

SCHOOL BOARD OF LEE COUNTY AAAA PREK-8 SCHOOL

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

DEVELOPMENT ORDER (DOS2021-E004)

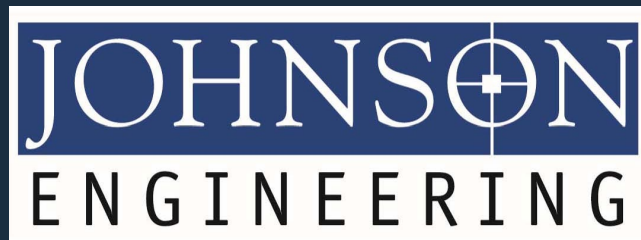
Village of Estero
PZDB Board Public Hearing
October 12, 2021



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

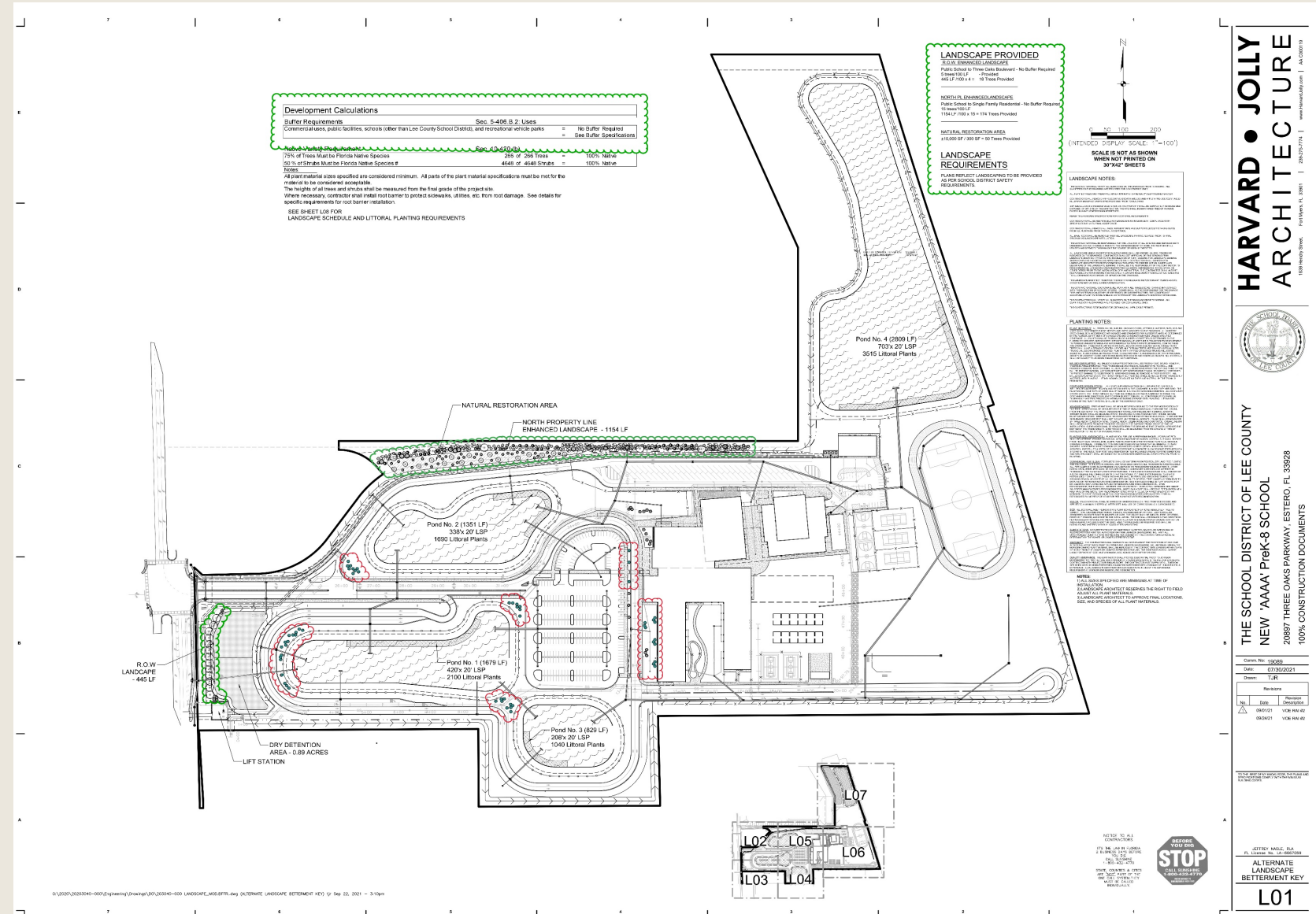
Dana L. Hume, P.E.
Principal
Johnson Engineering, Inc.

RESPONSE TO PZDB PUBLIC MEETING

SEPTEMBER 14, 2021

- **LANDSCAPE DISCUSSION**
- **ARCHITECTURAL DISCUSSION**
- **TRAFFIC DISCUSSION**
- **DEVIATIONS DISCUSSION**
- **VILLAGE CODE vs TYPICAL SCHOOL**

- ADDED PALMS TO DIFFERENT AREAS OF THE SITE – 48 ADDITIONAL PALMS
- ADDED 20' - 24' HEIGHT PALMS ALONG BUILDING FACE – 9 TOTAL
- ALSO ADDED 14' – 16' HEIGHT PALMS ALONG BUILDING FACE – 17 TOTAL



ARCHITECTURE

RENDERED SITE PLAN



**SCHOOL
ENTRANCE
WITHOUT
LANDSCAPING**



**SCHOOL
ENTRANCE
WITH
LANDSCAPING**



**SOUTHERN
PORTION OF
FRONT OF SCHOOL
WITHOUT
LANDSCAPING**



**SOUTHERN
PORTION OF
FRONT OF
SCHOOL WITH
LANDSCAPING**



**VIEW OF GYM
ENTRANCE FROM
BUS AREA**

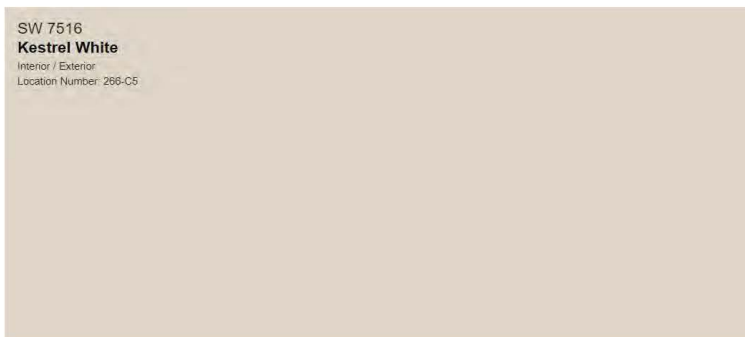


**VIEW OF
BUILDING
FROM I-75**

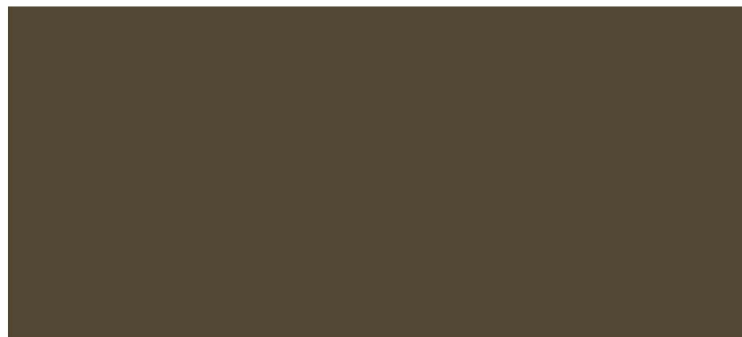


**RENDERED
AERIAL VIEW**





COLOR 'A'



BRONZE TRIM



COLOR 'B'

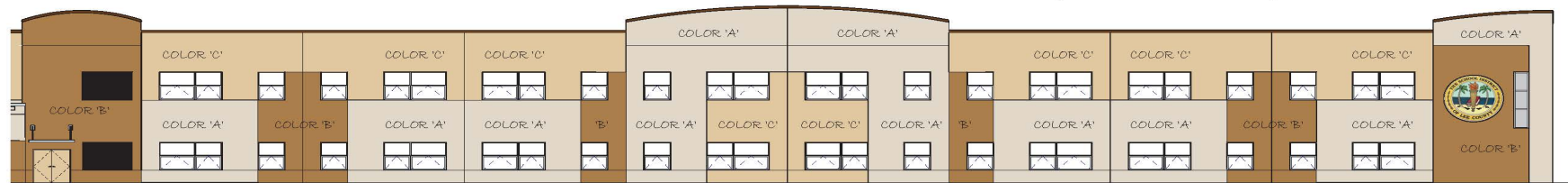


COLOR 'C'

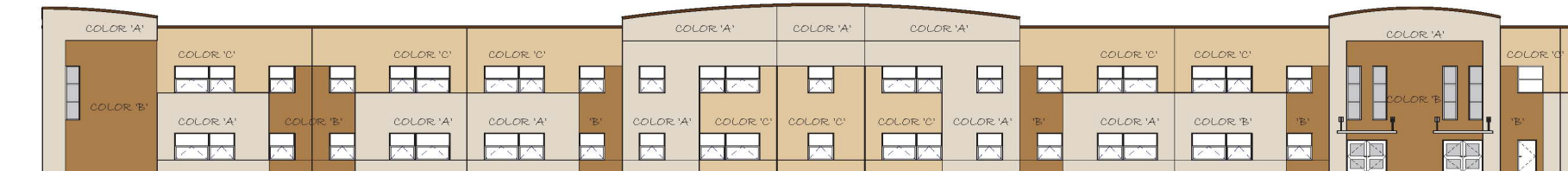
NEW 'AAAA' PreK-8 SCHOOL



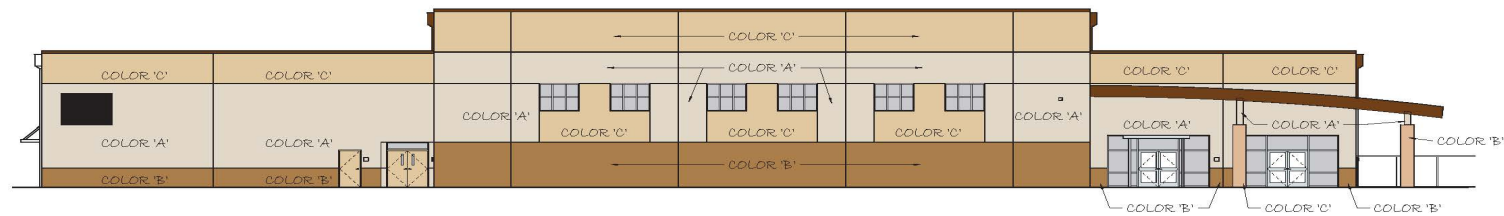
WEST ELEVATION - ADMIN. & WEST CLASSROOM
1/8" = 1'-0"



WEST ELEVATION - WEST CLASSROOM WING (CONTINUED)
1/8" = 1'-0"



EAST ELEVATION - EAST CLASSROOM WING (PARTIAL)
1/8" = 1'-0"



NORTH ELEVATION - GYMNASIUM
1/8" = 1'-0"

TRAFFIC

- Land Use Code for Elementary School used as worst-case scenario, higher trip generator
 - Trip Generation based off a maximum of 2,350 students. **Initial student population is 1,800 students**
 - 1,800 students are anticipated to generate 369 LESS AM trips, 187 LESS PM trips, and 1,171 LESS daily trips than 2,350 students.
 - School hours to occur at **off-peak** roadway hours (8:55am-3:55pm)
 - Maximum trip generation for 2,350 students were applied to the peak hour of the roadway to assess roadway concurrency at peak hour, although actual volumes to occur at off peak hours
 - Growth rate used for Three Oaks Parkway for 2025 volumes was 7%
 - Volumes in 2025, prior to the addition of project traffic are anticipated to be within 94 trips of capacity.
-
- **Proposed traffic mitigation improvements as part of the proposed School to include:**
 - Approximate 700-ft dual southbound left turn lane
 - Approximate 300-ft northbound right turn lane
 - Signalized intersection at Three Oaks and School Entrance/Laurel Oak Drive with cross walks

TRAFFIC (continued)

Lee County Identified Projects

Lee County Projects and Improvements:

- Corkscrew Road from US 41 to east of Ben Hill Griffin Parkway - Widen from 4 to 6 lanes
- Corkscrew Road from Ben Hill Griffin Parkway to Alico Road - Widen from 2 to 4 lanes

Lee County Intersection Improvements:

- Corkscrew Road & Three Oaks Parkway Intersection Improvements include extending eastbound left turn lanes, extend northbound right turn lane & add secondary northbound right turn lane
- Corkscrew Road & US41 intersection improvements include constructing secondary northbound right turn lane.

State Funded Project: I-75 and Corkscrew Road Interchange

VILLAGE CODE vs TYPICAL SCHOOL

Landscape Requirements

Dry detention plantings: 4,470 spartina plants = \$22,300

Littoral Plantings: 8,345 plants = \$16,700

Building Plantings: 126 plants = \$4,400

Natural Area Plantings: 50 trees = \$11,300

Additional Palm Trees: 51 palms = \$18,700

Total Cost = \$73,400

Lighting Requirements (with approved deviations)

Code required 15' height poles vs. 25' high poles = \$38,000

Architectural Requirements

Parapet "pop-up aches" = \$7,500

Canopy "pop ups" (9 canopies total) = \$22,100

Aluminum Canopy = \$15,000

Total = \$44,600

**Total Additional
Costs to Meet
Village Code =
\$156,000**

DEVIATION REQUESTS:

SITE

SECTION 5-204.B.5.C – Electric Vehicles - An off-street parking area with 150 or more parking spaces shall provide at least three EV charging stations.

JUSTIFICATION - We believe this was intended for commercial projects and not intended for a public school. We believe EV stations are for the public's use and even though payment for such a service may be collected through a third-party service the initial cost to the school was not budgeted. The third-party administering the EV stations would also be required to follow the Jessica Lunsford Act for security reasons. **The School District requests that no EV stations be required for the proposed school.**

SECTION 5-407.C – Building Perimeter Planting Standards - The planting areas for building perimeter plantings shall be located abutting three sides of a building, with emphasis on the sides most visible to the public (not including the loading area).

JUSTIFICATION - The front of the proposed school will have the required building plantings. However, two of the other three sides will not have the required plantings because the east side faces I-75, the north side has the bus access to the buildings and the south side faces a preserve area on the adjacent property. **The School District request they be required to do the building perimeter plantings only on the west side/front of the building for the reasons stated.**

SITE (CONT.)

SECTION 5-408.I.4 – Detention/Lake Amenity - Wet and dry detention areas exceeding 20,000 square feet in cumulative area and located adjacent to a public right-of-way are considered park areas and an attractor for pedestrian activity. These areas shall incorporate into the overall design of the project at least two of the following elements:

*A five-foot wide walkway with trees an average of 50 feet on center, and shaded benches a minimum of six feet in length located on average every 150 feet **or** A public access pier with a covered structure and seating **or** An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body **or** A permanent fountain structure **or** A continuous pedestrian way around the waterbody.*

JUSTIFICATION – The dry detention area adjacent to the public ROW is required to have a 48” high chain link fence around the perimeter per SREF requirements, consequently the dry detention area will not be available to the public. Also, the school district discourages the general public accessing any of their schools for security reasons. **The School District request they be required to do none of the features for the reasons stated.**

SECTION 5-409 – Landscaping of Parking areas, and vehicular access - The purpose of this subsection is to establish standards for the landscaping of parking areas to provide visual relief and cooling effects, and to channelize and define logical areas for pedestrian and vehicular circulation.

JUSTIFICATION – Although the school district cannot meet the requirement of this section for security reasons, the applicant has added clusters of palm trees in strategic areas to minimize the security risk from the added palms. **The School District request the Village of Estero approve the Alternate Landscape Betterment Plan.**

ARCHITECTURAL

SECTION 5-703.A – Architectural Style Variations - Mediterranean Revival (Mission, Italian Renaissance, Italian Countryside) and Florida Vernacular styles are designated as the Village’s primary architectural styles. The application of these styles is dependent on the context of the intended development.

JUSTIFICATION - Response: Required styles are cost prohibitive to meet FI Statues and SREF cost caps. Responsible use of taxpayer dollars, and quality construction, is concrete tilt-up walls, with low-slope roofs and steel framed interior that provides 50+ year life span and future flexibility. **The School District agrees to enhance the western elevation to more closely align with the LDC as it is the only side visible from Three Oaks Parkway.**

SECTION 5-703.1.D – Sloped Roofs -Mediterranean Revival Style architecture includes the key characteristics identified in Table 5-703.A.1.D: Mediterranean Revival Style Characteristics. See also Figure 5-703.A.1.D: Mediterranean Revival Defining Elements. Roof slopes shallow and are sloped between 3:12 and 6:12.

JUSTIFICATION - Sloped roofs are expensive, more vulnerable to hurricane damage, and increase maintenance cost/time. The extra ridges, valleys, copings, etc. all lead to potential leaks which impact both the exterior envelope and interior environmental air quality.

SECTION 5-706.C.6.C - Horizontal Plane Offsets – For buildings with a gross ground floor area over 35,000 SF, horizontal wall planes shall be interrupted with an offset dimension of at least two feet to change the horizontal plane at the following maximum intervals: every 100 linear feet for facades facing roads or providing primary entrances, and every 150 linear feet for all other.

ARCHITECTURAL (CONT.)

JUSTIFICATION - Horizontal projections, especially for concrete tilt wall construction, creates multiple vertical joints and additional roof flashing conditions that lead to potential leaks which impact both the exterior envelope and interior environmental air quality. **The School District agrees to enhance the western elevation to more closely align with the LDC as it is the only side visible from Three Oaks Parkway.**

SECTION 5-706.F.2 – Roof Treatments – Roofs shall be designed to also meet three or more of the following requirements.

- A. Parapets used to conceal rooftop equipment and flat roofs.
- B. Three or more roof slope planes per primary façade.
- C. Sloping roofs, which do not exceed the average height of the supporting walls, that have an average slope equal to or greater than 4V:12H but not greater than 12V:12H.
- D. Additional vertical roof changes with a minimum change in elevation of two feet (flat roofs shall have a minimum of two changes)
- E. Three-dimensional cornice treatments which are a minimum of ten inches in height with a minimum of three reliefs

JUSTIFICATION - With flat roof construction, The School District can meet 2 of the 5 conditions, A. and D. The other 3 relate primarily to sloped roofs. **The School District requests to only meet 2 of the 5 requirements due to the proposed flat roof on the building. The School District also agrees to enhance the western elevation to align with the LDC more closely as it is the only side visible from Three Oaks Parkway.**

EXTERIOR LIGHTING STANDARDS

SECTION 5-604.C – Light Pole Heights - Maximum Mounting Height – Except for street lighting, the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 5-604.C.

JUSTIFICATION – The subject property is zoned AG-2 which requires 15’ maximum height for light poles. The property is being used in an institutional manner where the maximum light pole height would be 25’ per the LDC. **The School District requests the 15’ pole height along the residential community and 25’ pole height in the rest of the proposed school. The plan meets all the photometric requirements in both scenarios.**

SECTION 5-604.E – Lighting Standards - Standards for LED Luminaries – All exterior luminaries that include LED light sources shall comply with the following Illuminating Engineering Society of North America (IES) standards.

1. The Correlated Color Temperature (CCT) shall not exceed 3000K **to allow 4000K.**
2. Backlight (B) shall not exceed 1 **to allow 3**
3. Uplight (U) shall be 0 – comply with code
4. Glare (G) shall not exceed 1 **to allow 3**

JUSTIFICATION - Security is at the forefront of every discussion when building a school. The proper level of lighting and color temperature is critical for security cameras to identify threats during and after an event. The 3000K temperature light will be more in the red, yellow and orange spectrum giving everything an orangish/brown haze look, making it more difficult to identify with a security camera. **The School District is proposing to use 4000K temperature LED’s, natural daylight color temperature, to better identify color and movement.** This will create a safer environment while a more deterrent type color to any threat on campus.

EXTERIOR LIGHTING STANDARDS (CONT.)

SECTION 5-604.E (continued)

JUSTIFICATION - The 4000K temperature LED lamp is an industry standard for all school campuses.

The State Requirements for Educational Facilities (SREF) has certain footcandle levels the School District must maintain throughout the school campuses for security and safety. To meet the SREF criteria, the School District must use higher lumen packages to accomplish the levels which in turn increases the BUG ratings (specifically the B and G Ratings). Using the BUG rating of 1-0-1 does not allow the use of higher lumen packages thus not meeting the SREF footcandle levels. **The School District proposes to allow multiple BUG ratings to comply with SREF and provide the proposer security lighting for the proposed school.** Any light pole that is located and/or near a property line is fitted with an internal and external house shield to reduce any light or glare at the property line. With the proposed deviations to the code, the School District will comply with the Village of Estero footcandle requirements at the property line and at 10' and 50' beyond the property line. **The School District is requesting to use 4000K temperature LED's, and multiple BUG ratings to comply with SREF requirements and for the security of the school. The plan meets all the photometric requirements in both scenarios.**

PHOTOMETRY DATA TABLE

POINT	VALUE	POINT	VALUE	POINT	VALUE	POINT	VALUE
SP1	1000	SP11	1000	SP21	1000	SP31	1000
SP2	1000	SP12	1000	SP22	1000	SP32	1000
SP3	1000	SP13	1000	SP23	1000	SP33	1000
SP4	1000	SP14	1000	SP24	1000	SP34	1000
SP5	1000	SP15	1000	SP25	1000	SP35	1000
SP6	1000	SP16	1000	SP26	1000	SP36	1000
SP7	1000	SP17	1000	SP27	1000	SP37	1000
SP8	1000	SP18	1000	SP28	1000	SP38	1000
SP9	1000	SP19	1000	SP29	1000	SP39	1000
SP10	1000	SP20	1000	SP30	1000	SP40	1000

PHOTOMETRY DATA TABLE

POINT	VALUE	POINT	VALUE	POINT	VALUE	POINT	VALUE
SP41	1000	SP51	1000	SP61	1000	SP71	1000
SP42	1000	SP52	1000	SP62	1000	SP72	1000
SP43	1000	SP53	1000	SP63	1000	SP73	1000
SP44	1000	SP54	1000	SP64	1000	SP74	1000
SP45	1000	SP55	1000	SP65	1000	SP75	1000
SP46	1000	SP56	1000	SP66	1000	SP76	1000
SP47	1000	SP57	1000	SP67	1000	SP77	1000
SP48	1000	SP58	1000	SP68	1000	SP78	1000
SP49	1000	SP59	1000	SP69	1000	SP79	1000
SP50	1000	SP60	1000	SP70	1000	SP80	1000

PHOTOMETRY DATA TABLE

POINT	VALUE	POINT	VALUE	POINT	VALUE	POINT	VALUE
SP81	1000	SP91	1000	SP01	1000	SP11	1000
SP82	1000	SP92	1000	SP02	1000	SP12	1000
SP83	1000	SP93	1000	SP03	1000	SP13	1000
SP84	1000	SP94	1000	SP04	1000	SP14	1000
SP85	1000	SP95	1000	SP05	1000	SP15	1000
SP86	1000	SP96	1000	SP06	1000	SP16	1000
SP87	1000	SP97	1000	SP07	1000	SP17	1000
SP88	1000	SP98	1000	SP08	1000	SP18	1000
SP89	1000	SP99	1000	SP09	1000	SP19	1000
SP90	1000	SP00	1000	SP10	1000	SP20	1000

PHOTOMETRY DATA TABLE

POINT	VALUE	POINT	VALUE	POINT	VALUE	POINT	VALUE
SP21	1000	SP31	1000	SP41	1000	SP51	1000
SP22	1000	SP32	1000	SP42	1000	SP52	1000
SP23	1000	SP33	1000	SP43	1000	SP53	1000
SP24	1000	SP34	1000	SP44	1000	SP54	1000
SP25	1000	SP35	1000	SP45	1000	SP55	1000
SP26	1000	SP36	1000	SP46	1000	SP56	1000
SP27	1000	SP37	1000	SP47	1000	SP57	1000
SP28	1000	SP38	1000	SP48	1000	SP58	1000
SP29	1000	SP39	1000	SP49	1000	SP59	1000
SP30	1000	SP40	1000	SP50	1000	SP60	1000

PHOTOMETRY DATA TABLE

POINT	VALUE	POINT	VALUE	POINT	VALUE	POINT	VALUE
SP61	1000	SP71	1000	SP81	1000	SP91	1000
SP62	1000	SP72	1000	SP82	1000	SP92	1000
SP63	1000	SP73	1000	SP83	1000	SP93	1000
SP64	1000	SP74	1000	SP84	1000	SP94	1000
SP65	1000	SP75	1000	SP85	1000	SP95	1000
SP66	1000	SP76	1000	SP86	1000	SP96	1000
SP67	1000	SP77	1000	SP87	1000	SP97	1000

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

Comm. No: 19089		
Date: 7/30/2021		
Drawn by: Author		
Checked by: Checker		
Revisions		
No.	Date	Revision Description
2	06/29/2021	Addendum 2

TO THE BEST OF YOUR KNOWLEDGE, THESE
AND SPECIFICATIONS COMPLY WITH THE
REQUIREMENTS OF THE CODES

E-0111A
 SITE PLAN -
 PHOTOMETRY -
 (15°/25° - 4000K)

THANK YOU

SCHOOL BOARD of LEE COUNTY





FLY THROUGH