VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
APRIL 14, 2026, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

April 14, 2026, 04:30 pm

1. **Call To Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Business**

   Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

   a. **Consent Agenda**

      i. **Approval of March 10, 2026 meeting minutes**

      Attachment: 03102026 PZDB Minutes.pdf

6. **PUBLIC HEARINGS (Quasi-Judicial)**

The public will have an opportunity to speak for five minutes per agenda item.

a. **Estero Fire Expansion -- Rezoning (DCI2025-E002) (District 4) 21500 Three Oaks Parkway, located on the west side of Three Oaks Parkway just south of Corkscrew Road.**

Estero Fire added 4.6 acres to the west side of the existing 4.9 acres. The additional land allows for the construction of a 10,000 square foot storage building and associated parking.

The applicant seeks to rezone the property from AG - Agriculture and CPD - Commercial Planned Development to Community Facilities Planned Development (CFPD)

Public Information Meeting was held January 13, 2026.

See Staff Report.

Planning, Zoning and Design Board will make a recommendation to Village Council.

Attachment: 1. Estero Fire Expansion - Staff Report.pdf
Attachment: 1.A. Attachment A - Zoning Map.pdf
Attachment: 1.B. Attachment B - Future Land Use Map.pdf
Attachment: 1.C. Attachment C - PZDB Public Information Meeting Summary.pdf
Attachment: 1.D. Attachment D - Master Concept Plan.pdf
Attachment: 1.E. Attachment E - Environmental Assessment _ Species Survey Report.pdf
Attachment: 1.F. Attachment F - Pattern Book.pdf
Attachment: 1.G. Attachment G - Staff Proposed Zoning Conditions.pdf
Attachment: 1_H_Attachment_H_Zoning_Resolution_Z-06-013_FIXED.pdf
Attachment: 2. Estero Fire Expansion - Presentation.pdf

b. Ordinance Review -- Ordinance 2026-03 regarding Non-Conforming Lots

See attached Summary Sheet and Ordinance

Planning Zoning and Design Board will make a recommendation to Village Council.

Attachment: 1. Ordinance 2026-03 Non-Conforming Lot Code Revision Ordinance Agenda Summary.pdf
Attachment: 2026-03 Non Conforming Code.pdf

7. Board Communications

a. Review Revised 2026 Planning Zoning and Design Board Meeting Schedule

Attachment: 2026 PZDB Meeting Schedule REVISED.pdf

b. Next meeting --May 19, 2026

8. Adjourn

General Attachments

- Transcipt.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, APRIL 14, 2026, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

4:33:23PM [SOUNDING GAVEL]
4:33:24PM >>Anthony Gargano: I WOULD LIKE TO CALL TO ORDER THE REGULAR
4:33:28PM MEETING OF THE VILLAGE OF ESTERO PLANNING ZONING AND DESIGN
4:33:31PM BOARD.
4:33:31PM WOULD YOU PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE?
4:33:38PM [PLEDGE OF ALLEGIANCE]
4:33:53PM >>Anthony Gargano: THANK YOU.
4:33:54PM TAMMY, CAN WE HAVE A CALL OF THE ROLL, PLEASE?
4:33:59PM >>Tammy Duran: BOARD MEMBER JEANNIN?
4:34:00PM >>Kristin Jeannin: HERE.
4:34:01PM >>Tammy Duran: BOARD MEMBER JONES IS ABSENT.
4:34:03PM BOARD MEMBER PAIVANDY?
4:34:06PM >>Al Paivandy: HERE.
4:34:07PM >>Tammy Duran: VICE CHAIRMAN SHEELEY IS ABSENT.
4:34:08PM BOARD MEMBER TATOOLES?
4:34:08PM >>James Tatooles: HERE.
4:34:10PM >>Tammy Duran: BOARD MEMBER WALLACE IS ABSENT.
4:34:12PM BOARD MEMBER WILLIAMS?

4:34:14PM >>Dan Williams: HERE.
4:34:15PM >>Anthony Gargano: HERE.
4:34:16PM >>Tammy Duran: AND THE VILLAGE ATTORNEY ROBERT ESCHENFELDER
4:34:20PM IS HERE TODAY.
4:34:20PM >>Anthony Gargano: OKAY.
4:34:21PM THANK YOU.
4:34:21PM I'LL ENTERTAIN A MOTION FOR APPROVAL OF THIS EVENING'S
4:34:26PM AGENDA.
4:34:27PM >> SO MOVED.
4:34:28PM >> SECOND.
4:34:28PM >>Anthony Gargano: MOVED AND SECONDED.
4:34:29PM ANY DISCUSSION ON THE MOTION?
4:34:31PM ALL IN FAVOR?
4:34:34PM ANY OPPOSED?
4:34:35PM OKAY.
4:34:37PM THE AGENDA IS APPROVED.
4:34:40PM WE HAVE ACTUALLY A VERY SMALL AGENDA THIS EVENING.
4:34:46PM THERE IS SOMETHING THAT I DO NEED TO READ.

4:34:51PM THIS OCCURS THIS EVENING.
4:34:57PM THIS MEETING'S AGENDA INCLUDES A QUASI-JUDICIAL APPLICATION,
4:35:03PM AND IN THESE MATTERS, WITH THE BOARD SITTING IN A
4:35:07PM QUASI-JUDICIAL CAPACITY, IF YOU INTEND TO PROVIDE TESTIMONY
4:35:12PM ON THIS APPLICATION, YOU MUST BE SWORN IN BY THE BOARD
4:35:16PM ATTORNEY, AND HE'LL DO THAT IN A MOMENT.
4:35:19PM YOU SHOULD ALSO FILL OUT A PUBLIC SPEAKER'S CARD AND GIVE IT

4:35:22PM TO THE DEPUTY VILLAGE CLERK BEFORE THE ITEM IS CALLED.
4:35:26PM IN GENERAL ON THE APPLICATION, WE'LL FIRST HEAR AN
4:35:31PM INTRODUCTION FROM THE VILLAGE COMMUNITY DEVELOPMENT
4:35:33PM DIRECTOR.
4:35:34PM AND THEN A PRESENTATION FROM THE APPLICANT.
4:35:38PM THE DIRECTOR MAY THEN MAKE A PRESENTATION.
4:35:41PM AFTER THIS I WILL ALLOW ANYONE FROM THE AUDIENCE WHO HAS
4:35:44PM BEEN SWORN IN TO PROVIDE TESTIMONY.
4:35:46PM NOW, PLEASE BE CONCISE WITH YOUR COMMENTS AND NOT EXCEED
4:35:51PM FIVE MINUTES.
4:35:52PM THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS AND
4:35:57PM PROVIDE REBUTTAL.
4:35:59PM NOW, ABOUT CROSS-EXAMINATION, WITNESSES INCLUDING THE PUBLIC
4:36:03PM MAY BE SUBJECT TO CROSS-EXAMINATION.
4:36:06PM THE PUBLIC WILL NOT BE PERMITTED TO CROSS-EXAMINE WITNESSES,
4:36:10PM BUT THE PUBLIC MAY REQUEST THE BOARD TO DIRECT QUESTIONS ON
4:36:14PM THEIR BEHALF TO EITHER THE STAFF OR THE APPLICANT.
4:36:18PM PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
4:36:20PM INTERESTED PARTIES MAY ALSO CROSS-EXAMINE WITNESSES.
4:36:22PM IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
4:36:28PM AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
4:36:32PM IN ADDITION, BEFORE THE PRESENTATION ON THE APPLICATION
4:36:37PM BEGINS, ANY WRITTEN COMMUNICATIONS THAT HAVE BEEN RECEIVED
4:36:40PM ON THE QUASI-JUDICIAL MATTER WILL BE PLACED INTO THE PUBLIC
4:36:44PM RECORD.

4:36:44PM NOW, I WILL ALSO ASK EACH BOARD MEMBER TO DISCLOSE ANY EX
4:36:49PM PARTE COMMUNICATIONS REGARDING THE PARTICULAR APPLICATION
4:36:53PM BEFORE WE HEAR IT, AND ANY BOARD MEMBER THAT HAS A CONFLICT
4:36:56PM REGARDING THE APPLICATION MUST DECLARE THAT CONFLICT AND
4:37:00PM WILL NOT BE ALLOWED TO PARTICIPATE IN THE DISCUSSION OR VOTE
4:37:04PM ON THE APPLICATION.
4:37:05PM SO WILL ALL THOSE WHO INTEND TO TESTIFY IN THIS HEARING,
4:37:10PM PLEASE STAND, RAISE YOUR RIGHT HAND.
4:37:11PM OUR BOARD ATTORNEY WILL ADMINISTER THE OATH.
4:37:16PM >>Robert Eschenfelder: DO YOU SWEAR OR AFFIRM THAT YOU WILL
4:37:18PM TELL THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH IN
4:37:21PM THIS HEARING?
4:37:24PM >>Anthony Gargano: OKAY.
4:37:26PM BEFORE WE KICK THIS OFF, I'M GOING TO ASK THE BOARD, DOES

4:37:29PM ANYBODY HAVE A CONFLICT WITH THIS UPCOMING APPLICATION?
4:37:33PM >> NO.
4:37:34PM >> NO.
4:37:34PM >> MR. CHAIRMAN, NOT A CONFLICT, BUT I WANTED TO DISCLOSE
4:37:37PM THAT LAST FRIDAY I DID GO OVER TO THE FIRE STATION TO HELP
4:37:41PM VISUALIZE THE ACTUAL SET-UP AND THE CHANGES.
4:37:45PM THE CHIEF WAS THERE AND HE WAS KIND ENOUGH TO ADDRESS ONE OR
4:37:48PM TWO QUESTIONS THAT I HAD.
4:37:50PM >>Anthony Gargano: OKAY.
4:37:51PM THANK YOU.
4:37:51PM ANYONE ELSE HAVE EX PARTE COMMUNICATIONS ON THIS MATTER?

4:37:55PM >> NO.
4:37:56PM >> NO.
4:37:56PM >>Anthony Gargano: OKAY.
4:37:57PM MARY, CAN WE KICK IT OFF?
4:38:05PM >>Mary Gibbs: GOOD EVENING, EVERYBODY.
4:38:06PM THIS IS THE ESTERO FIRE DISTRICT STATION REZONING.
4:38:12PM I'M JUST GOING TO DO KIND OF A QUICK OVERVIEW AND GIVE YOU A
4:38:16PM COUPLE UPDATES SINCE WE HAD THE LAST PUBLIC INFORMATION
4:38:20PM MEETING OF SOME OF THE CHANGES THE FIRE DEPARTMENT HAS MADE
4:38:22PM TO THEIR REQUEST IN RESPONSE TO SOME OF YOUR COMMENTS.
4:38:27PM THEN I'LL TURN IT OVER TO THE APPLICANT TO GO INTO A LITTLE
4:38:31PM MORE DETAIL WITH THEIR PowerPoint PRESENTATION.
4:38:32PM YOU MIGHT REMEMBER THAT -- WELL, THE FIRE STATION, OF
4:38:36PM COURSE, IS EXISTING AT THREE OAKS PARKWAY, SOUTH OF
4:38:39PM CORKSCREW ROAD.
4:38:39PM IT'S ABOUT 4.6 ACRES AND THE FIRE STATION ACQUIRED THE LOT
4:38:45PM BEHIND IT, WHICH IS ALMOST FIVE ACRES.
4:38:48PM THE EXISTING FIRE STATION IS ZONED COMMERCIAL PLANNED
4:38:52PM DEVELOPMENT, BUT THE PROPERTY BEHIND THE FIRE STATION IS
4:38:55PM ZONED AGRICULTURE.
4:38:56PM SO THE FIRE STATION WANTS TO DO STORAGE BUILDING ON THE
4:39:01PM PROPERTY AND SOME ANCILLARY PARKING.
4:39:05PM ON THE PROPERTY BEHIND THE FIRE STATION, AND THEY ALSO WANT
4:39:07PM TO DO A SMALL ADDITION TO THE FIRE STATION BUILDING ITSELF
4:39:11PM WHERE THE AMBULANCES ARE.

4:39:12PM SO IN ORDER TO DO THAT, THEY HAD COME IN WITH AN APPLICATION
4:39:17PM TO REZONE THE WHOLE PROPERTY TO COMMERCIAL PLANNED
4:39:20PM DEVELOPMENT.
4:39:20PM AND THEN WHEN WE CAME TO THE BOARD FOR THE PUBLIC
4:39:24PM INFORMATION MEETING, THERE WERE SOME QUESTIONS FROM THE
4:39:27PM NEIGHBORS, AND THEY WERE CONCERNED A LITTLE BIT ABOUT THE
4:39:30PM COMMERCIAL INTENSIFICATION AND THEY HAD QUESTIONS ABOUT THE
4:39:34PM BUFFERS AND SOME OF THE SETBACKS AND SOME OF THE USES.
4:39:37PM SUBSEQUENT TO THAT MEETING, WE MET WITH THE ENGINEER AND THE
4:39:44PM APPLICANT'S REPRESENTATIVES, AND THEY DECIDED THAT THEY

4:39:47PM WOULD CHANGE THE REQUEST FROM COMMERCIAL PLANNED DEVELOPMENT
4:39:51PM ZONING TO COMMUNITY FACILITIES, WHICH I BELIEVE WAS ACTUALLY
4:39:55PM SUGGESTED AT THE PUBLIC INFORMATION MEETING BY BOARD MEMBER
4:39:58PM JONES BROUGHT THAT UP AND SAID, DOESN'T COMMUNITY FACILITIES
4:40:02PM DISTRICT ALLOW GOVERNMENT TYPE USES BUT IT DOESN'T ALLOW THE
4:40:05PM BROAD RANGE OF COMMERCIAL USES THAT YOU HAVE IN A REGULAR
4:40:07PM COMMERCIAL PLANNED DEVELOPMENT.
4:40:08PM FOR EXAMPLE, ESTERO UNITED METHODIST CHURCH IS ZONED
4:40:14PM COMMUNITY FACILITIES PLAN DEVELOPMENT.
4:40:15PM THEY AMENDED THE REQUEST TO MAKE THE WHOLE PROPERTY
4:40:19PM COMMUNITY FACILITIES, AND WE STRUCK OUT THE COMMERCIAL USES
4:40:23PM THAT WERE APPROVED ON THE FRONT HALF OF THE PROPERTY AND WE
4:40:26PM NARROWED DOWN THE USES TO BASICALLY FIRE STATION TYPE USES.
4:40:30PM THE APPLICANT ALSO WILL EXPLAIN TO YOU -- I THINK THE SOUTH
4:40:35PM SIDE BY COLONIAL OAKS, THERE IS A FENCE.

4:40:39PM I THINK THAT EXTENDS ALONG PART OF THE PROPERTY.
4:40:42PM THEY ARE GOING TO EXTEND THE FENCE WALL ALONG THE WHOLE
4:40:45PM SOUTH BOUNDARY OF THE PROPERTY AND ALSO EXTEND IT ON THE
4:40:49PM WEST SIDE OF THE PROPERTY.
4:40:50PM EVEN THOUGH THERE IS A HUNDRED FOOT SETBACK ON THE WEST SIDE
4:40:53PM OF THE PROPERTY ADJACENT TO THE OTHER NEIGHBORS.
4:40:55PM AND THEN THE OTHER THING THAT THEY DID THAT I THINK WAS
4:40:58PM NOTABLE IS WE HAD SOME CONCERNS ABOUT THE STORAGE BUILDING,
4:41:03PM HAVING A VEHICULAR ACCESS ON THE SOUTH SIDE, WHICH IS CLOSER
4:41:07PM TO COLONIAL OAKS, AND THEY HAVE CHANGED THAT TO JUST HAVE
4:41:11PM THE VEHICULAR ACCESS BE ON THE NORTH SIDE WHERE THERE'S NO
4:41:15PM RESIDENCES ANYWHERE NEARBY.
4:41:16PM EVEN SO, THE RESIDENCES ARE STILL LIKE 100, 200, PROBABLY AT
4:41:21PM COLONIAL OAKS, 150 TO 200 FEET AWAY AND ON THE WEST SIDE,
4:41:25PM ABOUT 200 OR 250 FEET AWAY.
4:41:27PM BASED ON ALL THE CHANGES THAT THE APPLICANT HAS MADE, THE
4:41:33PM STAFF HAS RECOMMENDED APPROVAL WITH CONDITIONS AND WE'LL GO
4:41:37PM INTO THE CONDITIONS AFTER WE LET THE APPLICANT TALK AND
4:41:41PM EXPLAIN IT A LITTLE BIT MORE.
4:41:42PM AND WE DID GET TWO E-COMMENTS I DID WANT TO BRING UP.
4:41:47PM ONE OF THEM ASKED ABOUT RUNOFF AND ONE SAID SAVE THE TREES
4:41:51PM AND MAKE A NICE AREA FOR THE FIRE STATION PEOPLE TO RELAX
4:41:55PM AFTER THEY DEAL WITH TRAUMA.
4:41:57PM IF YOU DON'T HAVE ANY QUESTIONS FOR ME, I'LL TURN IT OVER TO
4:42:02PM THE APPLICANT NOW.

4:42:03PM >>Anthony Gargano: ANY QUESTIONS?
4:42:05PM OKAY.
4:42:08PM >>Mary Gibbs: DAN DELISI WILL BE THE FIRST SPEAKER.
4:42:12PM >>Daniel DeLisi: FOR THE RECORD, DAN DELISI.
4:42:15PM I'M A LAND USE PLANNER HERE ON BEHALF OF THE APPLICANT, THE
4:42:18PM ESTERO FIRE AND RESCUE DISTRICT.

4:42:22PM I'LL GIVE A QUICK PRESENTATION, AS MARY SAID, AND WE HAVE
4:42:25PM OUR WHOLE TEAM HERE FOR QUESTIONS IF YOU HAVE ANY.
4:42:28PM WE HAVE OUR ARCHITECT WITH SCHENKEL SHULTZ.
4:42:33PM WE HAVE LANDSCAPE ARCHITECT GREG DISERIO, AND CHIEF
4:42:37PM VANDERBROOK IS HERE, AND WE HAVE OUR PROJECT ENGINEER AS
4:42:41PM WELL.
4:42:41PM THEY'LL ANSWER ALL THE HEAVY-LIFTING QUESTIONS AFTER THE
4:42:46PM PRESENTATION.
4:42:46PM SO THE PROPERTY, AS MARY POINTED OUT, IS SOUTH OF CORKSCREW
4:42:51PM ROAD, RIGHT ON THREE OAKS PARKWAY.
4:42:54PM YOU'VE SEEN THIS BEFORE.
4:42:57PM THESE ARE THE SURROUNDINGS DEVELOPMENTS.
4:42:59PM OF COURSE, THIS IS A GREAT LOCATION FOR A FIRE DISTRICT
4:43:03PM BECAUSE YOU WANT TO BE IN PROXIMITY TO PEOPLE YOU SERVE.
4:43:06PM SO THIS FIRE STATION WAS BUILT ORIGINALLY IN 2001.
4:43:15PM THIS FIRE STATION WAS BUILT ORIGINALLY IN 2001 UNDER THE AG
4:43:22PM ZONING DISTRICT.
4:43:23PM AND THEN LATER SUBSEQUENTLY PUT IN A COMMERCIAL PLANNED
4:43:28PM DEVELOPMENT.

4:43:29PM I WANT TO SHOW YOU THE FUTURE LAND USE CATEGORY.
4:43:32PM WON'T GO INTO TOO MUCH DETAIL HERE, BUT WE'RE IN TWO LAND
4:43:37PM USE CATEGORIES.
4:43:38PM THERE'S PUBLIC FACILITIES, WHICH IS THAT BLUE AREA, AND THEN
4:43:41PM THERE'S VILLAGE NEIGHBORHOOD ONE WHICH IS THE ADDITIONAL 4.6
4:43:46PM ACRES THAT'S BEING ADDED TO THIS OVERALL PLANNED
4:43:50PM DEVELOPMENT.
4:43:51PM THE PUBLIC FACILITIES LAND USE CATEGORY WAS DESIGNATED WHEN
4:43:54PM ESTERO DID THEIR COMMUNITY PLAN, NOT WHEN THEY DID THEIR
4:44:00PM COMMUNITY PLAN, BUT WHEN ESTERO INCORPORATED IT INTO THE
4:44:03PM FIRST COMPREHENSIVE PLAN.
4:44:04PM PRIOR TO THAT, THIS WHOLE AREA WAS IN LEE COUNTY SUBURBAN
4:44:08PM LAND USE CATEGORY, ALLOWED UP TO SIX UNITS AN ACRE.
4:44:13PM VILLAGE RESIDENTIAL ALLOWS UP TO FOUR UNITS AN ACRE.
4:44:15PM I DON'T THINK THERE'S ANYTHING IN THE VILLAGE THAT ISN'T
4:44:21PM CALLING FOR SOME FORM OF DEVELOPMENT.
4:44:24PM THIS IS NOT AN AGRICULTURAL PROPERTY, EVEN THOUGH IT'S IN
4:44:28PM THE AG ZONING DISTRICT.
4:44:30PM IT'S PROPERTY DESIGNATED ON THE FUTURE LAND USE MAP FOR
4:44:36PM DEVELOPMENT.
4:44:36PM OF COURSE, PUBLIC FACILITIES IS ON THERE AS WELL.
4:44:40PM NOW, PUBLIC FACILITIES ARE ALLOWED IN THE VILLAGE
4:44:43PM RESIDENTIAL -- SORRY, VILLAGE NEIGHBORHOOD ONE LAND USE
4:44:48PM CATEGORY.
4:44:48PM I THINK PUBLIC FACILITIES ARE ALLOWED IN EVERY CATEGORY.

4:44:52PM SO THERE IS A LAND USE CATEGORY JUST FOR PUBLIC FACILITIES,
4:44:55PM BUT THEY ARE ALSO ALLOWED IN OTHER LAND USE CATEGORIES AS

4:44:59PM WELL.
4:44:59PM AS I SAID OR MARY SAID, THIS PROPERTY WAS ORIGINALLY THE
4:45:08PM EASTERN PORTION OF THE PROPERTY, WAS ORIGINALLY ZONED FOR
4:45:12PM COMMERCIAL PLANNED DEVELOPMENT BACK IN 2006.
4:45:14PM THE FIRE STATION HAD ALREADY BEEN BUILT.
4:45:16PM IT WAS BUILT AROUND 2001, AGAIN, UNDER THE AG ZONING
4:45:21PM DISTRICT.
4:45:21PM THE ZONING WAS REALLY FOR OFFICE USES.
4:45:26PM THE ADMINISTRATIVE OFFICE USES THAT ALLOWED MEDICAL OFFICE
4:45:30PM AND A NUMBER OF OTHER USES.
4:45:32PM SO THE CURRENT LIST OF USES UNDER THAT CPD IS PRETTY
4:45:38PM EXTENSIVE.
4:45:39PM UNDER THE CFPD THAT WE'RE GOING TO, THE COMMUNITY
4:45:43PM FACILITIES, WE'RE GIVING UP MANY OF THOSE COMMERCIAL USES
4:45:46PM AND JUST STICKING TO COMMUNITY FACILITIES USES.
4:45:51PM THIS WAS THE EXISTING MASTER CONCEPT PLAN.
4:45:57PM IF YOU HAVE DRIVEN OUT ON-SITE, IT LOOKS EXACTLY AS IT'S
4:46:01PM BEEN BUILT.
4:46:02PM NO MAGIC ABOUT THAT CONCEPT PLAN.
4:46:07PM HERE IS A BLOWN-UP VIEW OF WHAT WE'RE LOOKING AT.
4:46:11PM THE GRAY AREA IS THE EXISTING FIRE STATION AND THE EXISTING
4:46:16PM CPD.
4:46:17PM YOU CAN SEE THE PROPOSED AREA JUST TO THE WEST OF THAT.

4:46:21PM AS MARY SAID, WHEN WE WERE HERE IN JANUARY FOR THE
4:46:26PM COMMUNITY, THE PUBLIC INFORMATION MEETING, THE WHOLE AREA
4:46:29PM WAS GOING TO BE CPD.
4:46:31PM ONE OF THE COMMENTS WE HEARD BOTH FROM THIS BOARD BUT ALSO
4:46:34PM FROM THE NEIGHBOR TO THE WEST WAS THEY DIDN'T WANT
4:46:38PM COMMERCIAL ZONING EXTENDING FARTHER -- CLOSER TO THEM.
4:46:42PM SO TO ADDRESS THAT CONCERN SPECIFICALLY, WE CHANGED FROM CPD
4:46:48PM TO CFPD.
4:46:50PM AND AGAIN GAVE UP SEVERAL USES TO DO THAT.
4:46:53PM THIS IS THE PROPOSED MASTER CONCEPT PLAN IN COLOR.
4:47:10PM THE STORAGE USE IS OVER HERE TO THE WEST.
4:47:14PM SO THE CURRENT, MORE ACTIVE REGULAR FIRE USES ARE HERE.
4:47:23PM THIS IS THE ADMINISTRATIVE OFFICE BUILDING, WHICH ISN'T
4:47:27PM CHANGING.
4:47:27PM IT'S STILL THERE.
4:47:28PM THE FIRE USES ARE RIGHT HERE, REGULAR OPERATIONS.
4:47:35PM WHERE THEY NEED TO BE DIRECT ACCESS TO THREE OAKS.
4:47:39PM THEN THE STORAGE IS HERE IN THE BACK.
4:47:41PM THERE'S STILL A VERY LARGE SEPARATION TO THE WEST FROM THE
4:47:46PM BUILDING.
4:47:48PM YOU CAN SEE HERE WE'RE EXTENDING -- THIS IS THE EXISTING
4:47:51PM BUFFER THAT'S ON-SITE NOW.
4:47:53PM WE'RE EXTENDING THIS TO THE WEST.
4:47:58PM AS MARY SAID, WE'RE EXTENDING THAT WALL TO THE NORTH.

4:48:04PM THIS AREA HERE ON THE WEST IS THAT BUFFER TO THE WEST.

4:48:08PM IN TOTAL, IT'S A HUNDRED FEET.
4:48:10PM SO 50 FEET OF BUFFER AND ADDITIONAL 50 FEET OF INDIGENOUS
4:48:14PM PRESERVE.
4:48:15PM AND THE GOAL HERE IS TO PRESERVE THE TREES ON-SITE.
4:48:18PM IT'S NOT TO CLEAR THIS AREA AND PUT IN A MAN-MADE BUFFER --
4:48:25PM >>Kristin Jeannin: EVEN THOUGH IT SAYS 50-FOOT BUFFER AND
4:48:27PM 50-FOOT PRESERVE, IT'S REALLY A HUNDRED FEET.
4:48:30PM >>Daniel DeLisi: YES, THAT'S THE INTENT.
4:48:32PM AGAIN, THE GOAL IS TO PRESERVE TREES ON-SITE.
4:48:34PM NOT TAKE THEM DOWN AND THEN REPLACE THEM WITH NEW TREES.
4:48:38PM AS MARY SAID, AGAIN, WE REORIENTED THE BUILDING TO REMOVE
4:48:47PM THESE -- WHAT WAS ACCESS ON THE SOUTH TO THE NORTH.
4:48:53PM YOU CAN SEE IT ON THIS PLAN NOW.
4:48:55PM SO THE BUILDING ENTRY JUST FACES THE NORTH, NOT THE SOUTH.
4:49:01PM THE OTHER THING IS, AS WE'VE SAID BEFORE, WE'RE LOCATING THE
4:49:08PM DRY DETENTION AREA AROUND THE PERIMETER SO THAT YOU JUST ADD
4:49:11PM MORE SEPARATION WITH THE SURROUNDING USES.
4:49:13PM SO WE'RE TRYING TO INTERNALIZE THE USE AS MUCH AS POSSIBLE,
4:49:18PM PUT IT IN THE CENTER OF THE SITE, AND PUT THE OPEN SPACE
4:49:22PM AREAS AROUND THE PERIMETER AND HAVE THOSE SIGNIFICANT
4:49:27PM BUFFERS TO THE SURROUNDING USES.
4:49:30PM >>Al Paivandy: THE DRIVEWAY ONLY GOES TO --
4:49:35PM >>Daniel DeLisi: THE DRIVEWAY ON THE NORTH?
4:49:38PM >>Al Paivandy: CORRECT.
4:49:38PM >>Daniel DeLisi: TWO OF THE --

4:49:41PM >>Al Paivandy: THERE ARE THREE OVERHEAD DOORS THERE.
4:49:46PM >>Daniel DeLisi: LET ME HAVE THE ARCHITECT ADDRESS THAT.
4:49:49PM I DIDN'T DETAIL DESIGN THE BUILDING.
4:49:50PM >>Al Paivandy: I JUST DIDN'T KNOW HOW YOU WOULD ACCESS THAT
4:49:53PM OVERHEAD DOOR.
4:49:55PM >>Daniel DeLisi: I'M AN ARCHITECT IDIOT.
4:49:57PM I REALLY DON'T KNOW MUCH ABOUT THAT.
4:50:00PM LET ME JUST FINISH THE PRESENTATION.
4:50:03PM I'LL FINISH HERE AND SAY, OKAY, HERE IS THE ARCHITECTURE AND
4:50:11PM LANDSCAPE ARCHITECTURE.
4:50:14PM NATALIE, IF YOU WANT TO COME UP AND ANSWER THAT OR CHIEF.
4:50:26PM >> GOOD EVENING.
4:50:27PM SCOTT VANDERBROOK, FIRE CHIEF, ESTERO FIRE RESCUE.
4:50:30PM SOME OF THE COMMENTS WE HEARD FROM SOME OF THE PEOPLE IN THE
4:50:32PM SUBDIVISION WAS THE POSSIBILITY OF NOISE TO THE SOUTH OF THE
4:50:36PM BUILDING.
4:50:37PM WE ORIGINALLY DESIGNED THE BUILDING AS A DRIVE-THROUGH BAY,
4:50:39PM LIKE -- WE DECIDED TO MOVE THAT FROM A DRIVE-THROUGH BAY TO
4:50:45PM THREE 14 BY 14 ROLL-UP DOORS ON THE NORTH SIDE OF THE
4:50:49PM BUILDING WHERE THERE IS NOBODY LIVING AND THERE IS THE RIVER

4:50:52PM TO ELIMINATE ANY NOISE TO THE SOUTH SIDE OF THE PROPERTY.
4:51:03PM >>Al Paivandy: SO THE FOURTH ELEVATION WOULD SHOW THE DOOR
4:51:06PM THAT IS RIGHT NOW ON THIS ELEVATION, IS THAT WHAT YOU'RE
4:51:11PM TELLING ME?
4:51:11PM THE ELEVATION I'M LOOKING AT WITH THE TWO DOUBLE -- THERE IS

4:51:15PM ANOTHER ONE THERE, TOO, THE THIRD ONE.
4:51:18PM >> THERE SHOULD BE THREE 14 ROLL-UP DOORS AND PROBABLY BE A
4:51:22PM CIVILIAN WALK-IN DOOR SO YOU CAN GET IN WITHOUT ROLLING UP
4:51:25PM THE BAY DOORS.
4:51:29PM >>Al Paivandy: I REMAIN CONFUSED.
4:51:31PM >>Kristin Jeannin: ARE YOU ASKING IF THERE ARE DRIVES TO ALL
4:51:34PM THREE?
4:51:34PM >>Al Paivandy: RIGHT.
4:51:38PM >> IF YOU ARE LOOKING AT THOSE, THAT IS NOT THE STORAGE
4:51:40PM FACILITY.
4:51:41PM THAT'S THE FIRE STATION.
4:51:43PM >>Al Paivandy: WHAT IS BEHIND.
4:51:44PM I GOT YOU.
4:51:45PM >> THE PICTURE RIGHT THERE IS OUR CURRENT FIRE STATION.
4:51:49PM THAT WILL BE THE SECOND PART OF THIS PROJECT, AND WE WILL BE
4:51:52PM ADDING A THIRD BACK-IN BAY THERE.
4:51:54PM IF YOU ARE TALKING ABOUT THE WAREHOUSE, WE MOVED THE ROLL-UP
4:51:58PM DOOR FROM THE SOUTH --
4:52:01PM >>Al Paivandy: I UNDERSTAND.
4:52:02PM YOU ARE LOOKING BEYOND AND SHOWED ONLY THAT PORTION ON THIS
4:52:04PM ELEVATION.
4:52:05PM MY CONFUSION ACTUALLY BEGAN WITH THE TWO ELEVATION ON TOP,
4:52:10PM BOTH OF THEM --
4:52:11PM >>Kristin Jeannin: LET'S GET THE ARCHITECT TO WALK US
4:52:14PM THROUGH IT.

4:52:14PM THAT WOULD BE GREAT.
4:52:15PM THANK YOU.
4:52:16PM >>Al Paivandy: BOTH OF THOSE ELEVATIONS SAYS FACING --
4:52:20PM >>Tammy Duran: CAN YOU PLEASE STATE YOUR NAME?
4:52:23PM >> MY NAME IS NATALIE WHITE, WITH SCHENKEL SHULTZ, PRINCIPAL
4:52:29PM ARCHITECT.
4:52:29PM TALKING ABOUT A COUPLE OF THINGS.
4:52:31PM THE FIRST ONE IS THIS BUILDING HERE, THE EXISTING FIRE
4:52:34PM STATION.
4:52:34PM THE EXISTING FIRE STATION ALREADY HAS EXISTING BAYS.
4:52:38PM WHAT WE'RE DOING IS HAVING TWO SMALL ADDITIONS TO THE FIRE
4:52:41PM STATION.
4:52:42PM THAT'S THE NEW BAY THAT CHIEF WAS MENTIONING.
4:52:45PM AND THEN THE ADDITION IN THE BACK WHICH IS PART OF THE
4:52:48PM LIVING QUARTERS.
4:52:49PM THEN AS YOU COME DOWN THE PARKING AREA, THIS ENTIRE AREA

4:52:54PM HERE IS WHERE THAT WAREHOUSE BUILDING IS GOING TO BE.
4:52:57PM AS CHIEF DESCRIBED, YOU WOULD DRIVE THROUGH -- THERE IS --
4:53:03PM TWO BAY DOORS, IT GOES NORTH AND SOUTH HERE, PLANNED NORTH
4:53:07PM AND SOUTH.
4:53:08PM SO THERE'S TWO SEPARATE BUILDINGS.
4:53:11PM NOW, WHEN YOU GO TO THAT ELEVATION -- SORRY, I DON'T KNOW
4:53:15PM WHERE THAT SHEET IS.
4:53:17PM THERE IT IS.
4:53:22PM THIS RENDERING HERE IS A VIEW FROM THE ROAD.

4:53:27PM SO FROM THE ROAD -- I LIVE OFF THIS ROAD, THREE OAKS, YOU'LL
4:53:34PM SEE THE EXISTING STATION, AND THEN THE ADDITION IS THIS
4:53:39PM LITTLE PORTION HERE.
4:53:41PM AND THEN YOU WON'T SEE FROM THE ROAD, YOU WON'T SEE THE NEW
4:53:44PM BAY BECAUSE IT'S SET BACK.
4:53:46PM BUT THESE ELEVATIONS, THESE FLAT 2D ELEVATIONS ARE OF THE
4:53:51PM EXISTING FIRE STATION WITH THE NEW ADDITIONS.
4:53:53PM AND THEN BEYOND IN THE RENDERING, YOU'LL SEE WHAT THAT
4:53:57PM WAREHOUSE WOULD LOOK LIKE.
4:53:58PM >>Al Paivandy: RIGHT.
4:53:59PM IT WAS MY OLD EYES, I WAS LOOKING AT THIS AND COULDN'T
4:54:02PM FIGURE OUT WHICH ONE WAS THE NEW PART.
4:54:04PM >> THE WAREHOUSE IS BEYOND.
4:54:06PM >>Al Paivandy: THE TWO TOP ELEVATIONS, SO THE TOP ONE IS
4:54:10PM FACING.
4:54:11PM DO YOU KNOW THE NEXT ONE, ALSO SAID FACING THREE OAKS.
4:54:17PM COULDN'T READ IT WITHOUT A MAGNIFYING GLASS.
4:54:20PM >> THE ONE FACING THREE OAKS IS THE ELEVATION IN THE MIDDLE
4:54:23PM HERE WHERE YOU CAN SEE THE DOOR TO THE ENTRY FOR THE FIRE
4:54:27PM STATION, AND THEN THAT WILL BE THE SMALL ADDITION IN THE
4:54:30PM BACK.
4:54:30PM SO THIS IS WHAT YOU'LL SEE FROM THREE OAKS.
4:54:33PM >>Al Paivandy: CORRECT.
4:54:34PM THEN THE TOP ONE ALSO SAYS --
4:54:38PM >> THE TOP ONE IS A VIEW OF THE SIDE OF THE WAREHOUSE.

4:54:44PM >>Kristin Jeannin: WAREHOUSE FACING THREE OAKS.
4:54:46PM >> YES, FROM BEYOND.
4:54:47PM IT'S JUST BEYOND.
4:54:49PM TECHNICALLY, YOU'LL SEE PART OF IT, AS YOU CAN SEE FROM THE
4:54:54PM RENDERING, YOU'LL SEE A LITTLE BIT OF IT, YES.
4:54:56PM THAT IS THE SIDE OF THE WAREHOUSE THAT YOU'LL SEE.
4:54:59PM >>Al Paivandy: THANK YOU.
4:55:00PM >> THANK YOU.
4:55:01PM ANYTHING ELSE?
4:55:03PM >>Kristin Jeannin: ARE THE BUILDINGS BEING REPAINTED AS PART
4:55:06PM OF THIS WHOLE PROJECT?
4:55:08PM >> THEY WOULD BE BECAUSE WE'RE ADDING -- YEAH, I WOULD THINK

4:55:12PM IT WOULD NEED A FRESH COAT OF PAINT.
4:55:15PM >>Kristin Jeannin: I KNOW THIS IS ZONING.
4:55:18PM I WOULD BE THINKING A LITTLE BIT ABOUT THAT WHEN YOU COME
4:55:20PM BACK FOR THE D.O. IF WE'RE GOING TO DO ANY CHANGES TO THE
4:55:24PM COLOR.
4:55:26PM IS THAT OKAY THAT IT'S NOT IN THE PATTERN BOOK NOW?
4:55:33PM >>Mary Gibbs: CAN YOU HEAR ME?
4:55:34PM >>Kristin Jeannin: YEAH.
4:55:35PM >>Mary Gibbs: I THINK WE WILL WANT THEM TO BE A LITTLE MORE
4:55:38PM SPECIFIC WHEN WE GET TO COUNCIL WITH THE PATTERN BOOK
4:55:41PM BECAUSE THERE ARE A COUPLE OF CONCEPTUAL THINGS WHEN IT
4:55:44PM COMES BACK TO YOU WITH THE LANDSCAPING THAT WE PUT A
4:55:47PM CONDITION IN FOR GETTING A LITTLE MORE DETAIL ON SOME OF

4:55:49PM THOSE THINGS.
4:55:50PM I THINK WE'LL PUT SOMETHING IN THERE ABOUT EARTH TONES AND
4:55:53PM MAKE SURE WE HAVE THAT COVERED.
4:55:56PM >>Kristin Jeannin: OKAY.
4:55:56PM I THINK THAT'S ALL I HAVE.
4:55:59PM OTHER THAN, OF COURSE, I WANT TO HEAR ABOUT THE LANDSCAPING.
4:56:05PM [LAUGHTER]
4:56:05PM SPECIFICALLY THE HERITAGE TREES.
4:56:10PM JUST TELL US A LITTLE BIT ABOUT WHAT'S GOING ON WITH THOSE.
4:56:14PM >> GREG DISERIO, LANDSCAPE ARCHITECT, DAVE JONES AND
4:56:17PM ASSOCIATES.
4:56:18PM THE HERITAGE TREE SURVEY HAS NOT YET BEEN DONE.
4:56:20PM WE'RE GOING TO ADDRESS THAT AT TIME OF D.O.
4:56:23PM AS DAN SAID, WE'LL TRY TO PROTECT AS MANY TREES OUT THERE AS
4:56:27PM POSSIBLE.
4:56:27PM ANY TREES THAT DO NEED TO COME OUT DUE TO THE DEVELOPMENT OR
4:56:33PM FILL, THEY WILL BE REPLACED PER CODE AND THEN TRY TO SITUATE
4:56:36PM THOSE TO HELP AUGMENT BUFFERS OR AUGMENT AREAS TO HELP WITH
4:56:41PM SCREENING AROUND THERE.
4:56:42PM WE HAVE NO QUANTITY RIGHT NOW.
4:56:48PM THERE MAY BE A DOZEN AND A HALF OR SO OAKS OUT THERE, BUT
4:56:53PM THE SIZES HAVEN'T BEEN DETERMINED YET AT THIS POINT, BUT
4:56:56PM THEY WILL BE ADDRESSED AT TIME OF DEVELOPMENT ORDER.
4:57:00PM >>Mary Gibbs: MAY I MAKE A COMMENT, THOUGH?
4:57:01PM MAY I MAKE A COMMENT?

4:57:10PM BECAUSE WHEN WE WERE REVIEWING THIS WE HAD SOME QUESTIONS
4:57:13PM ABOUT THE HERITAGE TREES BECAUSE OF THE BUILDING, IT DIDN'T
4:57:17PM SHOW ANY TREES BEING REMOVED ON THE LANDSCAPE PLAN, SO WE
4:57:20PM WEREN'T SURE.
4:57:21PM WE DIDN'T UNDERSTAND THAT.
4:57:22PM SO WE CALLED THE ENGINEER OR CONTACT PERSON WHO IS NOT HERE
4:57:26PM TONIGHT, BUT WE ASKED HIM.
4:57:27PM AND HE DID TELL US THAT BEAR PAWS HAD DONE SOME MORE LOOKING

4:57:33PM ON-SITE AT THE ENVIRONMENTAL, AND HE THOUGHT MAYBE TWO OAKS
4:57:36PM AND ONE PINE MIGHT BE REMOVED.
4:57:39PM HE DIDN'T THINK THEY WERE BIG HERITAGE.
4:57:42PM WE WILL HAVE MORE SPECIFICITY AT TIME OF D.O.
4:57:45PM BUT WE WANTED A BETTER IDEA AT THIS POINT IN TIME.
4:57:47PM SO IT WASN'T AS MUCH.
4:57:50PM WE THOUGHT IT MIGHT BE A LOT, BUT IT DOESN'T LOOK LIKE IT'S
4:57:53PM GOING TO BE A LOT.
4:57:53PM THE SAME THING -- EVEN THOUGH IN HERE, IT SAYS PRELIMINARY
4:57:57PM LANDSCAPING, WE KNOW THAT YOU WON'T HAVE REALLY THE
4:57:59PM SPECIFICS ON THE QUANTITIES AND EVERYTHING AT THIS POINT.
4:58:03PM THAT WOULD BE AT TIME OF D.O.
4:58:05PM >> CORRECT.
4:58:05PM >>Mary Gibbs: WE DID WANT A BETTER IDEA AT TIME OF ZONING.
4:58:10PM >> I DID WALK THE DEVELOPED PORTION OF THE SITE.
4:58:14PM WHAT I'M SHOWING AS EXISTING WAS THERE WHEN I DID THE
4:58:17PM WALK-THROUGH A FEW MONTHS AGO, WHENEVER IT IS.

4:58:21PM AGAIN, WE'LL REVERIFY IT ALL AT THE TIME OF DEVELOPMENT
4:58:24PM ORDER AS WELL.
4:58:30PM >>Anthony Gargano: ALL RIGHT.
4:58:31PM ANYTHING ELSE?
4:58:33PM ANY QUESTIONS FROM THE BOARD?
4:58:39PM >>Dan Williams: ASSUMING THIS ALL GOES FORWARD, IS THERE ANY
4:58:42PM LIMITATION TIMEWISE WHEN CONSTRUCTION CAN BEGIN TIME OF DAY
4:58:47PM AND END AT TIME OF DAY.
4:58:48PM SINCE YOU'VE GOT SOME NEIGHBORS NOT THAT FAR FROM YOU.
4:58:54PM >>Mary Gibbs: THERE IS A LIMITATION IN THE NOISE ORDINANCE
4:58:57PM ON DECIBELS FOR RESIDENTIAL, AND I THINK IT'S USUALLY LIKE 7
4:59:00PM IN THE MORNING IS WHEN THE DECIBELS CHANGE.
4:59:04PM MOST TIMES CONSTRUCTION, THEY TRY NOT TO DO IT --
4:59:07PM >>Robert Eschenfelder: I THINK IT'S ALSO ADDRESSED IN THE
4:59:09PM BUILDING CODE AS WELL.
4:59:10PM WE MOVED STUFF TO THE NEW BUILDING CHAPTER AND IT'S IN THERE
4:59:16PM AS WELL.
4:59:16PM THERE'S GENERAL RULES ABOUT WHEN CONSTRUCTION CAN AND CAN'T
4:59:20PM HAPPEN DURING THE DAY AND NOT ON WEEKENDS, THAT KIND OF
4:59:24PM THING.
4:59:24PM IT'S ALREADY IN THE CODE.
4:59:27PM >>Mary Gibbs: ONE MORE THING, TOO.
4:59:28PM WHEN THEY DO COME IN FOR THE DEVELOPMENT ORDER, THEY HAVE TO
4:59:31PM DO A CONSTRUCTION ACTIVITY MANAGEMENT PLAN.
4:59:33PM SO THAT'S PART OF THE DEVELOPMENT ORDER SUBMITTAL.

4:59:36PM THAT'S WHEN WE LOOK A LITTLE BIT CLOSER AT HOW THEY ARE
4:59:39PM GOING TO STAGE THE CONSTRUCTION AND VEHICLES AND THEN WE'LL
4:59:41PM LOOK AT THE NOISE AND THE HOURS AT THAT TIME, TOO.
4:59:47PM >>Anthony Gargano: I'D LIKE TO COMMEND THE APPLICANT ON THE

4:59:51PM POSITIVE RESPONSE TO RECOMMENDATIONS THAT CAME FROM THIS
4:59:55PM BOARD AT THE PUBLIC INFORMATION MEETING AND FROM THE
4:59:58PM NEIGHBORS AND YOUR RESPONSIVENESS TO THE NEIGHBORS.
5:00:01PM GOOD WORK.
5:00:04PM I THINK VERY GOOD WORK THERE.
5:00:06PM MARY, YOU HAD INDICATED THAT STAFF WAS RECOMMENDING APPROVAL
5:00:12PM WITH CONDITIONS.
5:00:13PM CAN YOU REVIEW WHAT THOSE CONDITIONS ARE?
5:00:23PM >>Mary Gibbs: SO THE CONDITIONS ARE IN YOUR PACKET, BUT THEY
5:00:26PM ARE KIND OF BURIED BEHIND A LOT OF THE APPLICANT'S
5:00:29PM INFORMATION.
5:00:30PM SO THERE IS A HANDOUT THAT SAYS ESTERO FIRE RESCUE STAFF
5:00:35PM PROPOSED ZONING CONDITIONS.
5:00:36PM ONE OF THEM IS OF COURSE THE MASTER CONCEPT PLAN IS ADOPTED
5:00:39PM AS PART OF THE ZONING.
5:00:40PM SO EVERYTHING ON THE MASTER CONCEPT PLAN IS -- SHOWS YOU
5:00:45PM BASICALLY WHAT IT'S GOING TO LOOK LIKE.
5:00:47PM AND THEY HAVE TO STICK TO THOSE PARAMETERS.
5:00:49PM THERE IS A PRIOR RESOLUTION WHERE THE COUNTY REZONED IT FOR
5:00:54PM THAT COMMERCIAL, SO THAT WOULD BE BASICALLY RESCINDED BY
5:00:57PM THIS NEW APPROVAL AND WOULD BE NULL AND VOID.

5:01:00PM THE USES WE LIMITED TO ACCESSORY USES, ADMINISTRATIVE
5:01:07PM OFFICES, THAT WOULD BE ANCILLARY TO PRINCIPAL USE.
5:01:10PM E.M.S., FIRE, SHERIFF STATION, FENCES AND WALLS, THE
5:01:14PM MAINTENANCE AND PARKING ACCESSORY, STORAGE IS INDOOR ONLY.
5:01:20PM SO THOSE ARE THE BASIC USES.
5:01:22PM THE HEIGHT IS LIMITED TO 35 FEET, WHICH IS TWO HABITABLE
5:01:26PM STORIES.
5:01:27PM THE PATTERN BOOK WOULD BE ADOPTED AS PART OF THIS AND THE
5:01:31PM DEVELOPMENT HAS TO BE SUBSTANTIALLY CONSISTENT WITH THE
5:01:34PM PATTERN BOOK.
5:01:35PM ENVIRONMENTAL, WE PUT IN A CONDITION THAT SAID THE HERITAGE
5:01:39PM TREES WOULD BE PRESERVED ON-SITE TO THE MAXIMUM EXTENT
5:01:41PM POSSIBLE.
5:01:43PM DETAILS -- GOPHER TORTOISE, ONE GOPHER TORTOISE BURROW ON
5:01:48PM SITE, DETAILS PROVIDED AT TIME OF DEVELOPMENT ORDER IN
5:01:51PM COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS.
5:01:53PM BECAUSE WE DON'T KNOW AT THIS POINT IF THE STATE IS GOING TO
5:01:57PM RELOCATE THEM OFF SITE OR HAVE THEM REMAIN ON-SITE.
5:02:00PM AND THEN WE PUT IN A TRANSPORTATION CONDITION THAT EVEN
5:02:05PM THOUGH THE MASTER CONCEPT PLAN SHOWS THE ACCESS FROM THREE
5:02:07PM OAKS ONLY, HORN LANE IS TO THE WEST BEHIND THE PROPERTY, SO
5:02:11PM WE SAID ACCESS WILL BE FROM THREE OAKS PARKWAY, NO ACCESS
5:02:15PM ALLOWED FROM HORN LANE BECAUSE THOSE NEIGHBORS WOULD NOT BE
5:02:18PM IN FAVOR OF THAT.
5:02:19PM AND THEN WE SAID PRELIMINARY LANDSCAPE AS SHOWN IN THE

5:02:22PM PATTERN BOOK MAY BE MODIFIED AT TIME OF DEVELOPMENT ORDER TO
5:02:25PM JUST SHOW THE ADDITIONAL DETAIL ABOUT PLANT TYPES AND
5:02:29PM SPECIES AND THAT WOULD BE SUBJECT TO APPROVAL BY PLANNING
5:02:33PM ZONING DESIGN BOARD, SO YOU'LL GET MORE DETAIL AT THAT
5:02:35PM POINT.
5:02:35PM THE BUFFERS AND OPEN SPACE HAVE TO BE CONSISTENT WITH WHAT'S
5:02:38PM SHOWN IN THE PATTERN BOOK.
5:02:39PM AND WE TRIED TO CLARIFY BECAUSE THEY SAID THE TYPE F BUFFER
5:02:43PM ON THE WEST PROPERTY LINE, IT'S REALLY A HUNDRED-FOOT
5:02:46PM SETBACK.
5:02:46PM THEY ARE NOT GOING TO PLANT THE WHOLE NEW BUNCH OF SHRUBS.
5:02:50PM THEY ARE GOING TO COUNT THE EXISTING TREES IN THAT BUFFER,
5:02:53PM WHICH WILL BE A HUNDRED-FOOT WIDE AREA.
5:02:56PM BUT WE DID SAY THAT IF LATER SOMETIMES YOU HAVE TO REMOVE
5:03:01PM THE EXOTICS, THE WATER MANAGEMENT DISTRICT WILL HAVE YOU
5:03:05PM REMOVE THE EXOTICS.
5:03:06PM SO IF THERE ARE ANY GAPS, WE WOULD LOOK AT THAT AND SEE IF
5:03:09PM THEY NEEDED TO DO ANY ADDITIONAL PLANTING.
5:03:11PM TO MAKE SURE WE HAVE WHAT'S REQUIRED IN AN F BUFFER.
5:03:16PM >>Kristin Jeannin: THEY SHOULD HAVE TO REMOVE THE EXOTICS,
5:03:19PM SHOULDN'T THEY?
5:03:20PM >>Mary Gibbs: YEAH, BUT I THINK THE NEIGHBORS, SOMETIMES THE
5:03:22PM NEIGHBORS LIKE THE EXOTICS TO STAY BECAUSE THEY ARE THICK.
5:03:25PM BUT THE AGENCIES ARE LIKE, NO, YOU HAVE TO TAKE THEM OUT.
5:03:28PM SO WE JUST WANT TO MAKE SURE IF THEY DO TAKE THOSE OUT WE

5:03:31PM STILL HAVE A SUFFICIENT VISUAL BUFFER.
5:03:34PM AND THEN WE PUT IN A STANDARD CONDITION THAT YOU CAN'T DO
5:03:38PM BLASTING WHILE YOU'RE DOING THE DEVELOPMENT, AND THAT THEY
5:03:41PM ARE -- EVEN THOUGH WE ISSUE A PERMIT, THEY ARE STILL SUBJECT
5:03:45PM TO THE OTHER AGENCIES.
5:03:46PM KIND OF SOME STANDARD PERMITS AND THEN A FEW THAT ARE
5:03:49PM SPECIFIC TO THIS.
5:03:53PM >>Anthony Gargano: OKAY.
5:03:54PM THANK YOU.
5:03:55PM >>Mary Gibbs: DON'T FORGET PUBLIC INPUT.
5:03:57PM >>Anthony Gargano: THAT'S WHERE I WAS GOING NEXT.
5:03:59PM I'M GOING TO OPEN THE PUBLIC PORTION NOW.
5:04:04PM DO WE HAVE ANY CARDS, TAMMY?
5:04:06PM >>Tammy Duran: WE DO NOT.
5:04:08PM >>Anthony Gargano: ANYONE IN THE AUDIENCE THAT WISHES TO BE
5:04:10PM HEARD ON THIS MATTER?
5:04:11PM IF YOU WOULD LIKE TO MAKE A COMMENT, YOU CAN COME UP HERE --
5:04:21PM IDENTIFY YOURSELF AND SPEAK INTO THE MICROPHONE, PLEASE.
5:04:25PM >>Mary Gibbs: IT'S HER DEBUT, SO SHE WAS A LITTLE NERVOUS.
5:04:28PM >> I LIVE OVER THERE --
5:04:31PM >>Anthony Gargano: CAN YOU STATE YOUR NAME, PLEASE.
5:04:33PM >> JEANIE MARSHALL.

5:04:36PM I LIVE IN COLONIAL OAKS.
5:04:38PM MY HOUSE BACKS UP TO THE UNPAVED ROAD THAT GOES BACK THERE.
5:04:45PM SO THAT'S WHY I'M CONCERNED IS WHAT'S GOING TO HAPPEN.

5:04:50PM WILL THERE BE CARS GOING BACK AND FORTH AND BACK AND FORTH
5:04:53PM BACK THERE OR WILL IT STAY THE SAME?
5:04:55PM HOW IS THIS GOING TO WORK?
5:04:58PM >>Anthony Gargano: WOULD YOU LIKE TO ANSWER THAT?
5:05:03PM >> AS MARY SAID, THERE IS A CONDITION THAT SAYS NO ACCESS TO
5:05:07PM HORN LANE.
5:05:09PM WE DON'T INTEND TO ACCESS IT AT ALL.
5:05:12PM SO IT IS AN EXISTING EASEMENT THAT'S THERE ON THE NORTH SIDE
5:05:16PM OF COLONIAL OAKS.
5:05:18PM WE CAN'T REMOVE IT OR VACATE IT.
5:05:23PM >>Anthony Gargano: BUT THERE'S NO PLAN TO USE IT.
5:05:25PM >>Daniel DeLisi: NO PLAN TO USE IT AT ALL AND NO ACCESS
5:05:27PM ALLOWED.
5:05:28PM >>Anthony Gargano: DOES THAT HELP?
5:05:29PM >> THAT'S GOOD.
5:05:30PM >>Anthony Gargano: THANK YOU.
5:05:30PM ANYONE ELSE?
5:05:31PM NO?
5:05:34PM I'LL CLOSE THE PUBLIC PORTION.
5:05:36PM I'M SORRY.
5:05:40PM CAN YOU FILL OUT A CARD AND GIVE IT TO TAMMY, PLEASE?
5:05:42PM I ALMOST FORGOT THAT, TAMMY.
5:05:49PM SORRY.
5:05:49PM >>Tammy Duran: THANK YOU.
5:05:52PM >>Anthony Gargano: ALL RIGHT.

5:05:53PM WE'LL CLOSE THE PUBLIC PORTION.
5:05:58PM I'M GOING TO ASK THE BOARD, ANY FINAL COMMENTS OR QUESTIONS?
5:06:01PM ON THIS APPLICATION?
5:06:05PM >>James Tatooles: WHEN YOU LOOK AT THE LANDSCAPE PLAN, I
5:06:08PM THINK THAT THAT SHOWS IT BETTER THAN ANYTHING ELSE THAT THEY
5:06:13PM PRESENTED.
5:06:14PM I THINK THERE'S BEEN METICULOUS CARE TO KEEP EVERYTHING IN
5:06:20PM THE CENTER WITH A LOT OF PROPERTY ON EITHER SIDE OF IT SO
5:06:23PM THAT IT'S REALLY NOT INFRINGING CLOSE TO ANY OF THE
5:06:27PM SURROUNDING PROPERTY.
5:06:28PM AND EVEN LIKE THE LITTLE DETAIL, TALKING ABOUT THE OVERHEAD
5:06:32PM DOORS, THEY ARE ON THE NORTH SIDE OF THE BUILDING WHERE THE
5:06:35PM RESIDENTIALS ARE ON THE SOUTH SIDE OF THE BUILDING.
5:06:37PM ANY TRAFFIC GOING IN AND OUT OF THE BUILDING IS NOT GOING TO
5:06:40PM BE SEEN OR BOTHERING ANYBODY ON THE RESIDENTIAL SIDE.
5:06:43PM I THINK IT'S A GREAT PLAN.
5:06:46PM I DON'T SEE ANYTHING WRONG WITH IT.
5:06:47PM >>Anthony Gargano: THANK YOU.

5:06:48PM ANY OTHER COMMENTS OR QUESTIONS?
5:06:52PM IF NOT, I'LL ENTERTAIN A MOTION FOR APPROVAL.
5:06:55PM OR I'LL ENTERTAIN A MOTION.
5:07:01PM >>James Tatooles: I'LL MAKE A MOTION TO APPROVE THE PROJECT
5:07:03PM AS PRESENTED.
5:07:04PM WITH STAFF CONDITIONS ADDED TO IT.
5:07:09PM >>Anthony Gargano: WE HAVE A MOTION TO APPROVE WITH STAFF

5:07:11PM CONDITIONS.
5:07:11PM DO I HAVE A SECOND?
5:07:12PM >>Dan Williams: SECOND.
5:07:14PM >>Anthony Gargano: MOTION WAS MADE AND SECONDED.
5:07:16PM ANY DISCUSSIONS ON THAT MOTION?
5:07:18PM TAMMY, CAN WE HAVE A ROLL CALL VOTE ON THE MOTION, PLEASE?
5:07:24PM >>Kristin Jeannin: YES.
5:07:26PM >>Al Paivandy: YES.
5:07:27PM >>James Tatooles: YES.
5:07:29PM >>Dan Williams: YES.
5:07:31PM >>Anthony Gargano: YES.
5:07:32PM OKAY.
5:07:33PM THANK YOU.
5:07:34PM I GUESS WE HAVE JUST ONE OTHER ITEM ON THE AGENDA.
5:07:52PM ONCE THE ROOM IS CLEAR -- THANK YOU.
5:07:58PM THANK YOU, CHIEF.
5:08:02PM ORDINANCE REVIEW, MARY, DO YOU WANT TO TELL US WHAT'S GOING
5:08:15PM ON THERE?
5:08:17PM >>Mary Gibbs: I THINK OUR ATTORNEY IS GOING TO EXPLAIN THIS.
5:08:21PM >>Anthony Gargano: OKAY.
5:08:22PM FINE.
5:08:28PM >>Robert Eschenfelder: THIS ORDINANCE IS TO AMEND 9-503 OF
5:08:39PM YOUR CODE.
5:08:41PM IT EFFECTIVELY -- I WAS WORKING WITH DIRECTOR GIBBS ON AN
5:08:48PM INQUIRY FROM A LANDOWNER ABOUT A DEVELOPMENT FOR SUBSTANDARD

5:08:53PM LOTS.
5:08:54PM IN LOOKING AT THE PROVISION OF 9-503, THERE WAS A STRAY
5:09:00PM CLAUSE IN THERE THAT MAKES NO REAL SENSE.
5:09:07PM IT JUST TALKS ABOUT COMPLYING WITH THE DUE PROCESS CLAUSE,
5:09:11PM WHICH, OF COURSE, WE DO AS A VILLAGE FOR EVERYTHING YOU DO.
5:09:17PM SO THE RECOMMENDATION IN THE ORDINANCE IS SIMPLY TO REMOVE
5:09:22PM THAT PROVISION OF THE CODE.
5:09:29PM >>Mary Gibbs: FOR AN ORDINANCE, YOU TYPICALLY MAKE A
5:09:32PM RECOMMENDATION AND IT GOES TO COUNCIL.
5:09:35PM IT'S GOING FOR, I THINK, A FIRST READING TOMORROW FOR
5:09:38PM COUNCIL.
5:09:39PM BUT AT THE SECOND READING, I THINK IT'S MAY 6.
5:09:43PM WE KIND OF TAKEN THIS PROVISION, WE DID THE CODE IN 2021, WE
5:09:47PM BASICALLY TOOK WHAT WAS IN THE COUNTY CODE AND SPLICED THAT

5:09:49PM IN.
5:09:50PM THEN WE WENT BACK AND LOOKED AT THE COUNTY CODE AND THAT
5:09:52PM PROVISION WE WANT TO TAKE OUT IS NOT IN THE COUNTY CODE
5:09:56PM ANYMORE.
5:09:56PM SO GO FIGURE.
5:10:02PM >>Anthony Gargano: OKAY.
5:10:04PM ANY QUESTIONS, COMMENTS?
5:10:07PM >>Dan Williams: I COMMEND STAFF, WHOEVER FOUND THIS THING.
5:10:13PM >>Mary Gibbs: WE SPEND MANY NIGHTS READING THE CODE TO PUT
5:10:17PM OURSELVES TO SLEEP.
5:10:18PM >>Robert Eschenfelder: I'M NOT SURE IF THEY HAVE THE SAME

5:10:24PM VERSION THAT I HAVE.
5:10:25PM BUT THE VERSION THAT I HAVE, SOMEONE CLICKED "ACCEPT ALL" SO
5:10:34PM I'M NOT SURE -- ARE YOU SEEING THE LANGUAGE THAT WAS
5:10:37PM ACTUALLY STRUCK THROUGH IN YOUR VERSION?
5:10:40PM >> NO.
5:10:41PM >>Robert Eschenfelder: SO I FEARED NOT.
5:10:44PM WE'LL MAKE SURE THAT COUNCIL HAS THE RIGHT VERSION, BUT IT'S
5:10:55PM THE VERY LAST PROVISION OF 9-503-3B.
5:11:03PM THE LANGUAGE SAYS, IF THE LOT OR PARCEL CANNOT MEET THE
5:11:08PM REQUIREMENT OF ACCESS AND DRAINAGE, THIS REQUIREMENT WILL
5:11:12PM NOT APPLY TO THE EXTENT THAT IT MAY RESULT IN AN
5:11:16PM UNCONSTITUTIONAL TAKING OF LAND WITHOUT DUE PROCESS.
5:11:19PM THAT'S THE PROVISION THAT'S COMING OUT BECAUSE WE DON'T DO
5:11:23PM ANYTHING THAT RESULTS IN AN UNCONSTITUTIONAL TAKING OF LAND.
5:11:28PM PEOPLE MAY DISAGREE WITH DECISIONS THAT GET MADE AND, OF
5:11:32PM COURSE, THAT'S WHAT THEY MAKE COURTS FOR, BUT IF YOU THINK
5:11:37PM ABOUT IT, WE COULD PUT THIS PROVISION AFTER EVERY SINGLE
5:11:41PM SECTION OF THE LAND DEVELOPMENT CODE.
5:11:43PM WE DON'T DO THIS UNLESS WE -- WE WON'T DO THAT UNLESS -- IT
5:11:47PM JUST DOESN'T MAKE ANY SENSE.
5:11:49PM I'M NOT SURE BACK IN THE SANDS OF TIME WHY THE COUNTY ADDED
5:11:51PM IT, BUT IT'S NOTHING THAT BELONGS IN OUR CODE.
5:11:54PM AS A LITIGATOR, I ALWAYS LOOK AT STUFF AND SAY, IS THIS
5:11:58PM LANGUAGE THAT'S GOING TO CREATE SOME ISSUE FOR US DOWN THE
5:12:02PM ROAD?

5:12:02PM IT DOESN'T NEED TO BE THERE, THAT'S WHY IT'S COMING OUT.
5:12:07PM HAVING READ IT INTO THE RECORD, THAT'S WHAT YOU'RE
5:12:10PM RECOMMENDING TONIGHT.
5:12:12PM >>Anthony Gargano: OKAY.
5:12:13PM I'LL ENTERTAIN A MOTION TO RECOMMEND THAT THAT PROVISION BE
5:12:19PM STRUCK OF -- OUT OF 9-503.
5:12:25PM >>Al Paivandy: I SECOND THAT.
5:12:28PM >>Kristin Jeannin: I'LL MAKE THE MOTION.
5:12:29PM [LAUGHTER]
5:12:32PM >>Anthony Gargano: KRISTIN MADE THE MOTION AND I'LL SECOND

5:12:34PM IT.
5:12:35PM ANY DISCUSSION ON THE MOTION?
5:12:36PM WE KNOW WHAT THE MOTION IS, RIGHT?
5:12:40PM WE HAVE THE MOTION.
5:12:42PM CAN WE HAVE A ROLL CALL VOTE PLEASE?
5:12:44PM >>Kristin Jeannin: YES.
5:12:46PM >>Al Paivandy: YES.
5:12:48PM >>James Tatooles: YES.
5:12:48PM >>Dan Williams: YES.
5:12:50PM >>Anthony Gargano: YES.
5:12:51PM OKAY.
5:12:54PM THAT COVERS TONIGHT'S BIG AGENDA.
5:12:59PM >>Robert Eschenfelder: YOU EARNED YOUR COOKIES FOR THE
5:13:02PM NIGHT.
5:13:02PM >>Anthony Gargano: DON'T FORGET, WE'RE ON THE THIRD WEEK OF

5:13:06PM THE MONTH STARTING NEXT MONTH.
5:13:11PM >>Mary Gibbs: YOU SHOULD HAVE A REVISED SCHEDULE IN YOUR
5:13:13PM PACKET.
5:13:17PM >>Anthony Gargano: OKAY.
5:13:18PM I NEED A MOTION FOR ADJOURNMENT.
5:13:22PM >>Kristin Jeannin: MOTION TO ADJOURN.
5:13:24PM >> SECOND.
5:13:25PM >>Anthony Gargano: ALL IN FAVOR?
5:13:25PM WE'RE ADJOURNED.
5:13:28PM THANK YOU.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 10, 2026 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Board Members James Tatooles, , Kristin Jeannin, , Jim Wallace, Dan Williams (via Teams), Vice Chairman Sheeley, and Chairman Anthony Gargano. Absent: Board Members Barry Jones and Al Paivandy.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Erica Augello, Planner Aymee Chavez, Development Review Manager Eric Wishart, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of February 10, 2026 meeting minutes

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC HEARING

Chairman Gargano provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Land Use Attorney Augello.

(a) Walmart Repaint Color Palette Selection (District 2)

Continued from the February 10th meeting. Applicant has revised the color scheme presented at the February 10th meeting, the brown color was replaced with a tan for the main building and some of the building's color blocking was revised.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Beth Primrose, Cuhaci Peterson

Public Comment
None

Board Questions or Comments
Board Members Jeannin, Tatooles, Wallace, and Vice Chairman Sheeley

Motion: Motion to approve proposed color palette subject to the color change in sections 5-8 in the rear elevation to Stick-N-Stones.

Motion by: Board Member Wallace
Seconded by: Vice Chairman Sheeley

Action: Approved proposed color palette subject to the color change in sections 5-8 in the rear elevation to Stick-N-Stones.

Vote:
Aye: Board Members Jones, Jeannin, Paivandy, Tatooles, Wallace, Vice Chairman Sheeley, and Chairman Gargano
Nay:
Abstentions:

7. PUBLIC INFORMATION MEETING

(a) Benjamin S. MacFarland/SROA Corkscrew Village (DOS2025-E008) (District 6)
8900 Commons Way, a ± 5-acre site in the South Estero Commercial Center, located east of US 41 and south of Corkscrew Road, south of the Publix Shopping Center.

Applicant seeks a Development Order to construct a two-story, 75,910 square foot storage building as the final phase of a pre-existing self-storage facility.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Eric Wishart, Development Review Manager

Presentation/Information by
Beau Raich, Storage Rentals of America (SROA)
Sina Ebrahimi, Kimley-Horn and Associates
Todd Lucas, Rapid Design Build

Public Comment
None

Board Questions or Comments
Board Members Jeannin, Tatooles, Wallace, Williams, and Vice Chairman Sheeley.

8. WORKSHOP

(a) Coconut Point – Waypoint Residences (Application Pending) (District 6)
8021 Cinema Way. This is a proposed redevelopment of the area where the Regal Coconut Point theater is located. The theater closed in 2022 and has been vacant since.

The applicant seeks to demolish the cinema and redevelop the surrounding area from Cinema Way to Via Coconut into a 365-unit apartment building with an adjacent parking garage and surface parking.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Scott Richardson, Simon Property Group
Charlie Krebs, PE, Bowman Consulting Group
Lillian (Lilli) Marin-Sainz, RA, AIA, MSA Architects
Chris Moore, Bowman Consulting Group

Public Comment
Ecomments
Christine Hamilton, Spring Run
Jean MacLean, Spring Run
Theresa Weinberg, Copperleaf at the Brooks
Angel Alvarez, Tidewater
Patrick McGarry, Spring Ridge
Cheryl Toski, Villagio
Christine Wheeler, Wildcat Run

In-Person
Terry Flanagan, Grandezza

Bill Carr, Plantation
Cheryl Cook, Residences

Board Questions or Comments
Board Members Jeannin, Tatooles, Wallace, Williams, Vice Chairman Sheeley, and Chairman Gargarno.

9. **ECO HISTORIC PLANNING STUDY - UPDATE PROVIDED BY CONSULTANTS**

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Carrie Read, Land Design
Anie Delgado, Land Design
John Ward, Cooper Carry

Public Comment
None

Board Questions or Comments
Board Members Jeannin, Tatooles, Wallace, Vice Chairman Sheeley, and Chairman Gargano

10. **BOARD COMMUNICATIONS**

(a) Next meeting – April 14, 2026

10. ADJOURNMENT: 7:17 pm.

_____
Tammy Duran
Deputy Village Clerk

Estero Fire Rezoning
Zoning Staff Report

For Planning Zoning and Design Board

April 14, 2026

PROJECT NAME:	**Estero Fire Expansion**
CASE TYPE:	**Rezoning**
CASE NUMBER:	**DCI2025-E002**
PLANNING ZONING & DESIGN BOARD DATE:	**April 14, 2026**

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 RECOMMENDATION

Staff recommends approval with conditions.

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. The applicant provided a summary of the meeting, which is attached (Attachment C).

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 (Attachment F).

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 tress.

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 compliment 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. The list of approved uses is on the attached staff recommended zoning conditions (Attachment G).

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;

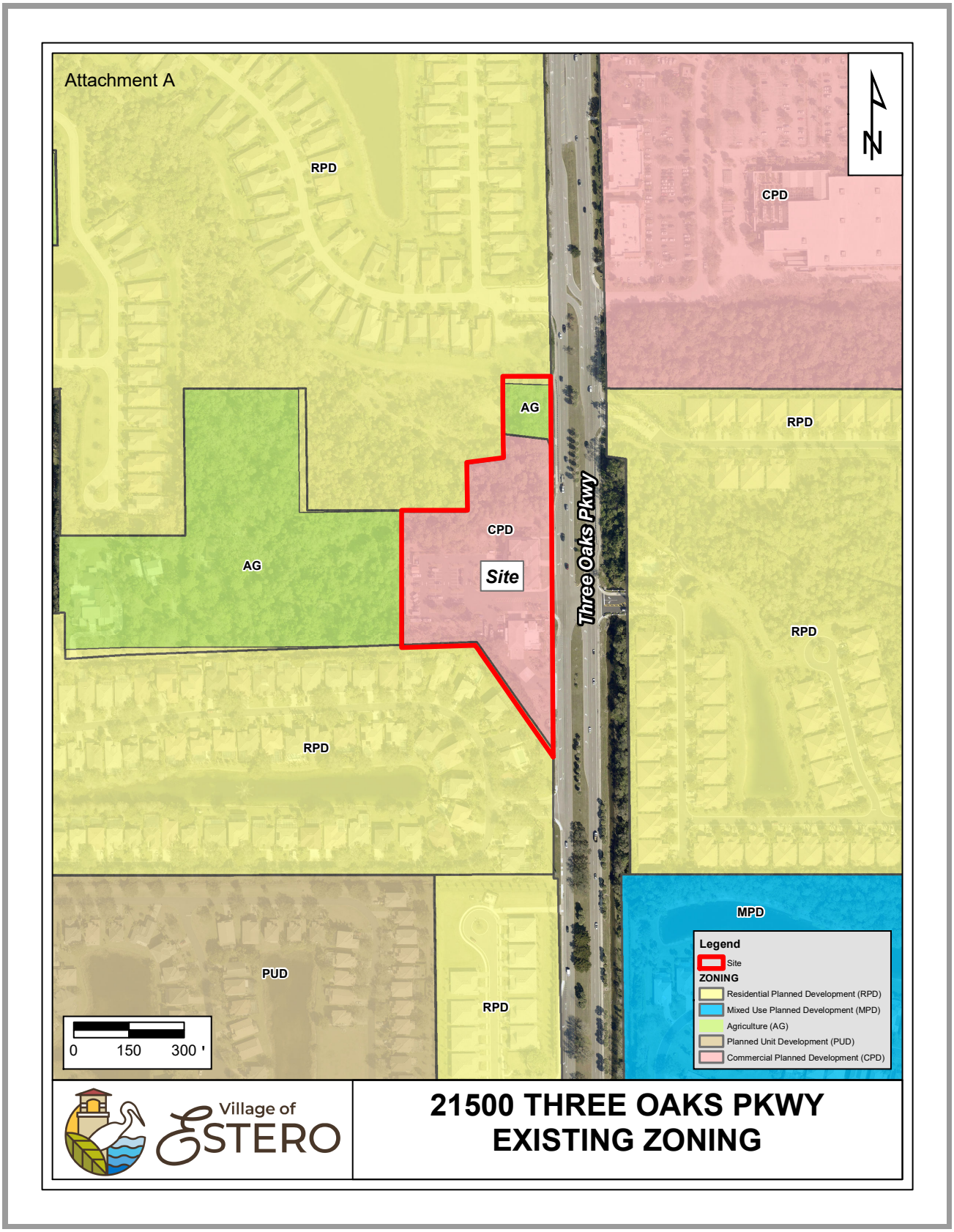
The site includes 2.41 +/- acres of existing preservation areas that will act as natural buffers to the north and west and will help minimize impacts on the natural environment.

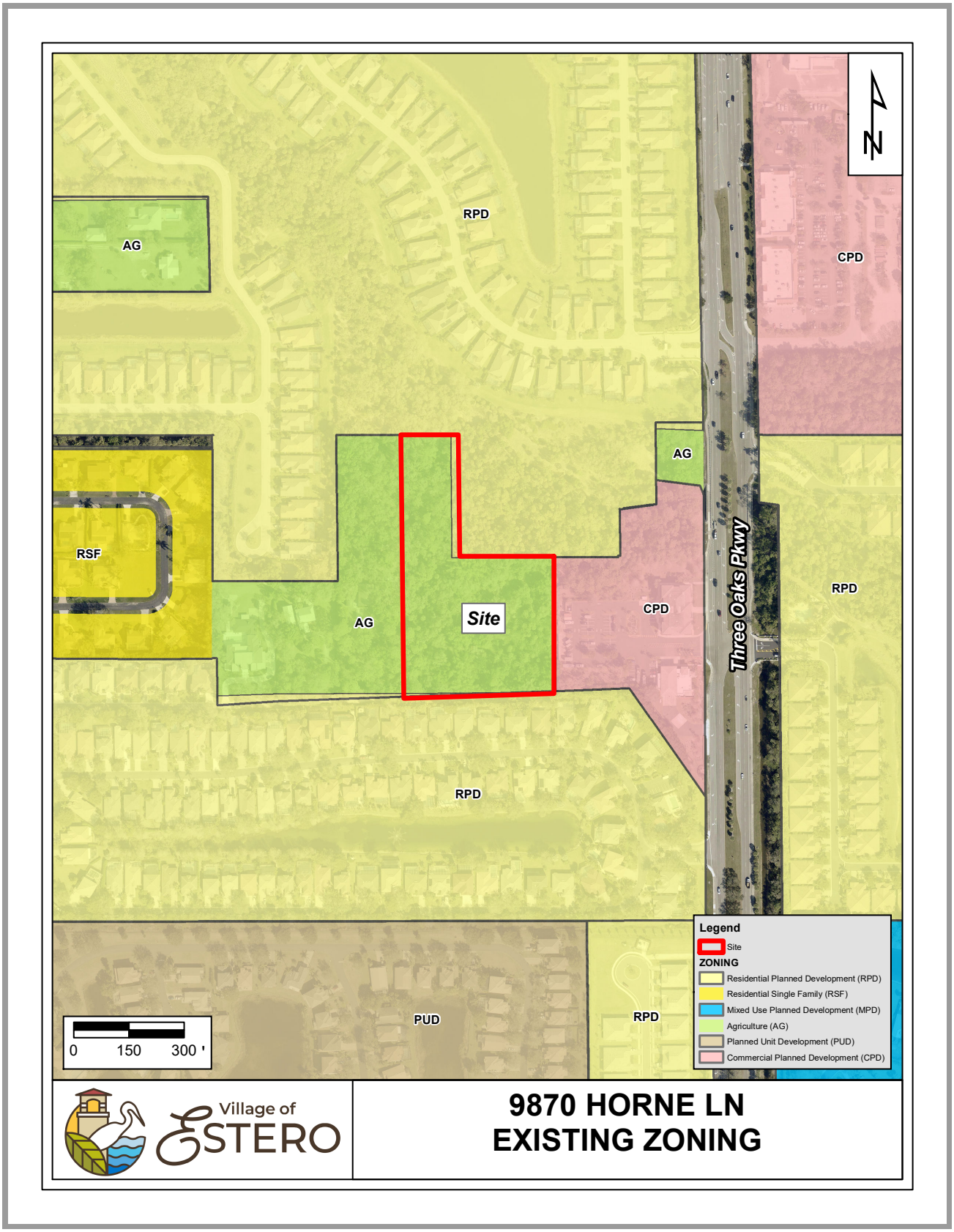
9. **The rezoning is compatible with existing or planned uses in the surrounding uses;**

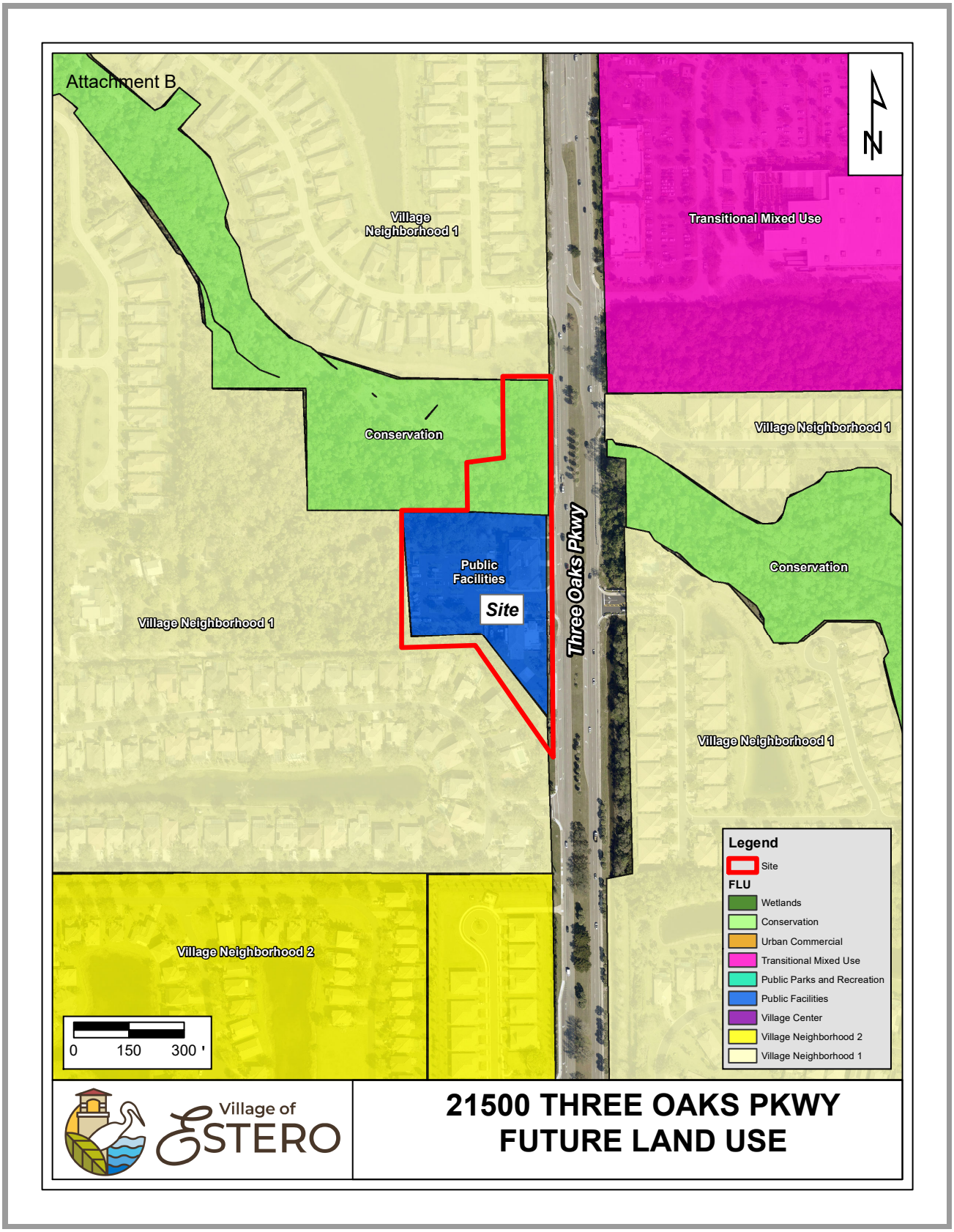
See Finding #4.

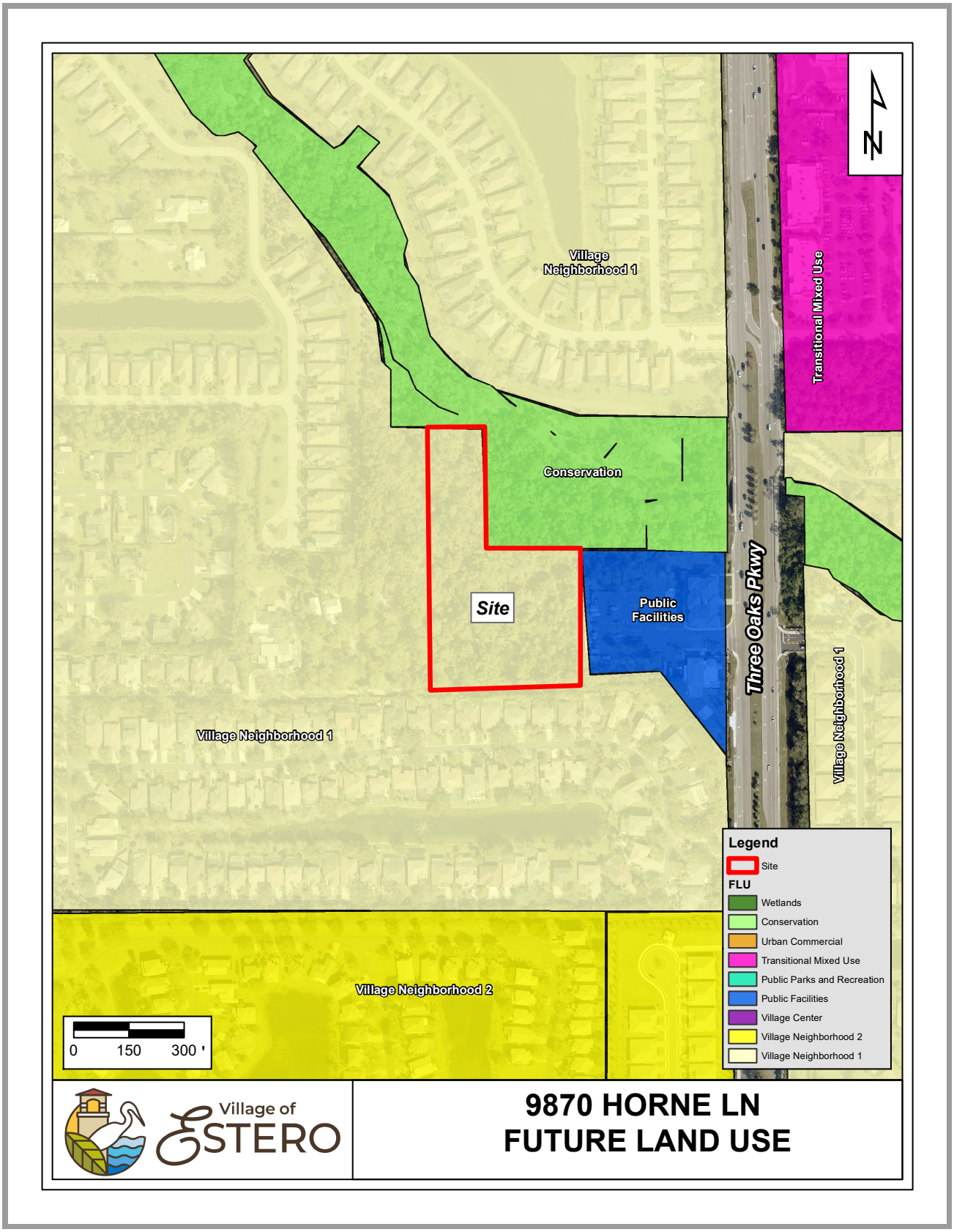
ATTACHMENTS

A. Zoning Map
B. Future Land Use Map
C. PZDB Public Information Meeting Summary
D. Master Concept Plan
E. Environmental Assessment & Species Survey Report
F. Pattern Book
G. Staff Proposed Zoning Conditions
H. Zoning Resolution Z-06-013


Attachment A
RPD
CPD
AG
RPD
CPD
Site
AG
Three Oaks Pkwy
RPD
RPD
MPD
PUD
RPD
0
150
300 '
Legend
Site
ZONING
Residential Planned Development (RPD)
Mixed Use Planned Development (MPD)
Agriculture (AG)
Planned Unit Development (PUD)
Commercial Planned Development (CPD)
Village of ESTERO
21500 THREE OAKS PKWY
EXISTING ZONING


N
AG
RPD
CPD
AG
RSF
AG
Site
CPD
Three Oaks Pkwy
RPD
RPD
PUD
RPD
0
150
300 '
Legend
Site
ZONING
Residential Planned Development (RPD)
Residential Single Family (RSF)
Mixed Use Planned Development (MPD)
Agriculture (AG)
Planned Unit Development (PUD)
Commercial Planned Development (CPD)
Village of
ESTERO
9870 HORNE LN
EXISTING ZONING


Attachment B
Village Neighborhood 1
Transitional Mixed Use
Conservation
Village Neighborhood 1
Public Facilities
Site
Three Oaks Pkwy
Conservation
Village Neighborhood 1
Village Neighborhood 1
Village Neighborhood 2
0 150 300 '
Legend
Site
FLU
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
21500 THREE OAKS PKWY
FUTURE LAND USE


N
Village Neighborhood 1
Transitional Mixed Use
Conservation
Site
Public Facilities
Three Oaks Pkwy
Village Neighborhood 1
Village Neighborhood 1
Village Neighborhood 2
0 150 300 '
Legend
Site
FLU
Wetlands
Conservation
Urban Commercial
Transitional Mixed Use
Public Parks and Recreation
Public Facilities
Village Center
Village Neighborhood 2
Village Neighborhood 1
Village of ESTERO
9870 HORNE LN
FUTURE LAND USE

ESTERO FIRE RESCUE CPD (CFPD)
PUBLIC INFORMATIONAL MEETING

Meeting Date: January 13, 2026
Time: 4:30pm, meeting start
Location: 9401 Corkscrew Palms Circle, 1st FL, Estero, FL 33928
Attendees:

Planning and Zoning Board Members:
Chairman Anthony Gargano, Vice Chairman Sheeley, James Tatooles, Barry Jones, Kristin Jeannin, Al Paivandy, Jim Wallace, Dan Williams

Staff Present: Community Development Director Mary Gibbs, Amy Chavez, Estero Planner and Village Land Use Counsel Nancy Stroud,

Applicant Present: Daniel DeLisi, John Wojdak, PE, Estero Fire Chief Vanderbrook, Natalie White, Greg Desario

Meeting Summary:

Amy Chavez from Estero staff gave an initial overview of the request, property location.

Mr. DeLisi gave an overview presentation. He provided an overview of the proposed project which included the location, the surrounding uses, the history of the zoning and the fire station, the proposed addition to the CPD and the use of the addition for storage, the layout of the site design with the detention and preserve areas around the perimeter and the architectural images.

Board Questions or Comments and Response:

- **Question:** Is the expansion sufficient in size for the fire needs for the development west of I-75?

  Response: The expansion of the CPD is just for storage. There will be a small expansion in the fire station but not adding people to this station.

- **Question:** Are there indigenous preservation requirements?

  Response: Yes. The indigenous areas are shown on the concept plan. The project is using indigenous area to the west as a buffer. Looking at preserve of large heritage oak trees on site.

- **Question:** Would there be any uses that would generate noise in off hours?

Response: The storage building is for storage for the overall fire department. It is not directly associated with the activities of the on-site fire station.

- **Question:** What is the buffer on the south side, is there a wall?

  Response: Yes. A 20-foot type C buffer. There is a wall there now that will be extended to the west within the 20' buffer.

- **Question:** How are you doing compensating storage in the floodplain? Are you going to berm in the indigenous area?

  Response: The indigenous area is outside of our stormwater system. The berm will be outside of the indigenous area. The intent is for the indigenous area to remain natural.

- **Question:** Concerns about wildlife. Would like to turn the building to be parallel to the current building.

  Response: An Environmental Assessment & Species Survey Report has been submitted. The project will comply with state and federal requirements. The building has been reconfigured to increase the setback to the west.

- **Question:** Concerned with lighting. Want more of a buffer on the south.

  Response: During non-emergency operations, the lighting will be the minimum amount to maintain safety and security and comply with the Village of Estero requirements. The plan includes the most significant buffer in the code and includes a wall.

- **Question:** In storms, Horne Lane gets flooded. Concerned that any berm will add water coming on to their property. Buffer needs to be bigger on south. Concerned about lighting.

  Response: All runoff will be contained and outfalls north to the river. The plan includes the most significant buffer in the code and includes a wall. During non-emergency operations, the lighting will be the minimum amount to maintain safety and security and comply with the Village of Estero requirements.

- **Question:** Concerned with lights and sound with a 24/7 operation. Flooding of Horne Lane will increase with the new impervious surface.

  Response: Access to the building has been oriented away from the south to decrease noise and visual impact to the neighbors to the south. During non-emergency operations, the lighting will be the minimum amount to maintain safety

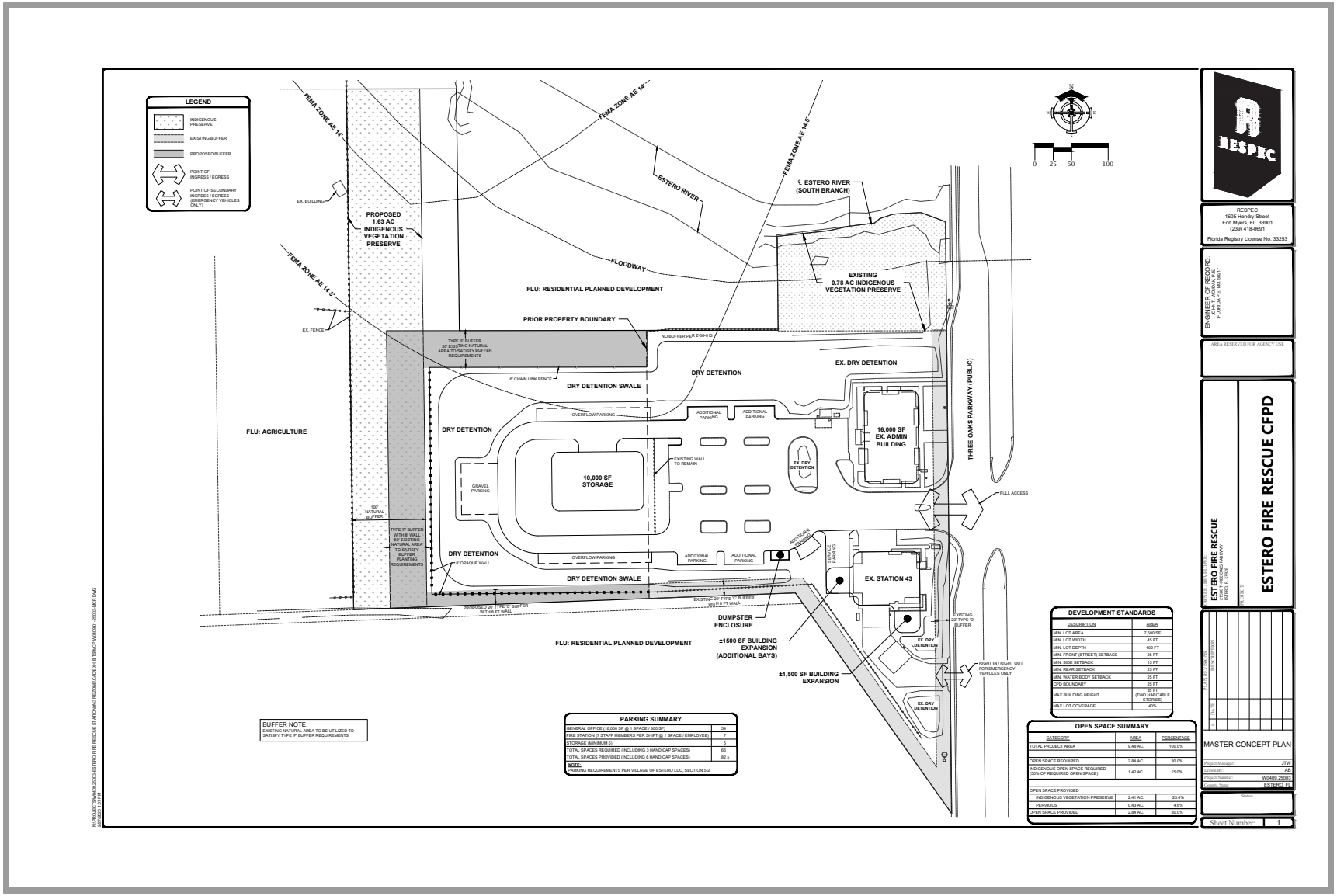
and security and comply with the Village of Estero requirements. All runoff will be contained and outfalls north to the river.

- **Question:** Concerned with heigh, and lighting. Concerned with Commercial zoning.

  Response: The height will be consistent with the current zoning requirements. The zoning will be revised from CPD to Community Facilities PD.

- **Question:** Is there any way to reallocate the greenspace next to the building to enhance the buffer to the south?

  Response: Access to the building has been oriented away from the south to decrease noise and visual impact to the neighbors to the south. The plan includes the most significant buffer in the code and includes a wall.


LEGEND
INDIGENOUS PRESERVE
EXISTING BUFFER
PROPOSED BUFFER
POINT OF INGRESS / EGRESS
POINT OF SECONDARY INGRESS / EGRESS (EMERGENCY VEHICLES ONLY)
FEMA ZONE AE 14'
FEMA ZONE AE 14.5'
ESTERO RIVER
FLOODWAY
℄ ESTERO RIVER (SOUTH BRANCH)
EX. BUILDING
PROPOSED 1.63 AC INDIGENOUS VEGETATION PRESERVE
EX. FENCE
EXISTING 0.78 AC INDIGENOUS VEGETATION PRESERVE
FLU: RESIDENTIAL PLANNED DEVELOPMENT
PRIOR PROPERTY BOUNDARY
NO BUFFER PER Z-04-013
TYPE 'F' BUFFER 50' EXISTING NATURAL AREA TO SATISFY BUFFER REQUIREMENTS
6' CHAIN LINK FENCE
DRY DETENTION SWALE
DRY DETENTION
EX. DRY DETENTION
FLU: AGRICULTURE
OVERFLOW PARKING
ADDITIONAL PARKING
16,000 SF EX. ADMIN BUILDING
THREE OAKS PARKWAY (PUBLIC)
10,000 SF STORAGE
EXISTING WALL TO REMAIN
GRAVEL PARKING
100' NATURAL BUFFER
TYPE 'F' BUFFER WITH 8' WALL EXISTING NATURAL AREA TO SATISFY BUFFER PLANTING REQUIREMENTS
6' OPAQUE WALL
FULL ACCESS
SERVICE PARKING
EX. STATION 43
EXISTING 50' TYPE 'C' BUFFER WITH 6 FT WALL
PROPOSED 20' TYPE 'C' BUFFER WITH 6 FT WALL
DUMPSTER ENCLOSURE
±1500 SF BUILDING EXPANSION (ADDITIONAL BAYS)
±1,500 SF BUILDING EXPANSION
EXISTING 50' TYPE 'D' BUFFER
RIGHT IN / RIGHT OUT FOR EMERGENCY VEHICLES ONLY
EX. DRY DETENTION
BUFFER NOTE:
EXISTING NATURAL AREA TO BE UTILIZED TO SATISFY TYPE 'F' BUFFER REQUIREMENTS
PARKING SUMMARY
GENERAL OFFICE (16,000 SF @ 1 SPACE / 300 SF) 54
FIRE STATION (7 STAFF MEMBERS PER SHIFT @ 1 SPACE / EMPLOYEE) 7
STORAGE (MINIMUM 5) 5
TOTAL SPACES REQUIRED (INCLUDING 3 HANDICAP SPACES) 66
TOTAL SPACES PROVIDED (INCLUDING 6 HANDICAP SPACES) 82 ±
NOTE: PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, SECTION 5-2
DEVELOPMENT STANDARDS
DESCRIPTION AREA
MIN. LOT AREA 7,500 SF
MIN. LOT WIDTH 45 FT
MIN. LOT DEPTH 100 FT
MIN. FRONT (STREET) SETBACK 25 FT
MIN. SIDE SETBACK 15 FT
MIN. REAR SETBACK 25 FT
MIN. WATER BODY SETBACK 25 FT
CPD BOUNDARY 25 FT
MAX BUILDING HEIGHT 35 FT (TWO HABITABLE STORIES)
MAX LOT COVERAGE 40%
OPEN SPACE SUMMARY
CATEGORY AREA PERCENTAGE
TOTAL PROJECT AREA 9.48 AC. 100.0%
OPEN SPACE REQUIRED 2.84 AC. 30.0%
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE) 1.42 AC. 15.0%
OPEN SPACE PROVIDED
INDIGENOUS VEGETATION PRESERVE 2.41 AC. 25.4%
PERVIOUS 0.43 AC. 4.6%
OPEN SPACE PROVIDED 2.84 AC. 30.0%
0 25 50 100
RESPEC
1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
Florida Registry License No. 33253
ENGINEER OF RECORD:
JOHN T. WILLIAMS, P.E.
FLORIDA P.E. NO. 39071
AREA RESERVED FOR AGENCY USE
PROJECT DEVELOPERS:
ESTERO FIRE RESCUE
21200 THREE OAKS PARKWAY
ESTERO, FL 33928
PROJECT:
ESTERO FIRE RESCUE CFPD
REVISIONS
DATE DESCRIPTION
MASTER CONCEPT PLAN
Project Manager: JTW
Drawn By: AS
Project Number: W0409.25003
County: Estero, FL
Status:
Sheet Number: 1

ESTERO FIRE RESCUE - STATION #43

ENVIRONMENTAL ASSESSMENT &
SPECIES SURVEY REPORT

Lee County STRAP #: 34-46-25-E3-U2118.2314

September 2025

Prepared For:

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Introduction

An environmental assessment and species survey was conducted on the Estero Fire Rescue Station #43 on August 27, and September 24, 2025. The 9.48± acre site is located in Section 34, Township 46S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately north of Horne Lane, west of Three Oaks Parkway, and east of River Ranch Road in Estero, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial developments, and undeveloped forested land. The survey was conducted throughout the day; the temperatures were in the mid to upper 80's, with light breezes, and partly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Species Survey Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the County's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from Respec and is assumed to be approximately 9.48± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Brynwood Fine Sand, Wet (NRCS #6; hydric), Cocoa Fine Sand (NRCS #55; non-hydric), and Brynwood Fine Sand, Wet-Urban Land Complex (NRCS #64; hydric). Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. There were no wetlands and 0.46± acres of other surface waters identified within the property boundary.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

Uplands

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 110 Residential – 0.42± Acres

This single-family residential home-site occupies approximately 0.42± acres of the site. This community would be considered as uplands by regulatory agencies.

FLUCFCS 140 Commercial (Existing Fire Station) – 3.30± Acres

This commercial, existing fire facility, associated parking, and water management areas, occupies approximately 3.30± acres of the site. This community would be considered as uplands by regulatory agencies.

FLUCFCS 420 E4 Mixed Upland Forests (Exotics >75%) – 4.16± Acres

This upland habitat type occupies the approximately 4.16± acres of the property. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), java plum (*Syzygium cumini*), mimosa tree (*Albizia julibrissin*), and royal poinciana (*Delonix regia*), with scattered clumps of dragon bamboo (*Dendrocalamus gigantus*). The sub-canopy contains cabbage palm (*Sabal palmetto*), carrotwood (*Cupaniopsis anacardioides*), and firebush (*Hamelia patens*) . The ground cover includes caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), John Charles (*Condea verticillate*), Siam weed (*Chromolaena odorata*), arrowhead vine (*Syngonium podophyllum*), moses in the cradle (*Tradescantia spathacea*), ragweed (*Ambrosia artemisiifolia*) and other various opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), grapevine (*Vitis rotundifolia)*, and greenbriar *(Smilax* spp.). This community would be considered uplands by the regulatory agencies.

FLUCFCS 430 E1 Oak-Pine-Cabbage Palm (Exotics 1-24%) – 1.14± Acres

This upland habitat type occupies approximately 1.14± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum *(Syzygium cumim),* and melaleuca *(Melaleuca quinquenervia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), and beauty-berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*), and Ceasar weed (*Urena lobata)*, with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.)*, grapevine (*Vitis rotundifolia)*, Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)
The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Estero River – 0.11± Acres
This "other surface water" habitat type occupies approximately 0.11± acres of the property. This community includes the Estero River. The canopy and sub-canopy are open with widely scattered live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*) along the edges. The ground cover is mostly open. This community would be considered "other surface waters" by the regulatory agencies.

FLUCFCS 530 Wet Detention Area – 0.35± Acres
This "other surface water" (OSW) communities occupy approximately 0.35± acres of the property. The canopy contains bald cypress *(Taxodium distichum),* with scattered laurel oak *(Quercus laurifolia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), and wax myrtle *(Myrica cerifera).* The ground cover contains bahia grass (*Paspalum notatum*), frog fruit (*Phyla nodiflora*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), tickseed (*Coreopsis floridana*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), and other opportunistic weedy species. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands; however, since this area is being utilized as a reservoir, this community is artificially created and would be considered "other surface waters" by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
110	Residential	Upland	0.42± Ac.
140	Commercial (Existing Fire Facility)	Upland	3.30± Ac.
420 E4	Mixed Upland Forest (>75% Exotics)	Upland	4.16± Ac.
430 E1	Oak-Pine-Cabbage Palm (<25% Exotics)	Upland	1.14± Ac.
510	Estero River	OSW	0.11± Ac.
530	Dry Detention	OSW	0.35± Ac.
Total			**9.48± Ac.**

Species Survey Results

During the field survey for protected species on the property, there was a single potentially occupied gopher tortoise (*Gopherus polyphemus*) burrow identified. The burrow was adjacent to the existing gopher tortoise preserve area and the preserve area abutting northern property boundary. A buffer of at least twenty-five feet must be established, otherwise, a gopher tortoise relocation permit be obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoise; either to the on-site preserve area or off-site to an FWC approved recipient site.

There were several other burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified; there was no evidence that these burrows were being used by gopher tortoises. There were no other protected species or signs thereof observed; there were no nest-like structures or tree cavities noted while conducting the protected species survey on-site.

There were several non-listed species identified while conducting the protected species survey, among those were a black racer (*Coluber constrictor*), grey squirrel (*Sciurus carolinensis*), and mockingbird (*Mimus polyglottos*). There was indirect evidence that the site was being utilized by other non-listed species (i.e. game trails). The various

listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP do not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP consider if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. This parcel lies within the service area of several mitigation banks; currently, credits are going for $200,000 to $250,000 depending on whether they are herbaceous or forested credits, and freshwater or saltwater.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, level of exotic infestation, and the surrounding land uses, it is unlikely that this site supports or would provide habitat for protected species. A single gopher tortoise burrow was identified within the property boundary, adjacent to existing preserve areas. A twenty-five foot buffer must be provided; otherwise, a gopher tortoise relocation permit will be obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoise; either to the preserve area or off-site to an FWC approved recipient site.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment conforms to the standards and generally accepted practices in the environmental field and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

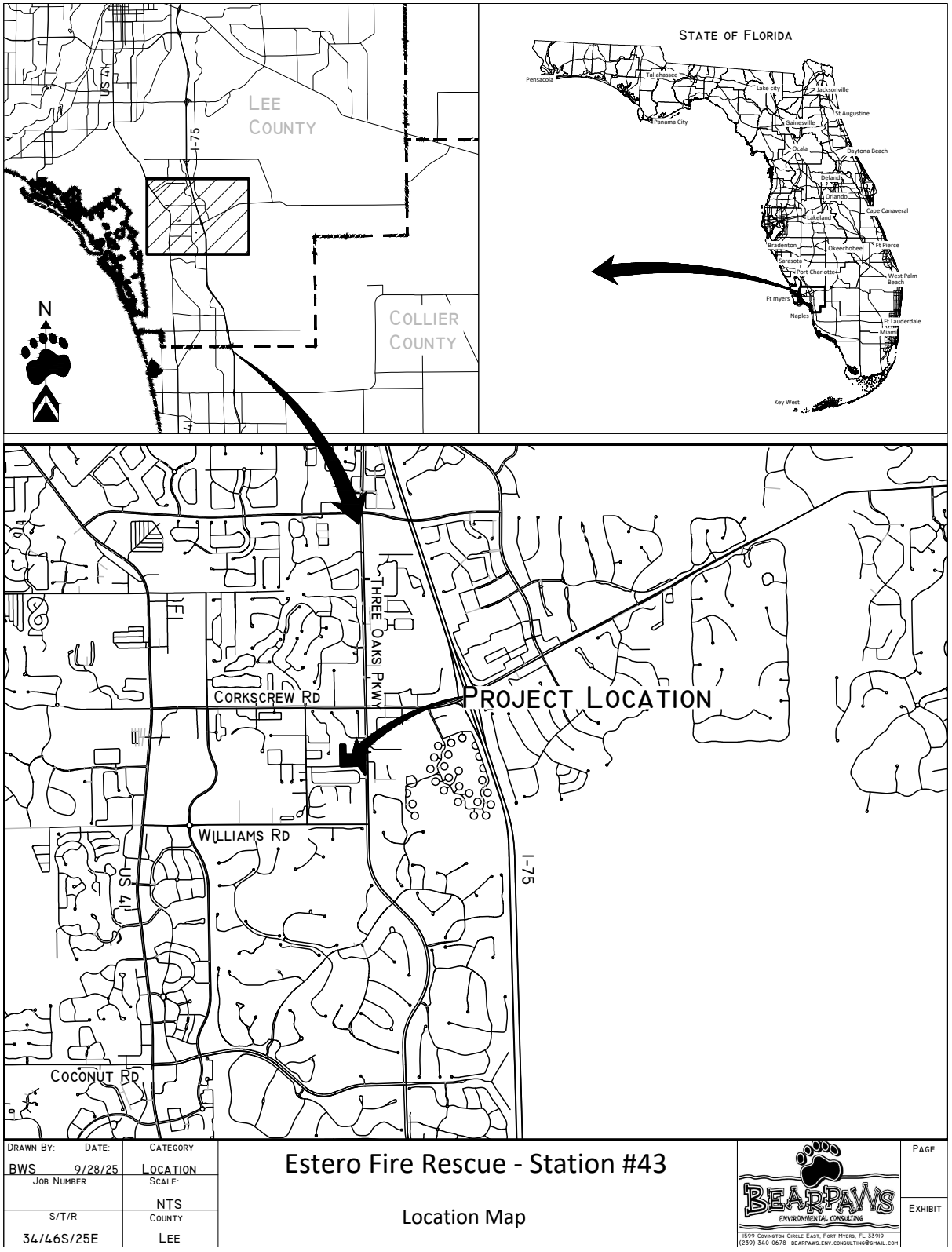
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
110	Residential	N/A	*N/A*	--	--	--	--	--
130	Commercial	N/A	*N/A*	--	--	--	--	--
420	Mixed Upland Hardwoods	Beautiful paw-paw	*Deeringothamnus pulchellus*	--	E	E	E	--
		Big cypress fox squirrel	*Sciurus niger avicennia*	--	--	--	--	SSC
		Eastern indigo snake	*Drymarchon corais couperi*	--	--	--	T	T
		Fakahatchee burmannia	*Burmannia flava*	--	--	E	--	--
		Florida black bear	*Ursus americanus floridanus*	--	--	--	SAT	T
		Florida coontie	*Zamia floridana*	--	--	C	--	--
		Gopher frog	*Rana areolata*	--	--	--	--	SSC
		Gopher tortoise	*Gopherus polyphemus*	--	--	--	T	T
		Red-cockaded woodpecker	*Picoides borealis*	--	--	--	E	SSC
		Satinleaf	*Chrysophyllum olivaeforme*	--	--	T	--	--
		Southeastern American Kestrel	*Falco sparverius paulus*	--	--	--	--	T
430	Oak – Pine – Cabbage Palm	Beautiful paw-paw	*Deeringothamnus pulchellus*	--	E	E	E	--
		Big cypress fox squirrel	*Sciurus niger avicennia*	--	--	--	--	SSC
		Eastern indigo snake	*Drymarchon corais couperi*	--	--	--	T	T
		Fakahatchee burmannia	*Burmannia flava*	--	--	E	--	--
		Florida black bear	*Ursus americanus floridanus*	--	--	--	SAT	T
		Florida coontie	*Zamia floridana*	--	--	C	--	--
		Gopher frog	*Rana areolata*	--	--	--	--	SSC
		Gopher tortoise	*Gopherus polyphemus*	X	--	--	T	T
		Red-cockaded woodpecker	*Picoides borealis*	--	--	--	E	SSC
		Satinleaf	*Chrysophyllum olivaeforme*	--	--	T	--	--
		Southeastern American Kestrel	*Falco sparverius paulus*	--	--	--	--	T
510	Estero River	American alligator	*Alligator mississipiensis*	--	--	--	SAT	SSC
		Everglades mink	*Mustela vison evergladensis*	--	--	--	--	T
		Limpkin	*Aramus guarauna*	--	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	--	--	--	SSC
		Reddish egret	*Egretta rufescens*	--	--	--	--	SSC
		Roseate spoonbill	*Ajaia ajaja*	--	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	--	--	--	SSC
530	Wet Detention Area	American alligator	*Alligator mississipiensis*	--	--	--	SAT	SSC
		Everglades mink	*Mustela vison evergladensis*	--	--	--	--	T
		Limpkin	*Aramus guarauna*	--	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	--	--	--	SSC
		Reddish egret	*Egretta rufescens*	--	--	--	--	SSC
		Roseate spoonbill	*Ajaia ajaja*	--	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	9/28/25	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
34/46S/25E		LEE

Estero Fire Rescue - Station #43

Location Map

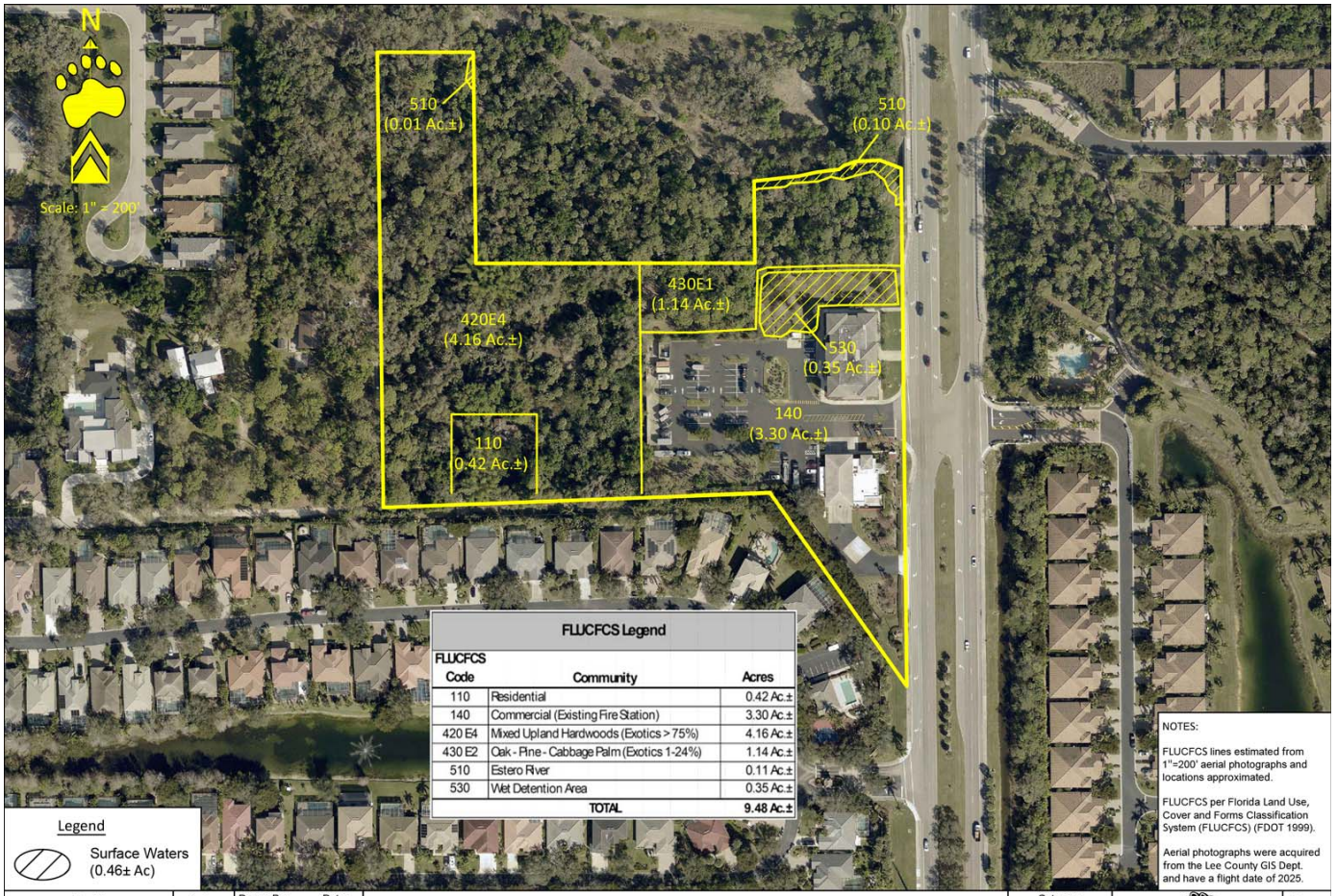
BEARPAWS ENVIRONMENTAL CONSULTING
1599 COVINGTON CIRCLE EAST, FORT MYERS, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial

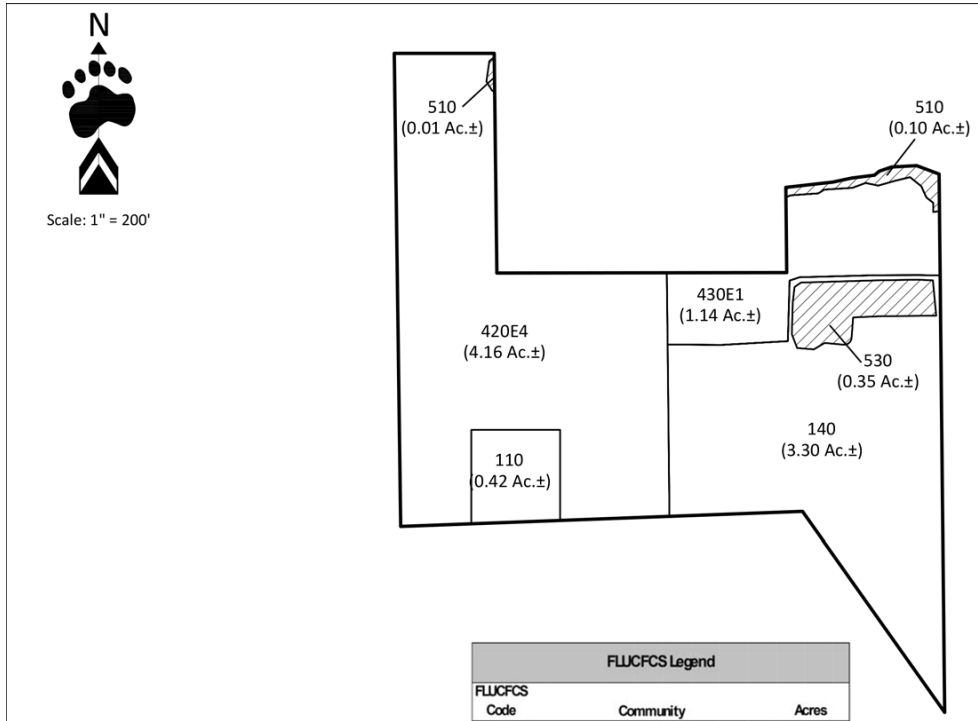


FLUCFCS Legend

FLUCFCS Code	Community	Acres
110	Residential	0.42 Ac.±
140	Commercial (Existing Fire Station)	3.30 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	4.16 Ac.±
430 E2	Oak - Pine - Cabbage Palm (Exotics 1-24%)	1.14 Ac.±
510	Estero River	0.11 Ac.±
530	Wet Detention Area	0.35 Ac.±
	TOTAL	9.48 Ac.±

EXHIBIT C

FLUCFCS Map



FLUCFCS Legend		
FLUCFCS Code	Community	Acres
110	Residential	0.42 Ac.±
140	Commercial (Existing Fire Station)	3.30 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	4.16 Ac.±
430 E2	Oak - Pine - Cabbage Palm (Exotics 1-24%)	1.14 Ac.±
510	Estero River	0.11 Ac.±
530	Wet Detention Area	0.35 Ac.±
	TOTAL	9.48 Ac.±

Legend

Surface Waters (0.46± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By: BWS	Date: 9/28/25	Estero Fire Rescue - Station #43	Category: FLUCFCS	Page: -
		Job Number		FLUCFCS Map	Scale: 1" = 200'	Exhibit: -
		S/T/R: 34/46S/25E			County: Lee	

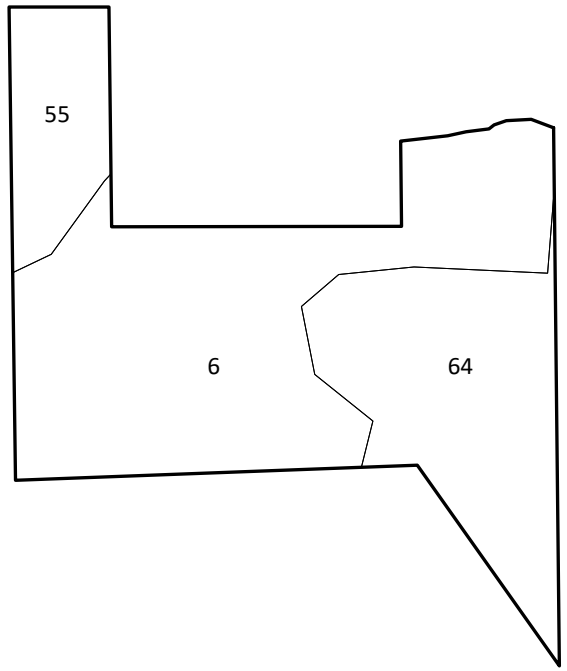
BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 200'



NRCS Soils Table		
Soils No.	Name	Hydric
6	Brynwood Fine Sand, Wet, 0 To 2 Percent Slopes	Yes
55	Cocoa Fine Sand, 0 To 2 Percent Slopes	No
64	Brynwood Fine Sand, Wet-Urban Land Complex, 0 To 2 Percent Slopes	Yes

NOTES

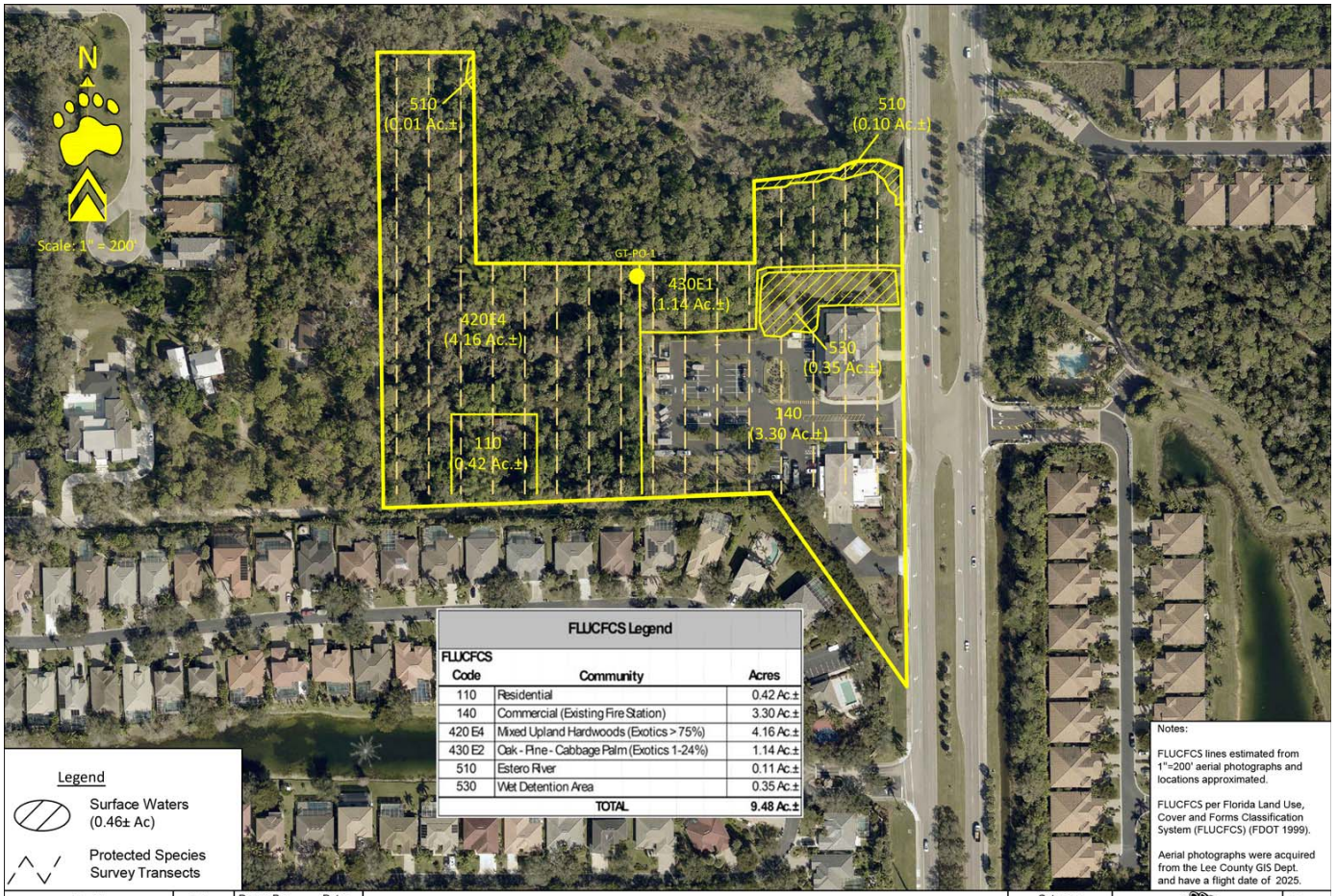
Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:	Estero Fire Rescue - Station #43	Category	Page
		BWS	9/28/25		Soils	-
		Job Number		Soils Map	Scale: 1" = 200'	Exhibit -
		S/T/R			County	
		34/46S/25E			Lee	

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(239) 340-0678 bearpaws.env.consulting@gmail.com

EXHIBIT E

Protected Species Survey Map



FLUCFCS Legend

FLUCFCS Code	Community	Acres
110	Residential	0.42 Ac.±
140	Commercial (Existing Fire Station)	3.30 Ac.±
420 E4	Mixed Upland Hardwoods (Exotics > 75%)	4.16 Ac.±
430 E2	Oak - Pine - Cabbage Palm (Exotics 1-24%)	1.14 Ac.±
510	Estero River	0.11 Ac.±
530	Wet Detention Area	0.35 Ac.±
	TOTAL	9.48 Ac.±

Revisions	Date:	Drawn By:	Date:
		BWS	9/28/25
		Job Number	
		S/T/R	
		34/46S/25E	

Estero Fire Rescue - Station #43

Aerial PSS Map

Category	Page
PSS	-
Scale: 1" = 200'	Exhibit
County: Lee	-

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(239) 340-0678 bearpaws.env.consulting@gmail.com

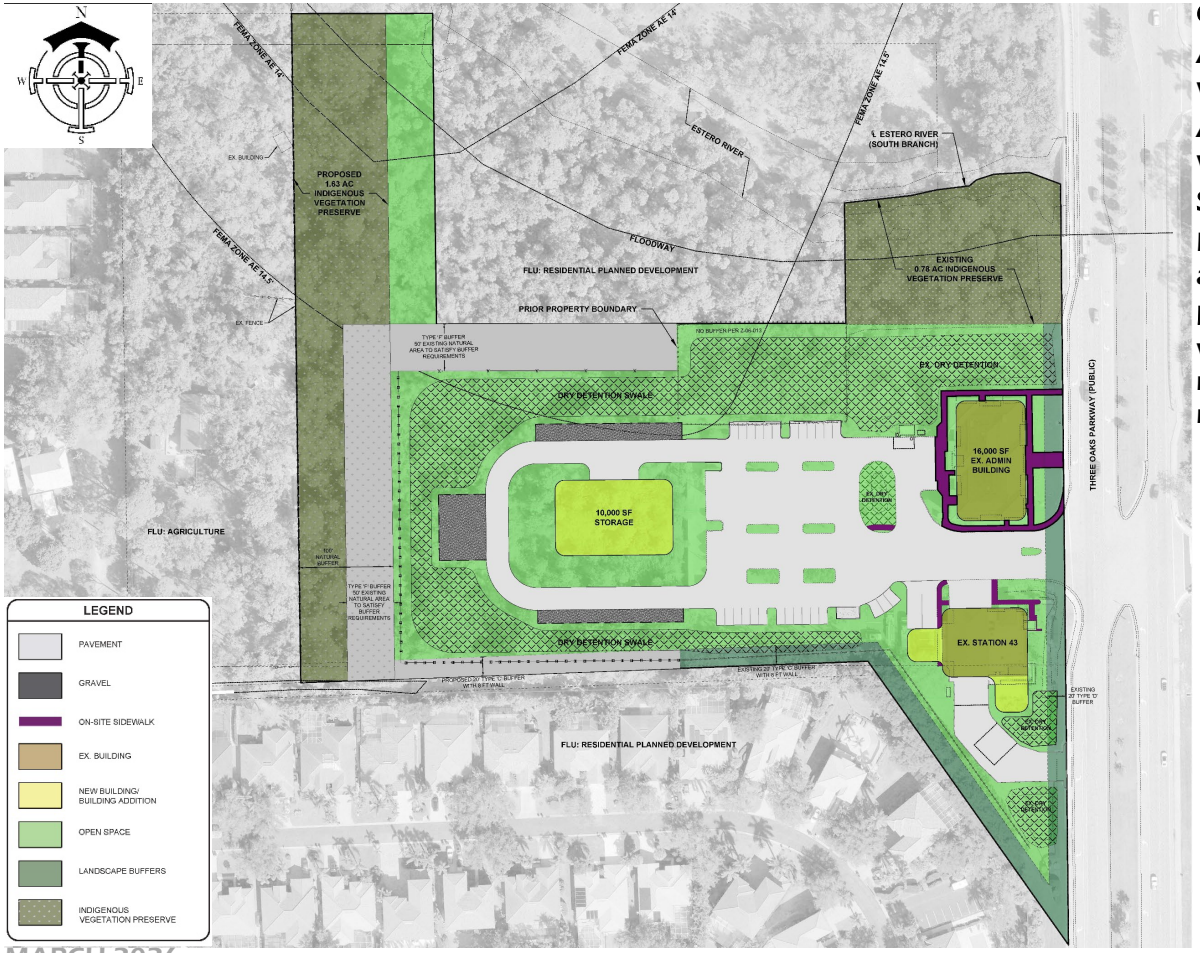
Estero Fire Rescue CFPD



Pattern Book

March 2026

Open Space and Buffers



OPEN SPACE:

Approximately 2.41 acres of indigenous vegetation within the development.

Approximately 0.43 acres of pervious space within the development.

STORMWATER MANAGEMENT AREAS:

Dry Detention Areas in various locations around The Development.

BUFFERS: 20-foot Type 'D' abutting right-of-way. 20-foot Type 'C' w/ 8' wall abutting ex. residential (side). 50-foot Type 'F' existing natural area. 100-foot Natural buffer.

Preliminary Architectural Perspective



MARCH 2026

ESTEREO FIRE RESCUE CFPD | 3

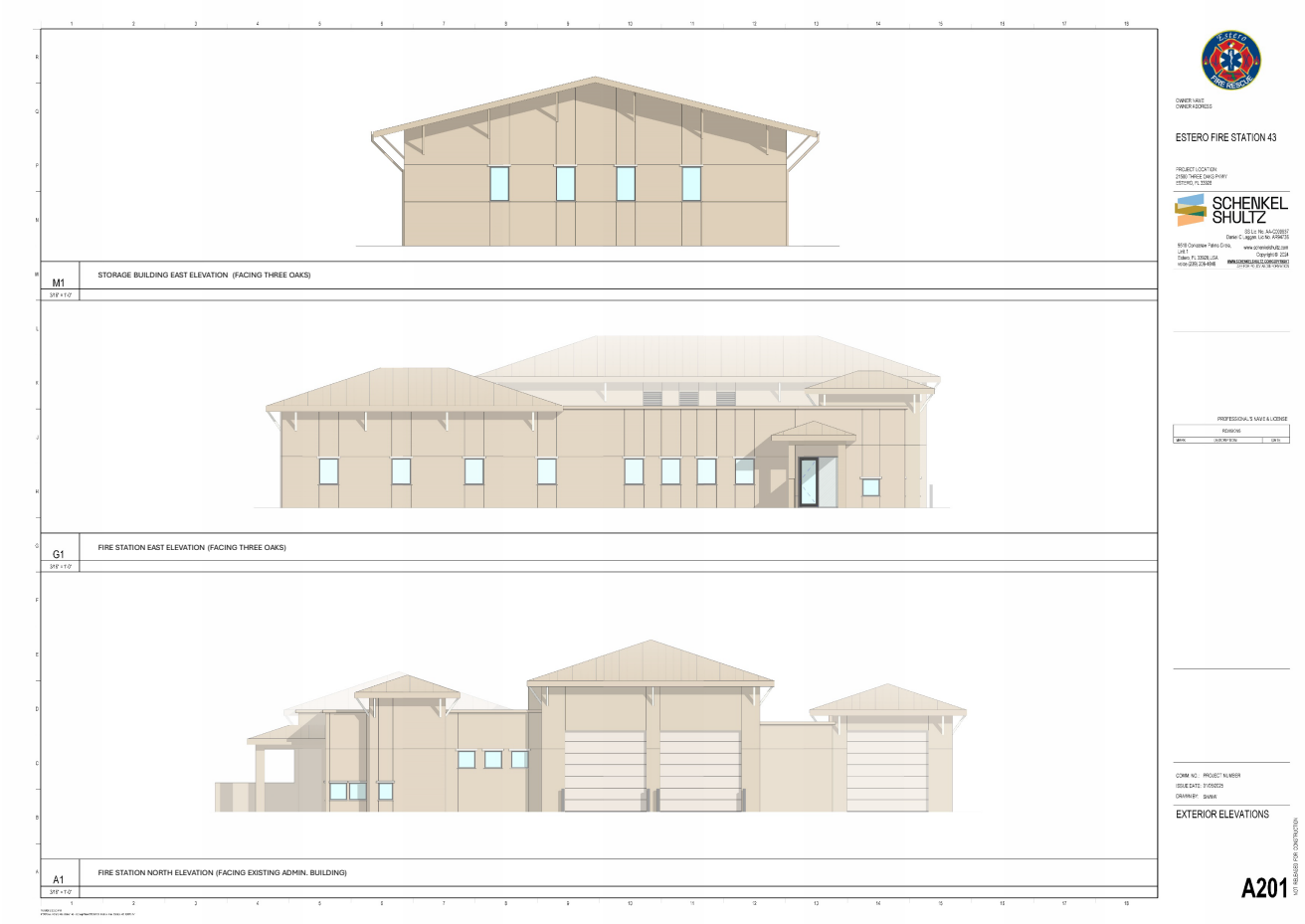
Preliminary Architectural Perspective



MARCH 2026

ESTEREO FIRE RESCUE CFPD | 4

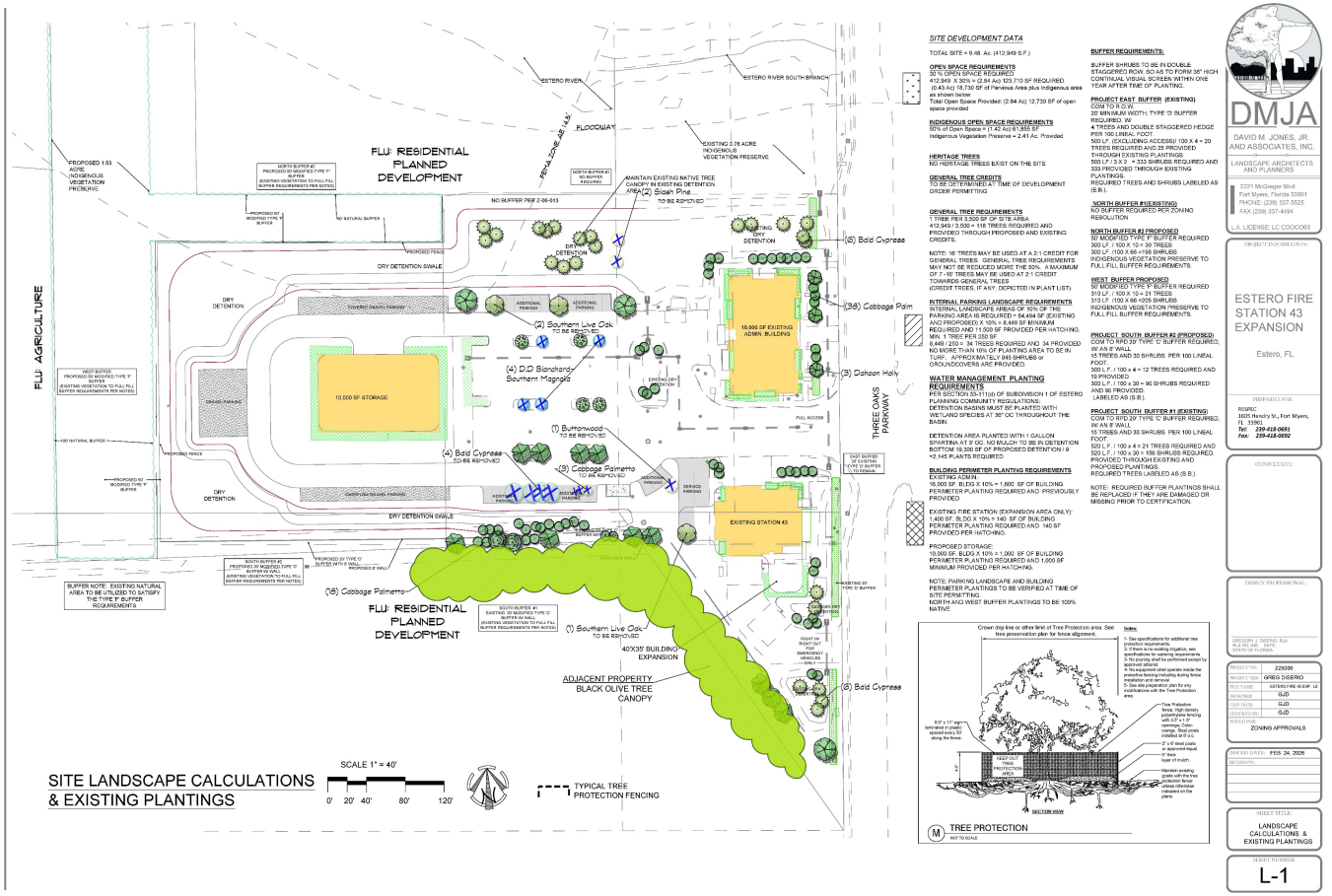
Preliminary Architectural Elevations



MARCH 2026

ESTEREO FIRE RESCUE CFPD | 5

Preliminary Landscape Plan



SITE DEVELOPMENT DATA

TOTAL SITE = 9.46 Ac. (412,949 S.F.)

OPEN SPACE REQUIREMENTS
30 % OPEN SPACE REQUIRED
412,949 X 30% = 123,885 Sq. FT. OR 2.84 Ac.
(0.45 Ac) 19,730 SF of Pervious Area plus Indigenous area as shown below.
Total Open Space Provided: (2.84 Ac) 123,730 SF of open space provided

INDIGENOUS OPEN SPACE REQUIREMENTS
50% of Open Space = (1.42 Ac) 61,855 SF
Indigenous Vegetation Preserve = 2.41 Ac. Provided

HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE

GENERAL TREE CREDITS
TO BE DETERMINED AT TIME OF DEVELOPMENT ORDER PERMITTING

GENERAL TREE REQUIREMENTS
1 TREE PER 2,500 SF OF SITE AREA
412,949 / 3,500 = 118 TREES REQUIRED AND PROVIDED THROUGH PROPOSED AND EXISTING CREDITS.

NOTE: 16' TREES MAY BE USED AT A 2-1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF 7 16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 64,464 SF (EXISTING AND PROPOSED) X 10% = 6,446 SF MINIMUM REQUIRED AND 11,500 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
6,449 / 250 = 34 TREES REQUIRED AND 34 PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 845 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 53-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM 19,336 SF OF PROPOSED DETENTION / 9 =2,145 PLANTS REQUIRED

BUILDING PERIMETER PLANTING REQUIREMENTS
EXISTING ADMIN:
16,000 SF. BLDG X 10% = 1,600 SF OF BUILDING PERIMETER PLANTING REQUIRED AND PREVIOUSLY PROVIDED

EXISTING FIRE STATION (EXPANSION AREA ONLY):
1,400 SF. BLDG X 10% = 140 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 140 SF PROVIDED PER HATCHING.

PROPOSED STORAGE:
10,000 SF. BLDG X 10% = 1,000 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,000 SF MINIMUM PROVIDED PER HATCHING.

NOTE: PARKING LANDSCAPE AND BUILDING PERIMETER PLANTINGS TO BE VERIFIED AT TIME OF SITE PERMITTING.
NORTH AND WEST BUFFER PLANTINGS TO BE 100% NATIVE

BUFFER REQUIREMENTS:

BUFFER SHRUBS TO BE IN DOUBLE STAGGERED ROW, SO AS TO FORM 36" HIGH CONTINUAL VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.

PROJECT EAST BUFFER (EXISTING)
COM TO R.O.W.
20' MINIMUM WIDTH; TYPE 'D' BUFFER REQUIRED, W/
4 TREES AND DOUBLE STAGGERED HEDGE PER 100 LINEAL FOOT.
500 LF. (EXCLUDING ACCESS)/ 100 X 4 = 20 TREES REQUIRED AND 25 PROVIDED THROUGH EXISTING PLANTINGS.
500 LF / 3 X 2 = 333 SHRUBS REQUIRED AND 333 PROVIDED THROUGH EXISTING PLANTINGS.
REQUIRED TREES AND SHRUBS LABELED AS (E.B.).

NORTH BUFFER #1(EXISTING)
NO BUFFER REQUIRED PER ZONING RESOLUTION

NORTH BUFFER #2 PROPOSED
50' MODIFIED TYPE 'F' BUFFER REQUIRED
300 LF. / 100 X 10 = 30 TREES
300 LF. /100 X 66 =198 SHRUBS
INDIGENOUS VEGETATION PRESERVE TO FULL FILL BUFFER REQUIREMENTS.

WEST BUFFER PROPOSED
50' MODIFIED TYPE 'F' BUFFER REQUIRED
310 LF. / 100 X 10 = 31 TREES
310 LF. /100 X 66 =205 SHRUBS
INDIGENOUS VEGETATION PRESERVE TO FULL FILL BUFFER REQUIREMENTS.

PROJECT SOUTH BUFFER #2 (PROPOSED)
COM TO R/R/D/ 20' TYPE 'C' BUFFER REQUIRED, W/ AN 8' WALL
15 TREES AND 30 SHRUBS PER 100 LINEAL FOOT.
303 L.F. / 100 x 4 = 12 TREES REQUIRED AND 19 PROVIDED.
303 L.F. / 100 x 30 = 90 SHRUBS REQUIRED AND 90 PROVIDED.
LABELED AS (S.B.).

PROJECT SOUTH BUFFER #1 (EXISTING)
COM TO R/R/D/ 20' TYPE 'C' BUFFER REQUIRED, W/ AN 8' WALL
15 TREES AND 30 SHRUBS PER 100 LINEAL FOOT.
520 L.F. / 100 x 4 = 21 TREES REQUIRED AND
520 L.F. / 100 x 30 = 156 SHRUBS REQUIRED PROVIDED THROUGH EXISTING AND PROPOSED PLANTINGS
REQUIRED TREES LABELED AS (S.B.).

NOTE: REQUIRED BUFFER PLANTINGS SHALL BE REPLACED IF THEY ARE DAMAGED OR MISSING PRIOR TO CERTIFICATION.

M TREE PROTECTION
NOT TO SCALE

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2271 McGregor Blvd
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494
L.A. LICENSE: LC C000063

PROJECT INFORMATION:
ESTERO FIRE STATION 43 EXPANSION
Estero, FL

PREPARED FOR:
RESPEC
1605 Hendry St., Fort Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISIERIO, RLA
FLA REG. NO. 0670
STATE OF FLORIDA

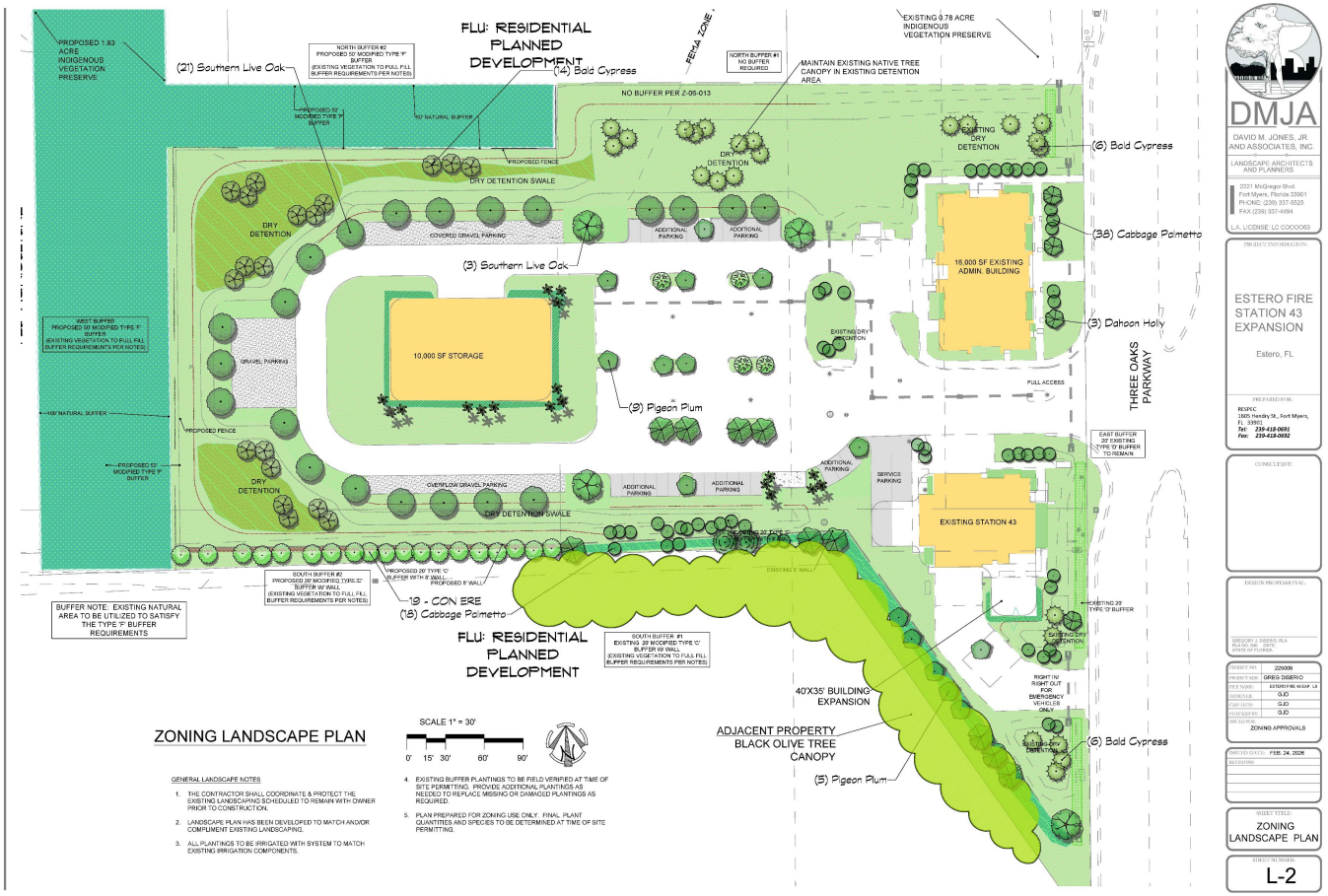
PROJECT NO: 223036
PROJECT MGR: GREG DISIERIO
FILE NAME: ESTERO FIRE 43 EXP. LS
DESIGNER: GJD
CAD DWG: GJD
CHECKED BY: GJD
ISSUED FOR: ZONING APPROVALS
SUBMITTED DATE: FEB. 24, 2026
REVISIONS:

SHEET TITLE: LANDSCAPE CALCULATIONS & EXISTING PLANTINGS
SHEET NUMBER: L-1

MARCH 2026

ESTEREO FIRE RESCUE CFPD | 6

Preliminary Landscape Plan



Preliminary Landscape Plan



Taxodium distichum
Bald Cypress



Pinus elliotti densa
South Florida Slash Pine



Quercus virginiana
Live Oak



Conocarpus erectus
Green Buttonwood



Sabal palmetto
Sabal Palm



Coccoloba diversifolia
Pigeon Plum



Chrysobalanus icaco
Cocoplum



Hamelia patens
Fire Bush & Dwarf Firebush



Clusia guttifera
Small Leaf Clusea



Tripsacum dactyloides
Fakahatchee Grass



Serenoa repens 'Cinerea'
Silver Palmetto



Schefflera arboricola 'Trinette'
'Trinette' Arboricola



Ernodea littoralis
Golden Creeper

ADDITIONAL SPECIES MAY BE INCLUDED AT TIME OF SITE DEVELOPMENT

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-3525
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PROJECT INFORMATION:
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Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, PLA
FLA REG. NO.
DATE:
STATE OF FLORIDA

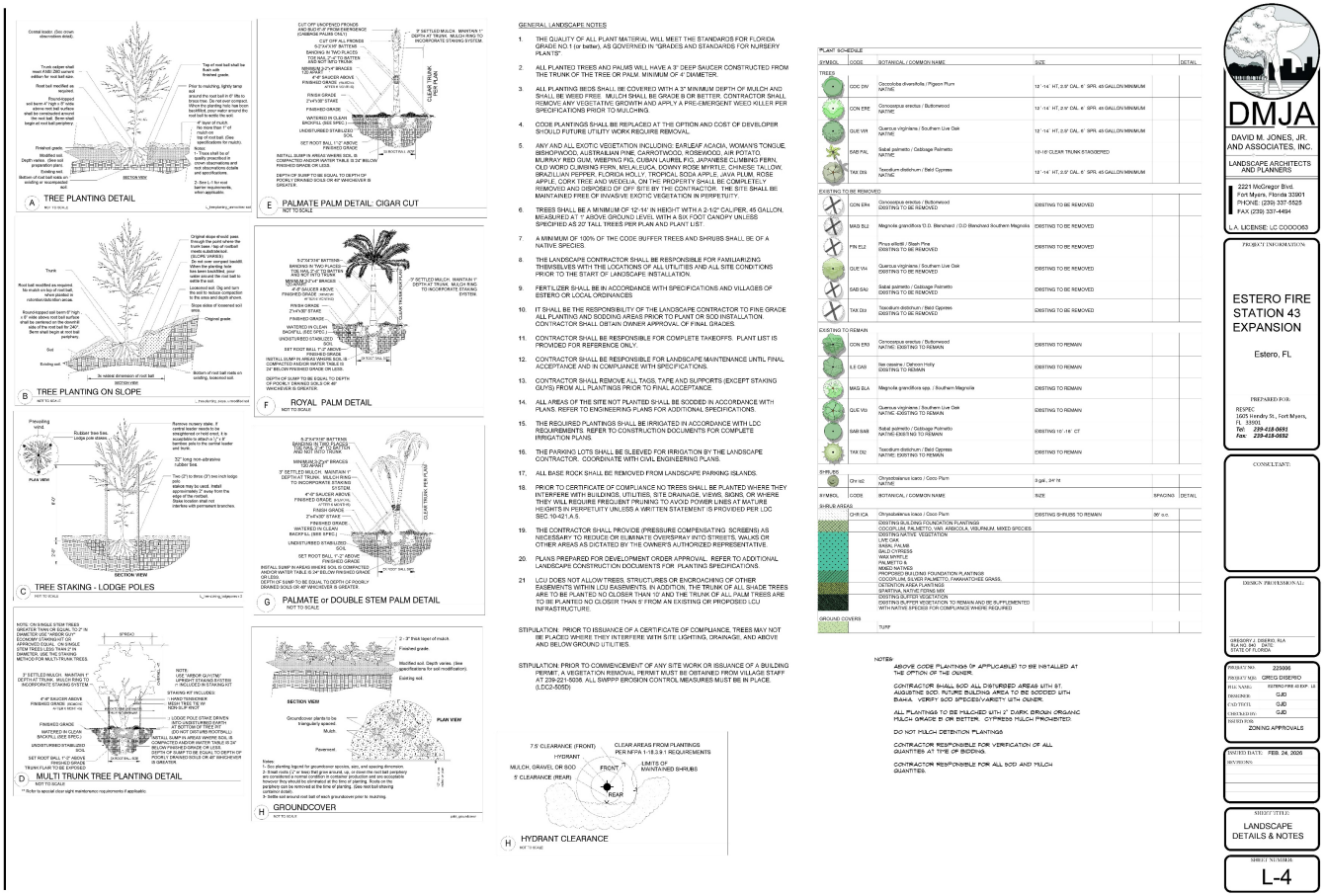
PROJECT NO.: 225006
PROJECT MGR.: GREG DISERIO
FILE NAME: ESTERO FIRE 43 DP_LS
DESIGN BY: GJD
DRAWN BY: GJD
CHECKED BY: GJD
ISSUED FOR: ZONING APPROVALS

ISSUED DATE: FEB. 24, 2026
REVISIONS:

SHEET TITLE:
PLANT IMAGES

SHEET NUMBER:
L-3

Preliminary Landscape Plan



Estero Fire Rescue

Staff Proposed Zoning Conditions

DCI2025-E002

---

1. Master Concept Plan

   Development of this project must be consistent with the Master Concept Plan (MCP) titled "Estero Fire Rescue" dated "Received March 3, 2026".

   The development must comply with all requirements of the Land Development Code at time of local development order approval unless otherwise approved in this Ordinance.

2. Prior Resolution Z-06-013

   Prior Lee County Resolution Z-06-013 is superseded by this approval and is null and void.

3. Development Standards

   Development standards and open space are as shown on the Development Standards and Open Space Table on the Master Concept Plan; except setbacks for the Storage Building are as shown on the Master Concept Plan.

4. Approved Uses

   Accessory Uses and Structures
   Administrative Offices ancillary to Principal Use
   EMS, Fire or Sheriff's Station/Emergency Operations Center
   Fences and Walls
   Government Maintenance Facility
   Parking, Accessory
   Signs, in accordance with the Land Development Code
   Storage: indoor only
   Utilities, minor

5. Height

   Maximum height is 35 feet (two habitable stories)

6. Pattern Book

   Development must be substantially consistent with the 9-page "Estero Fire Rescue CFPD Pattern Book" dated March 2026.

7. Environmental

   Heritage trees will be preserved on site to the maximum extent possible. Details of the gopher tortoise protection will be provided at time of development order in compliance with State and Federal requirements.

8. Transportation

   Access is from Three Oaks Parkway. No access is allowed from Horne Lane.

9. Landscape

   The preliminary landscape plan shown in the Pattern Book may be modified at time of development order to show additional detail including plant types and species and is subject to approval by the Planning Zoning and Design Board.

10. Buffers and Open Space

    Buffers and open space will be consistent with the Master Concept Plan and Pattern Book. For clarification, the Type F buffer includes existing vegetation but does not include a hedgerow. Once exotics are cleared, additional planting may be necessary in the buffer area if the number of required trees does not meet the buffer requirements.

11. No Blasting

    No blasting is allowed as part of this project.

12. Concurrency

    Approval of this rezoning does not constitute a finding that the proposed project meets the mandatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to issuance of a local development order.

13. Other Permits

    Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that result in a violation of State or Federal law.

RESOLUTION NUMBER Z-06-013

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 4.90+/- 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:

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Business Services:
    Group I
Communication Facility, Wireless (Special Exception required)
Contractors and Builders,
    Group I
Cultural Facilities
Day Care Center, Child, Adult
Dormitory, Accessory and Subordinate to Fire Rescue, EMS and Law Enforcement activities only
Emergency Operation Center
EMS, Fire and Sheriff's Station
Essential Services
Essential Service Facilities:
    Group I
Excavation, with no blasting: Water Retention
Fences, Walls
Gasoline Dispensing System, Special
Government Maintenance Facility
Healthcare Facilities:
    Group I
    Group II
    Group III
Insurance Companies
Medical Office
Nonstore Retailers, All Groups
Parking Lot:
    Accessory
    Temporary
Personal Services:
    Group III
    Group IV (Except Dating Services, Escort Services, Palm Readers, Fortune Tellers, Card Readers, and Tattoo Parlors).
Printing and Publishing
Research and Development Laboratories:
    Group I
    Group II
    Group III
Wholesales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs, in accordance with Chapter 30 of the Lee County LDC
Social Services: Group I
Storage: Indoor only
Studios

Temporary Uses: Estero Fire Rescue temporary offices
Transportation Services: Group II

b. Site Development Regulations

Minimum lot area	7,500 square feet
Minimum lot width	45 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Street	25 feet
Side yard	15 feet
Rear yard	25 feet
Water body	25 feet
CPD boundary	25 feet

Maximum height 35 feet (two habitable stories)

Maximum lot coverage 40 percent

Parking requirements:

General office	1 space per 300 square feet of gross floor area
Medical office	1 space per 200 square feet of gross floor area
Fire station	1 space per fire fighter

3. Environmental Conditions - Prior to local development order approval:

a. The development order plans must delineate a .50-acre gopher tortoise preserve in substantial compliance with the Master Concept Plan, and a single row hedge of native shrubs (minimum 3-gallon container size, 24-inch height at planting; maintained at a minimum 3-foot height) must be delineated along the south side of the gopher tortoise preserve and adjacent dry retention area to prevent gopher tortoises from entering the parking lot.

b. The gopher tortoise preserve must be managed in perpetuity as gopher tortoise habitat, and the gopher tortoise preserve must not be utilized as a surface water management area (i.e., dry retention). A gopher tortoise management plan must be submitted for review and approval by the Division of Environmental Sciences Staff.

c. The development order plans must delineate the .78-acre preserve including the Estero River, wetlands and oak/sabal palm hammock as shown on the Master Concept Plan.

4. Agricultural use is not approved as part of this rezoning and may not be established in the future, absent rezoning to an agricultural land use district.

5. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan. The Developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

6. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

7. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.

8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

9. All permitted temporary structures located on the subject parcel shall be permanently removed, upon the issuance of a Certificate of Occupancy/Completion for the two story office structure described herein.

SECTION C. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:
34-46-25-00-00023.0010 & 34-46-25-00-00023.0030

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

c. is compatible with existing or planned uses in the surrounding area; and,

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 1st day of May 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall
Chairwoman

Approved as to form by:

_____
County Attorney's Office

CASE NO: DCI2003-00026

RECEIVED
MINUTES OFFICE

EXHIBIT II-B-1.A
LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, AND OFFICIAL RECORDS BOOK 2517, PAGE 2666, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT C-30, FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION, PLAT BOOK 1, PAGE 59, SAID PUBLIC RECORDS, BEING THE SOUTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877; THENCE N.33°43'43"W. ALONG THE COMMON BOUNDARY OF SAID PARCEL AND OF COLONIAL OAKS, A SUBDIVISION AS RECORDED IN PLAT BOOK 71, PAGE 60, SAID PUBLIC RECORDS, FOR 368.95 FEET TO THE NORTHEAST CORNER OF SAID COLONIAL OAKS; THENCE S.89°24'11"W., ALONG THE NORTH LINE OF SAID COLONIAL OAKS AND THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, FOR 200.02 FEET; THENCE N.00°58'25"E., FOR 366.04 FEET; THENCE S.88°30'37"E., ALONG THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, FOR 180.01 FEET; THENCE N.00°58'25"E., ALONG THE WEST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, FOR 127 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ESTERO RIVER; THENCE NORTHEASTERLY ALONG SAID CENTERLINE, FOR 239 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, AND THE WEST RIGHT OF WAY LINE OF THREE OAKS PARKWAY; THENCE S.00°58'25"W., ALONG SAID EAST LINE AND SAID RIGHT OF WAY LINE, FOR 821 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 213,268 SQUARE FEET OR 4.90 ACRES, MORE OR LESS.

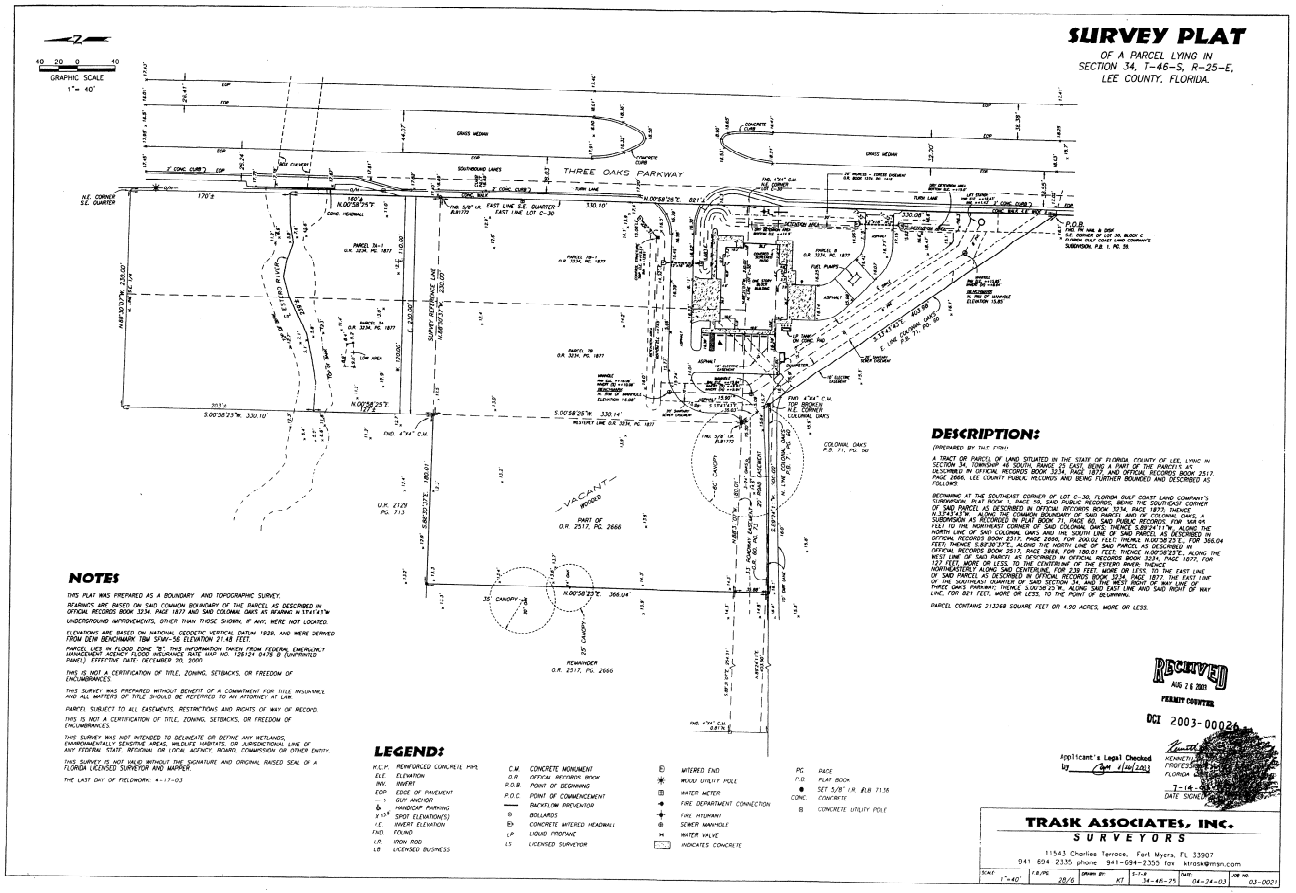
RECEIVED
AUG 26 2003
ZONING COUNTER

Applicant's Legal Checked
by Gary 8/26/2003

DCI 2003-00026

EXHIBIT A
(Page 1 of 2)

EXHIBIT A
(Page 2 of 2)



SURVEY PLAT

OF A PARCEL LYING IN
SECTION 34, T-46-S, R-25-E,
LEE COUNTY, FLORIDA.

GRAPHIC SCALE
1" = 40'

THREE OAKS PARKWAY

PARCEL 'A-1'
O.R. 3234, PG. 1877

PART OF
O.R. 2517, PG. 2666

VACANT
WOODS

REMAINDER
O.R. 2517, PG. 2666

COLONIAL OAKS
P.B. 71, PG. 90

DESCRIPTION:

(PREPARED BY THIS FIRM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, AND OFFICIAL RECORDS BOOK 2517, PAGE 2666, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT C-30, FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION PLAT BOOK 1, PAGE 101, SAID PUBLIC RECORDS, BEING THE SOUTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1314, PAGE 1873, THENCE N.89°41'41"W., ALONG THE COMMON BOUNDARY OF SAID PARCEL AND OF COLONIAL OAKS, A SUBDIVISION AS RECORDED IN PLAT BOOK 71, PAGE 90, SAID PUBLIC RECORDS, FOR 168.64 FEET TO THE NORTHEAST CORNER OF SAID COLONIAL OAKS; THENCE S.89°24'11"W., ALONG THE NORTH LINE OF COLONIAL OAKS, UNIT 2, AND THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, A DISTANCE OF 1,012.62 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE N.00°58'25"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR 366.04 FEET; THENCE S.89°30'32"E., ALONG THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, FOR 1,180.91 FEET; THENCE S.00°58'25"W., ALONG THE WEST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, FOR 137 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ESTERO RIVER; THENCE NORTHEASTERLY ALONG SAID CENTERLINE, FOR 235 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, AND THE WEST RIGHT OF WAY LINE OF THREE OAKS PARKWAY; THENCE N.00°58'25"E., ALONG SAID EAST LINE AND SAID RIGHT OF WAY LINE, FOR 861 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 313248 SQUARE FEET OR 4.90 ACRES, MORE OR LESS.

NOTES

THIS PLAT WAS PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY.

BEARINGS ARE BASED ON SAID COMMON BOUNDARY OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877 AND SAID COLONIAL OAKS AS BEARING N.89°41'41"W.

UNDERGROUND IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED.

ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929, AND WERE DERIVED FROM DEM BENCHMARK TBM SFM-56 ELEVATION 21.48 FEET.

PARCEL LIES IN FLOOD ZONE 'X'. THIS INFORMATION DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12071 0478 G (UNPRINTED PART.) EFFECTIVE DATE: DECEMBER 19, 2000.

THIS IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

PARCEL SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

THIS IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL LINE OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE LAST DAY OF FIELDWORK: 4-17-03

LEGEND:

R.C.P.	REINFORCED CONCRETE PIPE	C.M.	CONCRETE MONUMENT	(E)	MITERED END
ELE.	ELEVATION	O.R.	OFFICIAL RECORDS BOOK		WOOD UTILITY POLE
INV.	INVERT	P.O.B.	POINT OF BEGINNING		WATER METER
EOP	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT		FIRE DEPARTMENT CONNECTION
	GUY ANCHOR		BACKFLOW PREVENTOR		FIRE HYDRANT
	HANDICAP PARKING		BOLLARDS		SEWER MANHOLE
	SPOT ELEVATION(S)		CONCRETE METERED HEADWALL		WATER VALVE
I.E.	INVERT ELEVATION	L.P.	LIQUID PROPANE		INDICATES CONCRETE
FND.	FOUND	L.S.	LICENSED SURVEYOR		
I.R.	IRON ROD				
L.B.	LICENSED BUSINESS				

P.C. PACE
P.O. PLAT BOOK
SET 5/8" I.R. (L.B. 7136
CONC. CONCRETE
B CONCRETE UTILITY POLE

RECEIVED
AUG 2 6 2003
PERMIT CENTER
DCI 2003-00026

Applicant's Legal Checked
By _____ 1/26/04

KENNETH J. TRASK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3934

7-14-03
DATE SIGNED

TRASK ASSOCIATES, INC.
SURVEYORS
11543 Charlies Terrace, Fort Myers, FL 33907
941 694 2335 phone 941-694-2355 fax ktrask@msn.com

SCALE	FILE/PG	DRAWN BY	CHKD	DATE	JOB NO
1"=40'	28/6	KT	34-46-25	04-24-03	03-0021

ZONING INTAKE MAP

1/10/2006

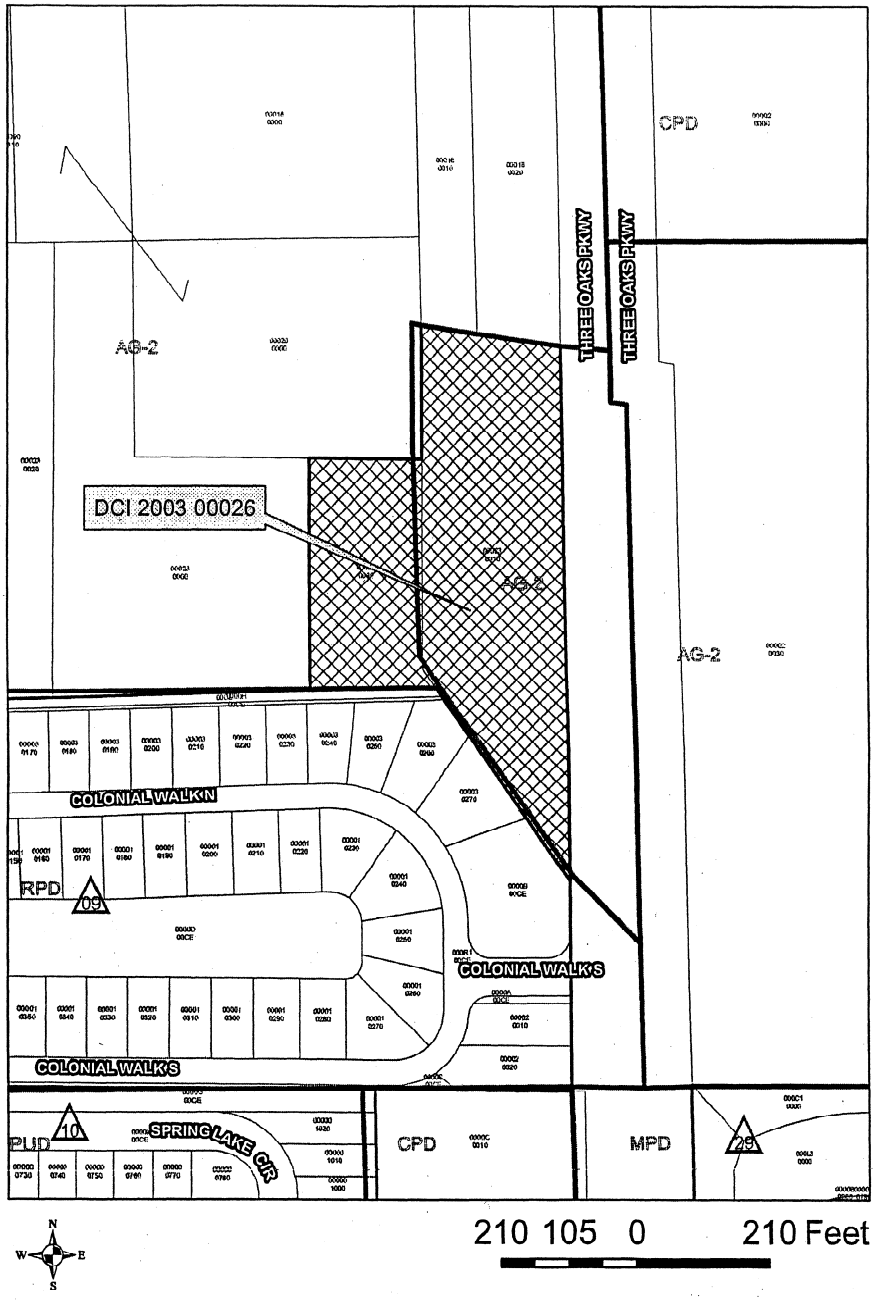
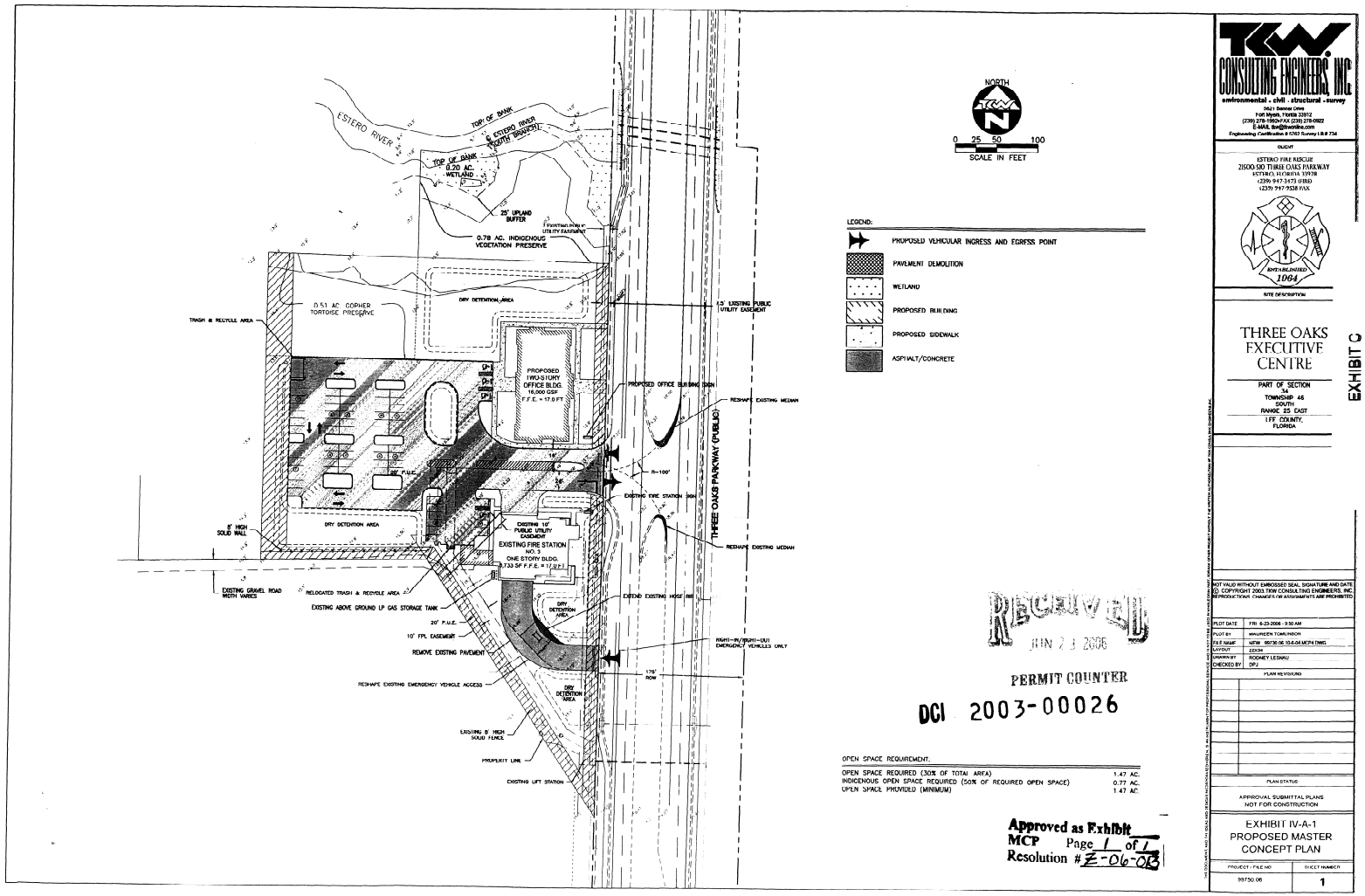


EXHIBIT B


ESTERO RIVER
TOP OF BANK
ESTERO RIVER SOUTH BRANCH
TOP OF BANK
0.20 AC. WETLAND
25' UPLAND BUFFER
0.78 AC. INDIGENOUS VEGETATION PRESERVE
0.51 AC. GOPHER TORTOISE PRESERVE
DRY DETENTION AREA
TRASH & RECYCLE AREA
PROPOSED TWO-STORY OFFICE BLDG. 16,000 GSF F.F.E. = 17.0 FT
15' EXISTING PUBLIC UTILITY EASEMENT
PROPOSED OFFICE BUILDING SIGN
RESHAPE EXISTING MEDIAN
R=100'
EXISTING FIRE STATION SIGN
THREE OAKS PARKWAY (PUBLIC)
8' HIGH SOLID WALL
EXISTING 10' PUBLIC UTILITY EASEMENT
EXISTING FIRE STATION NO. 7 ONE STORY BLDG. 4,733 SF F.F.E. = 17.0FT
RESHAPE EXISTING MEDIAN
EXISTING GRAVEL ROAD WIDTH VARIES
RELOCATED TRASH & RECYCLE AREA
EXISTING ABOVE GROUND LP GAS STORAGE TANK
EXTEND EXISTING HOSE RUN
DRY DETENTION AREA
20' P.U.E.
10' FPL EASEMENT
RIGHT-IN/RIGHT-OUT EMERGENCY VEHICLES ONLY
REMOVE EXISTING PAVEMENT
178' ROW
RESHAPE EXISTING EMERGENCY VEHICLE ACCESS
DRY DETENTION AREA
EXISTING 8' HIGH SOLID FENCE
PROPERTY LINE
EXISTING LIFT STATION
NORTH
0 25 50 100
SCALE IN FEET
LEGEND:
PROPOSED VEHICULAR INGRESS AND EGRESS POINT
PAVEMENT DEMOLITION
WETLAND
PROPOSED BUILDING
PROPOSED SIDEWALK
ASPHALT/CONCRETE
RECEIVED
JUN 2 8 2006
PERMIT COUNTER
DCI 2003-00026
OPEN SPACE REQUIREMENT.
OPEN SPACE REQUIRED (30% OF TOTAL AREA) 1.47 AC.
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE) 0.77 AC.
OPEN SPACE PROVIDED (MINIMUM) 1.47 AC.
Approved as Exhibit
MCP Page 1 of 1
Resolution # Z-06-013
TCW CONSULTING ENGINEERS, INC.
environmental - civil - structural - survey
3621 Banner Drive
Fort Myers, Florida 33912
(239) 278-1900/FAX (239) 278-0662
E-MAIL tcw@tcwinline.com
Engineering Certificate # 5767 Survey # LB # 734
CLIENT
ESTERO FIRE RESCUE
21500 SIO THREE OAKS PARKWAY
ESTERO, FLORIDA 33928
(239) 947-3573 (FIRE)
(239) 947-9538 FAX
ESTABLISHED 1964
SITE DESCRIPTION
THREE OAKS EXECUTIVE CENTRE
PART OF SECTION 34 TOWNSHIP 46 SOUTH RANGE 25 EAST LEE COUNTY, FLORIDA
EXHIBIT C
NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2003 TCW CONSULTING ENGINEERS, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED
PLOT DATE FRI. 6-23-2006 - 9:30 AM
PLOT BY MAUREEN TOMLINSON
FILE NAME NEW 99736.06 104-04 MCP4.DWG
LAYOUT ZOOM
DRAWN BY RODNEY LESNAU
CHECKED BY DPJ
PLAN REVISIONS
PLAN STATUS
APPROVAL SUBMITTAL PLANS NOT FOR CONSTRUCTION
EXHIBIT IV-A-1
PROPOSED MASTER CONCEPT PLAN
PROJECT / FILE NO. 99750.06
SHEET NUMBER 1

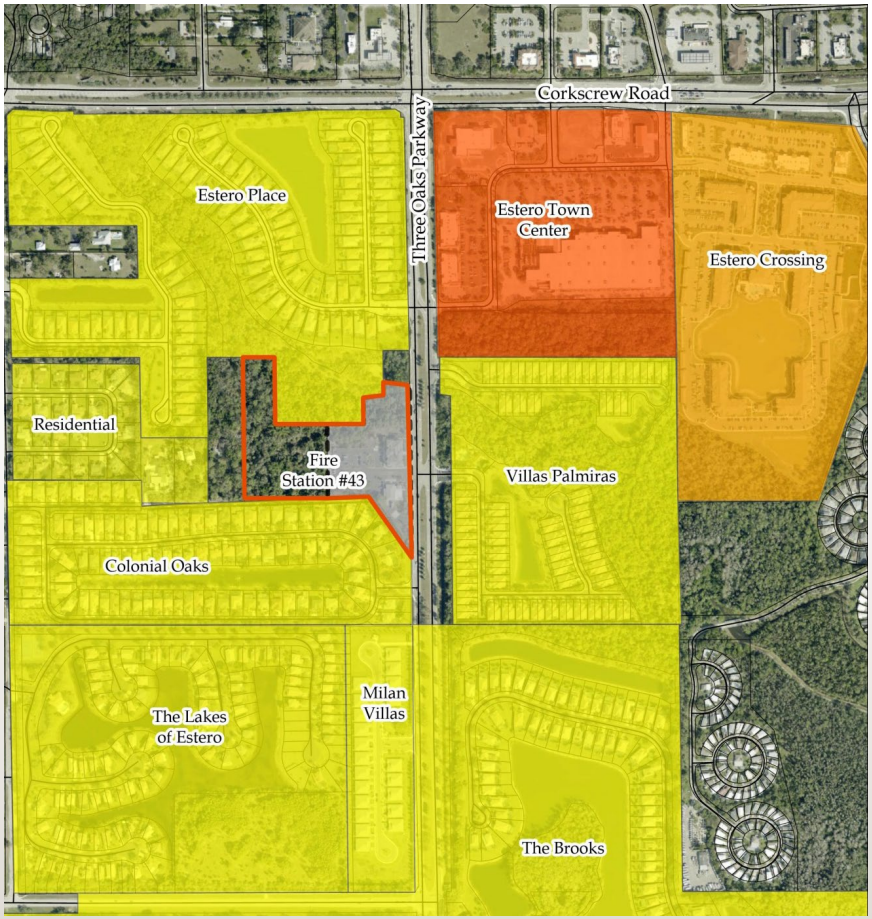
ESTERO FIRE AND RESCUE

PLANNING, ZONING & DESIGN BOARD HEARING

APRIL 14TH, 2026

PROPERTY LOCATION

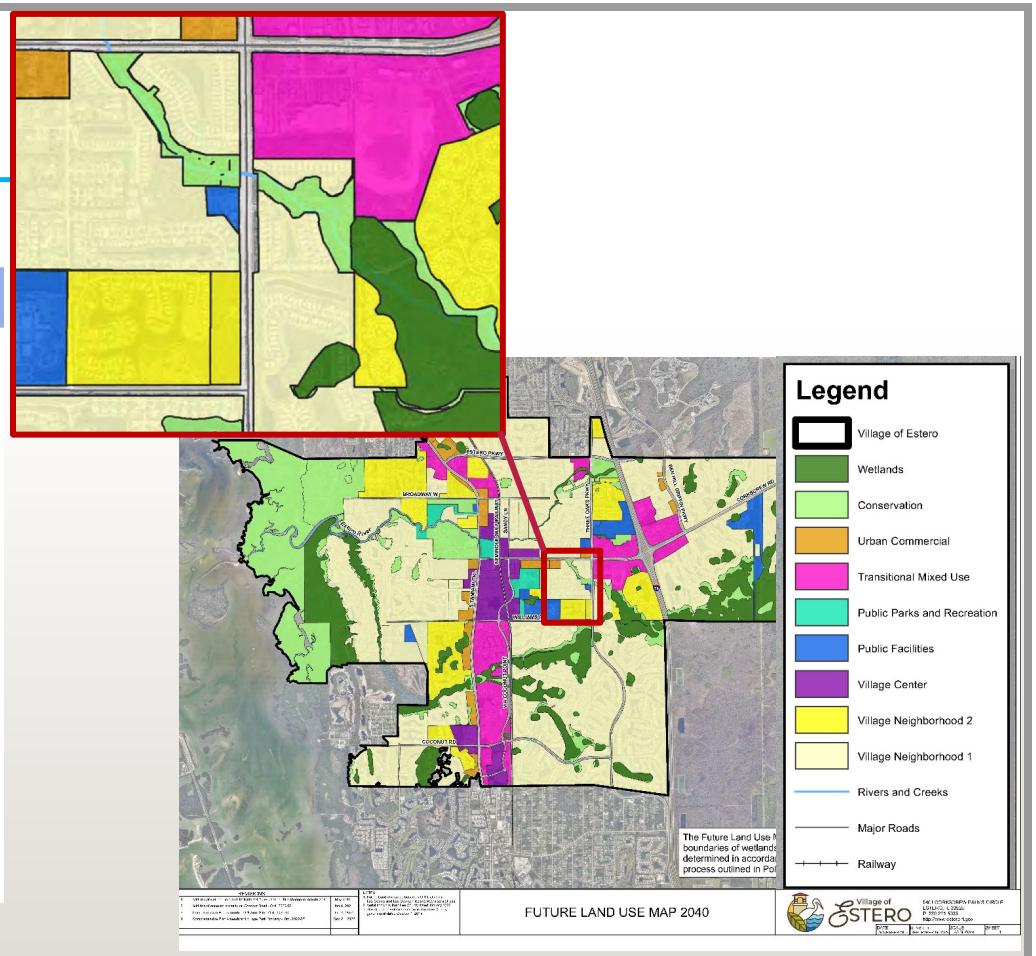
- South of Corkscrew Road along the west side of Three Oaks Parkway
- Direct access to arterial road surrounded by the service population
- Close proximity to service population (necessity to provide adequate service)



FUTURE LAND USE

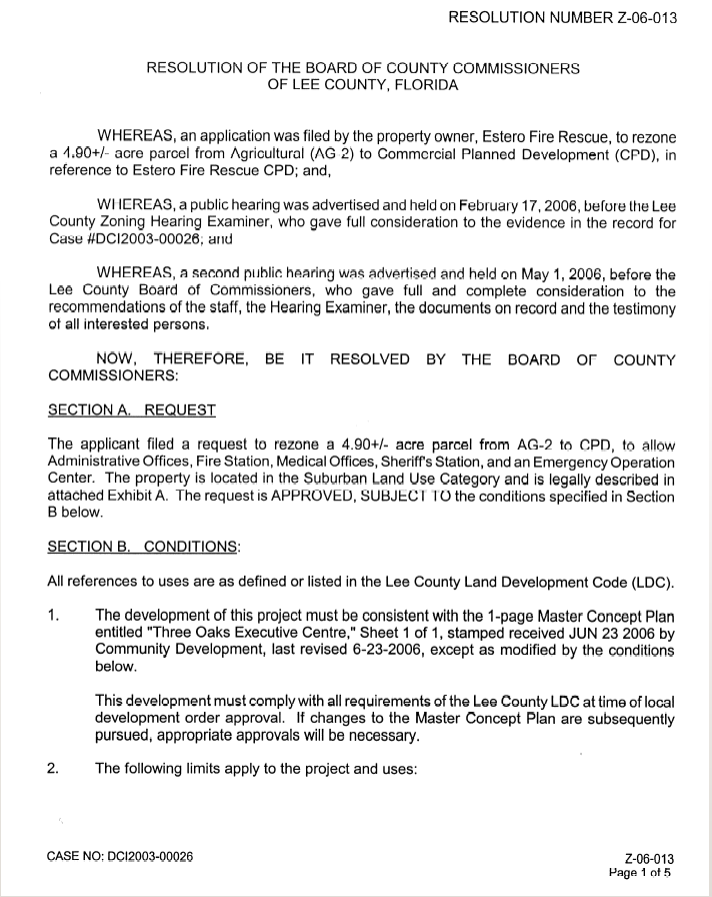
FUTURE LAND USE *the Essence*

Category	General Uses Allowed *See policies for full listing of uses*	Max. Density/Intensity	Standards
Public Facilities	Public schools	n/a	
	Libraries, post office, fire station, utility sites, and other governmental facilities	1 FAR	
Village Neighborhood 1	Schools	n/a	Traffic shall not travel through significantly lower density or intensity areas
	Churches	1 FAR	
	Public and quasi-public uses	1 FAR	
	Assisted living facilities	1-4 du/ac, subject to conversion standards in the LDC	
	Residential	1 – 4 du / gross residential acre	Mixed use or single use commercial allowed subject to compatibility standards and public hearing
	Minor commercial	1 FAR or up to 30,000 s.f., whichever is less	
	Neighborhood commercial	30,000 – 100,000 s.f. Per FLU-1.5	



ZONING HISTORY

- Eastern 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.)
- At the time of zoning was in the Suburban land use category – Changed under Estero Plan



RESOLUTION NUMBER Z-06-013

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 4.90+/- 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.

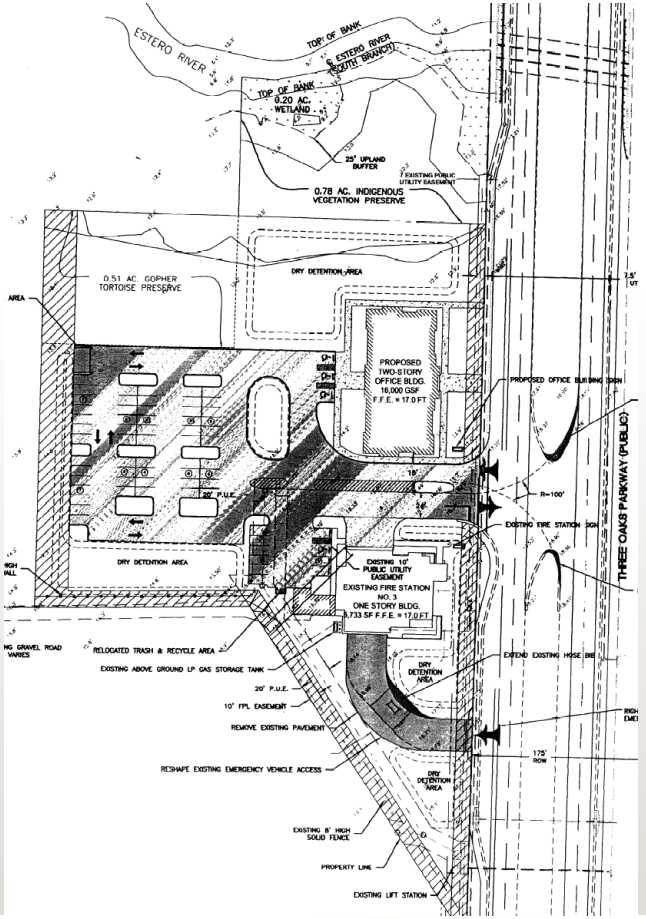
2. The following limits apply to the project and uses:

CASE NO: DCI2003-00026

Z-06-013
Page 1 of 5

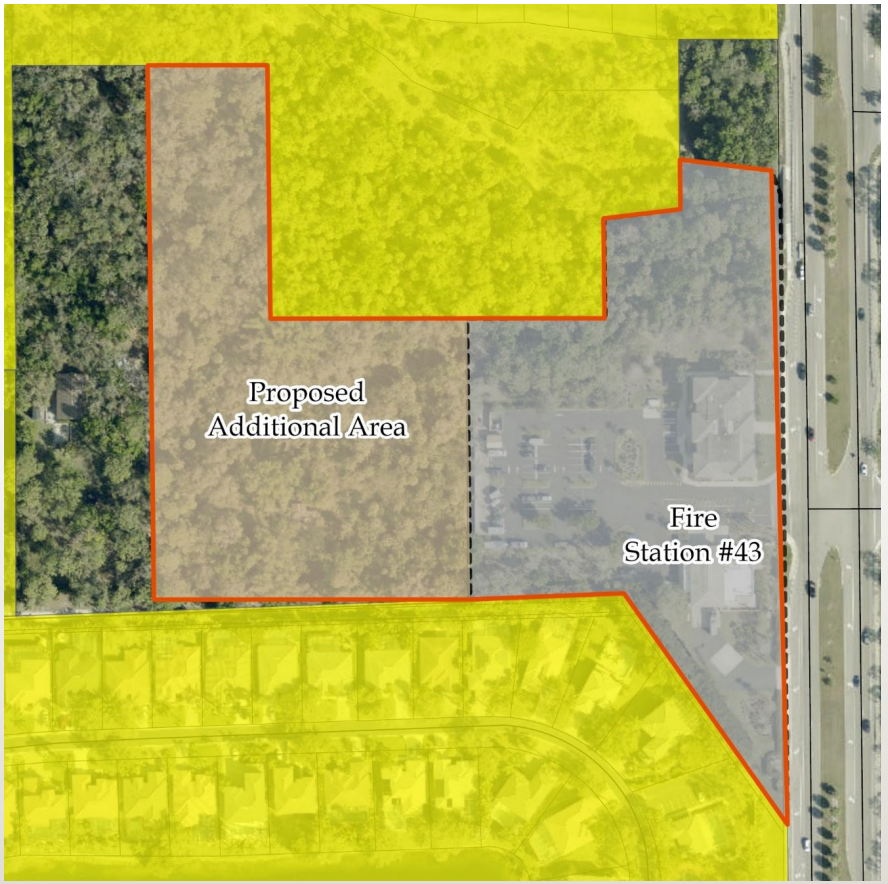
EXISTING CPD

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



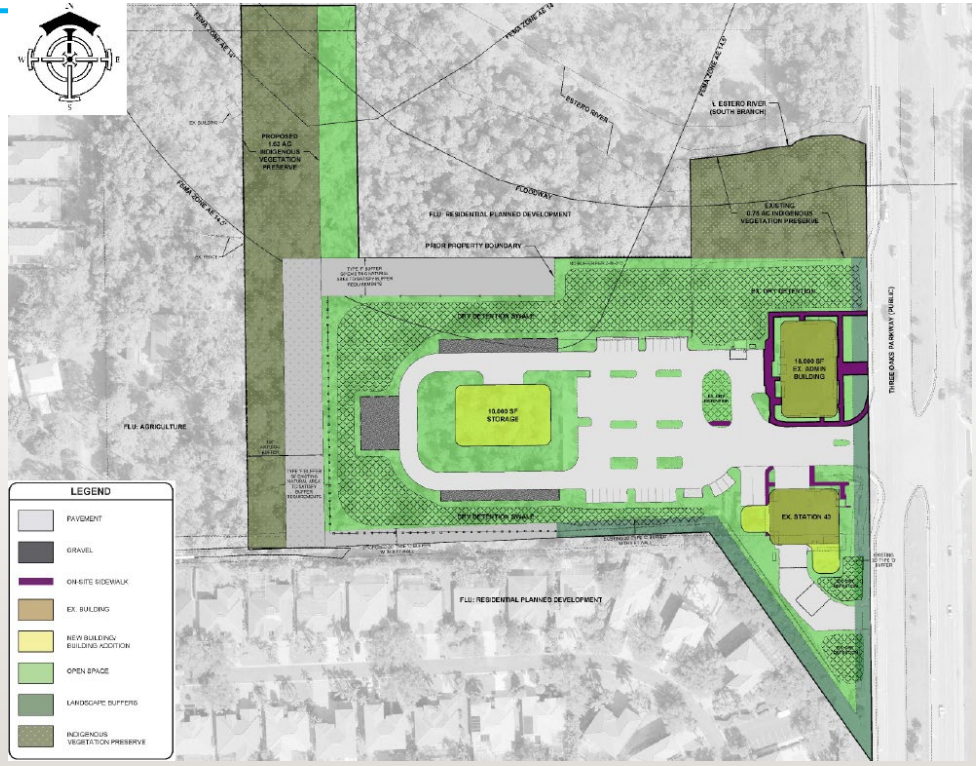
ZONING REQUEST

- Combine 4.6 acres of AG-2 with CPD for consolidated CFPD
  - Through PIM proposing expanding existing CPD – changed to respond to public comment
- Utilize additional area for covered storage and parking
- Small expansion to fire station
  - Does not change # of shifts or firefighters

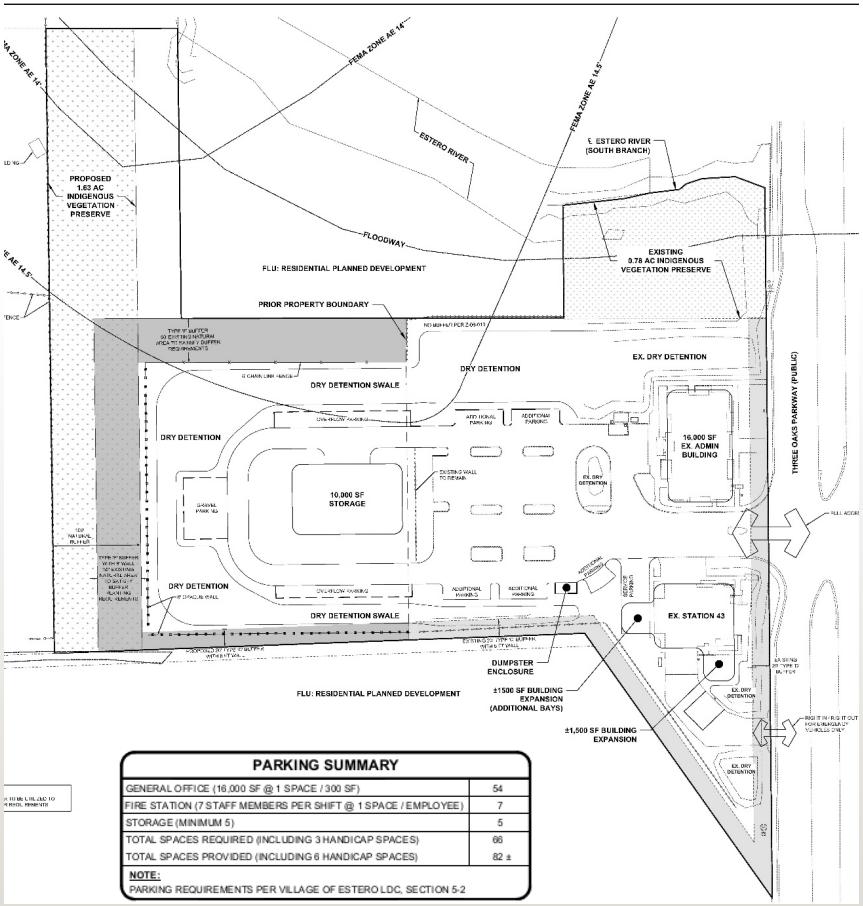


ZONING REQUEST – MASTER CONCEPT PLAN

- More intensive operations focused uses remain along Three Oaks Parkway
- Storage use to the west
- Large indigenous preserve areas to act as natural buffers
- Dry detention around the perimeter for additional separation



MASTER CONCEPT PLAN



OPEN SPACE SUMMARY

CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	9.48 AC.	100.0%
OPEN SPACE REQUIRED	2.84 AC.	30.0%
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE)	1.42 AC.	15.0%
OPEN SPACE PROVIDED		
INDIGENOUS VEGETATION PRESERVE	2.41 AC.	25.4%
PERVIOUS	0.43 AC.	4.6%
OPEN SPACE PROVIDED	2.84 AC.	30.0%

LEGEND

- INDIGENOUS PRESERVE
- EXISTING BUFFER
- PROPOSED BUFFER
- POINT OF INGRESS / EGRESS
- POINT OF SECONDARY INGRESS / EGRESS (EMERGENCY VEHICLES ONLY)

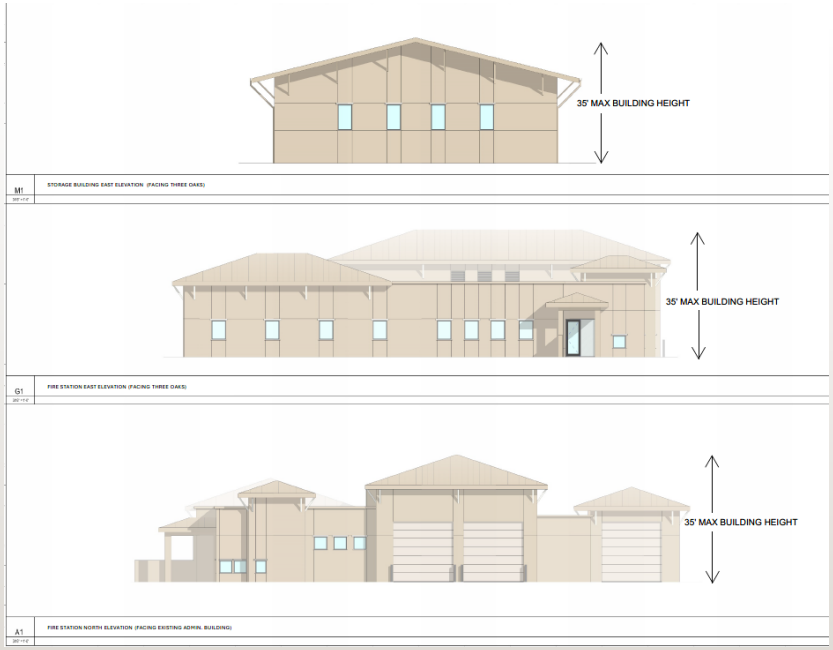
PARKING SUMMARY

GENERAL OFFICE (16,000 SF @ 1 SPACE / 300 SF)	54
FIRE STATION (7 STAFF MEMBERS PER SHIFT @ 1 SPACE / EMPLOYEE)	7
STORAGE (MINIMUM 5)	5
TOTAL SPACES REQUIRED (INCLUDING 3 HANDICAP SPACES)	66
TOTAL SPACES PROVIDED (INCLUDING 6 HANDICAP SPACES)	82 ±

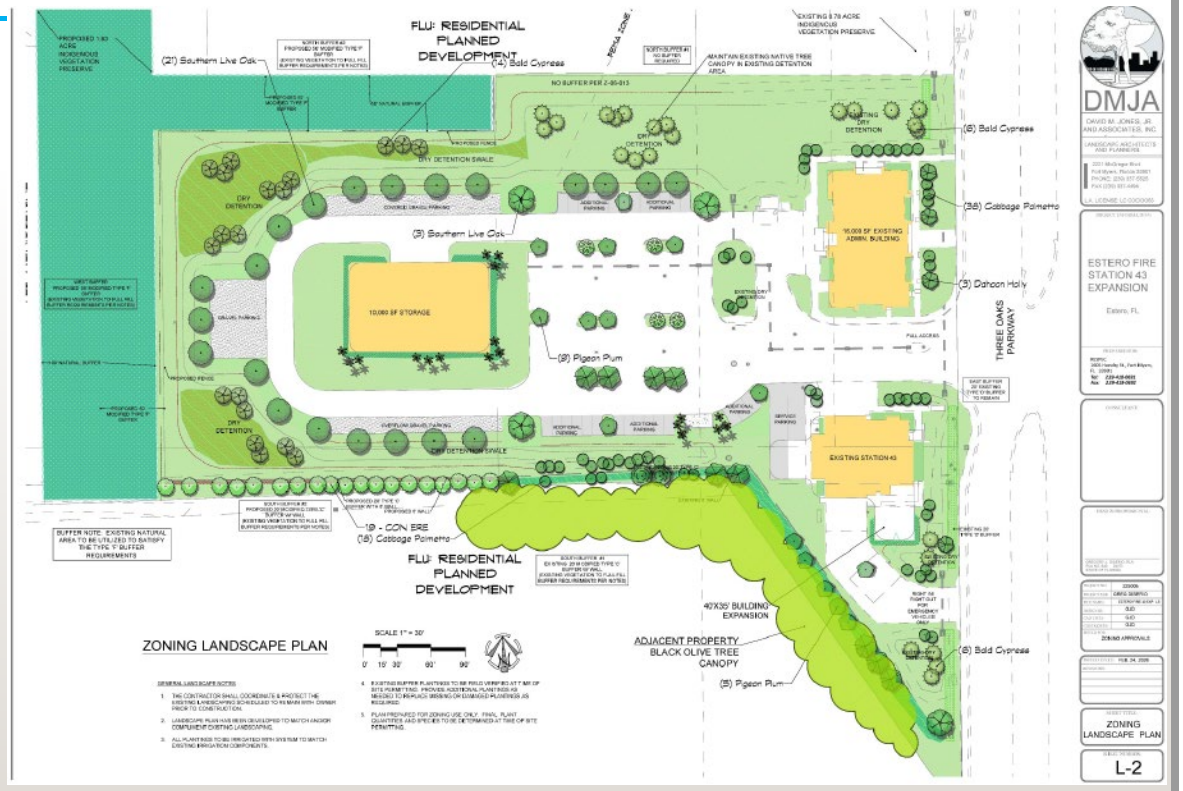
NOTE:
PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, SECTION 5-2

PRELIMINARY ARCHITECTURAL ELEVATIONS





PRELIMINARY LANDSCAPE PLAN



QUESTIONS?

AGENDA ITEM SUMMARY SHEET
PZDB
April 14, 2026

Agenda Item: Ordinance 2026-03 regarding non-conforming lots

Background: Section 9-5 of the Village's Land Development Code (LDC) addresses the topic of non-conforming lots. When the Village incorporated and created its initial LDC, the Village adopted language from the Lee County Code.

Village staff has identified a provision of § 9-503 (addressing construction on non-conforming lots) which creates confusion as to how it is interpreted. Specifically, this section contains a provision referencing the need to comply with "due process" but no real process is set forth, and the Village Attorney has confirmed that the Village is always subject to the Constitutional Due Process Clause and so the provision at issue is unnecessary and could create confusion in any future litigation involving the provision.

In light of the foregoing, the Village staff and Village Attorney have recommended that this provision be removed from the code. The Village Planning, Zoning and Design Board will provide its review and comments to the Council. Council will hear the ordinance at a public hearing on May 6, 2026.

Attachment: Ordinance 2026-03.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 9-503 OF THE VILLAGE LAND DEVELOPMENT CODE RELATED TO NON-CONFORMING LOTS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, section 9-5 of the Village's Land Development Code (LDC) addresses the topic of non-conforming lots; and

WHEREAS, when the Village incorporated and created its initial LDC, the Village adopted language from the Lee County Code; and

WHEREAS, Village staff has identified a provision of § 9-503 (addressing construction on non-conforming lots) which creates confusion as to how it is interpreted; and

WHEREAS, specifically, this section contains a provision referencing the need to comply with "due process" but no real process is set forth, and the Village Attorney has confirmed that the Village is always subject to the Constitutional Due Process Clause and so the provision at issue is unnecessary and could create confusion in any future litigation involving the provision; and

WHEREAS, in light of the foregoing, the Village staff and Village Attorney have recommended that this provision be removed from the code; and

WHEREAS, prior to final adoption of this Ordinance on second reading, the Village Council has considered the input of the Village's Planning, Zoning and Design Board; and

WHEREAS, the Village Council of the Village of Estero finds that it is in the Village's best interests to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. Section 9-503 of the Village of Estero Land Development Code is hereby amended as follows:

9-503. Construction of Single-Family Dwelling.

A. A single-family residence may be constructed on a nonconforming lot of record that does comply with the density requirements of the comprehensive plan, as long as the lot:
   1. Was lawfully created prior to June 1962 and the following conditions are met:
      A. Lots existing in the AG zoning district require a minimum width of 75 feet, a minimum depth of 100 feet, and a lot area not less than 7,500 square feet.

B. Lots existing in any other zoning district which permits the construction of single-family residence require a minimum of 40 feet in width and 75 feet in depth, and a lot area not less than 4,000 square feet.

2. Is part of a plat approved by the Village Council, or the Lee County Board of County Commissioners before Village incorporation and lawfully recorded in the public records of the Village or County after June 1962.

B. Notwithstanding any other provision of this LDC, any entity owning property or entering or participating in a contract for purchase agreement of property, which property is not in compliance with the standard density requirements of the comprehensive plan, will be allowed to construct one single-family residence on said property, provided that:

1. *Date Created.*

A. The lot or parcel must have been created and recorded in the official Plat Books of Lee County prior to December 21, 1984, and the configuration of said lot has not been altered;

B. A legal description of the lot or parcel was lawfully recorded in the Official Record books of the Clerk of Circuit County prior to December 21, 1984; or

C. The lot was lawfully created after December 21, 1984, and the lot area was created in compliance with the Lee Plan as it existed at that time.

2. *Minimum Lot Requirements*. In addition to meeting the requirements set forth above, the lot or parcel must:

A. Have a minimum of 4,000 square feet of area if it was created prior to June 27, 1962;

B. Have a width of not less than 50 feet and an area of not less than 5,000 square feet if part of a subdivision recorded in the official Plat Books of Lee County after June 27, 1962, and prior to December 21, 1984;

C. Have a minimum of 7,500 square feet in area if it was created on or after June 27, 1962, and prior to December 21, 1984, if not part of a subdivision recorded in the official Plat Books of Lee County;

D. Have been in conformance with the zoning regulations in effect at the time the lot or parcel was recorded if it was created after December 21, 1984; or

E. Have been approved as part of a Planned Unit Development or Planned Development.

3. *Access and Drainage.*

A. In addition to meeting the requirements set forth above:

1. The road that the lot or parcel fronts on must have been constructed and the lot must be served by drainage swales or equivalent drainage measures. The road must have, at a minimum, a graded surface of shell, mark, gravel base rock, or other compacted fill material, suitable for year-round use; or

2. The lot or parcel must be located within a subdivision which was approved under F.S. ch. 177, as long as the subdivision improvements have been made or security for their completion has been posted by the subdivider.

~~B. If the lot or parcel cannot meet the requirement of access and drainage, this requirement will not apply to the extent that it may result in an unconstitutional taking of land without due process.~~

Section 2. For purposes of codification of any existing section of the Estero Village Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Land Development Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges

or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **15th day of April, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **6th day of May, 2026**, by the Village Council of the Village of Estero, Florida.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, CMC, Village Clerk

PLANNING ZONING & DESIGN BOARD

2026 REVISED MEETING SCHEDULE

2nd Tuesday of the month, January through April

3rd Tuesday of the month May through December, starting at 4:30 PM

January	1/13/2026
February	2/10/2026
March	3/10/2026
April	4/14/2026
May	5/19/2026
June	6/16/2026
July	7/21/2026
August	8/18/2026
September	9/15/2026
October	10/20/2026
November	11/17/2026
December	12/15/2026