



Estero Fire Rezoning

Zoning Staff Report

For Village Council

PROJECT NAME:	Estero Fire Expansion
CASE TYPE:	Rezoning
CASE NUMBER:	DCI2025-E002
PLANNING ZONING & DESIGN BOARD DATE:	April 14, 2026
VILLAGE COUNCIL:	May 20, 2026 First Reading June 3, 2026 Second Reading

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD). The site is located on Three Oaks Parkway, just south of Corkscrew Road.

The rezoning will allow the construction of a 10,000 square foot storage building and associated parking on the vacant portion of the site, which is currently zoned AG, located west of the existing fire station which has been in place since 2007/08. The applicant is also requesting a small (3,000 sq ft) expansion of the existing 16,000 square foot fire station.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the rezoning with conditions. The conditions are listed in the attached ordinance. Since the PZDB public hearing, the applicant has revised the Pattern Book to clarify the architectural elevations, including specifying view directions and building type.

GENERAL INFORMATION

Applicant

Scott Vanderbrook, Fire Chief, Estero Fire Rescue

Authorized Agent

RESPEC Company, LLC

Location

The subject properties are located at 9870 Horne Ln and 21500 Three Oaks Pkwy.

STRAP Numbers

34-46-25-E3-U2118.2314 and 34-46-25-E3-U2132.2315.

Size of Property

Approximately 4.6 and 4.9 acres.

Surrounding Zoning and Land Use

North Conservation area – Future Land Use (FLU): Conservation and the Estero River, then Estero Place Residential Planned Development (RPD) – Future Land Use (FLU): Village Neighborhood 1

East Three Oaks Pkwy, then Villa Palmeras RPD – FLU: Village Neighborhood 1, then the Estero River and Conservation area.

South Colonial Oaks RPD – FLU: Village Neighborhood 1

West Residential home, zoned Agricultural – FLU: Village Neighborhood 1

Zoning

Agriculture (AG) on vacant 4.6+/- acres and Commercial Planned Development (CPD) on the existing fire station property which is 4.9 +/- acres.

Comprehensive Plan Land Use Category

Village Neighborhood 1, Public Facilities, and Conservation

Zoning History

The subject property containing the existing fire station was originally rezoned from Agriculture (AG) to Commercial Planned Development (CPD) under Lee County Resolution Z-06-013 in 2006. In 2019, the Estero Fire District purchased the 4.6-acre AG parcel west of the fire station.

Public Information Meeting

A Public Information Meeting was held at the Planning and Zoning Board on January 13, 2026.

STAFF ANALYSIS

The applicant is proposing a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD) to develop a 10,000 square foot storage building behind the existing fire station.

The applicant originally requested rezoning to Commercial Planned Development (CPD), however, in response to comments made at the PZDB Public Information Meeting, decided to amend the request.

MASTER CONCEPT PLAN

The applicant has provided a revised Master Concept Plan that shows the following:

- Existing fire station and administrative building on east side. Proposed enclosed storage on west side.
- 10,000 sq ft storage building with associated parking
- Proposed Type 'C' buffer with existing natural vegetation and an 8-foot wall on the southern side of the property
- Proposed Type 'F' buffer with 50 feet of existing natural buffer on the northwest side of the property
- Existing 100-foot natural buffer on the west side
- 3,000 sq ft expansion of the existing 7,882 square foot fire station. This expansion will accommodate operational needs: bumping out the existing kitchen and providing a small bay for ambulances.

Parking

There is existing staff parking at the administrative building which was approved by Lee County in association with the fire department development order. The building expansion to the existing fire station will not add additional staff on-site. The applicant is also requesting the addition of new parking spaces around the proposed new storage building, as shown in the attached Master Concept Plan (Attachment D). There are 82 parking spaces on the entire site per the MCP.

The proposed storage building will be utilized for the storage of various operational equipment, including but not limited to, departmental vehicles. The building may contain a small office or two.

Perimeter Buffers and Landscaping

The existing buffers and landscaping will basically remain the same, with some additional improvements. These include:

- Existing 100-foot natural buffer to the west. This natural buffer includes a Type 'F' buffer and 8-foot wall.
- There is no existing buffer on the northeast side, per zoning resolution Z-06-013. However, there is an existing 50-foot natural buffer on the northwest side of the property, shown as a Type 'F' buffer on the MCP.
- Existing 20-foot Type 'D' buffer to the east.
- Existing 20-foot Type 'C' buffer and 8-foot wall on the southeast parcel. The applicant is proposing an expansion of the existing southern buffer, including the 8-foot wall on the western parcel, buffering the vacant parcel.

Pattern Book

The applicant has submitted a Pattern Book with preliminary architectural renderings, architectural elevations, open space and buffer plan, and landscape plan. The architectural style and color palette matches the existing fire station administrative building on Three Oaks Pkwy.

Building Height

The proposed storage building will be one-story with a maximum building height of 35 feet.

Building Orientation

The proposed storage building was originally oriented to allow access from both the north and south. Following comments regarding lighting on the south side at the PZDB Public Information Meeting, the applicant revised the MCP to orient vehicular access exclusively to the north. As a result, all ingress and egress to the building will occur from the northern side.

With vehicular access/-garage doors now limited to the north side, which faces the existing preserve, any building lighting affecting the south side would be minimal, if any. According to the applicant, lighting during non-emergency operations will be limited to the minimum necessary to ensure safety and security and to comply with the Village of Estero requirements. All proposed lighting will be reviewed at time of development order and will comply with the LDC. The reorientation of the building exclusively to the north and away from the south will also help decrease noise and visual impacts to the residential community to the south.

Preserve Areas/Indigenous Preservation

There are existing preservation areas on the site, located to the north and northeast, adjacent to the Estero River. These areas help to provide a natural buffer to the surrounding residential uses and will be preserved as part of this rezoning.

Environmental Analysis

An Environmental Assessment & Species Survey Report was conducted by BearPaws Environmental Consulting in September 2025 and is attached as 'Attachment E'. According to the report, "the site does not contain much native, undisturbed community types in which protected species would typically inhabit. A single gopher tortoise burrow was identified within the property boundary, adjacent to existing preserve areas." Gopher tortoise burrow protection will be in compliance with State and Federal requirements.

There are 7 existing heritage trees on the site and 3 will be removed: 2 oaks and 1 pine. Staff proposes a condition to address heritage trees.

Stormwater Management

The property includes various existing dry detention areas as shown on the MCP which will not be altered as part of this rezoning. The AG (western) parcel will also include detention. According to the applicant, the indigenous areas are outside of the site's stormwater system, however, all runoff will be contained and outfalls north to the Estero River.

Uses

The Land Development Code explains that the purpose of Community Facilities Planned Development (CFPD) is to provide lands to accommodate governmental, religious, and community service activities which complement and are necessary to the types of activities allowed in other zoning districts, but due to things such as their size or nature of use, requires the flexibility provided by CFPD zoning. Uses allowed in the CFPD district are tailored more towards governmental uses vs commercial, which is currently allowed on the existing fire station parcel. This rezoning would eliminate commercial uses from the list of approved uses.

Transportation Analysis

Access to the site will continue off Three Oaks Pkwy. No additional access points are being proposed as part of this request. According to the Traffic Impact Statement memorandum provided by the applicant, the proposed rezoning to construct a storage building “will not generate any new weekday peak hour external vehicle trips as this use will be ancillary to the principal use on the property. No changes to the turn lanes serving the main site access are anticipated.” Three Oaks Pkwy has a current Level of Service “B” during the peak season, peak hour.

Utilities

Lee County Utilities will provide water and sewer service to the site.

DEVIATIONS

The applicant is not requesting any deviations from the Land Development Code.

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE ANALYSIS

Comprehensive Plan

The site is in the Village Neighborhood 1 and Public Facilities Future Land Use categories.

FLU 1.2.6 VILLAGE NEIGHBORHOOD 1. The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale. Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village’s Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Village Neighborhood 1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas. Examples include Wildcat Run, West Bay Club, The Estates at Estero River, the Brooks and Pelican Landing.

A. Uses: Predominant land uses in Village Neighborhood 1 will be lower density residential uses with the potential to allow minor commercial or limited neighborhood center scale commercial, assisted living facilities, public and quasi-public uses, in each case through a public hearing process. Higher densities greater than 4 du/ac, commercial development greater than neighborhood centers, and industrial land uses are not permitted.

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.

FLU-1.3.8 Consideration of public uses and public buildings, public utilities, public recreation uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities shall be allowed in all future land use categories when

consistent with the goals, objectives and policies in this plan and applicable zoning and development regulations.

Staff Comment:

Government uses are allowed in both land use categories. Staff believes the use is appropriate with the staff recommended conditions. The proposed rezoning to CFPD will restrict the type and intensity of allowable uses to public, community-serving functions. Unlike commercial zoning districts, CFPD does not permit commercial activities, thereby limiting potential impacts such as traffic, noise, and intensity of use. This will help to ensure that development will remain compatible with the surrounding neighborhood and be consistent with the Comprehensive Plan.

CONCLUSION

Rezoning is subject to a quasi-judicial process and hearing by both Planning Zoning and Design Board and the Village Council. In reviewing a rezoning, the following shall be considered:

1. Is the rezoning consistent with the Comprehensive Plan;

The site is located within Village Neighborhood 1 (VN1) and Public Facilities land use categories. Both categories allow public uses. The project is in compliance with the Comprehensive Plan.

2. The rezoning is not in conflict with any portion of the Land Development Code;

The application and supporting documents are not in conflict with any portion of the Land Development Code. Additionally, the proposed rezoning does not include any deviations from the Land Development Code.

3. The rezoning addresses a demonstrated community need;

The existing fire station provides a needed service to the community. The proposed storage building and the minor building expansion to the existing fire station serve to aid the fire station's operational needs.

4. The rezoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

With the staff's proposed conditions and modifications to the site plan, the rezoning is compatible.

5. The rezoning would result in a logical and orderly development pattern;

The proposed rezoning allows an accessory use to the existing fire station.

6. The rezoning would not adversely affect the property values in the area;

The proposed rezoning will not adversely affect the property values in the area. The proposed storage building is not an intense use. Existing natural buffers and a proposed 8-foot wall will shield the proposed storage building. Commercial uses will also be removed from the list of approved uses as part of this rezoning.

7. **The rezoning would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

The proposed rezoning includes a property that is mostly built with an existing fire station and administrative office building. The small fire station addition should have no additional impact on public facilities. The proposed storage building to the west would have a negligible impact.

8. **The rezoning would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

The site includes 2.41 +/- acres of existing preservation areas that will act as natural buffers to the north and west and will help minimize impacts on the natural environment.

9. **The rezoning is compatible with existing or planned uses in the surrounding uses;**

See Finding #4.

ATTACHMENTS

- A. Zoning Map
- B. Future Land Use Map
- C. Master Concept Plan
- D. Environmental Assessment & Species Survey Report
- E. Zoning Resolution Z-06-013