



SCHOOL BOARD OF LEE COUNTY AAAA PREK-8 SCHOOL

(F.K.A. ELEMENTARY SCHOOL K AND MIDDLE SCHOOL NN)

DEVELOPMENT ORDER (DOS2021-E004)

Village of Estero
PZDB Board Public Meeting and Workshop
September 14, 2021

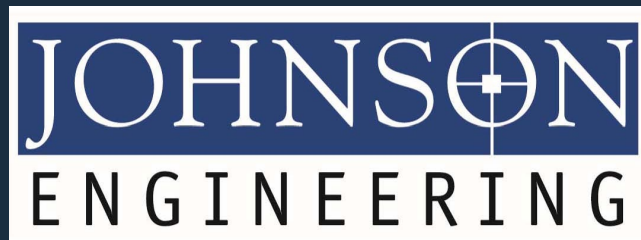




Applicant

Kathie Ebaugh, AICP
Director Facilities Planning & Development
School District of Lee County

Tina Silcox
Construction Services Project Manager
School District of Lee County



Representative

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

- PROPOSED STUDENT POPULATION AT SCHOOL OPENING = 1,800 STUDENTS
- PROPOSED MAXIMUM STUDENT POPULATION = 2,350 STUDENTS
- INFRASTRUCTURE DESIGN IS FOR MAXIMUM STUDENT POPULATION OF 2,350 STUDENTS

PHASE 1 - ALL INFRASTRUCTURE INCLUDING WATER, FIRE, SANITARY SEWER, WATER MANAGEMENT SYSTEM, BUILDINGS #1, #2, #3 AND (2) TWO LANES OF PARENT PICK UP DRIVE

PHASE 2 - FUTURE BUILDING #1 EXPANSION AND 2 LANES OF PARENT PICK UP DRIVE.

Land Use Breakdown				
	School Parcel			Three Oaks Parkways*
	Fond System	OSW and Grade to remain	Entrance Rd	
Total	60.77 ac	5.53 ac	2.41 ac	69.00 ac
Building	4.77 ac	0.00 ac	0.00 ac	4.77 ac
Impervious & Stab areas	16.14 ac	0.00 ac	0.86 ac	17.00 ac
Paved	11.95 ac	0.00 ac	0.00 ac	11.95 ac
Dr. Detention	0.00 ac	0.00 ac	0.93 ac	0.93 ac
Pervious Fields	27.47 ac	0.00 ac	0.62 ac	28.09 ac
Grade to remain	0.00 ac	2.27 ac	0.00 ac	2.27 ac
OSW	0.00 ac	3.08 ac	0.00 ac	3.08 ac

PROVIDED:

- 315 REGULAR PARKING SPACES PROVIDED
- 14 ADA PARKING SPACES
- 36 BUS PARKING SPACES
- 70 DOUBLE STACKED REGULAR SPACES

Comm. No: 19089		
Date: 06/2021		
Drawn: GLM		
Revisions		
No.	Date	Revisor Description

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DAVID L. MUMFORD, Ph.D.

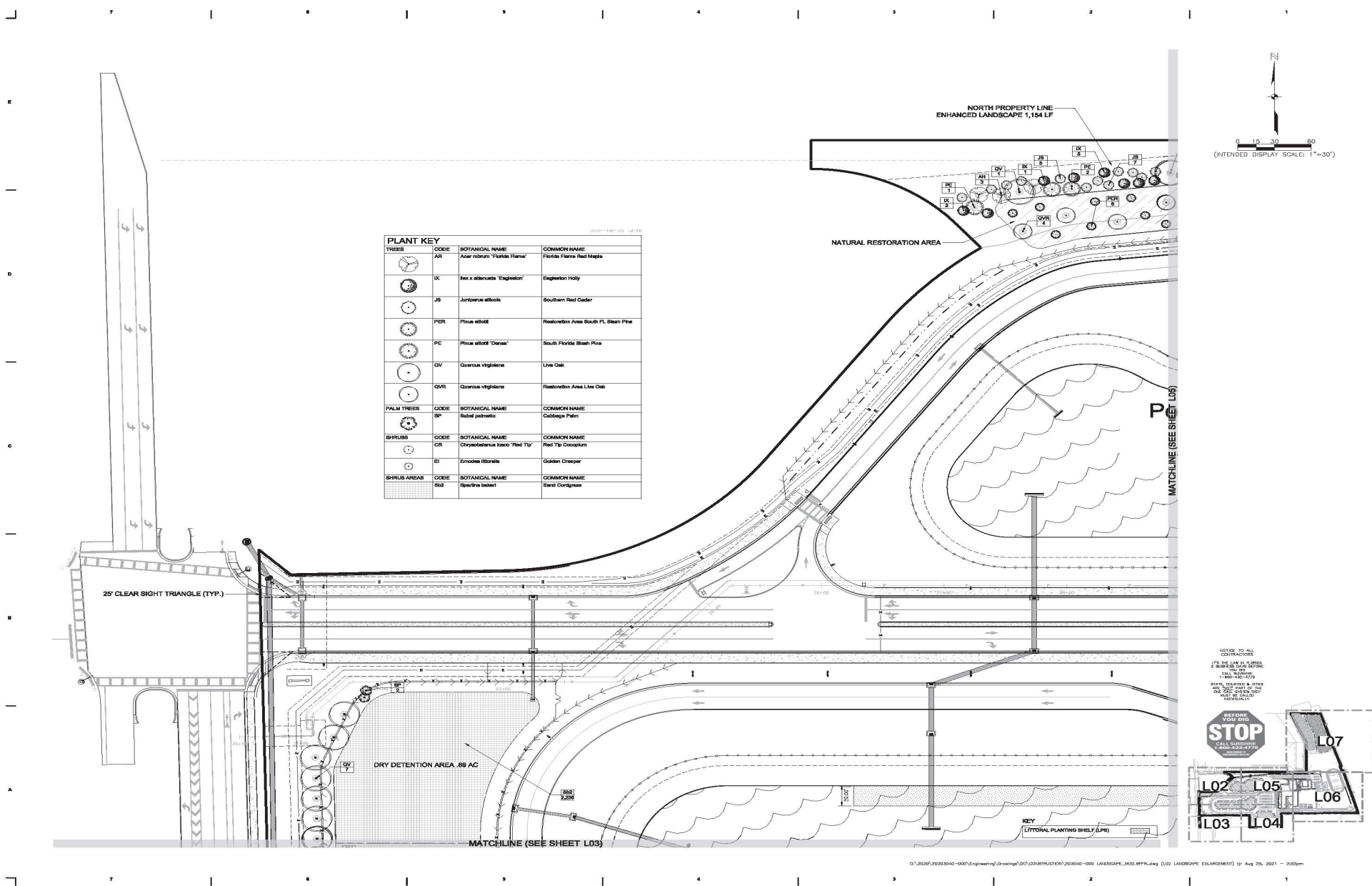
OVERALL SITE PLAN

C09



THE SCHOOL DISTRICT OF LEE COUNTY
NEW 'AAAA' PreK-8 SCHOOL
20987 THREE OAKS PARKWAY, ESTERO, FL 33928

C09



HARVARD • JOLLY
ARCHITECTURE
1838 Hasty Drive, Fort Myers, FL 33901 | 238-257-7771 | www.harvardjolly.com | AIA 0000119



THE SCHOOL DISTRICT OF LEE COUNTY
NEW 'AAAA' PreK-8 SCHOOL
20887 THREE OAKS PARKWAY, ESTERO, FL 33928
100% CONSTRUCTION DOCUMENTS

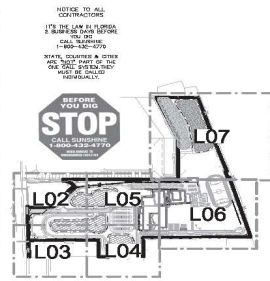
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Date: 07/20/2021
Checked: TJS

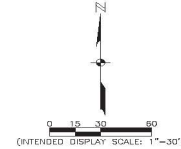
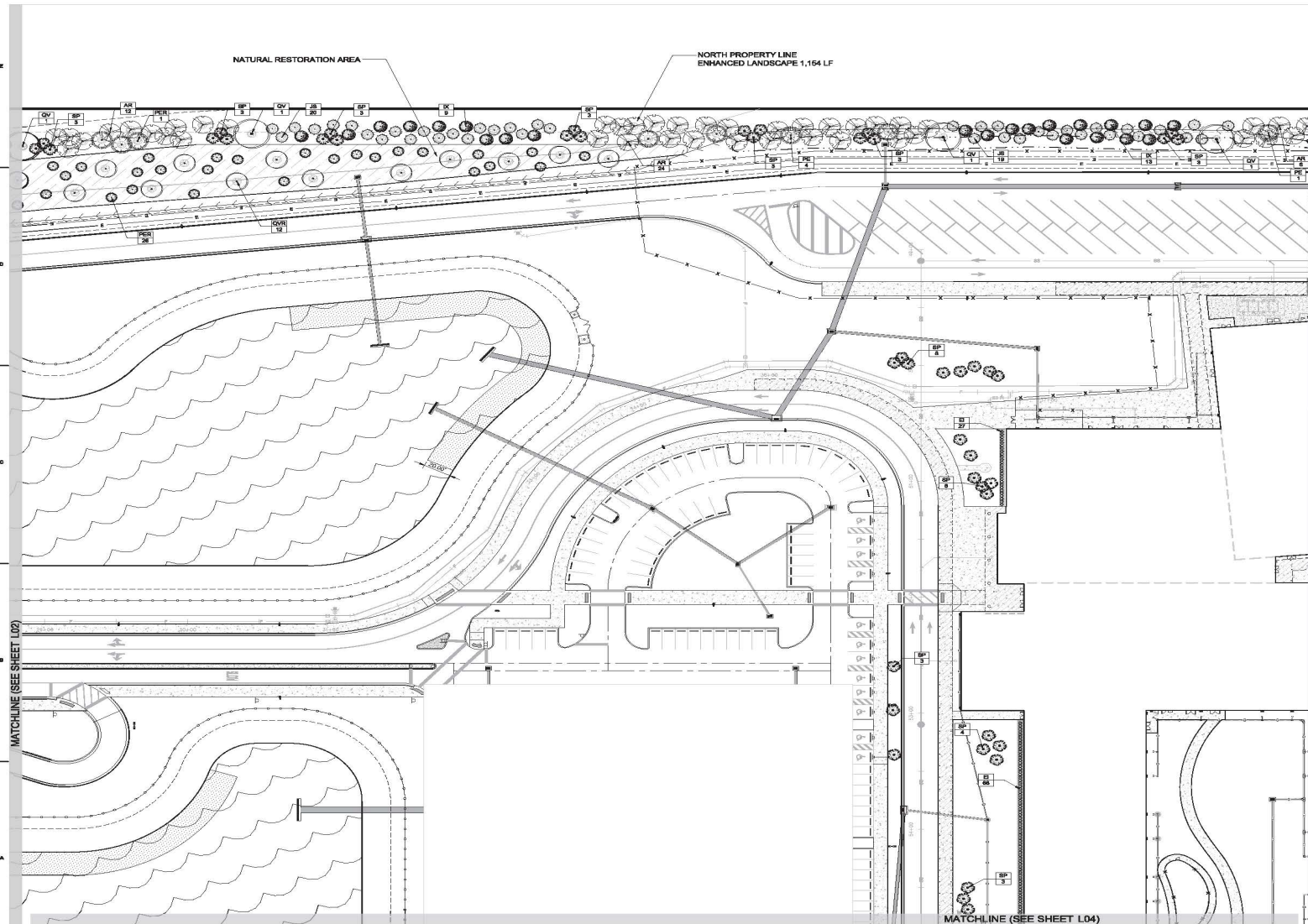
Revisions		
No.	Date	Description

THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES.

JEFFREY W. JOLLY, AIA
FL LICENSE NO. 14-00000000-0000
LANDSCAPE ENLARGEMENT

L02





PLANT KEY			
TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple
	EL	Elm x alternata 'Engelston'	Engelston Holly
	JS	Juniperus siliacea	Southern Red Cedar
	PER	Pinus elliotii	Restoration Area South FL Slash Pine
	PE	Pinus elliotii 'Densa'	South Florida Slash Pine
	QV	Quercus virginiana	Live Oak
	QVR	Quercus virginiana	Restoration Area Live Oak
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	SP	Sabal palmetto	Cabbage Palm
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CE	Chrysanthemum leucum 'Red Tiv'	Red Tiv Chrysanthemum
	ES	Erasmia littoralis	Golden Creeper
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	SH2	KEE (see below)	Shrub Conditum

LITTORAL PLANTING SHELF (LPS)

NOTE: TO ALL
CONTRACTORS
IF YOU ARE IN FLORIDA
CALL THE LPS
FOR MORE INFO
WWW.LPS-FL.COM

NOTE: OWNER & OTHER
NOTES: SEE SHEET L01
FOR ALL OTHERS
SEE SHEET L01
FOR ALL OTHERS

STOP
CALL SIGNATURE
DATE: 07/22/2021

DATE: 07/22/2021

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ARCHITECTURE
1000 Hwy 100, Suite 1000
Fort Myers, FL 33901 | 239.737.7771 | www.harvardjolly.com | 14.202019



THE SCHOOL DISTRICT OF LEE COUNTY
NEW 'AAAA' PreK-8 SCHOOL
20897 THREE OAKS PARKWAY, ESTERO, FL 33928
100% CONSTRUCTION DOCUMENTS

Drawn: N1 19068
Date: 07/22/2021
Descript: LPS

Revisions
Rev. Date Revision Description

REVISIONS
Rev. Date Revision Description

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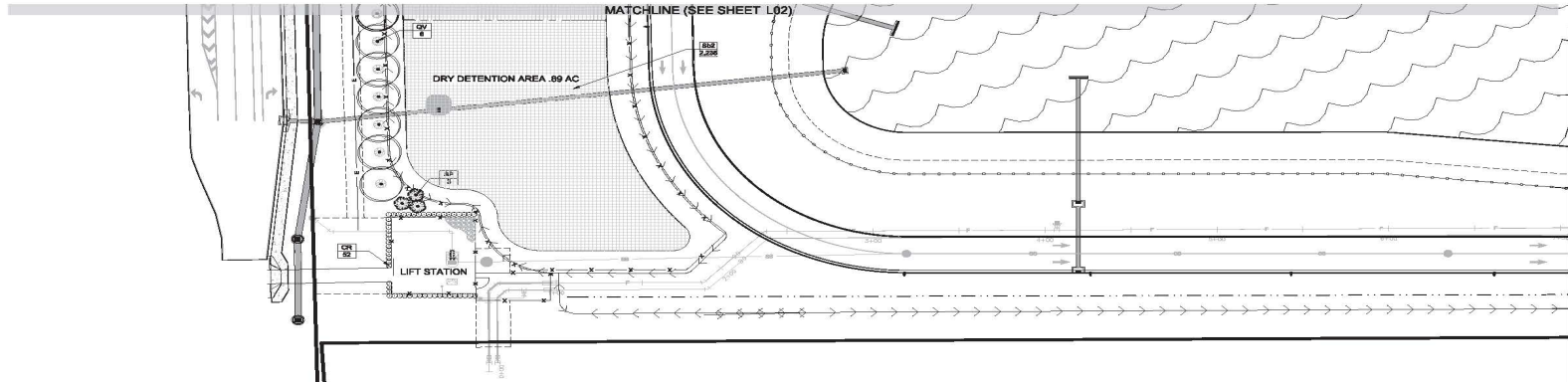
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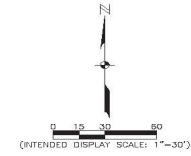
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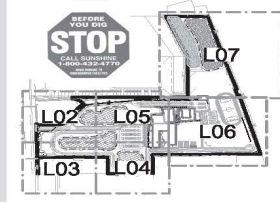
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PLANT KEY			
TREES	CODE	BOTANICAL NAME	COMMON NAME
	AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple
	GK	Ilex x attenuata 'Engelston'	Engelston Holly
	JS	Juniperus stricta	Southern Red Cedar
	PER	Pinus ellioti	Restoration Area South FL Slash Pine
	PE	Pinus ellioti 'Densa'	South Florida Slash Pine
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	SP	Sabal palmetto	Cabbage Palm
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	CR	Cyrtocarpus laevis 'Red Tip'	Red Tip Coccoloba
	EI	Eriocaulon hirsutum	Golden Creeper
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	SIA	Spartina alterniflora	Beard Grass



MATCHLINE (SEE SHEET L04)

NOTICE TO ALL CONTRACTORS:
I, THE LANDSCAPE ARCHITECT, HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND HAVE FOUND THEM TO BE COMPLETE AND CORRECT.
I HAVE NOT REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF DETERMINING THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.
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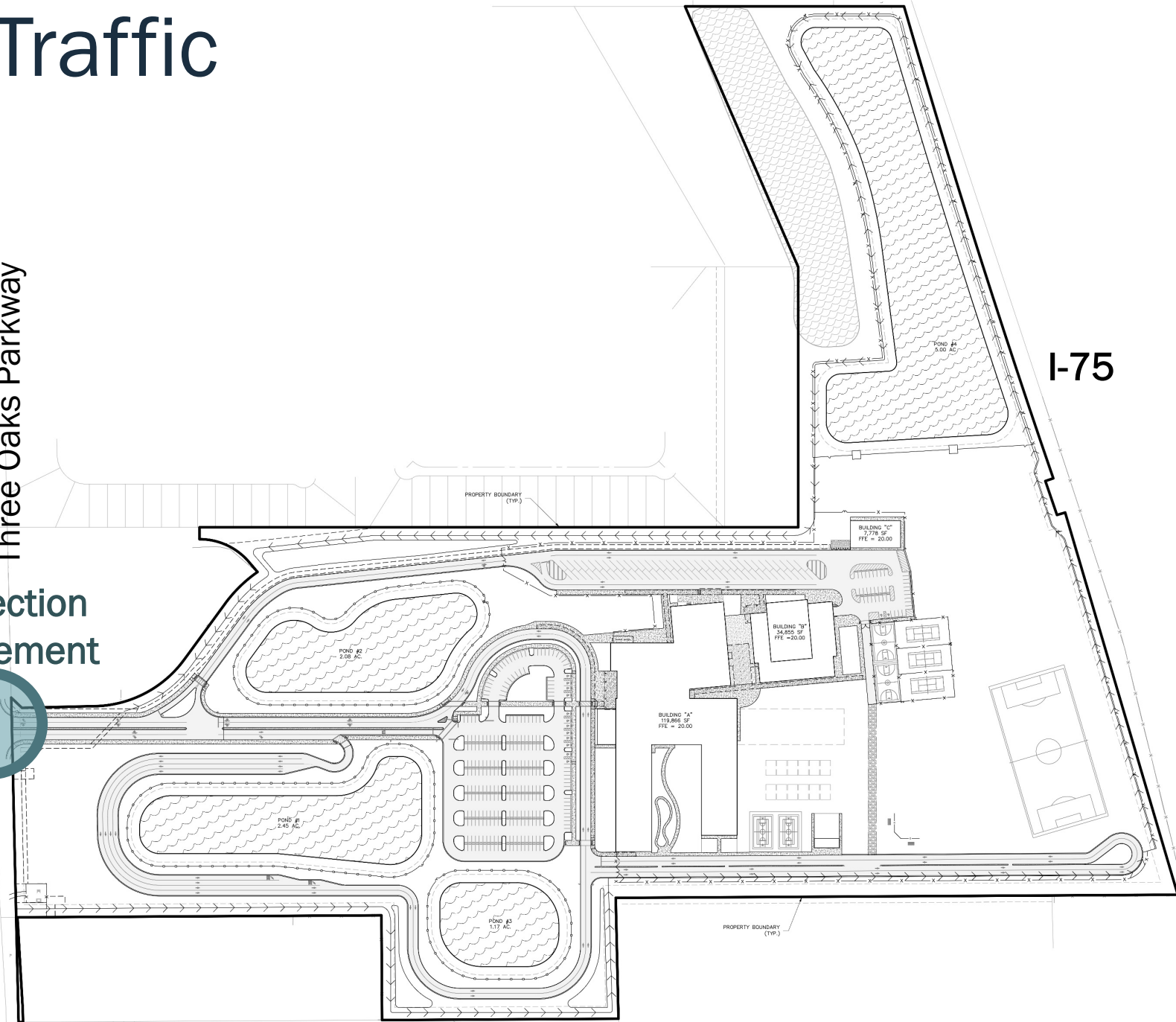


Comm. No:	19089	
Date:	07/30/2021	
Drawn:	TJR	
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THESE PLANS ARE THE PROPERTY OF HARVARD • JOLLY ARCHITECTURE. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HARVARD • JOLLY ARCHITECTURE.

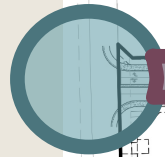
Traffic

Three Oaks Parkway
Intersection
Improvement



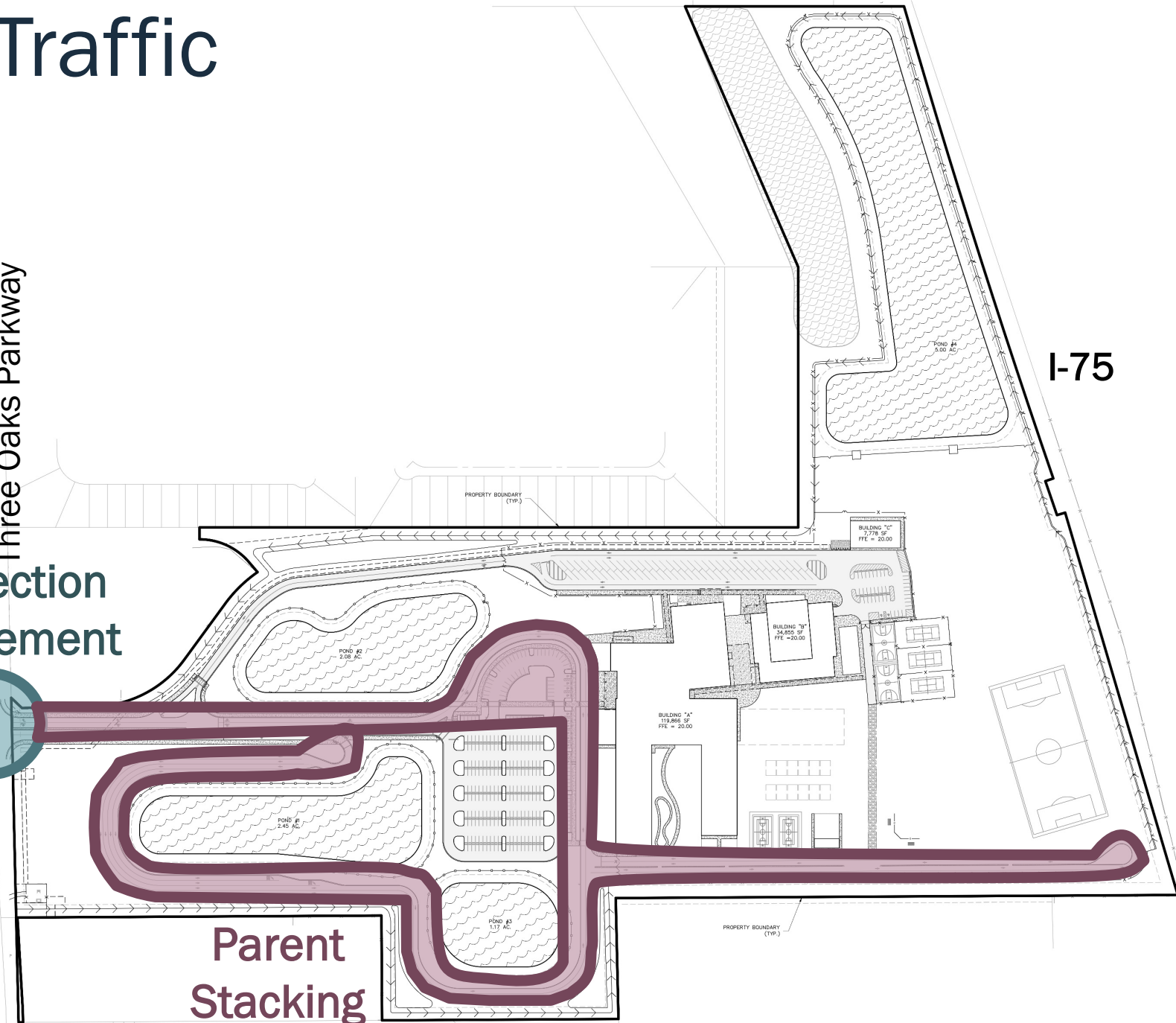
Traffic

Three Oaks Parkway
Intersection
Improvement

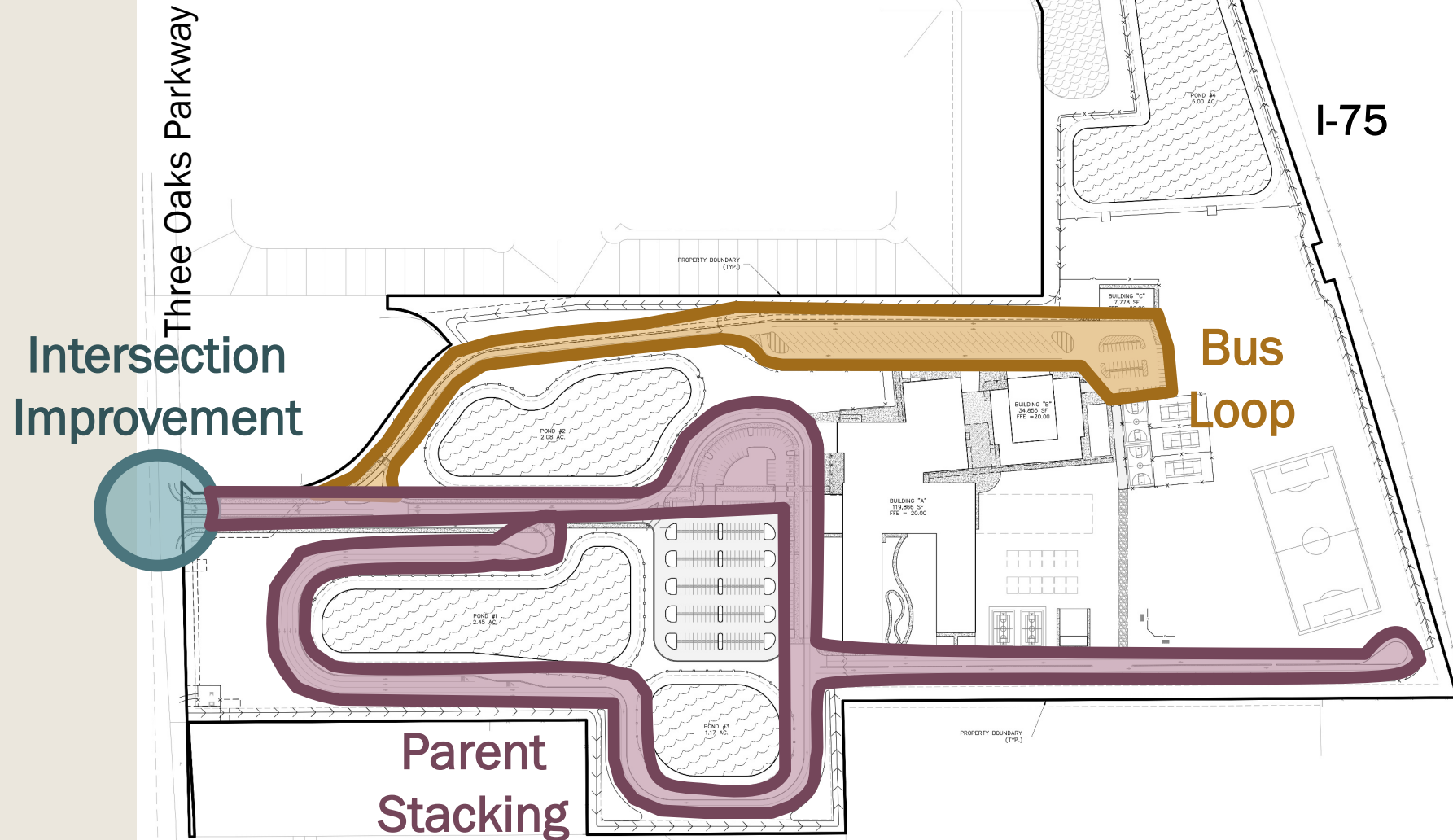


Parent
Stacking

I-75

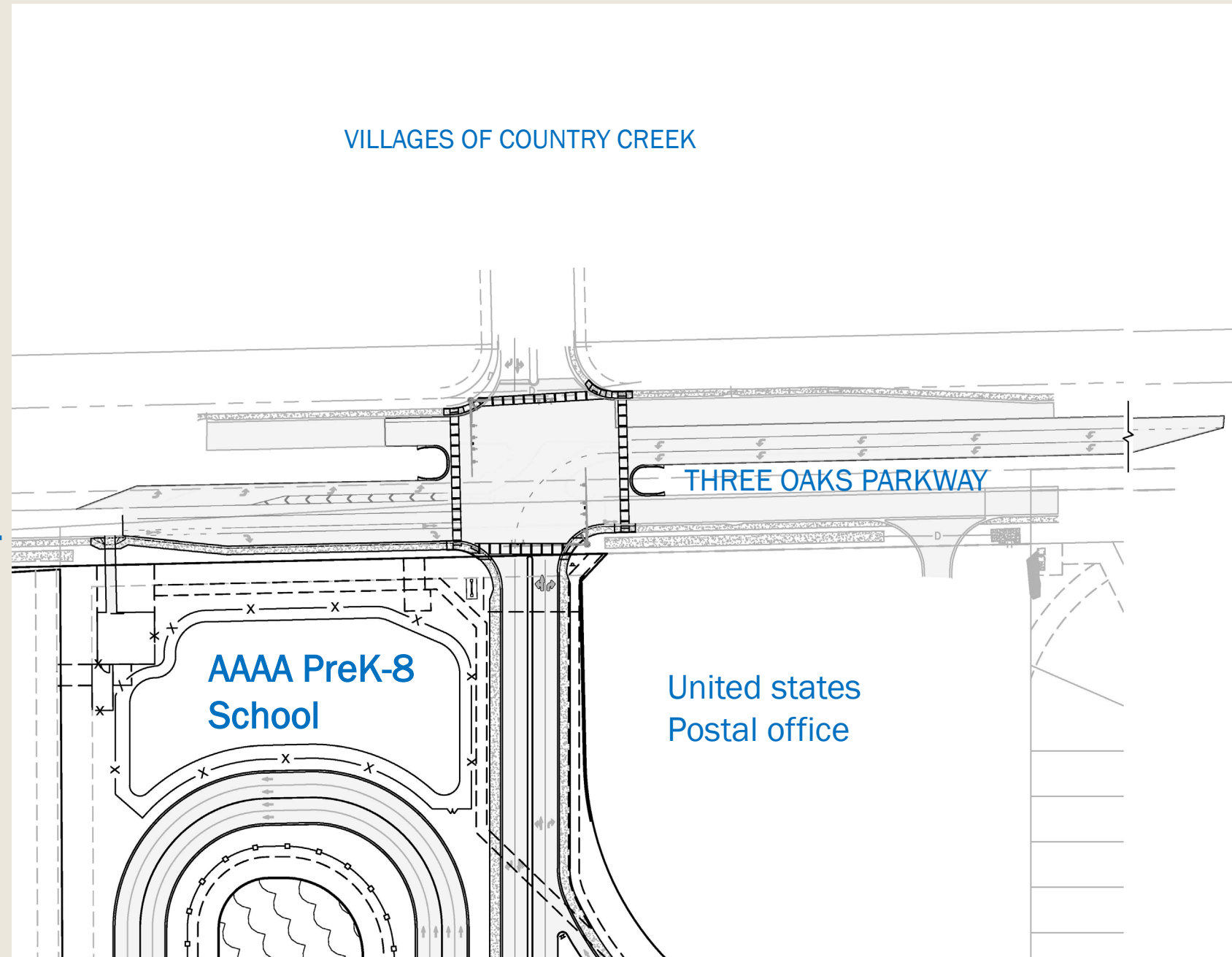


Traffic

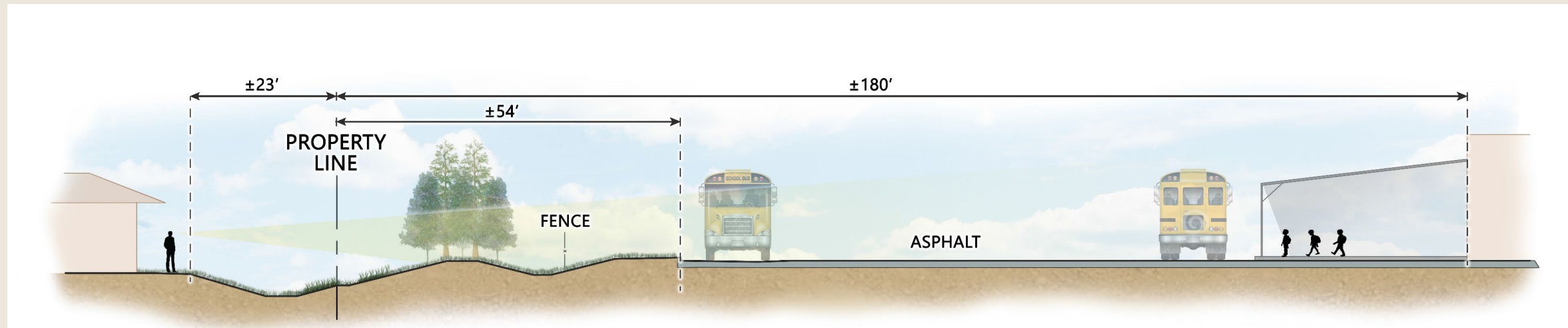
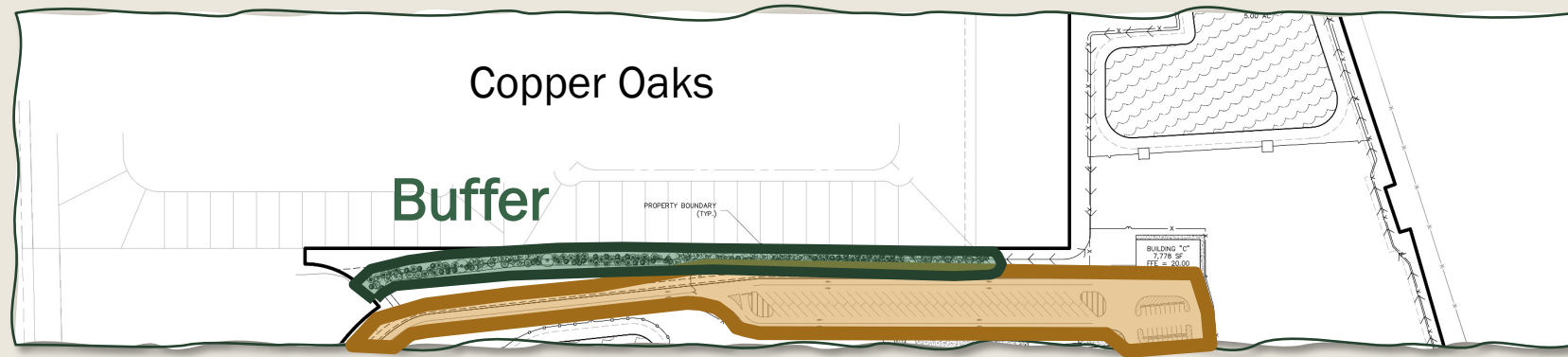


OFF-SITE IMPROVEMENTS:

1. SIGNALIZED
INTERSECTION
2. CROSS WALKS IN ALL
DIRECTIONS
3. TURN LANES

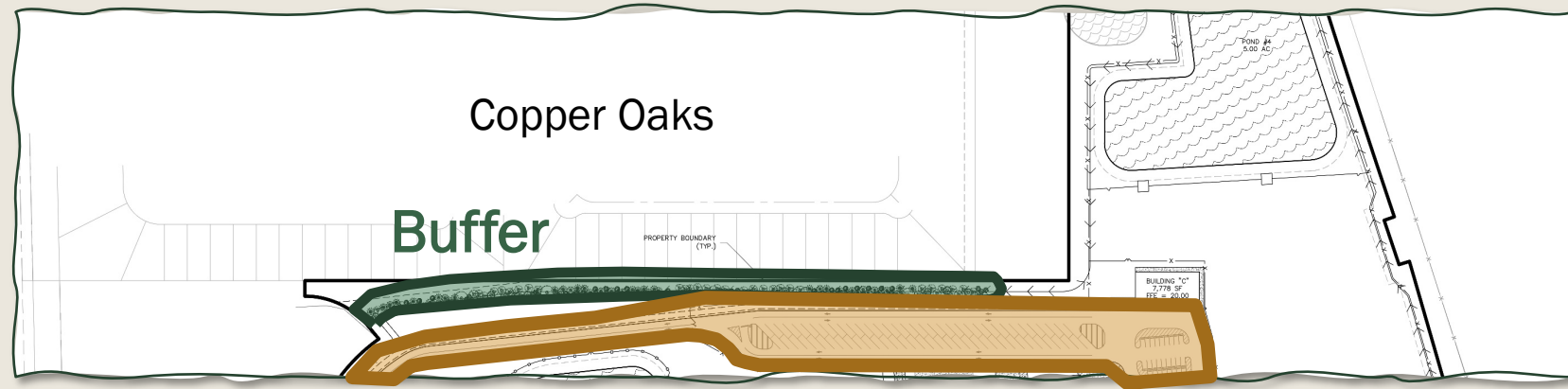


Neighborhood Screening



The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition.

Neighborhood Screening



The depiction of plants and trees in the 5-10 year growth period is an approximation and not a guaranteed condition.

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



PERSONAL | PASSIONATE | PROGRESSIVE

SAFETY AND SECURITY

May 25, 2021

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

Dear Mr. Hume,

The Safety & Security Department reviewed the Landscape site plan for the Estero Pre-K-8 "AAAA" school on Three Oaks Parkway, Estero, FL. The proposed plan meets the demand for safety and security in the school district.

With a greater emphasis on school safety and security, especially after the extensive loss of life at the Marjory Stoneman Douglas High School, we rely on several best practices and recommended guidelines for 'natural access control and surveillance.'

Crime Prevention Through Environmental Design (CPTED) principles are well-established, especially in designs to enhance safety and security of outside and perimeter areas of buildings. The Marjory Stoneman Douglas High School Public Safety Commission, the *Partner Alliance for Safer Schools (PASS) Safety and Security Guidelines for K-12 Schools* and the State Requirements for Educational Facilities (SREF) all make many safety references to natural surveillance. This design provides sight lines to allow clear, unobstructed views of fencing and reduces or eliminates blind spots for school staff and law enforcement.

Additionally, schools are required to utilize the *Florida Safe Schools Assessment Tool: School Security Risk Assessment* and sight lines and unobstructed views of fencing is listed as a best practice. The proposed plan allows for a barrier between the school and neighboring properties but allows sight lines and natural surveillance for safety and security and we recommend this plan.

Respectfully,

Rick Parfitt
Director, Safety & Security

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

Tina Silcox
School District Lee County
Project Manager/Construction Services

Dana Hume
Johnson Engineering

The Lee County Sheriff's Office has had the opportunity to review the proposed Site Plans and Landscape Plans for the new K-8 "AAAA" school on Three Oaks Parkway in Estero.

The Lee County Sheriff's Office number one priority is to keep the children of Lee County safe. With that being said, The Lee County Sheriff's Office is in agreement with The Director of Safety and Security, Rick Parfitt's, assessment of the proposed Landscape plan.

The design of the two areas of concern, to the North and West of the school, provides a clear, mostly unobstructed view and reduces blind spots for staff and responding Law Enforcement Officers.

We appreciate the opportunity to be involved and provide the insight from a Law Enforcement point of view.

Commander James Bogliole



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

LCSO Form 014 (revised 10/12/2018 se91-031)



CAMPUS SITE PLAN

NEW 'AAAA' PreK-8 School – The School District of Lee County

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3 OAKS / MAIN ENTRANCE (View from NW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

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3 OAKS VEHICULAR APPROACH (View from SW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

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GYM ENTRANCE / BUS APPROACH (View from NW)

NEW 'AAAA' PreK-8 School – The School District of Lee County

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GYM FROM I-75 (View from NE)

NEW 'AAAA' PreK-8 School – The School District of Lee County

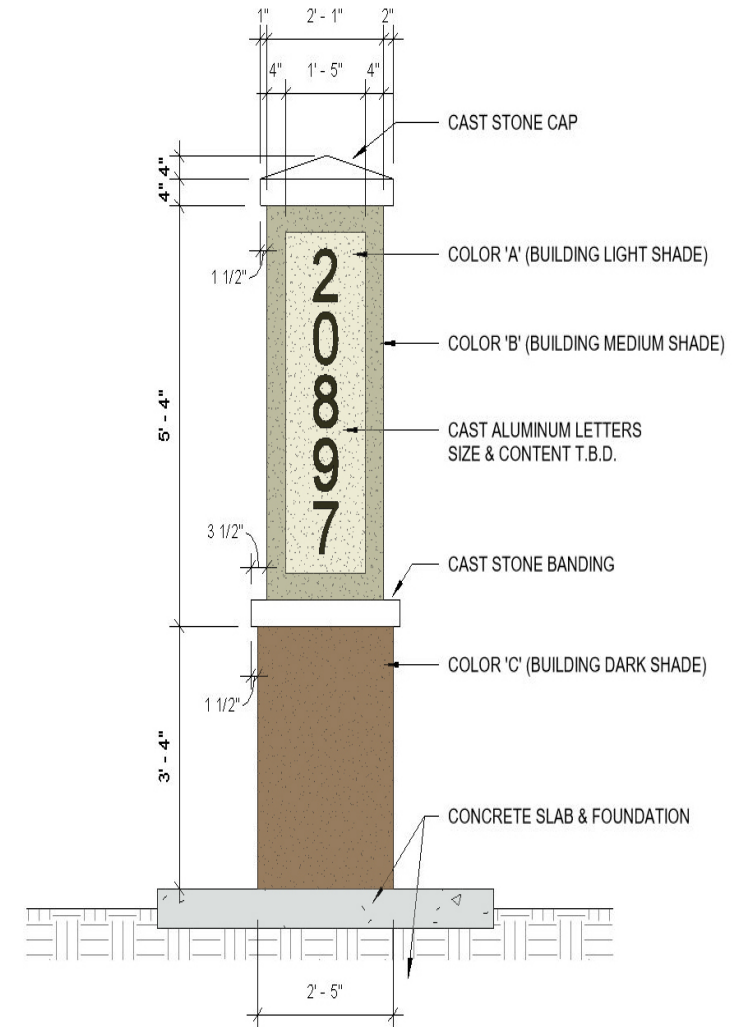
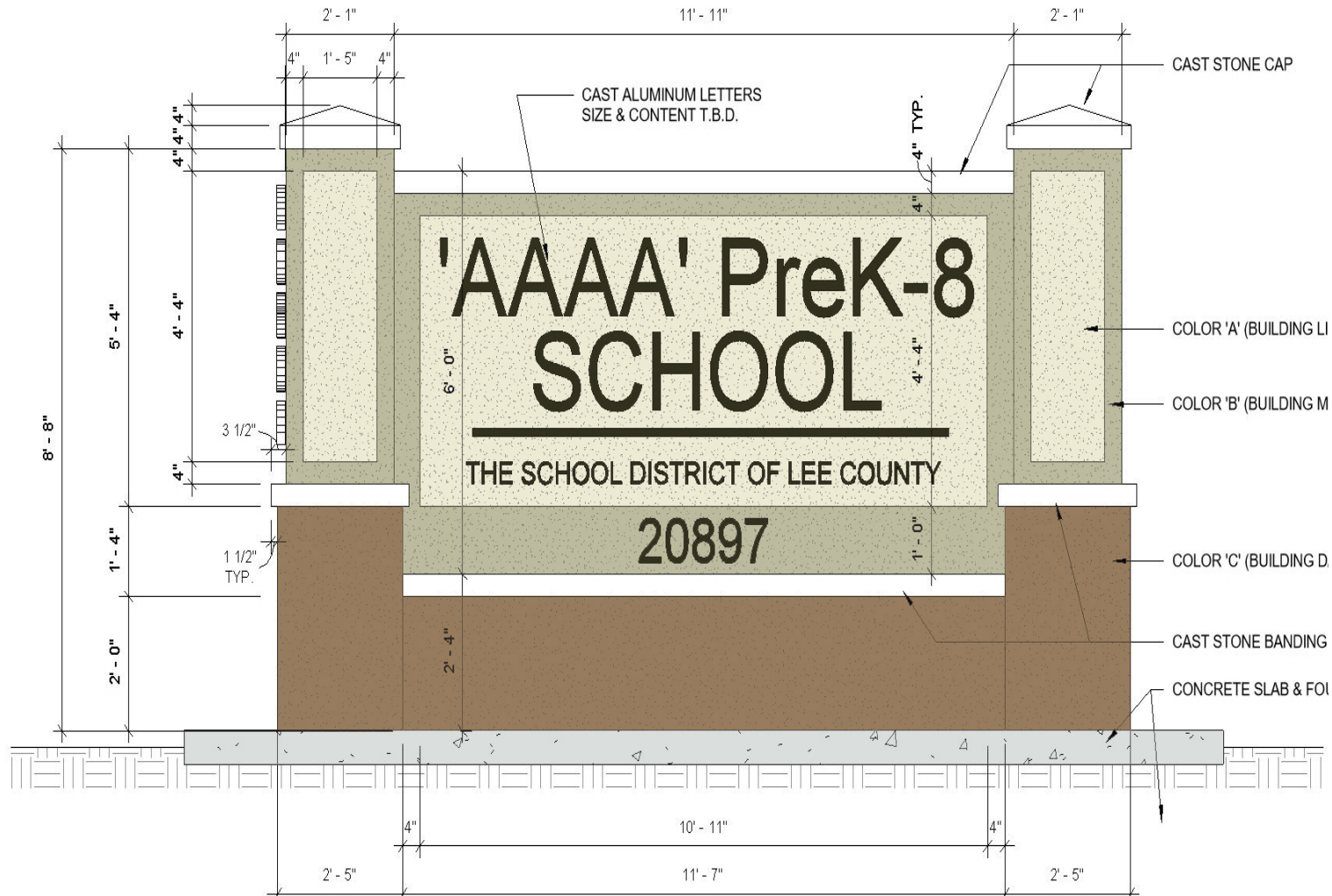
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ARIAL VIEW FROM SW

NEW 'AAAA' PreK-8 School – The School District of Lee County

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FLY THROUGH

THANK YOU

SCHOOL BOARD of LEE COUNTY

