

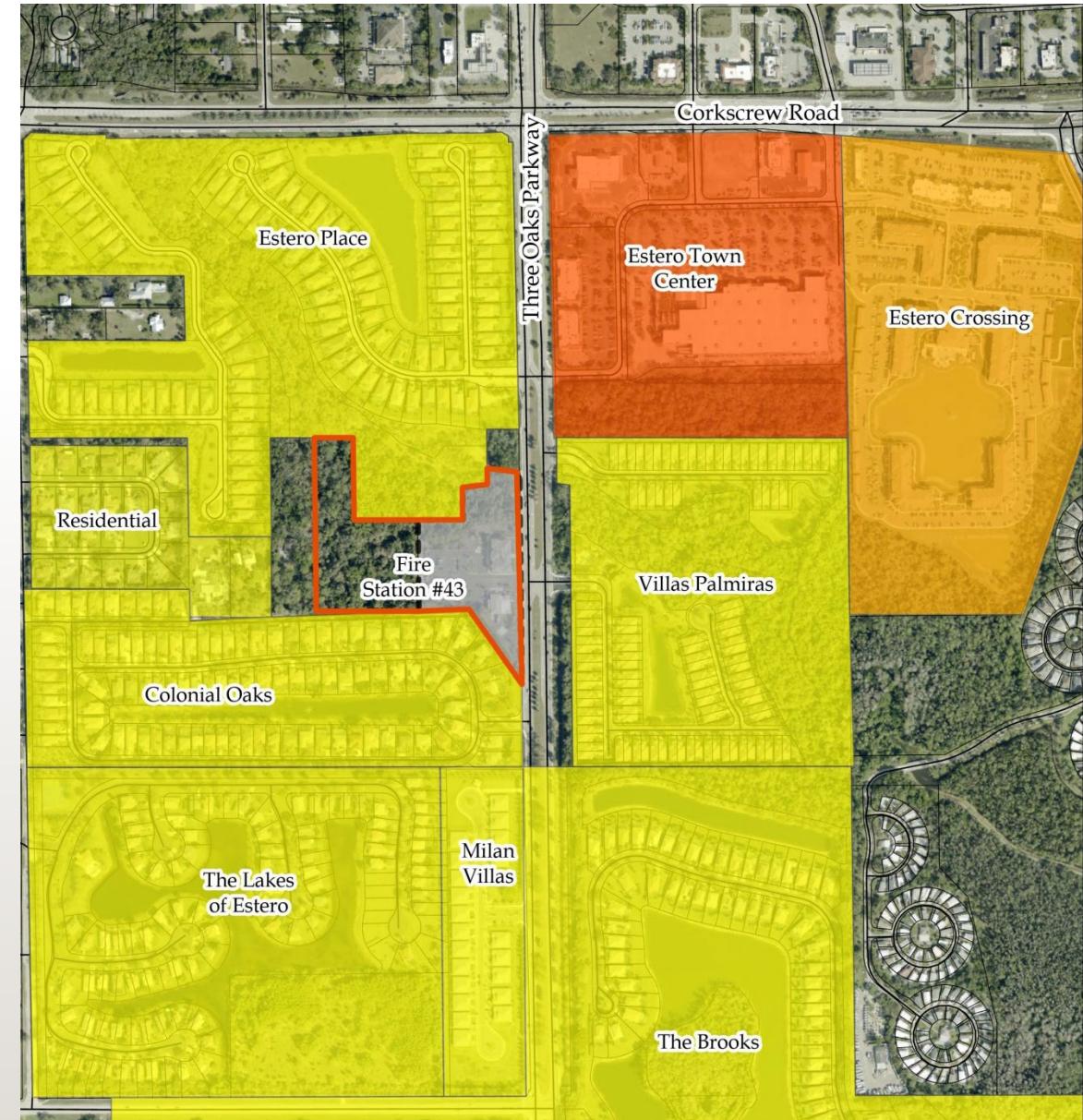
ESTERO FIRE AND RESCUE

PUBLIC INFORMATION MEETING

JANUARY 13TH, 2026

PROPERTY LOCATION

- South of Corkscrew Road along the west side of Three Oaks Parkway
- Direct access to arterial road surrounded by the service population
- Close proximity to service population (necessity to provide adequate service)



ZONING HISTORY

- Western portion of the property was Zoned CPD in 2006 for the fire station and other public service uses
- Medical office and administrative offices (16,000 sq. ft.)

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Estero Fire Rescue, to rezone a 1.90+/- acre parcel from Agricultural (AG 2) to Commercial Planned Development (CPD), in reference to Estero Fire Rescue CPD; and,

WHEREAS, a public hearing was advertised and held on February 17, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00026; and

WHEREAS, a second public hearing was advertised and held on May 1, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 4.90+/- acre parcel from AG-2 to CPD, to allow Administrative Offices, Fire Station, Medical Offices, Sheriff's Station, and an Emergency Operation Center. The property is located in the Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

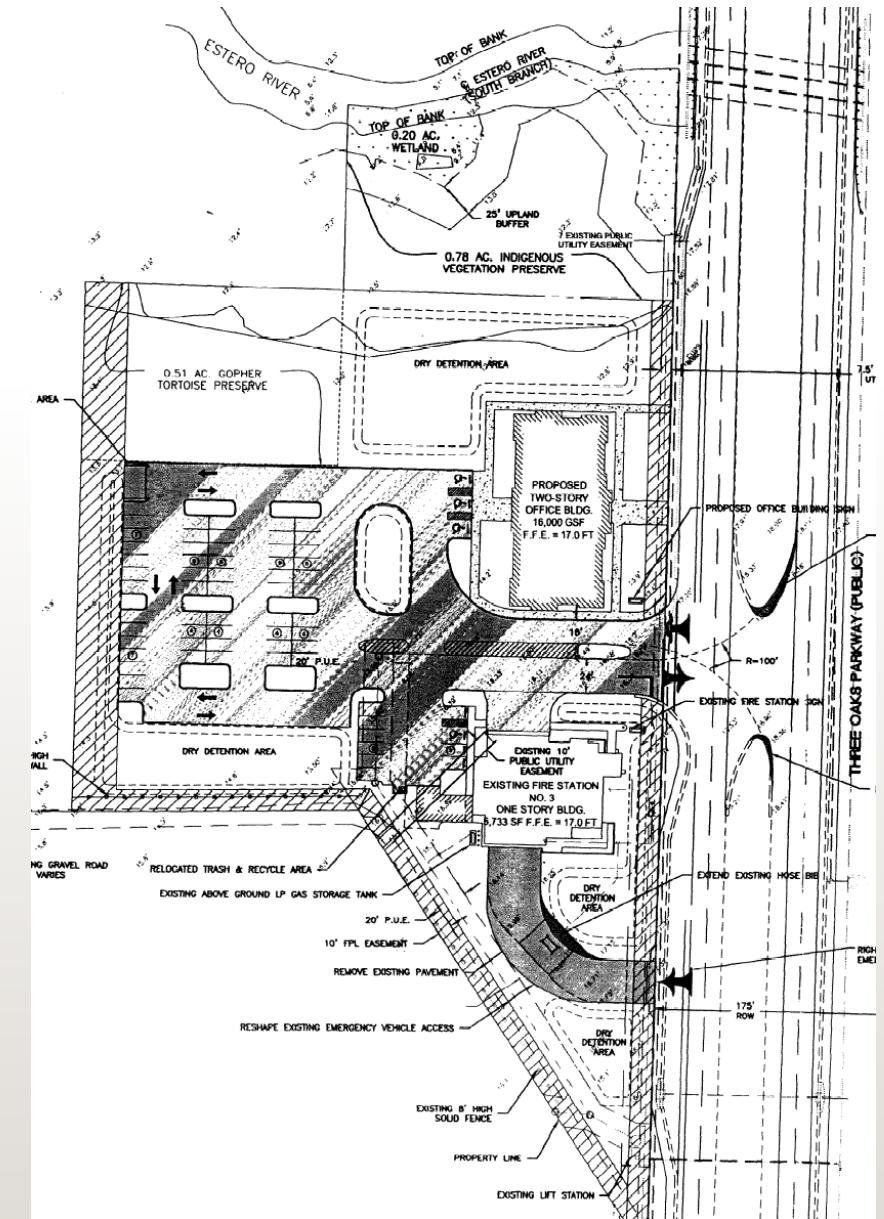
1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Three Oaks Executive Centre," Sheet 1 of 1, stamped received JUN 23 2006 by Community Development, last revised 6-23-2006, except as modified by the conditions below.

This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

EXISTING ZONING

- ❑ MCP showed fire station, parking and administrative offices
- ❑ Parking calculated per fire fighter for fire station – traffic calculated per shift.



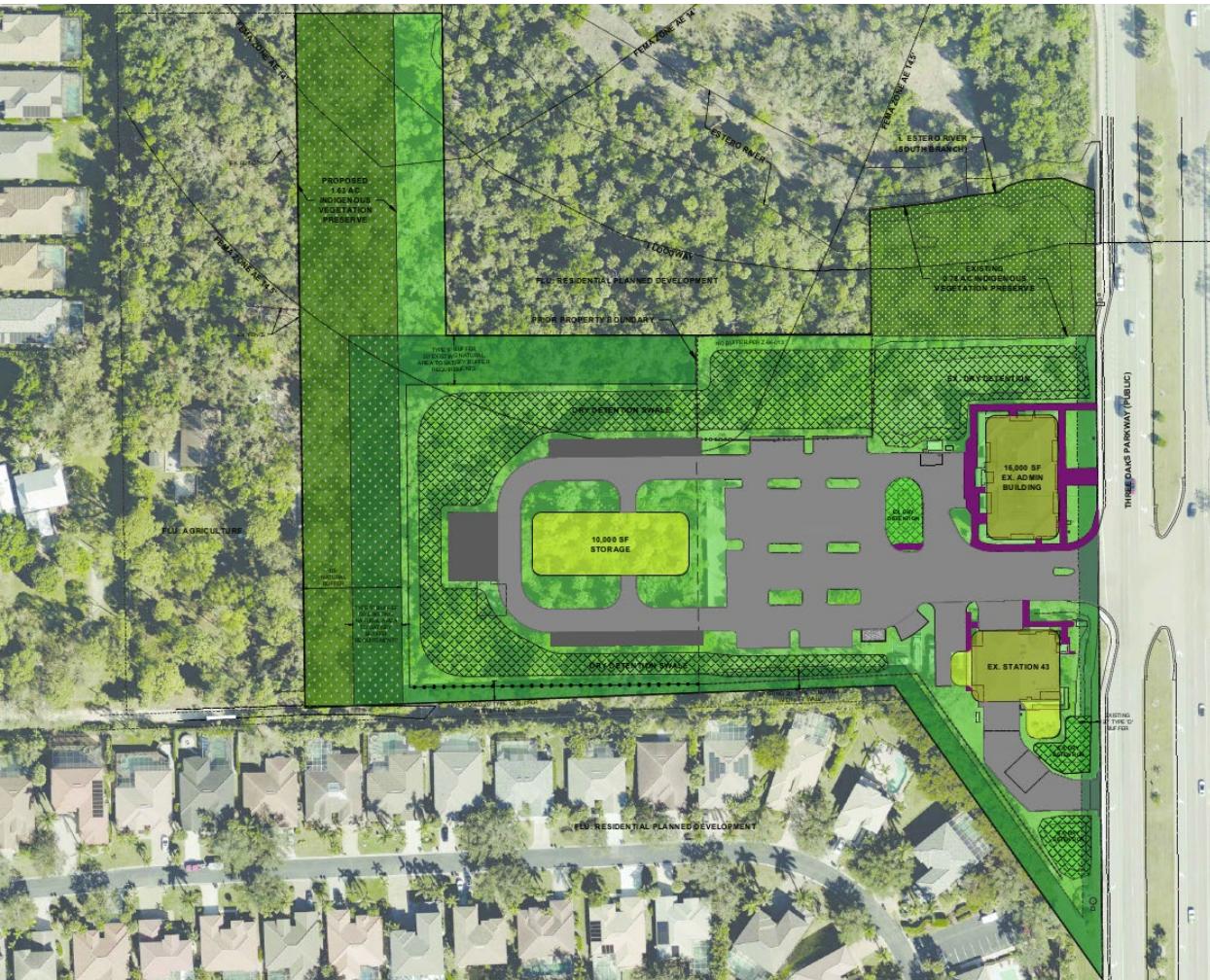
ZONING REQUEST

- Add 4.6 acres of AG-2 land into the CPD
- Utilize additional area for covered storage and parking
- Small expansion to fire station
 - Does not change # of shifts or firefighters

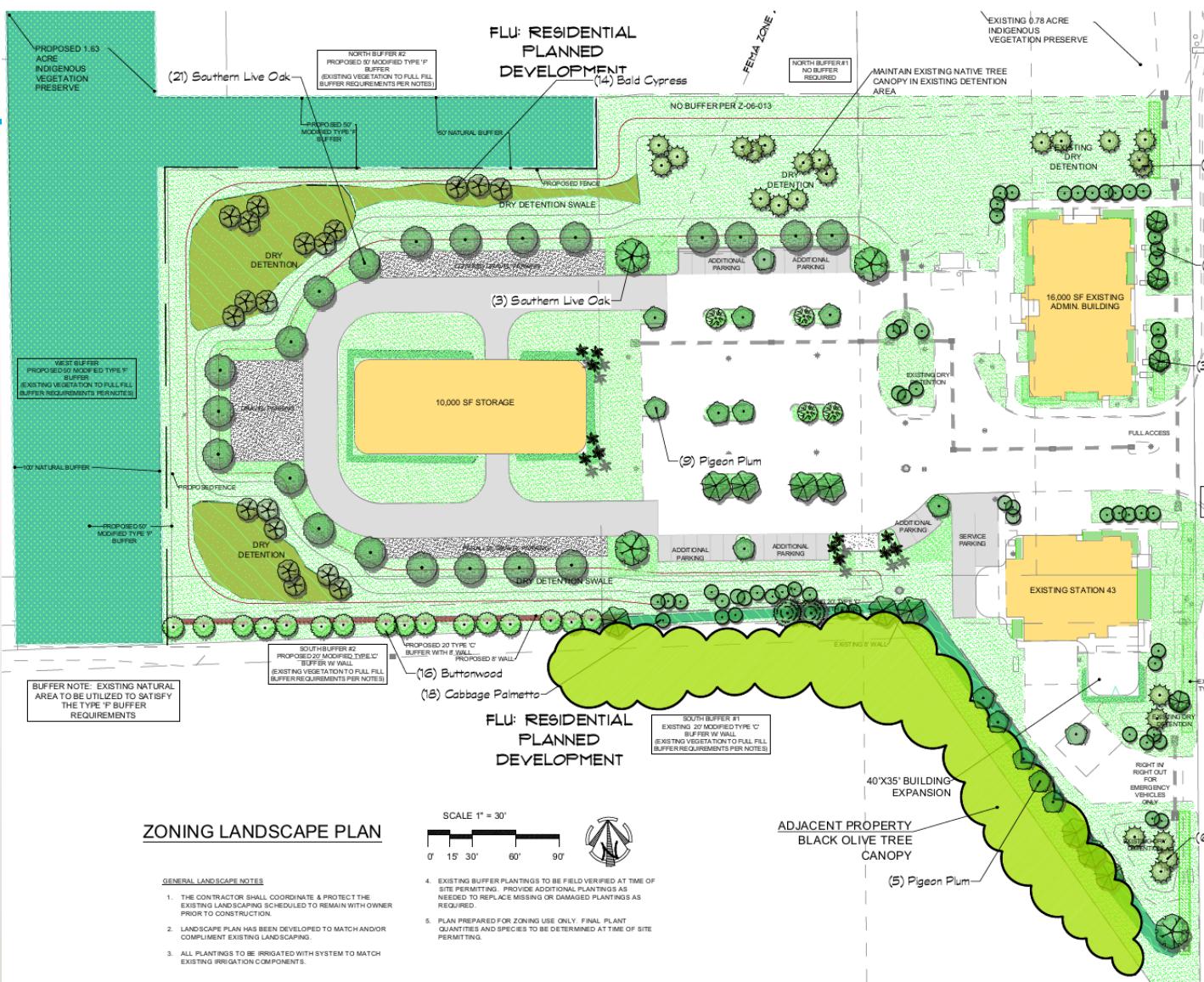


ZONING REQUEST - MASTER CONCEPT PLAN

- ❑ Active Uses remain along Three Oaks Parkway
- ❑ Storage use to the west, very passive in nature
- ❑ Large indigenous preserve areas to act as natural buffers
- ❑ Dry detention around the perimeter for additional separation



ZONING REQUEST – LANDSCAPE PLAN



ZONING REQUEST – RENDERING



QUESTIONS?

