF A MAIN ALREADY OVERCROWDED INTERSECTION. THANK YOU.



**Admin Notification (ID: 5e70ca9c71a8d)**

added January 15, 2021 at 10:45 am

WordPress successfully passed the notification email to the sending server.

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

Planning and Zoning Board Meeting

Patrick McGarry

9770 Spring Ridge Circle  
Estero 33928  
United States  
[Map It](#)

Spring Ridge

[pmmcgarry@embarqmail.com](mailto:pmmcgarry@embarqmail.com)

(239) 898-0609

Myself

01/13/2021

Three Oaks Parkway elementary school

I believe this is an excellent location for an new elementary and middle school. It offers easy, centrally located access off a convenient roadway. Please move forward with this project ASAP. Thank you !



**Admin Notification (ID: 5e70ca9c71a8d)**

added January 13, 2021 at 12:50 pm

WordPress successfully passed the notification email to the sending server.



**PUBLIC COMMENT CARD : Entry # 17097**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Ron Zacher

**Address**

8766 Largo Mar Dr  
Estero 33967  
United States  
[Map It](#)

**Community**

Belle Lago

**Email**

[ffg7711@yahoo.com](mailto:ffg7711@yahoo.com)

**Phone**

(123) 927-3626

**Representing**

self

**Date**

09/30/2020

**Agenda Item No. or Topic**

New school locatiion

**Comments**

We object to the proposed location and combination of a middle school and elementary school on the Three Oaks location in Estero Village. There are far too many obstacles to address many of which will be further aggravated by more development and traffic in the future. The present Three Oaks elementary school is just 2.3 miles away and the middle school only 3.3 miles from the proposed location. A poor location for traffic and many other issues. Do not let the school board push this down our throats!!!!

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 19, 2021 at 4:07 pm

WordPress successfully passed the notification email to the sending server.



### Admin Notification (ID: 5e70ca9c71a8d)

added May 14, 2021 at 1:00 pm

WordPress successfully passed the notification email to the sending server.

**PUBLIC COMMENT CARD : Entry # 17058**

**Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.**

**Choose The Meeting You Are Commenting On**

Planning and Zoning Board Meeting

**Name**

Karen Skruodys

**Address**

20221 Estero Gardens Circle  
#108  
Estero 33928  
United States  
[Map It](#)

**Community**

Villagio

**Email**

[karenskrudys@gmail.com](mailto:karenskrudys@gmail.com)

**Phone**

(609) 705-5792

**Representing**

Villagio Residents

**Date**

01/19/2021

**Agenda Item No. or Topic**

Public Hearings Item 1 - School on Three Oaks

**Comments**

I am all for building a school to accommodate our ever growing community, but I am extremely concerned about the location of the proposed school on Three Oaks next to the Post Office. Besides the fact that it's wetlands, the traffic at that corner of Three Oaks and Corkscrew will be horrendous and dangerous. With the construction of the entrance of I75, plus the increased building of communities on Three Oaks, I see this as a traffic nightmare. Even now, during the pandemic when we don't have nearly the usual amount of traffic due to people working from home and less seasonal residents, this intersection is an ongoing problem. Will children be walking to school and crossing this dangerous intersection?

**Notes**

## Notes



### Admin Notification (ID: 5e70ca9c71a8d)

added January 19, 2021 at 9:19 am

WordPress successfully passed the notification email to the sending server.

## Tamara Duran

---

**From:** Scotty Wood  
**Sent:** Wednesday, January 13, 2021 3:31 PM  
**To:** Michelle Woods  
**Cc:** Mary Gibbs; Tamara Duran  
**Subject:** Re: Proposed School

Hello Michelle:

Thank you for your email regarding the proposed school site. We will see that your message is reviewed and becomes part of the public record.

Sincerely,

Village Of Estero

Scotty Wood  
Chairman, Planning & Zoning board

---

**From:** Michelle Woods <salesgrrl@cogeco.ca>  
**Sent:** Tuesday, January 12, 2021 5:17 PM  
**To:** Scotty Wood  
**Subject:** FW: Proposed School

[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

----- Forwarded Message

**From:** Michelle Woods <salesgrrl@cogeco.ca>  
**Date:** Mon, 11 Jan 2021 16:39:45 -0500  
**To:** <errington@estero-fl.gov>  
**Conversation:** Proposed School  
**Subject:** Proposed School

Good afternoon:

As a Resident and owner of a unit in the Villagio Condo Development I wish to voice my displeasure and disagreement with regards to the proposed development of a school off Three Oaks. I feel that this largely populated school would cause significant disruption to traffic as it relates to the hours of before and after class. As well I have major concerns to the disruption of water fowl as well as mammals. I have been informed that these wetlands have been deemed uninhabited however I can attest that my community just yards north has or has had bobcats, otters, Florida Panther, possums, armadillos to name a few as well as a broad assortment of waterfowl.

I do not wish to see this development take place and wish to voice/write my discontent/disagreement/objection. I instruct you as my representative to voice my concerns to council.

Regards

Michelle Woods

20251 Royal villaggio Crt #101  
Estero Florida  
33928

----- End of Forwarded Message

## Tamara Duran

---

**From:** Scotty Wood  
**Sent:** Wednesday, January 13, 2021 3:25 PM  
**To:** Willie Barbosa  
**Cc:** Mary Gibbs; Tamara Duran  
**Subject:** Re: Proposed bldg of school

Hello Willie: Thank you for your email regarding the proposed school site. We will see that your message is reviewed and becomes part of the public record.

Village of Estero

Scotty Wood,  
Chairman, Planning & Zoning Board

---

**From:** Willie Barbosa <chuco169@yahoo.com>  
**Sent:** Tuesday, January 12, 2021 2:56 PM  
**To:** Scotty Wood  
**Subject:** Proposed bldg of school

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We object to this

1. 70% of this Land is wetlands

2. This will be a traffic nightmare. Three oaks parkway already has alot of traffic coming off of 75 onto it. When accident on 75 Three Oaks becomes the main street to use North and South.

3. We already have 4 schools in this area:  
Elementary, Middle, High School and Charter School.

We feel that these schools should be built off of Corkscrew, east of 75. That is where all the new housing is being built.

Signed  
Guillermo and Evelyn Barbosa  
Owners and full-time residents at the Villagio at Estero

[Sent from Yahoo Mail on Android](#)

## Tamara Duran

---

**To:** Mary Gibbs  
**Subject:** RE: Proposed Elementary and Middle School near the Post Office

---

**From:** Mary Gibbs  
**Sent:** Thursday, January 14, 2021 1:09 PM  
**To:** Tamara Duran <Duran@estero-fl.gov>  
**Subject:** FW: Proposed Elementary and Middle School near the Post Office

---

**From:** Katy Errington  
**Sent:** Thursday, January 14, 2021 12:09 PM  
**To:** Mary Gibbs <[gibbs@estero-fl.gov](mailto:gibbs@estero-fl.gov)>; Carol Sacco <[sacco@estero-fl.gov](mailto:sacco@estero-fl.gov)>  
**Cc:** kristine@scharping; Steven Sarkozy <[sarkozy@estero-fl.gov](mailto:sarkozy@estero-fl.gov)>  
**Subject:** Re: Proposed Elementary and Middle School near the Post Office

Mary,

A letter below regarding the Lee County school board property on Three Oaks.

Thank you.

Katy  
**Katy Errington**  
**Vice Mayor**  
**9401 Corkscrew Palms Circle**  
**Estero, FL. 33928**

[errington@estero-fl.gov](mailto:errington@estero-fl.gov)  
239.292.1237

On Jan 13, 2021, at 3:51 PM, Kristine Scharping <[krisscharping@gmail.com](mailto:krisscharping@gmail.com)> wrote:

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms Errington,

As a home owner at Villagio at Estero on Three Oaks Parkway, I was disappointed to see that the Village will be voting on January 19th to approve or reject a plan to develop an Elementary and Middle School on the property near the Post Office on Three Oaks



Parkway. I understand initial plans were to place this building on Williams Road, and support that site as opposed to building on Three Oaks Parkway.

My concerns about the Three Oaks site are as follows:

- The property is 70% wetlands, however Johnson Engineering reports no wildlife on 68.5 acres negating documented sightings.
- Building at this location will increase already busy traffic on Three Oaks by adding 2300+ students, 175 staff, 35 buses, KISS and Ride Cars and sporting events traffic.
- The increased traffic will bring noise, pollution, and increased accidents, which will together have a negative impact on our quality of life and property values.

I encourage you to support the effort to return this building plan to Williams Road where it was initially planned.

Thank you for your service to our community and attention to this matter,

Kris Scharping  
10101 Villagio Palms Way, #105  
Estero, FL 33928

## Tamara Duran

---

**From:** Mary Gibbs  
**Sent:** Thursday, January 14, 2021 8:17 AM  
**To:** Tamara Duran  
**Subject:** FW: School proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Katy Errington  
**Sent:** Thursday, January 14, 2021 4:46 AM  
**To:** Mary Gibbs <gibbs@estero-fl.gov>  
**Cc:** Carol Sacco <sacco@estero-fl.gov>  
**Subject:** Re: School proposal

For the record.

Katy

**Katy Errington**  
**Vice Mayor**  
**9401 Corkscrew Palms Circle**  
**Estero, FL. 33928**

[errington@estero-fl.gov](mailto:errington@estero-fl.gov)  
239.292.1237

On Jan 13, 2021, at 10:09 AM, Barbara <[pink110233@aol.com](mailto:pink110233@aol.com)> wrote:

**[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

As a resident/home owner at Villagio at Estero on Three Oaks Parkway, I was saddened to see that the Village will be voting [on January 19th](#) to approve or reject a plan to develop an Elementary and Middle School on the property near the Post Office on Three Oaks Parkway!

CONCERNS:

\*property is 70% wetlands however Johnson Engineering reports NO WILDLIFE on 68.5 acres negating documented sightings!

\*increased traffic of 2300+ students, 175 staff, 35 busses, KISS and Ride Cars and sporting events traffic.

\*traffic brings noise, pollution, and increased accidents. Together negative impact on or quality of life and property values.

Support the effort to return this building plan to Williams Road where it was initially planned.

Barbara Fresco

Sent from my iPhone

## Tamara Duran

---

**From:** Scotty Wood  
**Sent:** Wednesday, January 13, 2021 3:34 PM  
**To:** Linda Lesperance  
**Cc:** Mary Gibbs; Tamara Duran  
**Subject:** Re: Proposed School Development - Estero

Hello Linda:

Thank you for your email regarding the proposed school site. We will see that your message is reviewed and becomes part of the public record.

Sincerely,

Village of Estero  
Scotty Wood  
Chairman, Planning & Zoning Board

---

**From:** Linda Lesperance <lally50@gmail.com>  
**Sent:** Tuesday, January 12, 2021 8:59 PM  
**To:** Scotty Wood; Community Development; Permitting - Village of Estero Building and Permitting Services  
**Subject:** Fwd: Proposed School Development - Estero

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

----- Original Message -----

**Subject:** Proposed School Development - Estero  
**From:** Linda Lesperance <lally50@gmail.com>  
**Sent:** Tuesday, January 12, 2021, 7:51 PM  
**To:** commdev@esterofl.gov,permitting@esterofl.gov  
**CC:**

We, as Lee County property owners, wish to lodge our objection to the planned school development on Three Oaks Parkway, Estero, FL.

The site is not optimal, due to the **detrimental** impacts related to loss of wetland habitat, dangerous increase in traffic congestion and accidents, and the lack of additional infrastructure requirements.

In addition, the Fire Department will face delays in responding to calls when busses and parents of students are clogging the area, which may result in more damages and even **deaths**.

A much more suitable location should be sought, **one** that is off of a main thoroughfare.

Linda Lesperance  
Wayne Lesperance  
Villaggio at Estero

## Tamara Duran

---

**From:** Scotty Wood  
**Sent:** Wednesday, January 13, 2021 3:36 PM  
**To:** Karen Skruodys; Anthony Gargano; Marlene Naratil; Jim Tatoes; John Yarbrough; Tim Allen  
**Cc:** Mary Gibbs; Tamara Duran  
**Subject:** Re: Proposed School - meeting 1/19/21

Hello Karen:

Thank you for your email regarding the proposed school site. We will see that your message is reviewed and becomes part of the public record.

Sincerely,

Village of Estero

Scotty Wood  
Chairman, Planning & Zoning board

---

**From:** Karen Skruodys <karenskruodys@gmail.com>  
**Sent:** Wednesday, January 13, 2021 11:41 AM  
**To:** Anthony Gargano; Marlene Naratil; Jim Tatoes; Scotty Wood; John Yarbrough; Tim Allen  
**Subject:** Proposed School - meeting 1/19/21

**[NOTICE: This message originated outside of the Village of Estero -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

As a resident/home owner at Villagio at Estero on Three Oaks Parkway, I was saddened to see that the Village will be voting on January 19th to approve or reject a plan to develop an Elementary and Middle School on the property near the Post Office on Three Oaks Parkway!

CONCERNS:

\*property is 70% wetlands however Johnson Engineering reports NO WILDLIFE on 68.5 acres negating documented sightings!

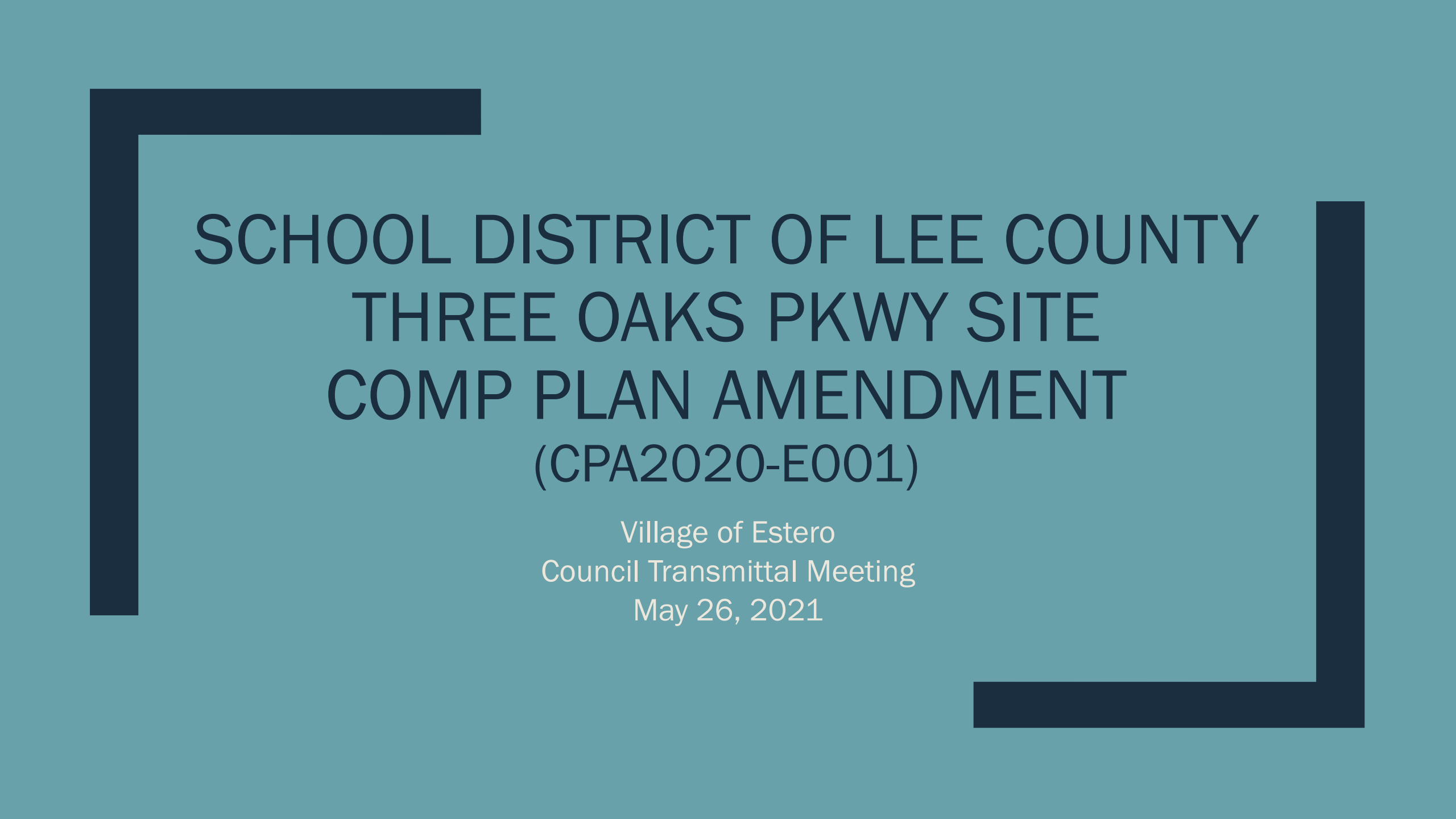
\*increased traffic of 2300+ students, 175 staff, 35 busses, KISS and Ride Cars and sporting events traffic.

\*traffic brings noise, pollution, and increased accidents. Together negative impact on or quality of life and property values.

Support the effort to return this building plan to Williams Road where it was initially planned.

Regards, Karen and Kos Skruodys, 20221 Estero Gardens Circle #108, Estero, FL 33928 (609)705-5792

Sent from my iPad



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

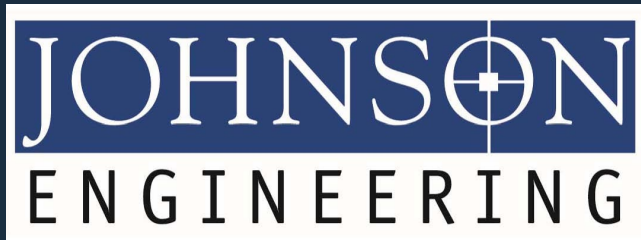
Village of Estero  
Council Transmittal Meeting  
May 26, 2021



# 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





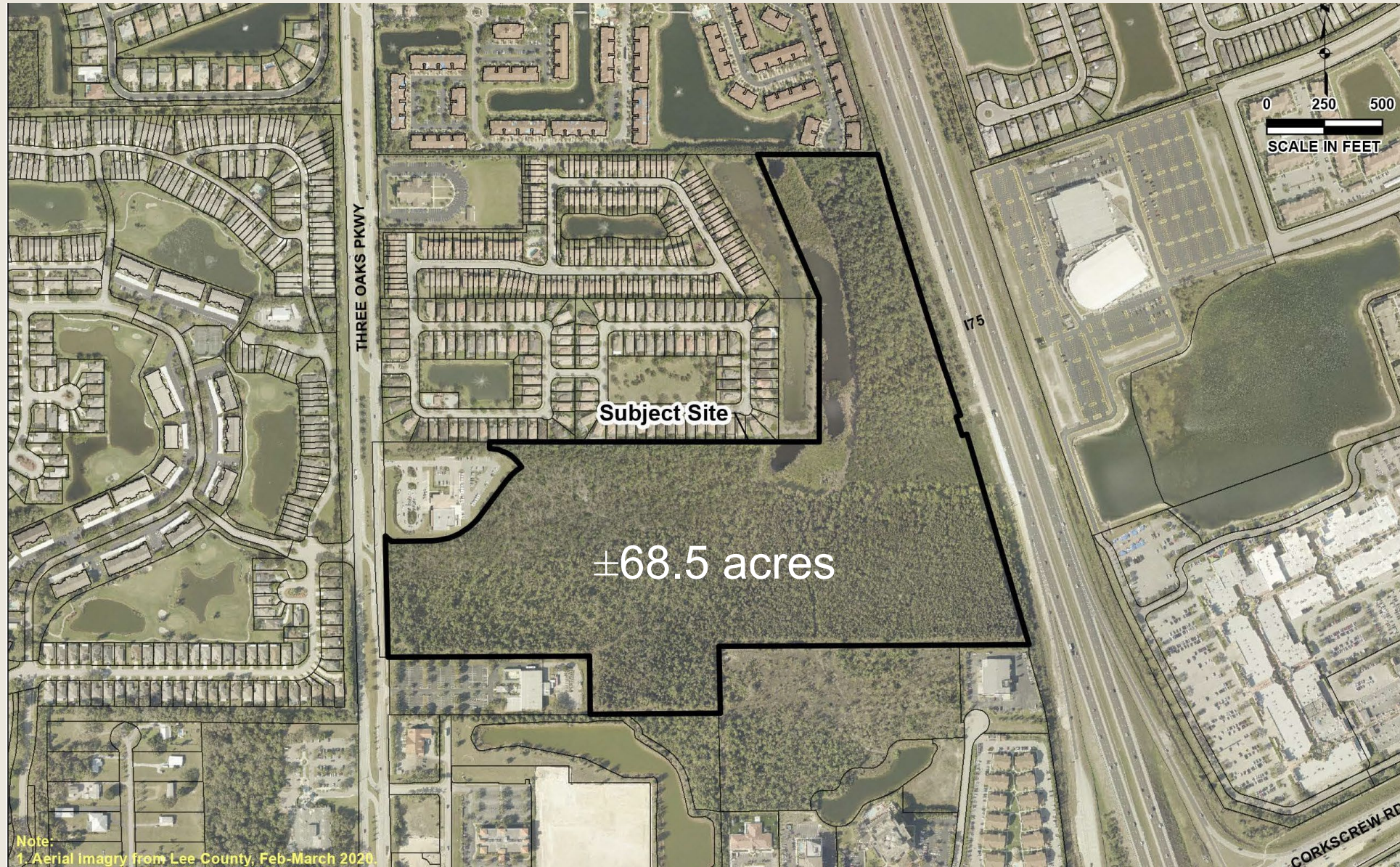
# History & Background Information

- School District Purchased Three Oaks Site in 2003
- Three Oaks Site permitted as a high school in 2005
- In 2019, an alternative plan for an Elementary/Middle School studied with the Village (located near Estero Community Center and Estero High School)
- Village Council Public Workshop in April 2020: Council supported the Three Oaks Site for the Elementary/Middle School
- School anticipated to open Fall 2023

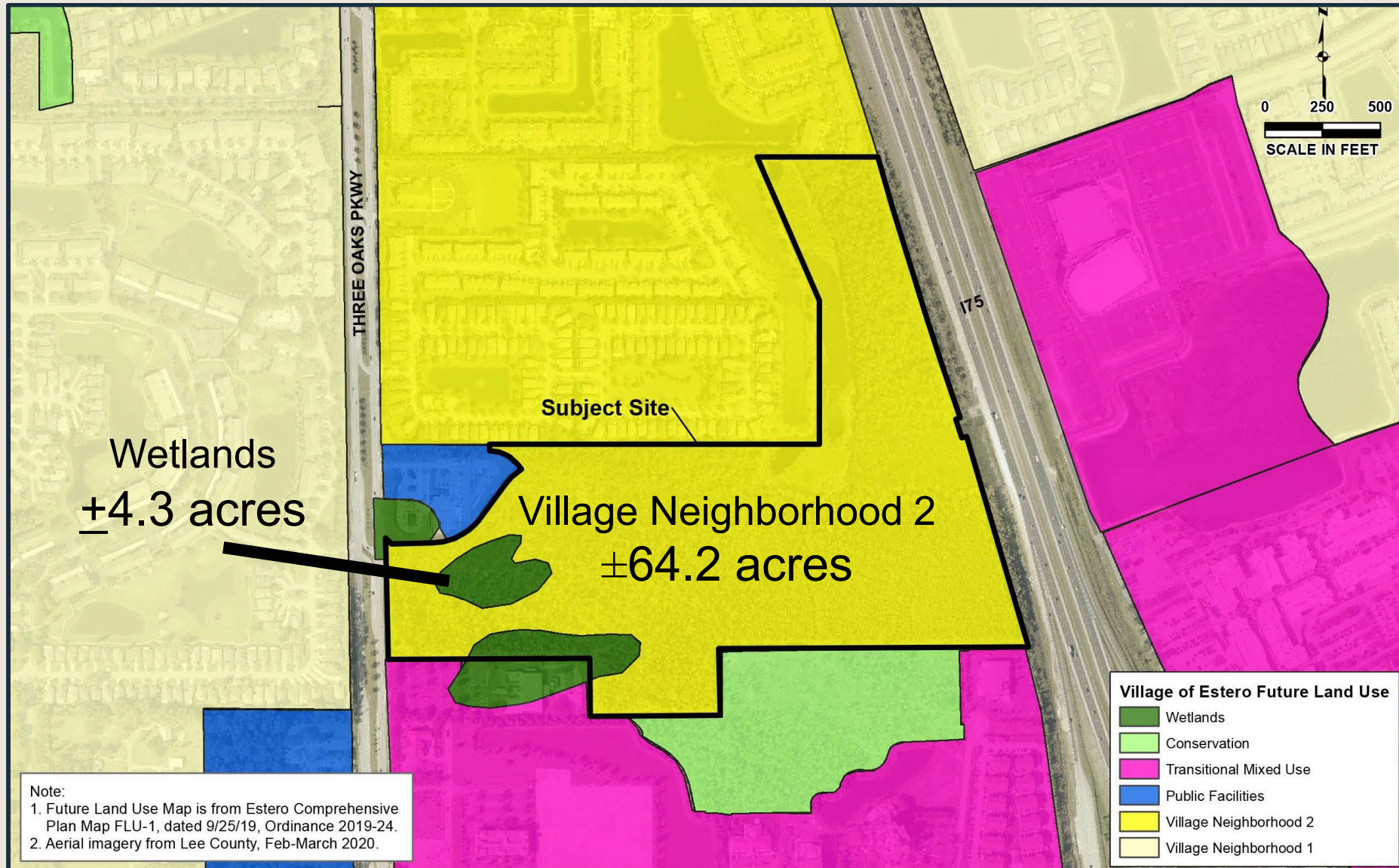
- 
- First submittal of the Comprehensive Plan Amendment Application in August 2020
  - Sufficiency letter from Village staff in December 2020
  - Planning and Zoning Board Public Hearings:
    - *October 27, 2020*
    - *December 15, 2020*
    - *January 19, 2021*
  - Public Outreach:
    - *Community Meeting at Estero HS (March 25, 2021)*
    - *Copper Oaks CDD Public Meeting (April 27, 2021)*

*Per Comprehensive Plan policies, the School District and VOE coordinate to address school capacities and facilities*

# Location



# Existing Future Land Use



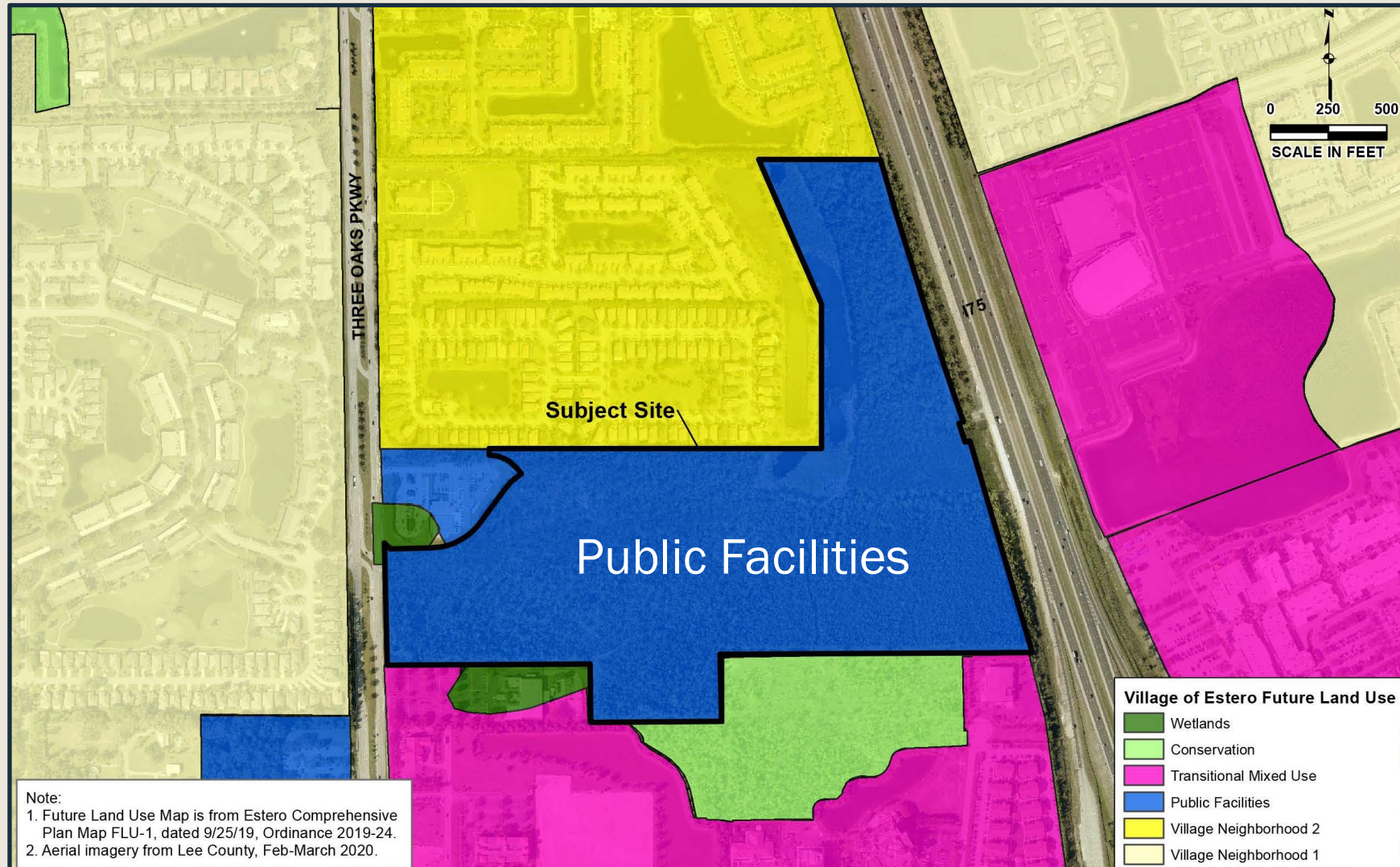
# Surrounding Land Uses

	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

# 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



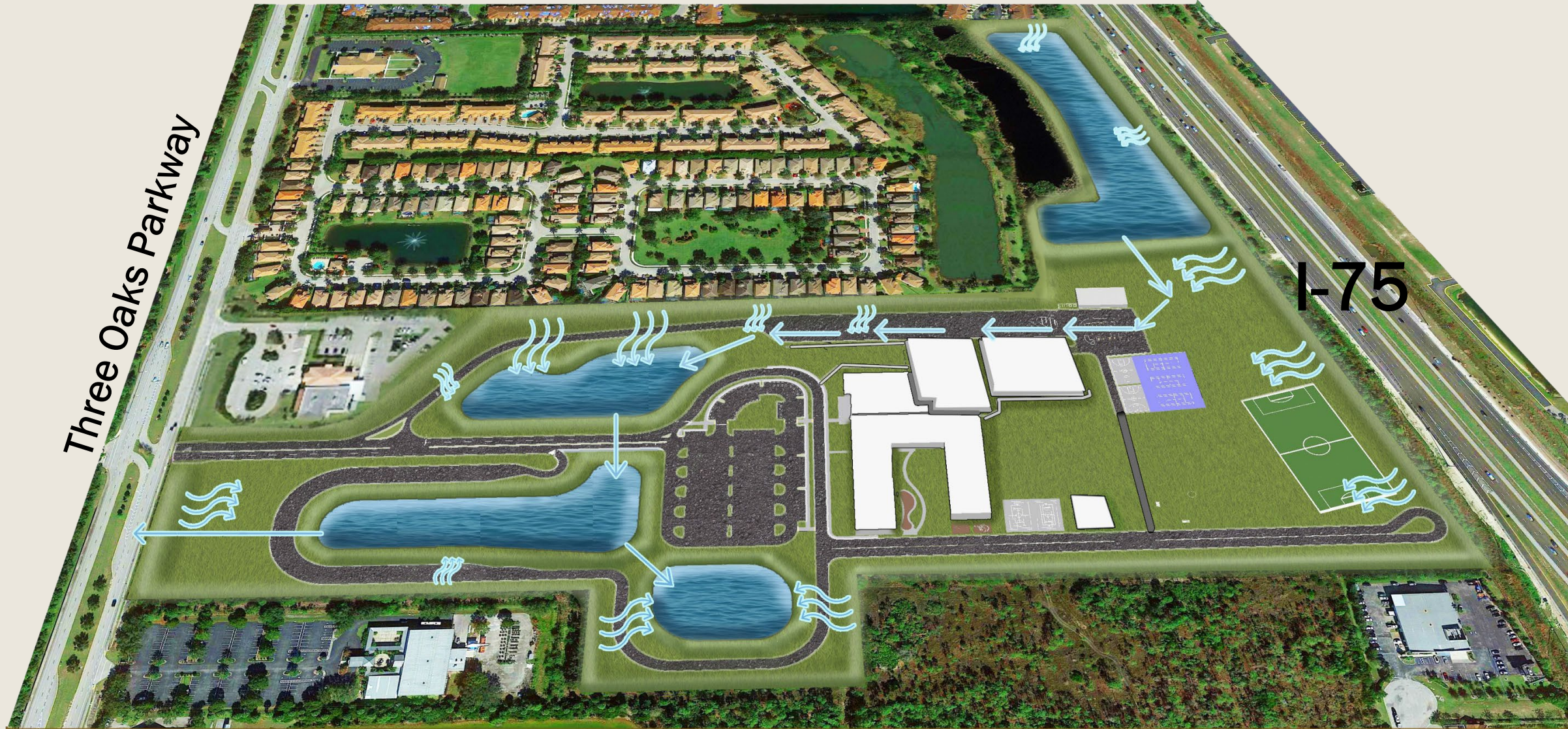
# Topics from Community Meetings

- Drainage
- Traffic
- Neighborhood Screening

**Community Meeting at Estero HS**  
March 25, 2021

**Copper Oaks CDD Public Meeting**  
April 27, 2021

# Drainage

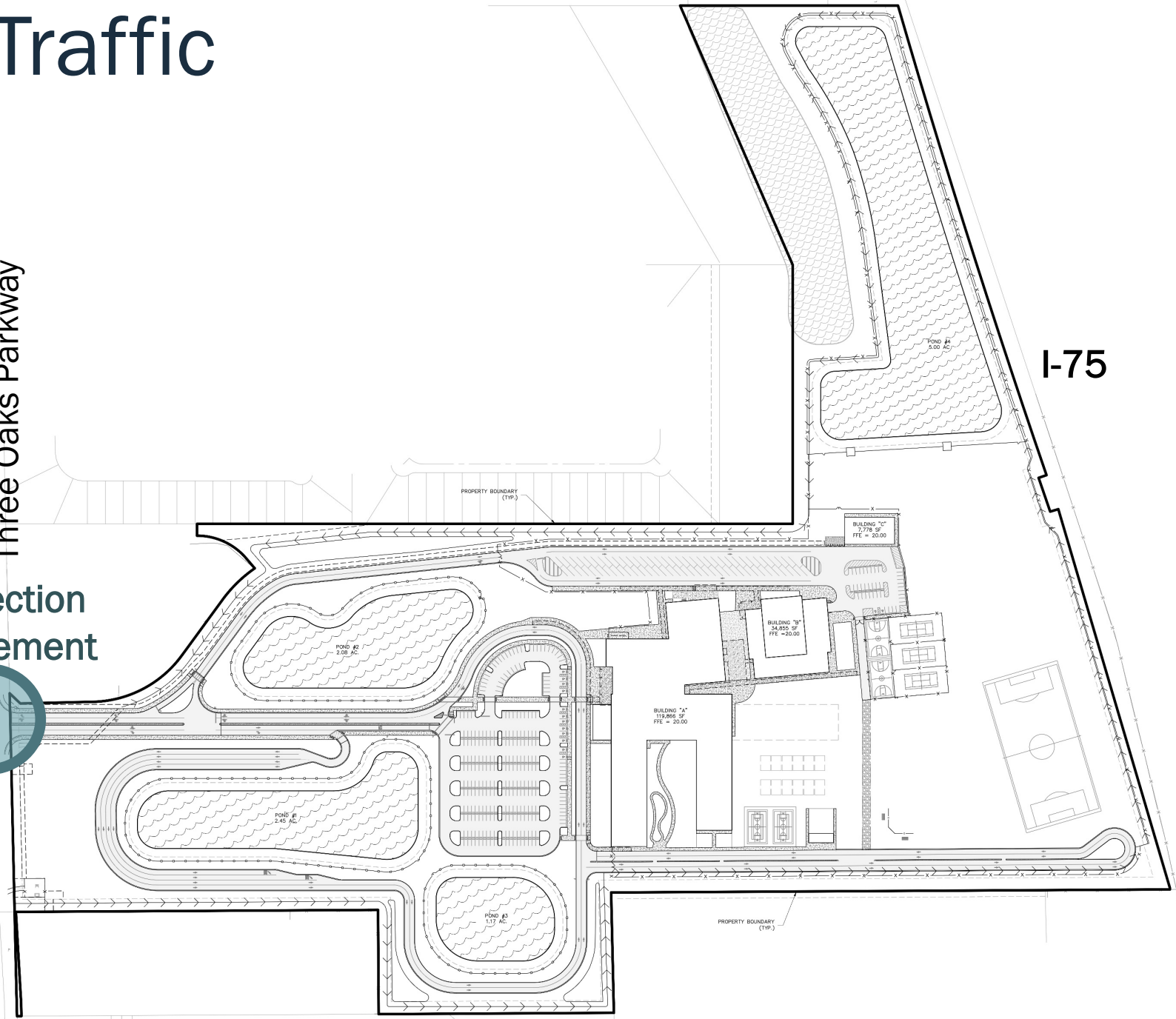




# Traffic

Three Oaks Parkway

Intersection Improvement



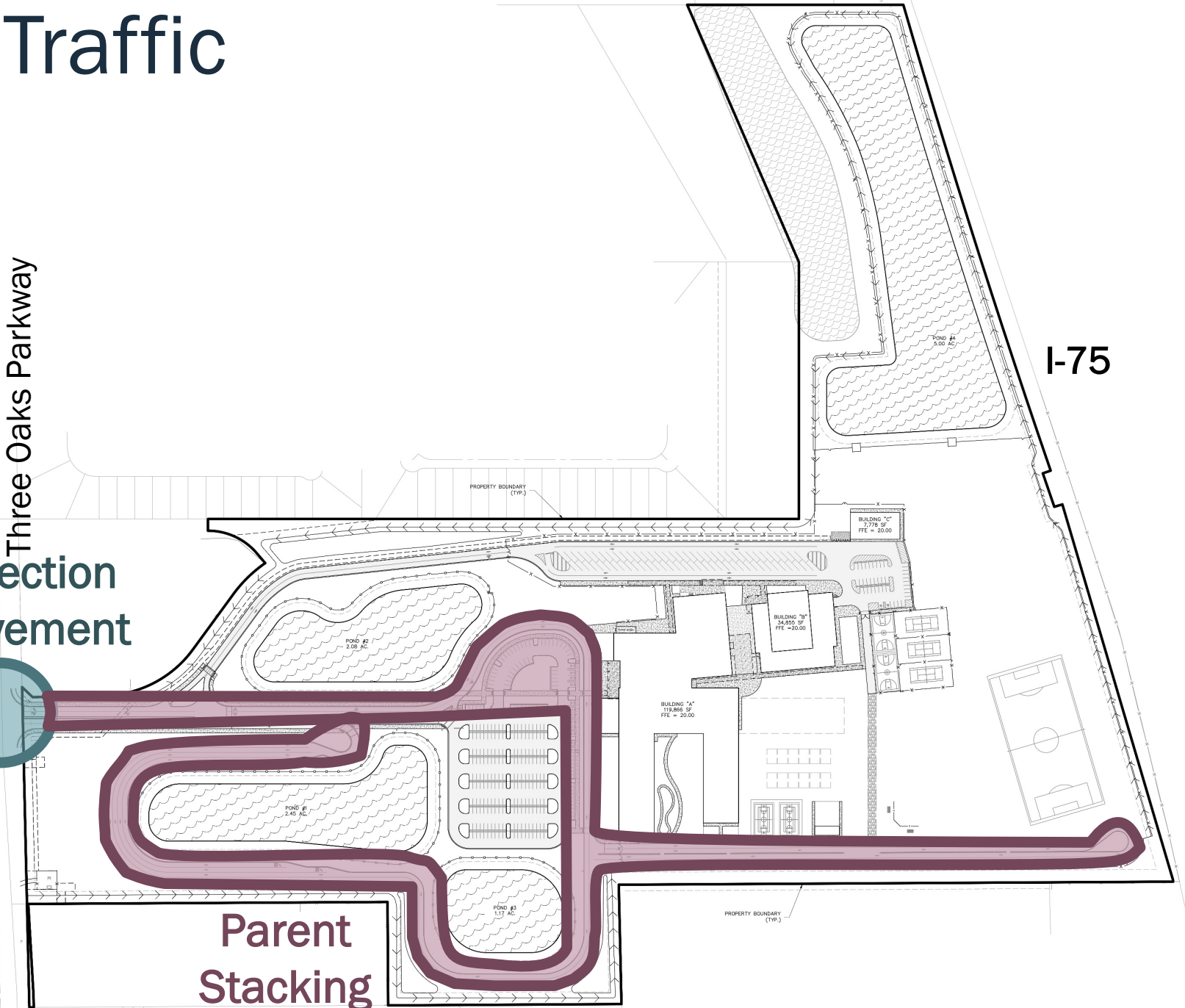
# Traffic

Three Oaks Parkway  
Intersection  
Improvement



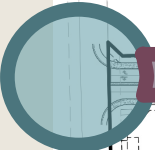
Parent  
Stacking

I-75



# Traffic

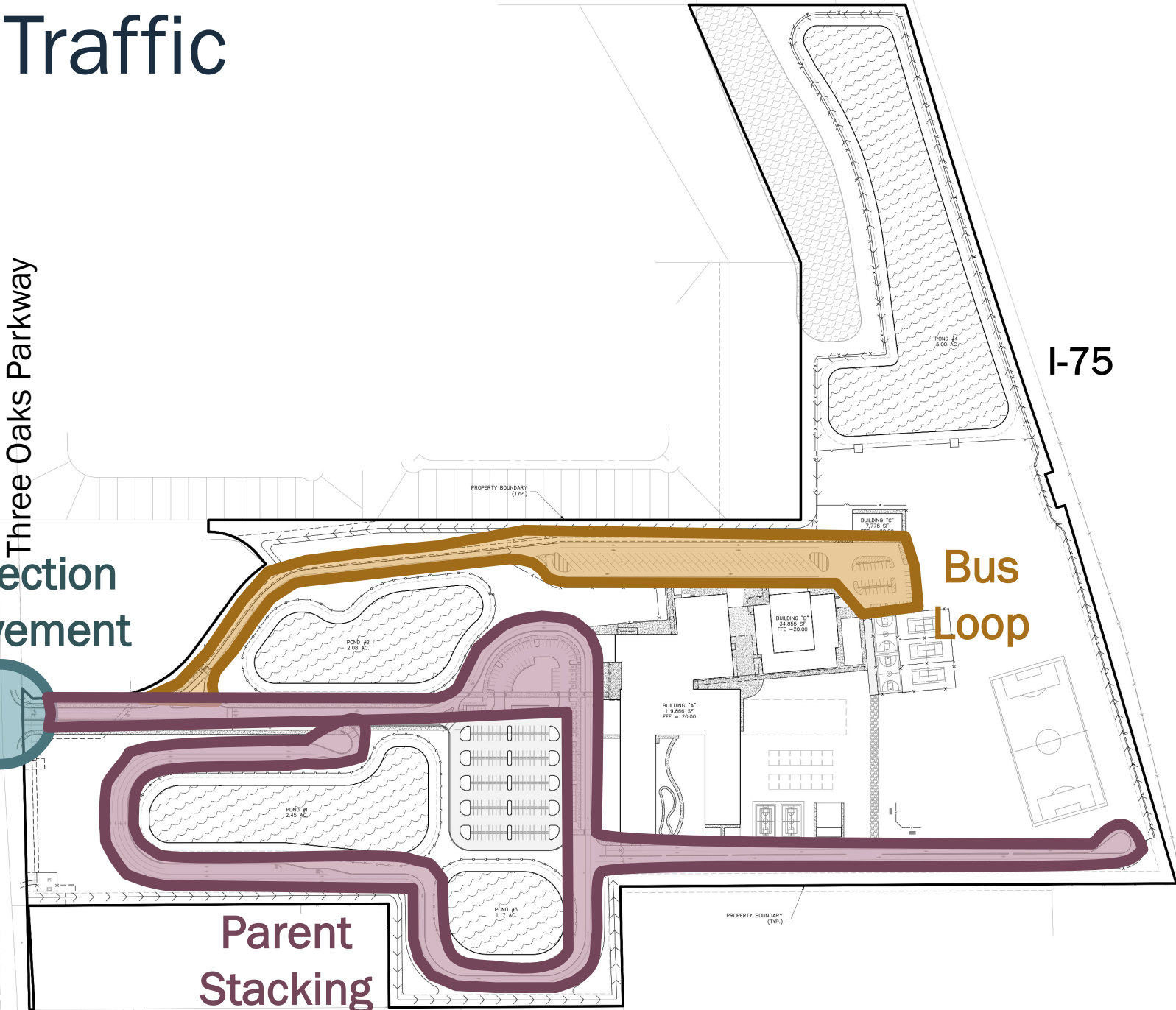
Three Oaks Parkway  
Intersection  
Improvement



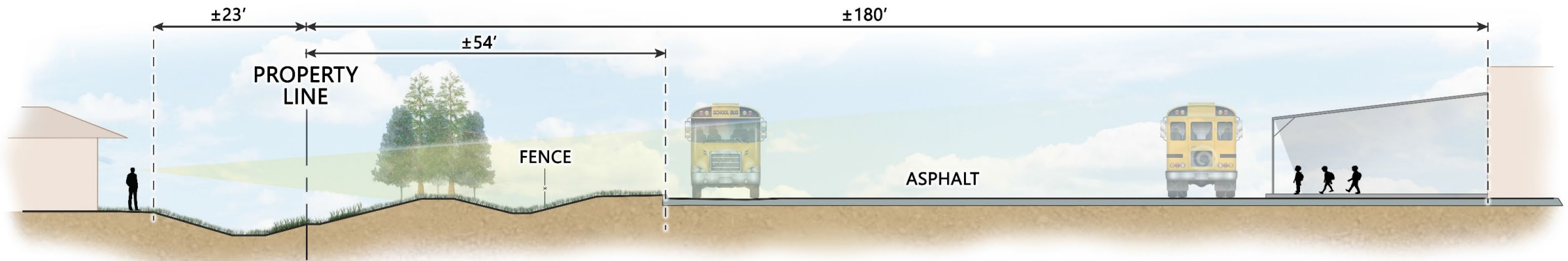
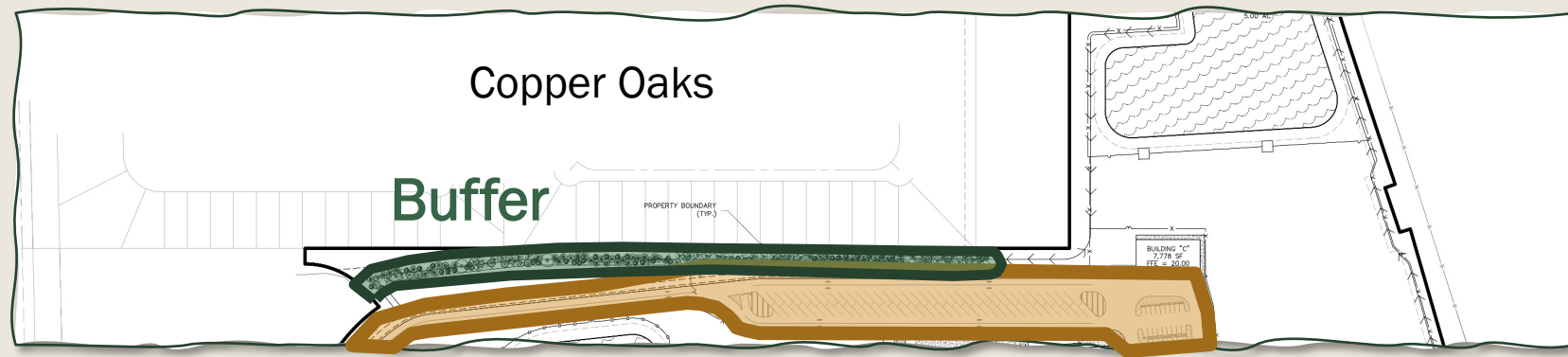
Parent  
Stacking

Bus  
Loop

I-75

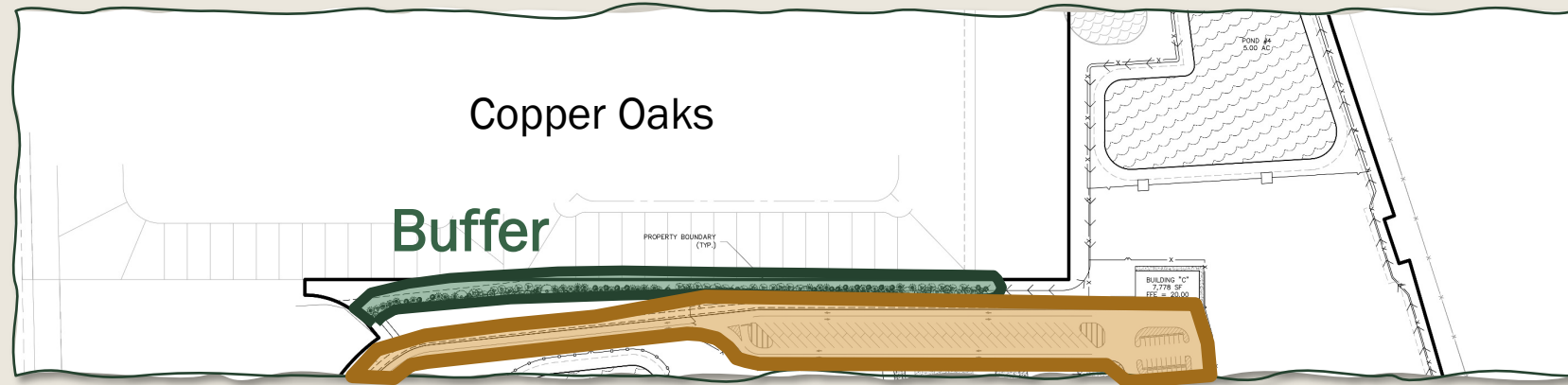


# Neighborhood Screening



These illustrations of existing and proposed conditions are artistic renderings that are conceptual in nature. The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition. Growth can be affected by many factors including environmental conditions, exposure, soils, fertilization, irrigation and maintenance.

# Neighborhood Screening



These illustrations of existing and proposed conditions are artistic renderings that are conceptual in nature. The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition. Growth can be affected by many factors including environmental conditions, exposure, soils, fertilization, irrigation and maintenance.

# Safety Considerations for Buffer Design

- State Requirements of Educational Facilities (SREF)
- Florida Building Code for New Educational Facilities
- Florida Safe School Design Consideration
- Marjory Stoneman Douglas High School Public Safety Commission Report
- Crime Prevention Through Environmental Design (CPTED)
- Partner Alliance for Safer Schools (PASS) Safety and Security Guidelines for K-12 Schools
- Florida Safe Schools Assessment Tool: School Security Risk assessment

THANK YOU

