



Village of
ESTERO

VILLAGE OF ESTERO
PLANNING AND ZONING BOARD
PACKET
DECEMBER 15, 2020, 04:00 PM



COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA

PLANNING AND ZONING BOARD

9401 Corkscrew Palms Circle, Estero, Florida
December 15, 2020, 04:00 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. School Property Three Oaks Parkway (CPA2020-E001) (District 4)

68.5-acre undeveloped parcel, south of Copper Oaks, southeast of the Post Office and bounded by Three Oaks Parkway on the west and I-75 on the east.

- School District of Lee County is requesting a Comprehensive Plan Amendment to develop an elementary and middle school.
- Public Information Meeting was held October 27, 2020.
- The Planning and Zoning Board will make a recommendation to the Village Council

Attachment: [Staff Report](#)

Attachment: [Attach. A - Future Land Use Map.pdf](#)

Attachment: [Attach. B - Zoning Map.pdf](#)

Attachment: [Attach. C - Text Amendment Language.pdf](#)

Attachment: [Attach. D - PIM Meeting Summary.pdf](#)

Attachment: [Attach. E - Applicant Analysis.pdf](#)

Attachment: [Attach. F - Utility Letters.pdf](#)

Attachment: [Attach. G - Applicant Justification.pdf](#)

Attachment: [Staff Presentation.pdf](#)

Attachment: [School District Presentation](#)

b. Ordinance 2020-11 amending conditions in Ordinance 2019-29 associated with the development of Estero Crossing as they related to the proposed traffic signal.

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

Attachment: [Ordinance 2020-11](#)

c. Land Development Code

Review Ordinance No. 2020-10, Adopting the Village Land Development Code and Official Zoning Map; repealing the Transitional Land Development Code; providing a savings clause, a general repealer clause, and an effective date.

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

Attachment: [Land Development Code First Reading PowerPoint Presentation](#)

6. Public Input

Each individual will be given five minutes to speak

7. Board Communications

a. 2021 Planning and Zoning Board meeting calendar

b. Next meeting is January 19, 2021 starting at 5:30 P. M.

8. Adjourn



Three Oaks School Site - Comprehensive Plan Amendment
Staff Report
For Planning & Zoning Board Public Hearing

PROJECT NAME:	Lee County School – Three Oaks Parkway
CASE TYPE:	Comprehensive Plan Amendment
CASE NUMBER:	CPA 2020-E001
PLANNING & ZONING BOARD DATE:	December 15, 2020

SUMMARY OF REQUEST

The School District of Lee County (School District) is requesting to amend the Comprehensive Plan Future Land Use Map for a 68.5 acre site on Three Oaks Parkway from Wetlands and Village Neighborhood 2 to Public Facilities. This change is necessary to construct an elementary and middle school and related facilities to serve approximately 2,350 students at this location.

STAFF RECOMMENDATION

Staff has reviewed the request and recommends approval of the Map Amendment, but also recommends that a Text Amendment be included.

GENERAL INFORMATION**OWNER/APPLICANT**

School District of Lee County, Kathie Ebaugh

AUTHORIZED AGENT

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

LOCATION

The 68.5 acre subject property is on east side of Three Oaks Parkway approximately 1,500 feet north of the Corkscrew Road intersection. The STRAP number is 24-46-26-E4-U2186.2435.

PROJECT HISTORY

The proposed school site was purchased by the School District in 2003 and was previously planned for a high school. A portion of the site, at the corner, was sold to the U.S. Post Office and the remainder of the property is vacant.

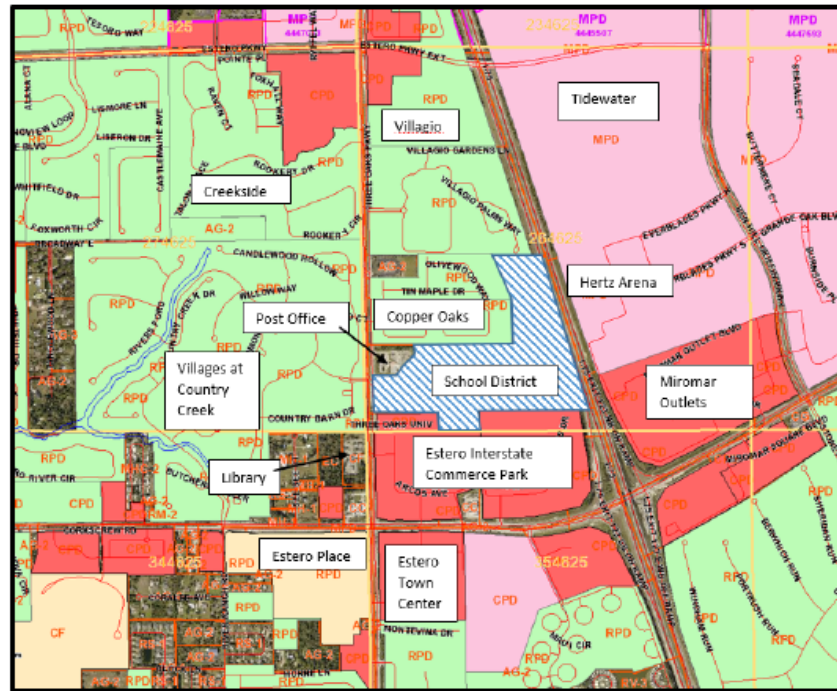


Figure 1 - Vicinity Map with PD Zone Districts shown

SURROUNDING ZONING AND FUTURE LAND USE

- North** U.S. Post Office – AG-2, Public Facilities Future Land Use; Copper Oaks - Residential Planned Development (RPD), Village Neighborhood 2 Future Land Use (VN2)
- East** Interstate 75 / Miromar Outlets - Commercial Planned Development (CPD), Hertz Arena - MPD, Transitional Mixed Use
- South** Calvary Chapel Gulf Coast church – CPD, Transitional Mixed Use and Wetland Future Land Use; Plaza Del Sol / Estero Interstate Commerce Park – CPD, Transitional Mixed Use and Conservation
- West** Three Oaks Parkway / Villages at Country Creek – RPD, Village Neighborhood 1 Future Land Use; Lee County South Regional Library – Community Facilities (CF), Public Facilities

COMPREHENSIVE PLAN AMENDMENT REQUEST AND BACKGROUND

The School District intends to construct a school facility for Elementary and Middle students, as well as related facilities on 68.5 acres. They justify this request due to current and anticipated capacity issues in the South 2 Subzone area that includes South Fort Myers, San Carlos Park, and Estero. The School District states that the subzone is currently operating at 107% of capacity.

The proposed schools would serve 2,350 students and 175 employees. School hours are proposed as 8:55 a.m. to 3:55 p.m. Access to the site is from Three Oaks Parkway.

The School District and the Village of Estero have held several meetings over the past year to discuss the potential location for an Elementary School and Middle School. Two sites were considered, the current Three Oaks Parkway site as well as a 15 acre site on Williams Road. A majority of the Village Board preferred the Three Oaks Parkway location.

The proposed school site is categorized as Wetlands and Village Neighborhood 2 on the Future Land Use Map. Schools are specifically prohibited in the Wetlands land use category, and the Village Neighborhood 2 category is characterized by predominantly residential uses with the potential for commercial uses of a minor or neighborhood scale. Schools are an allowable use in the Village Neighborhood 2 land use category, subject to a standard that traffic shall not travel through significantly lower density or intensity areas.

The School District requests a Map Amendment to the Future Land Use Map to categorize the property as Public Facilities, a category that 'include publicly owned lands within the Village that are developed or anticipated for development to serve purposes such as public schools, library, post offices, fire stations, utility sites, and other governmental facilities.' There is no maximum density or intensity floor area ratio (FAR) standard for public schools located in the Public Facilities land use category.

COMPREHENSIVE PLAN LAND USE CATEGORY

EXISTING (per land use map)

Wetlands 4.3-acres

Village Neighborhood 2 (VN2) 64.2-acres

PROPOSED

Public Facilities 68.5-acres

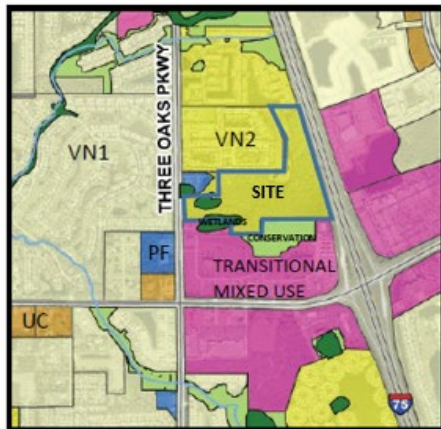


Figure 2 - Land Use

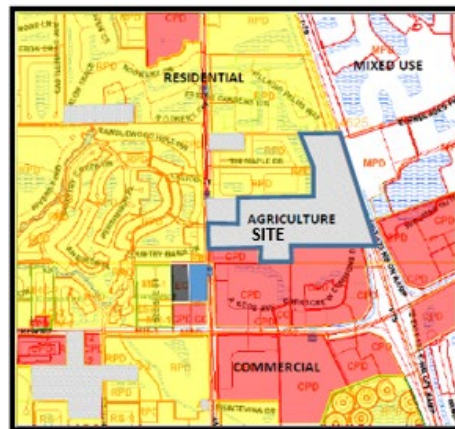


Figure 3 - Zoning

ZONING

The site is zoned AG-2 which allows public schools (by-right) with the following standards:

Sec. 34-2381. Noncommercial schools.

- (a) Permitted districts. All noncommercial schools constructed by the district school board on land owned by the district school board are permitted by right in any zoning district. Also permitted by right in any zoning district is Florida Gulf Coast University, located in the Lee Plan University Campus category, including all facilities normally associated with a public university. Development of Florida Gulf Coast University will be in accord with a campus master plan adopted pursuant to F.S. § 240.155. All other noncommercial schools are permitted in accordance with the applicable zoning district use regulations for the property.
- (b) Access. Access requirements for new schools are as follows:
 - (1) Whenever possible, elementary schools will have access to local or collector streets;
 - (2) Secondary schools must have access to a collector or arterial street.
- (b) Location. No school site will be approved which, in the opinion of the Hearing Examiner, is exposed to physical constraints, hazards or nuisances which are detrimental to the health and safety of students and to the general operation of the school.

PUBLIC INFORMATION MEETING

A Public Information Meeting was held on October 27, 2020 with the Planning and Zoning Board. Minutes of the meeting are in Attachment D. Specific issues identified by adjacent property owners in Copper Oaks included traffic and stormwater management

STAFF DISCUSSION AND ANALYSIS**ENVIRONMENT AND WETLANDS**

The site is located between I-75 and Three Oaks Parkway north of Corkscrew Road and south of Estero Parkway, and is located primarily in the AE Flood Zone, a Special Flood Hazard Area with base flood elevations determined. A narrow strip of X Flood Zone designation is located in the northeastern part of the site adjacent to I-75.

Wetlands and a small area of Surface Waters comprise 48.6 acres of the 68.5 acres, approximately 71% of the site. The Environmental Analysis completed by Johnson Engineering states that the "The onsite wetlands are degraded by exotic vegetation, included melaleuca, Brazilian pepper, and Old World climbing fern." Documentation from South Florida Water Management District (SFWMD) suggests that prior to infestation the onsite wetlands appear to have consisted of pine-cypress communities.

Environmental permitting was completed with the U.S. Army Corps of Engineers (ACOE) and SFWMD, permitting which allows filling of the wetlands with purchase of credits for wetland mitigation. The School district has completed the purchase of credits for this mitigation.

The SFWMD Environmental Resource Permit (ERP) was issued for the site which included authorization to impact all of the onsite wetlands, with wetland impacts offset by the required purchase of 20.04 credits from Big Cypress Mitigation Bank which, as noted above, has been completed.

The Environmental Analysis does not identify any endangered species on the site, nor was evidence found of listed species usage of the site. It was determined by SFWMD that the site "does not contain preferred habitat for wetland-dependent endangered or threatened wildlife

species...and submitted information indicates that potential user of the site by such species is minimal."

A Protected Species Survey will be required at the time of Development Order.

TRAFFIC CIRCULATION ANALYSIS

The applicant has provided an analysis of traffic circulation for the proposed elementary and middle school.

The School District has proposed school hours from 8:55 a.m. until 3:55 p.m. in order to mitigate the morning and late afternoon/evening peak hour impacts.

Traffic Circulation Analysis

The traffic shows that 66% of the trips will travel south, and 34% will travel north, on Three Oaks Parkway to access the school facilities in the a.m. and p.m. peak hour based upon the home location of students.

The type of traffic analysis done for a Comprehensive Plan amendment is more long-range than that done at the time of Development Order (site plan) review and looks at a larger area. A short-term (5 year) analysis is provided as well as a long-term (2040) analysis.

The analysis indicates that some roadway segments and intersections may exceed capacity without the development of the school in both the short and long term. While transportation concurrency is no longer mandatory by state law, the long range traffic analysis is useful to identify problem areas so that solutions can be identified in capital improvement plans.

Traffic impacts will be reviewed in more detail when the development order is submitted. The traffic study will evaluate both roads and intersections to determine if any will fail, and what type of improvements may be necessary.

UTILITIES

Potable water and sanitary sewer utilities are available from Lee County. Utility reclaimed water is not available due to capacity issues.

LETTERS OF ADEQUACY

The submittal documents include letters of service availability from the Estero Fire Rescue, Lee County EMS, Lee County Sheriff, Lee County Solid Waste, and Lee County Transit. Copies of these letters are in Attachment F.

SURFACE WATER/DRAINAGE

The Environmental Analysis includes a statement that site runoff flows to Three Oaks Parkway then to Corkscrew Road to the Estero River. SFWMD has issued an Environmental Resource Permit (ERP) No. 36-05254-P (and subsequent modification) which includes authorization for onsite wetlands to be impacted.

Village staff review of the proposal resulted in comments from the Public Works Director, that the Lee County Southwest Florida Department of Transportation document "Ditch Pavement and Berm Improvements Three Oaks Parkway, Lee County School Board Property" shows a berm was built around the property so that it would appear all water is contained on-site.

Further analysis of the stormwater management will occur at the time of development order review.

COMPREHENSIVE PLAN CONSIDERATIONS

Staff has indicated that, due to the wetlands onsite, there is an inconsistency with two plan policies, as shown below:

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Staff Comment: The site has both Village Neighborhood 2 and Wetlands Future Land Use. Schools are allowed in Village Neighborhood 2; however, the site also consists of Wetlands. The above two policies specifically prohibit location of schools (education facilities) in Wetlands.

Staff recommends that the policies be revised to recognize that public schools may be appropriate to be considered in a wetland category subject to certain restrictions.

Proposed revision to the two policies:

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation. Notwithstanding the foregoing restriction, public educational facilities may be considered in Wetlands, only if the Village Council determines that:

- A. The public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a comprehensive plan amendment to Public Facilities category; and
- C. Prior to the comprehensive plan amendment, the site has received valid permits to fill the wetlands from the South Florida Water Management District and U.S. Army Corps of Engineers, as applicable; and
- D. No high or medium quality wetlands will be impacted; and
- E. Mitigation (in addition to other agency requirements) will include providing a public benefit additional to the provision of a needed school facility, such as additional open space or recreational facilities on site that are available for use by the public, when approved by the Village Council at a public hearing.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process. Notwithstanding the above, schools may be considered in Wetlands subject to policy PSF 1.5.10.

Other Plan Policies

TRA-1.2.4 *During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.*

Staff Comment: The Traffic Analysis reviews the circulation and potential impacts from the proposed use and analyzes the interconnecting roadway and intersection systems. No improvements were proposed, including any that would include new connections. Typically, this level of information is provided at Development Order. Staff has evaluated a road connection to the south which did not meet school criteria, and a connection to the north was not desirable due to existing residences.

ICE-1.7.1 *Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.*

ICE-1.7.2 *To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.*

Staff Comment: The School District and Village staff are coordinating on this issue.

PSF-1.1.1 *Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.*

Staff Comment: Village staff has been and is coordinating with the School District staff on this issue.

PSF-1.1.4 *Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.*

Staff Comment: The school site is centrally located and will be located in proximity to homes of Estero students.

CONCLUSION

The School District has indicated a need for additional education facilities in the South 2 Zone, which necessitates a Map Amendment for the proposed site.

The Village of Estero values wetlands as demonstrated by policies in the Comprehensive Plan

Staff review concludes that proposed Map Amendment could be appropriate with Text Amendments to the policies that prohibit schools from being located in Wetlands, as proposed by staff.

Traffic impacts will be analyzed in greater detail at the time of site plan review, as well as stormwater impacts.

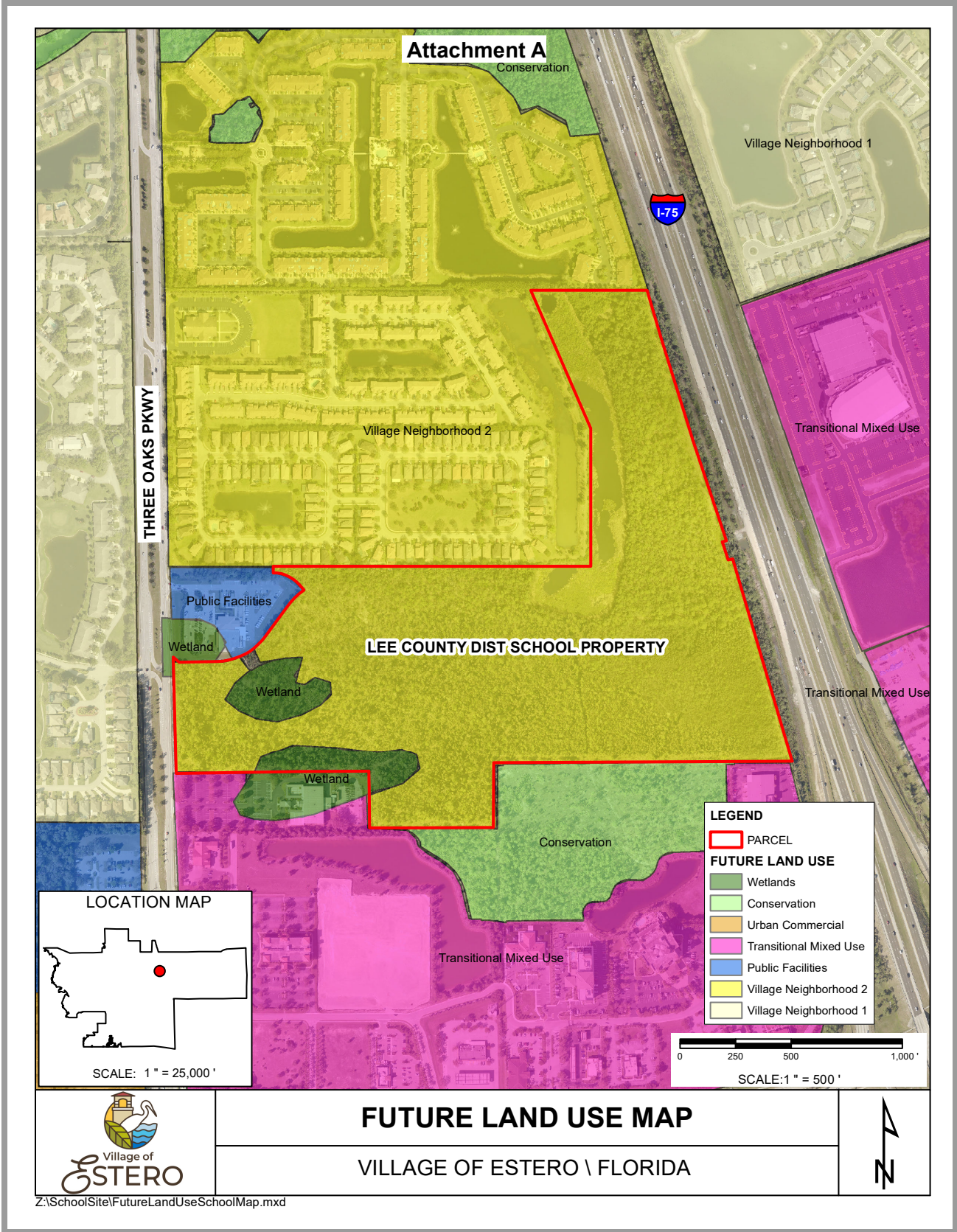
The staff conclusion, that the Map Amendment is appropriate, is based upon the following conclusions:

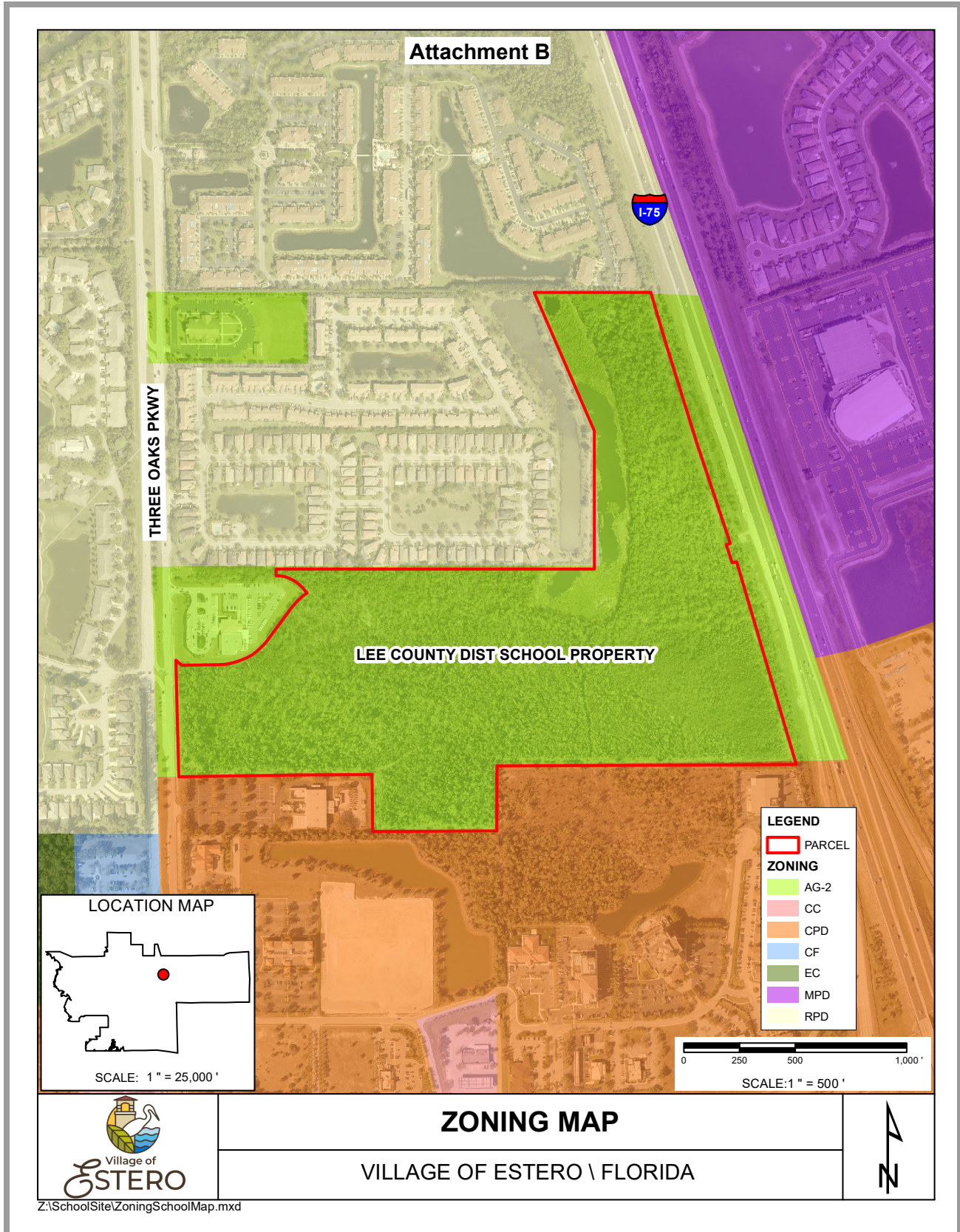
- The site is adequately sized and centrally located within the Village;
- Adequate infrastructure exists or is available to support the use;
- A demonstrated need has been provided for the use;
- The Comprehensive Plan supports locating schools within the Village;
- The proposed facilities will relieve school capacity issues in the Estero area, which is supported by policies in the Comprehensive Plan.

The text amendments are recommended for approval as they will provide criteria and opportunity for public use.

ATTACHMENTS

- A. Future Land Use Map
- B. Zoning Map
- C. Comprehensive Plan Text Amendment Language
- D. Minutes of Public Information Meeting
- E. Applicant Comprehensive Plan Compliance Narrative
- F. Letters of Adequacy
- G. Applicant Justification for the Proposed Amendment





Attachment C – Comprehensive Plan Text Amendment Language

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation. Notwithstanding the foregoing restriction, public educational facilities may be considered in Wetlands only if the Village Council determines that:

- A. The Village Council determines that the public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a comprehensive plan amendment to Public Facilities category; and
- C. Prior to the comprehensive plan amendment, the site has received valid permits to fill the wetlands from the South Florida Water Management District and U.S. Army Corps of Engineers, as applicable; and
- D. No high or medium quality wetlands will be impacted; and
- E. Mitigation (in addition to other agency requirements) will include providing a public benefit additional to the provision of a needed school facility, such as additional open space or recreational facilities on site that are available for use by the public when approved by the Village Council at a public hearing.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process. Notwithstanding the above, schools may be considered in Wetlands subject to policy PSF 1.5.10.

Attachment D

SINCE 1946



School District – Three Oaks Site Comprehensive Plan Amendment (CPA2020-E001)

Planning and Zoning Board Public Meeting – October 27, 2020

Meeting Summary:

Dana Hume of Johnson Engineering presented to the Village of Estero Planning and Zoning Board Public Meeting on October 27th, 2020 on behalf of the applicant, The School District of Lee County. The presentation covered the requested Comprehensive Plan Amendment to amend the Future Land Use Map to change the Future Land Use designation of the subject site from Village Neighborhood 2 and Wetlands to Public Facilities, providing an overview of the application package requirements. An overview of the CPA process and application requirements, history and background of the site, surrounding land uses, and environmental conditions were presented.

Comments from the Public:

The main concerns received from the public are regarding potential flooding and traffic issues caused by the addition of a school.

Residents and representatives from the Copper Oaks (30 single family homes) directly north of the property expressed that there is existing flooding problems and there is concern that the additional development of a school to the south will add additional strain to their drainage ditch.

Response: The Development Order process will also address these concerns while working with the Village's Design Review Board and the Public Works Director.

There is an existing traffic congestion issue in this area and the addition of a school is concerning for many residents. Also, school traffic backing up on Three Oaks was expressed as a concern.

Response: The Traffic Circulation Analysis as part of the CPA Application Package provides an analysis of the existing conditions and recommendations to allow for the development of a school on this site. Solutions to aid traffic concerns will be addressed in detail in the Traffic Impact Analysis as part of the Development Order. The site plan will reflect parent pick-up entirely on campus to avoid back up on Three Oaks Parkway.

Additionally, shared recreational facilities were discussed briefly regarding type, safety, accessibility, and the anticipated interlocal agreement between the School District of Lee County and the Village of Estero.

2122 Johnson Street ■ Fort Myers, Florida 33901
Phone (239) 334-0046 ■ Fax (239) 334-3661

School District – Three Oaks Site Comprehensive Plan Amendment (CPA2020-E001)
Meeting Notes

Response: The School District has expressed they are open in working with the Village on shared recreational facilities.

Lighting pollution from school property might directly affect residences to the north.

Response: Lighting will be designed to be code compliant per the Village Land Development Code.

Attachment E

**Estero, Adjacent Local Government,
and State and Regional Plan
Consistency Narratives
Exhibit E**

School Facilities – Comprehensive Plan Map Amendment

E - Estero, Adjacent Local Government, and State and Regional Plan Consistency Narratives

Estero Comprehensive Plan Consistency

The subject property is a ±68.5 acre site located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. The School District of Lee County purchased the site in 2003 to fulfill demands for school capacity in the growing Estero area. The subject site is currently designated with two different Future Land Use categories: ±64.2 acres is designated Village Neighborhood 2, and ±4.3 acres is designated Wetlands. These designations are calculated to allow 381 dwelling units a maximum eligible densities, which would correspond to added population in the Village.

To allow the development of the proposed schools, a Map Amendment is proposed to re-designate the site to the Public Facilities Future Land Use designation. Approval of this amendment will reduce the potential population growth associated with current Future Land Use designations, thus the proposal is not impacting the population capacity of the Future Land Use Map.

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the following goals, objectives, standards and policies set forth in the Village of Estero Comprehensive Plan:

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.

The subject site is publicly owned and is anticipated for development to serve public school purposes consistent with the proposed Public Facilities designation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Schools are allowed in the Village Neighborhood 2 designated area of the site, but not the Wetlands designated area. The request to amend the site's Future Land Use designation to Public Facilities will render the site and the

proposed use as a school fully consistent with the Future Land Use Element. Traffic analysis is provided with this application to address the circulation to and from the site, which is concentrated along major arterial and collector roadways.

REC-1.8 SCHOOL BOARD COORDINATION: Coordinate with the Lee County School Board to co-locate and share facilities and develop mutually beneficial strategies to meet the community's recreation and open space needs.

The applicant is the School District of Lee County. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

ICE-1.7.1 Cooperate with the School District of Lee County to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with co-located public recreation facilities and services.

The proposed school location was established as a potential school site at time of the School District's purchase in 2003, and over the past year, this location has been coordinated with Village management staff. The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations. Five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year. In recognition of the capacity demands in this subzone, the Florida Department of Education has approved the construction of the proposed additional elementary and middle school capacity. Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial facilities and services to meet community needs.

ICE-1.7.2: To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools.

The applicant, the School Board of Lee County, has been in communication with the Village management staff from the time of initial planning stages for new school facilities located in the Village. The subject site's proximity to community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities.

CIE-1.2.10 The Village adopts the following LOS standards for public schools, based upon Permanent Florida Inventory School Houses (FISH) capacity.

- A. Elementary Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- B. Middle Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- C. High Schools: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*
- D. Special Purpose Facilities: 100% of Permanent FISH Capacity as adjusted by the School Board annually to account for measurable programmatic changes.*

Refer to the documentation provided below related to levels of service addressed in Policy PSF-1.3.1 demonstrating that the requested amendment is needed to address capacity issues and meet the adopted level of service standards.

PSF-1: Assist the School District of Lee County and other providers of education (where appropriate) with the planning, development and siting of schools to: promote co-location of facilities that benefit Village residents, promote opportunities for school children of the Village to attend schools located in the Village, and foster a quality of education in and around Estero that enhances the Village's desirability and economy.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

CIE-1.4 SCHOOL COORDINATION: Coordinate public school capital improvements with the school district through an interlocal agreement.

CIE-1.4.1 Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, schools and roadways.

CIE-1.4.2 Capital improvements associated with the construction of educational facilities are the responsibility of the Lee County School District, as well as addressing financial feasibility associated with school concurrency. The Village shall update its Capital Improvements Element and Program annually, to include the annual update of the School District Five-Year Plan and Capital Budget.

CIE-1.4.3 For public school facilities, a proportionate share mitigation agreement is subject to approval by Lee County School District and the Village and shall be (for each development) executed as authorized by the overall master school interlocal agreement.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to work toward an interlocal

agreement and to arrive at mutually beneficial strategies to meet community needs.

PSF-1.1 SCHOOL LOCATION AND CO-LOCATION PLANNING: Cooperate with The School District of Lee County and representatives of private, charter and parochial school associations to ensure that schools are located consistent with Village growth policies and the needs of the future populations and developed with collocated public recreation facilities and services.

PSF-1.1.1: Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.

PSF-1.1.2: All educational institutions will comply with the policies of this plan and the Land Development Code where not pre-empted by state statutes or administrative rules.

PSF-1.1.3: To the maximum extent possible, the Village will participate in school facility planning to co-locate public facilities, with an emphasis on recreation facilities, and also libraries, community centers, and other similar facilities with schools.

PSF-1.1.4: Promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

The location is consistent with the growth policies in the Comprehensive Plan, and provides for needs of current and future populations.

The proposed Map Amendment accommodates school facilities along the Three Oaks Parkway corridor where the Village has a concentration of residential neighborhoods, thus achieving the goal of promoting opportunities for school children of the Village to attend schools located in the Village.

PSF-1.1.5: Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.

As described in the narrative of existing surrounding land uses, the mix of surrounding land uses has been established, as all surrounding sites are nearly or completely built out. Two community facility uses are to the north and south of the site, including a Post Office and a Church, providing for compatibility among public facilities uses. The South Regional Library also sits to the southwest of the site across Three Oaks Parkway. Also surrounding the site are

the Copper Oaks, Villagio and Villages at Country Creek neighborhoods, which are compatible with school uses. The Interstate to the east provides a barrier that will remain as a secure edge to the school site. To the south, the bordering commercial planned developments predominately feature water management and conservation areas along the property boundary. Potential for incompatibility of a commercial use is limited due to the limited degree of adjacency, and can be managed through the final design and permitting process for the school site.

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.

The Traffic Analysis provided with this application addresses the long term transportation circulation and service levels for the site. Final design and permitting and the Traffic Impact Statement (TIS) associated with the Development Order review process will address details of all transportation services and infrastructure.

PSF-1.2.5: The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and the School District will explore opportunities for shared funding of necessary infrastructure improvements.

PSF-1.2.6 The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.

The applicant, the School District of Lee County, has been in communication with the Village management staff at that early planning stages for new school facilities located in the Village. Coordination will continue on opportunities for shared funding of necessary infrastructure improvements as needed throughout the planning and development review process.

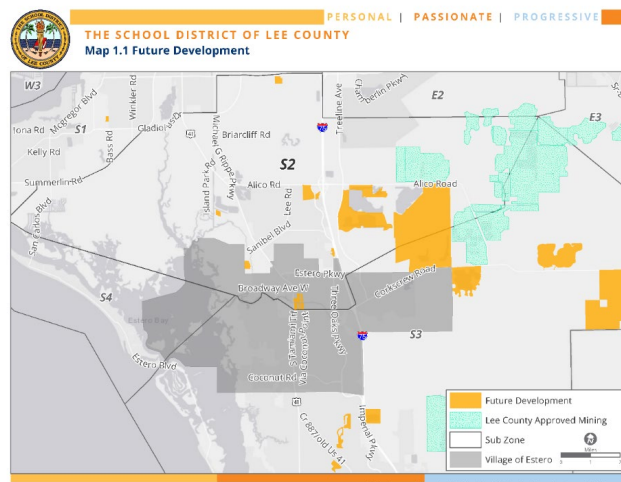
PSF-1.2.7: Work with the School District staff toward maximizing the opportunity for an educational campus in conjunction with Estero Community Park, School District property and Estero High School.

The applicant, the School District of Lee County, has been in communication with the Village management staff at the early planning stages for new school facilities located in the Village. Discussions began with potential location of the school facilities in proximity to Estero High School, and coordination will continue on future plans for the land areas in the vicinity of Estero High School.

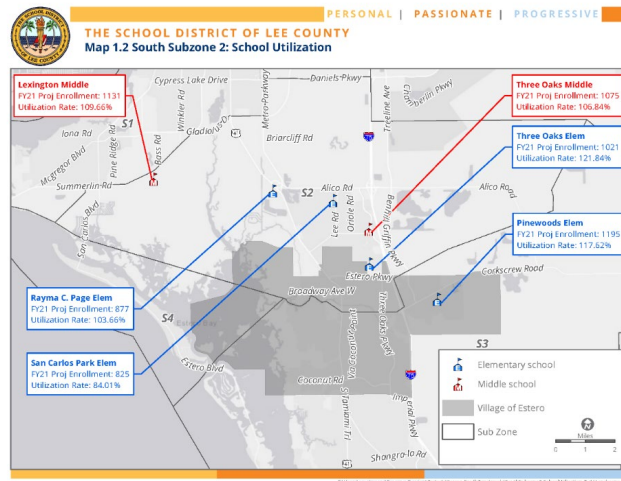
Following analysis and evaluation and an April 22, 2020 Village Council public workshop, the Village gave notice to the School District that the Village formally supports the location of school facilities on the subject property along Three Oaks Parkway.

PSF-1.3.1: Establish and maintain LOS standards for public schools in order to ensure that there is adequate school capacity for all existing and expected High School, Middle School, Elementary School, and Special Purpose students. See the Lee County School District Facilities Map PSF-1 depicting the existing educational and public School District Facilities in Lee County. This Map also generally depicts the anticipated location of educational and ancillary plants over the five-year and long-term planning period

Per the adopted School Concurrency Service Areas (Comprehensive Plan Map PSF-2), the entirety of the Village, including the subject site, are within the South Zone Concurrency Service Area. More specifically, the School District designates the area north of Corkscrew Road where the subject site is located as the South-2 (S2) subzone, depicted on the School District's Map 1.1 below.



Spurred by growth in communities such as San Carlos Park, WildBlue, Miromar Lakes, residential projects in Coconut Point, Genova, and the potential additional residential development in the Village Center, the S2 subzone has been growing steadily since the early 2000s. The result of this growth is that five of the six existing middle and elementary schools serving the South S2 subzone where the site is located have been calculated to exceed 100% utilization rates in the upcoming year as depicted on the School District's Map 1.2 below.



PSF-1.5 COORDINATION: Village staff and School District staff will coordinate on procedures and information sharing so that all new public schools built within the Village will be consistent with the Comprehensive Plan and Future Land Use Map, will be co-located with other appropriate public facilities (when possible), and will have needed supporting infrastructure.

PSF-1.5.4: The School District staff will inform the Village staff prior to acquiring or disposing of land in the Village. The Village staff will provide technical information as available to school representatives and work cooperatively to assist in identifying suitable sites for new schools and opportunities to co-locate public facilities.

PSF-1.5.5: In order to maximize the benefits from joint planning efforts, the Village staff will coordinate with the School District to base respective plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

PSF-1.5.6: The Village staff will assist the School District in the development of siting criteria that promote smaller, neighborhood oriented school campuses to the extent possible to increase access for Estero students to attend school in proximity to home.

PSF-1.5.10: Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

PSF-1.5.11: Coordinate with the School District staff to evaluate the availability of sufficient land proximate to residential areas, and within the future land use categories in which public schools are allowed, to meet the projected need for public schools.

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

INF-1.4.5: No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

Lee County Utilities sanitary sewer service facilities are available and located along Three Oaks Parkway adjacent to the subject site.

INF-1.5.4: No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

Lee County Utilities potable water service is available and located along Three Oaks Parkway adjacent to the subject site.

CCM-1.9.2: New development must not degrade water quality of surface waters or groundwater or contribute to flooding of other areas.

Appropriate measures will be taken during final design and permitting to ensure water quality and attenuation meets state and local standards.

FLU-1.2.3 WETLANDS. Wetlands are those lands that are identified as Wetlands on the Future Land Use Map in accordance with Florida Statute Section 373.019(27). If a Wetlands boundary on the Future Land Use Map is incorrect due to a clear factual error, or if an exact boundary is established per jurisdictional determination or Florida Statute Section 373.019, an administrative process may be used to establish the precise boundary of the Wetland.

- A. Uses: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands, open space, and conservation that are compatible with wetland functions.*
- B. Development type: Development in Wetlands must not adversely affect the ecological functions of wetlands.*
- C. Density: The maximum density on Wetlands is one dwelling unit per twenty acres (1 du/20 acre).*
- D. Notwithstanding C. above, to encourage the preservation of lands designated Wetlands in Planned Developments, density may be transferred from preserved*

Wetlands to uplands under common ownership within the Planned Development that are designated Village Neighborhood 1, Village Neighborhood 2, Transitional Mixed Use, or Urban Commercial. Density transferred from Wetlands as provided herein shall be calculated at three-fourths (75%) of the designated density for the uplands to which the density is transferred. Uplands to which density is transferred shall not include any impacted wetlands which are filled or otherwise converted into uplands pursuant to an Environmental Resource Permit issued by the South Florida Water Management District.

The ±4.3-acre area designated as Wetlands on the Future Land Use Map is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site.

CCM-1.4.1 Ensure the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.

The Wetlands designation is proposed to be changed to Public Facilities in order to accommodate the schools that are needed to address capacity shortfalls in the Village. See the Environmental Analysis included in this submittal for additional detail on the wetland and permitting conditions of the site.

CCM-1.4.3 Continue implementing regulations and incentives to prevent incompatible development in and around environmentally sensitive lands; which are rare and unique uplands as described in Policy CCM-1.5.1 and wetlands, as defined in the definition section of this Plan.

See the Environmental Analysis included in this submittal addressing the upland and wetland conditions of the site. There are 0.02 acres of the project site along the south property line that have been identified as “rare and unique” uplands, adjacent to the conservation area of the Estero Interstate Commerce Park, and the final site design and permitting process will address prevention of incompatible development around this area.

CCM-1.8 WETLANDS The Village recognizes that wetlands are an invaluable natural resource which contribute vital benefits for the public, wildlife, ecosystems and the environment and will maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

CCM-1.8.1 The natural functions of wetlands and wetland systems will be protected and conserved through the enforcement of the Village's, the State of Florida's, and the US Army Corp of Engineers' wetland protection regulations and the goals, objectives, and policies in this plan at a minimum.

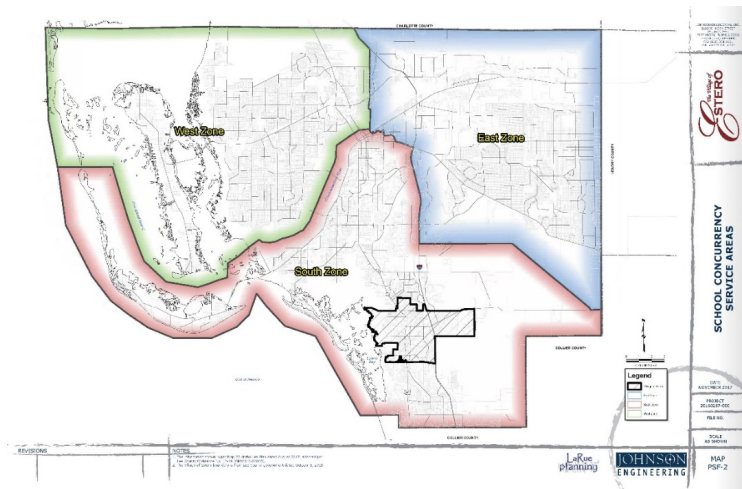
CCM-1.8.2 To the extent allowed by law, the Village will require wetland mitigation for wetlands impacted by development or construction within the Village to be mitigated in order of preference: 1) On the same site or downstream of the impact within the same watershed; 2) within Estero; and 3) as close geographically to Estero as possible but still within the Estero Bay watershed. The Village will coordinate with South Florida Water Management District, Lee County, and the US Army Corps of Engineers to determine the nature and level of mitigation on a case-by-case basis.

CCM-1.8.3 Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

See the Environmental Analysis included in this submittal for additional detail on the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village through the final site design and permitting process, the strategies for mitigation will be shared and discussed.

Adjacent Local Governments

The proposal will positively affect adjacent local governments and their comprehensive plans for school planning and student accommodation purposes. Lee County and the City of Bonita Springs are also served by and coordinate with the School District of Lee County for provision of public school facilities. The subject site has been identified as a school site since the School District's purchase of the property in 2003. The needs to maintain school capacity service levels are addressed geographically based on population and demands within the zones adopted in the School Concurrency Service Areas Comprehensive Plan Map PSF-2, below.



The entirety of the Village and the City of Bonita Springs and portions of South and Central Lee County are within the South Zone Concurrency Service Area. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. By addressing demand within the zone and providing new schools in this zone, the proposed amendment furthers coordination efforts of the School District and affected local jurisdictions of Lee County and City of Bonita Springs as required by Florida Statutes.

Impacts to Lee County facilities and services as result of the proposed amendment, including the Sheriff's Office, EMS, Solid Waste, LeeTran, and Lee County Utilities, are addressed in the B.2 Existing and Future Conditions Analysis included in this application and the availability letters accompanying this submittal. Coordination to address impacts to the transportation network is achieved through coordination with Lee County Department of Transportation in the preparation, analysis, and review of the Traffic Circulation Analysis accompanying this submittal.

State Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the State Policy Plan found in Chapter 187, Florida Statutes:

(7) **WATER RESOURCES.**—

(a) *Goal.*—*Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

(b) *Policies.*—

5. *Ensure that new development is compatible with existing local and regional water supplies.*

The analysis included in Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application demonstrates that water supply is available and Lee County Utilities service is adequate. Per the drainage analysis, final design of the site will be in accordance with applicable water quality and attenuation standards.

(9) **NATURAL SYSTEMS AND RECREATIONAL LANDS.**—

(a) *Goal.*—*Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

(b) *Policies.*—

7. *Protect and restore the ecological functions of wetlands systems to ensure their long-term environmental, economic, and recreational value.*

Exhibit C - Environmental Analysis included in this application provides analysis of the wetlands and permitting conditions of the site. Through ongoing coordination between the School District and the Village and through the final site design and permitting process, ecological functions of wetlands systems will be maintained, and strategies for addressing impacts and mitigation will be coordinated.

(15) **LAND USE.**—

(a) *Goal.*—*In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

(b) *Policies.*—

3. *Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

The subject site is in an urban area of the Village, which is a strategic location for providing convenient access to public school facilities as proposed. The amendment places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve to enhance the mix of complementary housing and institutional functions within the Village.

7. *Provide educational programs and research to meet state, regional, and local planning and growth-management needs.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(16) **URBAN AND DOWNTOWN REVITALIZATION.—**

(b) **Policies.—**

8. *Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding educational facilities in urban areas, including planning functions, the development of joint facilities, and the reuse of existing buildings.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(17) **PUBLIC FACILITIES.—**

- (a) **Goal.—***Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards. Per F.S. Chapters 1013 and 163, school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal Future Land Use and zoning regulations. Through the proposed amendment to accommodate the proposed school facilities in the Public Facilities designation on the Future Land Use Map, and through ongoing coordination between the

School District and the Village related to capital improvement planning efforts, this State Policy Plan goal is achieved.

(20) GOVERNMENTAL EFFICIENCY.—

- (a) Goal.—***Florida governments shall economically and efficiently provide the amount and quality of services required by the public.*

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statutes and public school facility level of service standards.

(b) Policies.—

- 1.** *Encourage greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs.

(21) THE ECONOMY.—

- (a) Goal.—***Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.

(25) PLAN IMPLEMENTATION.—

- (a) Goal.—***Systematic planning capabilities shall be integrated into all levels of government in Florida with particular emphasis on improving intergovernmental coordination and maximizing citizen involvement.*

Through this application process and other coordination efforts, the School District and the Village have ongoing coordination to arrive at mutually beneficial strategies to meet community needs. The required Public Information Meeting and public hearings will provide multiple citizen involvement opportunities during the planning process for the subject site.

Regional Policy Plan

In **bold** font below are the explanations of how the proposed Map Amendment is consistent with the Southwest Florida Regional Planning Council Strategic Regional Policy Plan:

Livable Communities Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Action 1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

The subject site is in an Urban area of the Village, which is a strategic location for infill of public facilities, because the site is proximate to other civic and community facilities such as the post office and the South Regional Library make the site a conducive fit for the additional public school facilities. The amendment also places school facilities along a corridor where the Village has a concentration of residential neighborhoods, thus integrating the location of schools in proximity to the students they serve for a high quality of life.

Economic Development Goal 1: A well-maintained social, health, and educational infrastructure to support business and industry.

Strategy: Continually improve the educational system to produce an educated and trained work force.

Strategy: Maintain the physical infrastructure to meet growth demands.

The proposed school facilities respond to concurrency standards and provide the facilities needed to address capacity shortfalls in the Village in conformance with Florida Statute and public school facility level of service standards.

Economic Development Goal 3: A stable regional economy based on a continuing excellent quality of life.

Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Identifying the subject site for Public Facilities on the Future Land Use Map of the Village's Comprehensive Plan contributes to the economic stability within the region.

Emergency Preparedness Goal 6: New private and public developments are built further from flood prone areas than in the past and structures and roadways are protected from rain induced flooding.

Strategy: New public structures be located outside the category 2 hurricane flood zone and outside of rainfall induced flowways.

The subject site is outside hurricane flood zones. Exhibit B.2 – Existing and Future Public Facilities Impacts Analysis accompanying this application includes drainage analysis demonstrating that addresses flood protection and avoidance of flowways will be addressed through the development design and permitting process.

Attachment F- Letters of Adequacy



**LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY**

DATE: AUGUST 10, 2020TO: MARY MCCORMIC
Technician SeniorFROM: DANA L. HUME, P.E.FIRM: JOHNSON ENGINEERING INC.ADDRESS: 2122 JOHNSON STREETADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)461-2471 FAX: () -

E-MAIL ADDRESS: DLH@JOHNSONENG.COMPROJECT NAME: NN MIDDLE SCHOOL AND K ELEMENTARY SCHOOLPREVIOUS PROJECT NAME(S): THREE OAKS SCHOOL SITESTRAP NUMBER(S): 26-46-25-E4-U2186.2435PRIOR STRAP NUMBER(S) (IF ANY): N/ALOCATION/SITE ADDRESS: UNDEVELOPED SITE ALONG THREE OAKS PARKWAY – ADDRESS TO BE DETERMINED**PURPOSE OF LETTER:**

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) COMP PLAN MAP AMENDMENT (VILLAGE OF ESTERO)

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☐ MULTI-FAMILY)
☒ OTHER: (PLEASE SPECIFY) SCHOOL

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: N/ARESIDENTIAL UNITS: SINGLE-FAMILY: N/A MULTI-FAMILY: N/A

PROPOSED PROJECT CONSISTS OF 200,000 S.F. SCHOOL WITH 2,350 STUDENTS AND 175 EMPLOYEES

AVERAGE ESTIMATED DAILY FLOW (GPD): 36,225 (☒ WATER ☒ WASTE-WATER) (GPD): ☐ REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: PER LCU DESIGN MANUAL: (2350 STUDENTS X 10 GPD = 23,500 GPD) + (175 EMPLOYEES X 15 GPD = 2,625 GPD) + (2525 CAFETERIA MEALS X 4 GPD = 10,100 GPD) = 36,225 GPD TOTAL

Please e-mail the completed form at mmccormic@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.



L:\20200000\20203040-000 - SDLC - Elementary School K & Middle School NN\Permitting\Comp Plan Amendment\Availability
 Letters\LCU\Request for Letter of Availability.doc
 Updated 11/02/18 (MMM)



John E. Manning
District One

Cecil L. Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

August 11, 2020

Via E-Mail

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

RE: **Potable Water and Wastewater Availability
NN Middle School & K Elementary School
STRAP # 26-46-25-E4-U2186.2435**

Dear Mr. Hume:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of a middle school and an elementary school with an estimated total flow demand of approximately 36,255 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

NN Middle School & K Elementary School - Letter.Docx

August 11, 2020

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

**Letters of Adequacy of Fire, EMS,
Law Enforcement, Solid Waste, Mass Transit services
Exhibit B.3**

Aug. 11. 2020 7:42AM

Estero Fire Rescue

No. 6073 P. 1



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

DATE: 8/11/2020

TO: Marina Guirguis

FAX NUMBER: 239-334-3661

FROM: Phillip Green, Fire Marshal

NUMBER OF PAGES INCLUDING COVER SHEET: 2

COMMENTS:

Letter of Service Availability for Parcel #26-46-25-E4-U2186.2435

This transmission may contain confidential or privileged information which is intended only for use by the individual or entity to which the transmission is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication may be prohibited by law. If you received this transmission in error, please notify the sender immediately.

Aug. 11. 2020 7:42AM

Estero Fire Rescue

No. 6073 P. 2



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

August 11, 2020

Johnson Engineering
2122 Johnson Street
P.O. Box 1550
Fort Myers, Florida 33902
C/O Marina Guirguis, Planner I

Re: Parcel 26-46-25-E4-U2186,2435

Ms. Guirguis,

This correspondence will serve as a Letter of Service Availability for the above listed parcel. The above listed parcel is located within the Estero Fire Rescue District.

The Estero Fire Rescue District will provide fire suppression and Advanced Life Support Non-Transport medical services for this parcel. Primary responding fire station for the above listed parcel is Estero Fire Rescue Station 43 located at 21500 Three Oaks Parkway, Estero Florida. Service availability is not dependent on the use of the property.

Should you require any further information, please feel free to contact me at 239-390-8000.

Respectfully,



Phillip Green
Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"

Marina A. Guirguis

From: Abes, Benjamin <Benjamin.Abes@leegov.com>
Sent: Tuesday, August 4, 2020 9:26 AM
To: Marina A. Guirguis
Subject: RE: Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning Ms. Guirguis,

Thank you for the information. The County has not been authorized to review and provide comments on municipal development permits, including in the Village of Estero.

Our review or assistance on such matters is typically provided by interlocal agreements, Resolutions, Ordinances, and in limited circumstances through the 163 F.S., Comprehensive Plan Amendment process. If no such agreement exists, the County is without that authority.

Ben

Benjamin Abes
Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3911

From: Marina A. Guirguis <mag@johnsoneng.com>
Sent: Tuesday, August 4, 2020 8:56 AM
To: Abes, Benjamin <Benjamin.Abes@leegov.com>
Subject: [EXTERNAL] Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning, Mr. Abes,

Kindly find attached a request for a letter of service availability for a new project in the Village of Estero. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it. Please do not hesitate to contact me with any questions or if you require any additional information.

Thanks,

Marina A. Guirguis
Planner I
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL 33901
239.292.6076 Cell
mguirguis@johnsoneng.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

August 12, 2020

Marina Guirguis
Johnson Engineering
2122 Johnson Street
Fort Myers, Florida 33901

Ms. Guirguis,

The requested Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objection to the construction of an elementary and middle school on the +- 68 acre parcel located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

Rich Snyder
Major, Patrol Bureau



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



John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

August 11, 2020

Ms. Marina Guirguis
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

**SUBJECT: Request for Solid Waste Letter of Availability
Village of Estero Comprehensive Plan Amendment for Parcel No.
26-46-25-E4-U2186.2435**

Dear Ms. Guirguis,

Lee County Solid Waste is capable of providing solid waste collection service for the proposed project in the Village of Estero through our franchised hauling contractors. Disposal of the solid waste generated from the proposed schools will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines solid waste requirements for businesses and institutions. It further establishes that the property owner will be responsible for all future applicable solid waste assessments and fees.

Please provide for my review the construction plans of the dumpster and/or compactor locations prior to the start of the construction.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

John E. Manning
District One

August 5, 2020

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Marina Guirguis
Johnson Engineering
2122 Johnson Street
Fort Myers, FL 33902

RE: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Ms. Guirguis,

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment intended to amend the existing allowable development of residential units and of commercial uses to an elementary and middle school on the referenced subject area located approximately by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. After review, we have concluded that the proposed development has no impact on transit facilities.

Sincerely,
Jorge J. Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

P.O. Box 398, Fort Myers, Florida 33902-0398 Phone: (239) 533-2111
www.leegov.com
AN EQUAL OPPORTUNITY EMPLOYER



SINCE 1946



August 4, 2020

Mr. Scott Vanderbrook, Fire Chief
Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Chief Vanderbrook:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis", written over the printed name and title.

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Mr. Benjamin Abes, EMS Chief
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902

via email Benjamin.Abes@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Mr. Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

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If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis".

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Sheriff Carmine Marceno
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Sheriff Carmine Marceno:

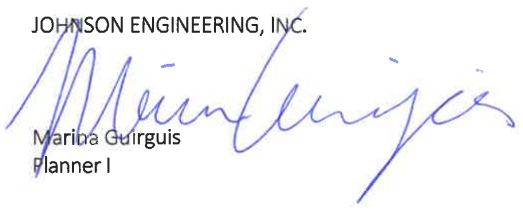
We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

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If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.


Maria Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Brigette Kantor
Lee County Public Utilities Solid Waste Division
P.O. Box 398
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Ms. Kantor:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ± 68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, reading "Marina Guirguis".

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661



SINCE 1946



August 4, 2020

Lee County Transit
Mr. Levi McCollum
3401 Metro Parkway
Fort Myers, FL 33901

via email JMcCollum@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435
Request for Letter of Service Availability

Dear Mr. McCollum:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

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Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Marina Guirguis".

Marina Guirguis
Planner I

2122 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33902-1550
(239) 334-0046 ■ Fax (239) 334-3661

ATTACHMENT G

**Justification of the Proposed
Amendment Based Upon Sound
Planning Principles
Exhibit G**

School Facilities – Comprehensive Plan Map Amendment

G - Justification of Proposed Amendment Based Upon Sound Planning Principles

The School District of Lee County is the public school provider for Lee County. Public schools are critical infrastructure, affecting not only the welfare of children and families, but also the economic stability of the communities they serve. Coordination of school locations and facilities between the School District and the Village is essential to sound land use planning for positive social and economic outcomes.

As required by Florida Statutes, District staff engaged with Village of Estero administration on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. Chapter 163 and F.S. Chapter 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives.

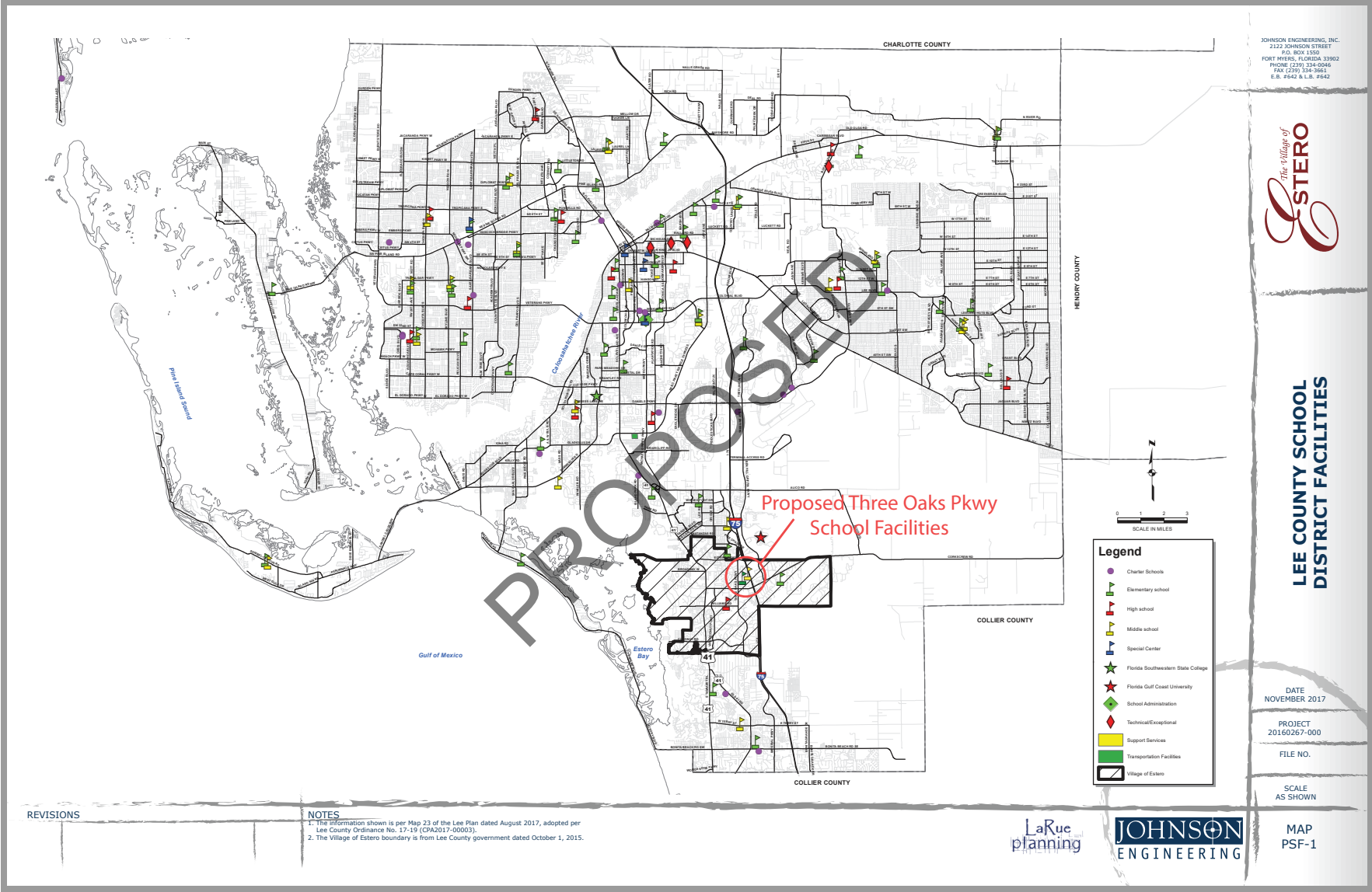
The needs for new school facilities in Estero is based in sound planning practice of data collection, analysis, evaluation of alternatives, coordination and vetting to arrive at a conclusion. The School District staff determines need based on a thorough evaluation of: 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. See the attached School District Memorandum dated May 26, 2020 for data and analysis supporting the need for the proposed schools and their siting.

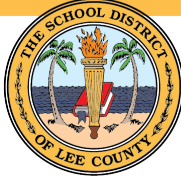
The Congress for New Urbanism establishes the principle that:

Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

The location proposed for the new schools lie adjacent to civic uses of the post office, church and across Three Oaks Parkway from the South Regional Library. The addition of schools and associated facilities will contribute to the concentration of civic and institutional uses in an area of the Village where residents are also concentrated. Connections for walking and bicycling between nearby neighborhoods and the school site will be finalized during the site design and development permitting phases.

The proposed Future Land Use Map amendment to accommodate the proposed schools within the Public Facilities Future Land Use designation is based in sound planning principles through the exercise of sound planning practices, coordination with the local jurisdiction, and adherence to the new urbanism principle of locating schools where convenient for access by children and among other civic and institutional uses.





PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Memorandum

To: Dr. Gregory Adkins, Superintendent
Dr. Kenneth Savage, Chief Operating Officer

Through: Kathie Ebaugh, AICP, Executive Director
Dominic Gemelli, Planning Director

From: Cindy Leal Brizuela, Senior Planner
Courtney Gordon, GIS Planner

RE: Estero Elementary and Middle School Development

Date: May 26, 2020

INTRODUCTION

Recognizing the need to provide additional capacity to meet the growing student population in Lee County School District's (District) south 2 subzone (S2), the District's FY20 Capital Budget provided for the construction of elementary and middle schools to be located within the Village of Estero (Village). Over the course of the last year, School District of Lee County Staff (District staff) used these funds to begin the construction of these schools by 1) hiring an architect, construction manager, and building official; 2) drafting design alternatives; and 3) obtaining the necessary planning entitlements and environmental permits.

As required by Florida Statutes, District staff engaged with Village of Estero Staff (Village staff) on these efforts. Florida Statutes regarding Community Planning and Educational Facilities (F.S. 163 and F.S. 1013) require school districts to collaborate with local municipal governments to ensure that schools meet local planning requirements, standards, and objectives. As a result of working with Village staff in the design and planning for the construction of the elementary and middle schools, it has become clear to District staff that the Village has significant concerns about the project as currently proposed at the Block Lane property. Consequently, this has restrained the District's ability to obtain the required planning and development approvals from the Village.

BOARD MEMBERS MARY FISCHER, Chair, District 1 | DEBBIE JORDAN, Vice Chair, District 4 | GWYNETTA S. GITTENS, District 5
CHRIS N. PATRICCA, District 3 | MELISA W. GIOVANNELLI, District 2 | BETSY VAUGHN, District 6 | CATHLEEN O'DANIEL MORGAN, District 7
GREGORY K. ADKINS, Ed.D., Superintendent | KATHY DUPUY-BRUNO, ESQ., Board Attorney

This memorandum seeks to resolve our current situation through the following: 1) clarify the background considerations related to this issue; and 2) identify options to move forward. Through the assessment of the issues and options, District staff seeks to receive direction and support from the Lee County School Board (Board) about how to best meet the student population demands in the S2 subzone.

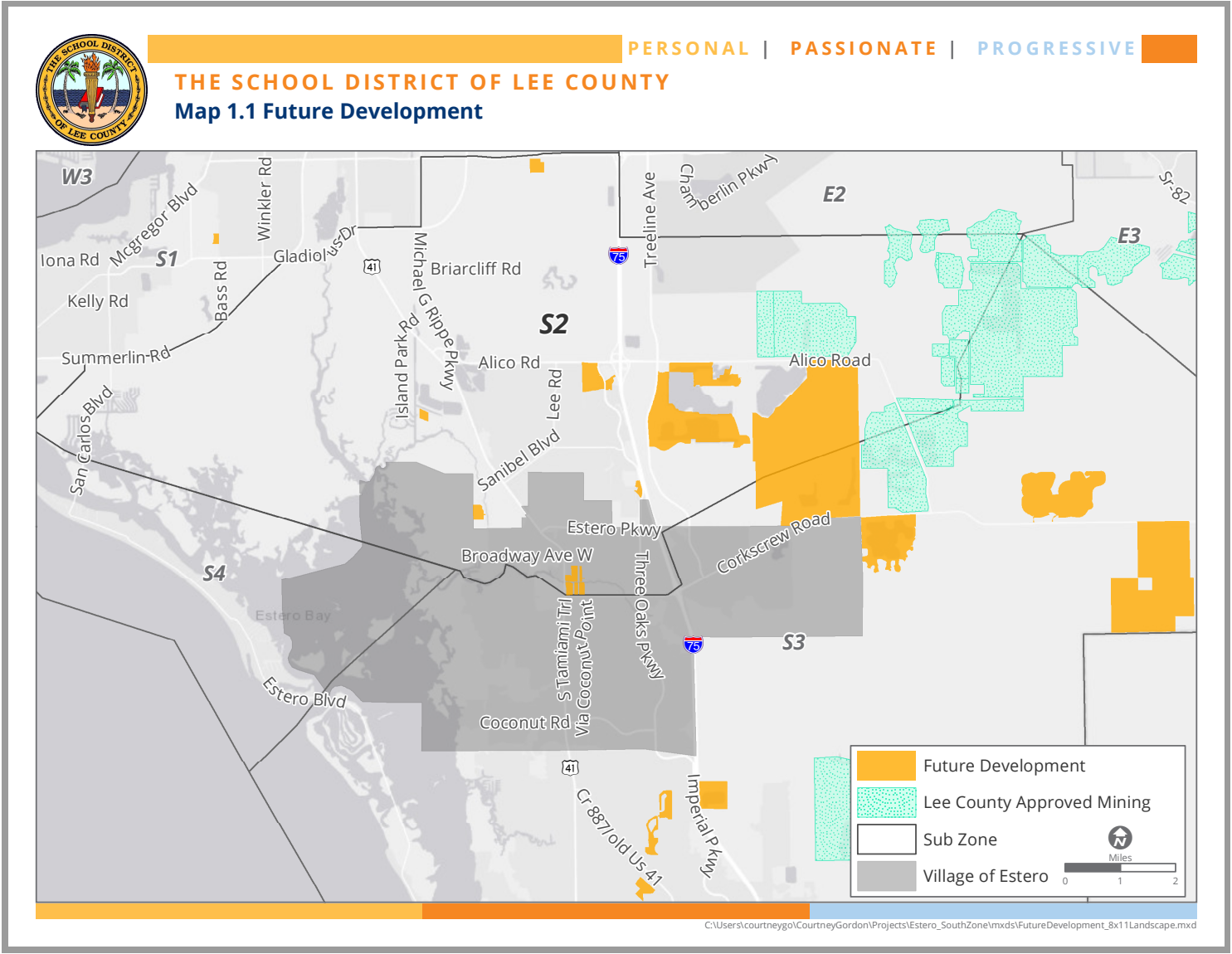
SECTION 1: ISSUE BACKGROUND

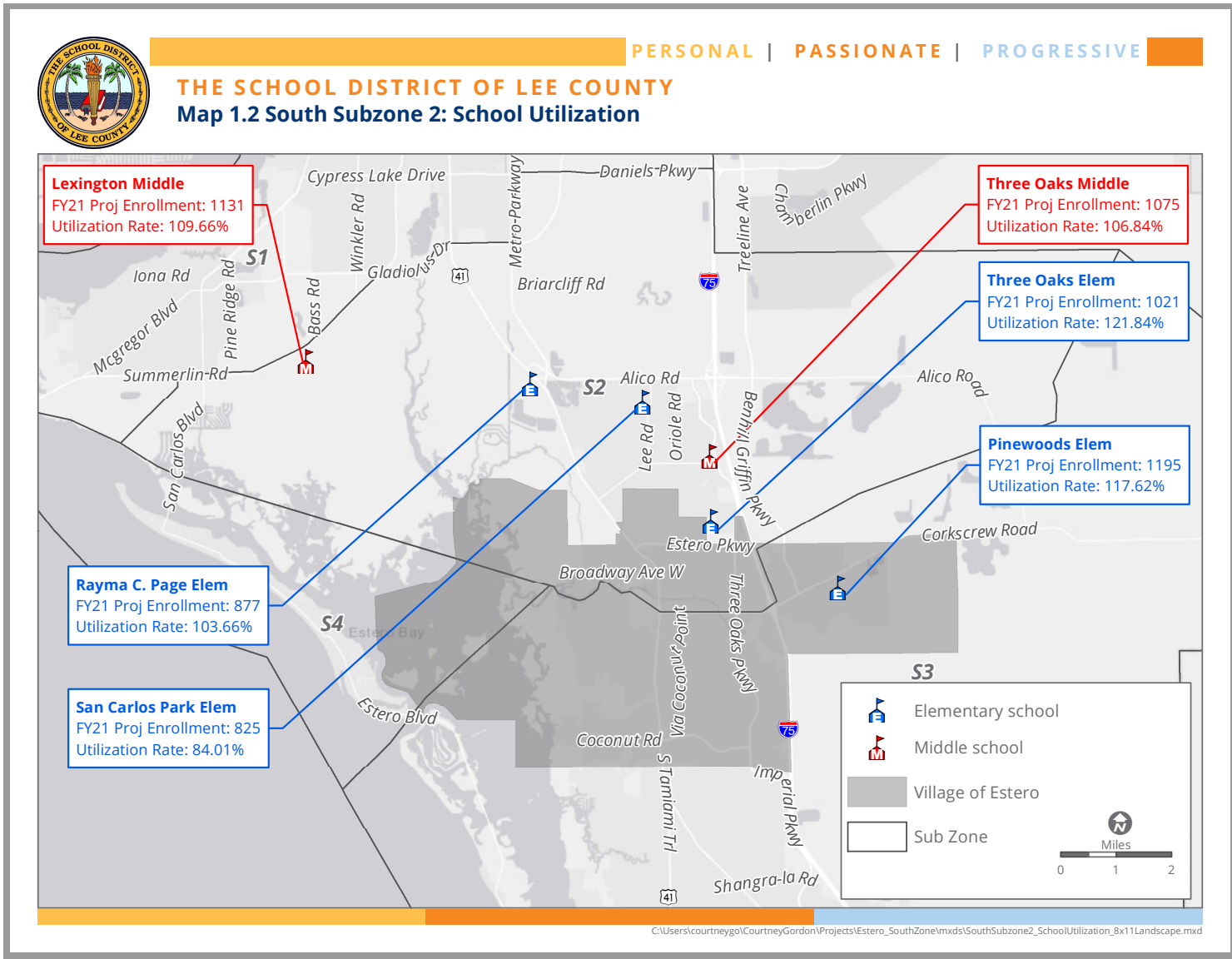
Before the District can determine the best option for providing the S2 subzone additional elementary and middle schools capacity to meet the student population demands, it is important to better understand the background of this issue. District staff has conducted a thorough evaluation of 1) current and future capacity demands, 2) available space for capacity expansion, and 3) the involvement of the Village of Estero in the early planning for this project. First, District staff assessed the current and future capacity demands of the S2 subzone by evaluating enrollment, determining available capacity, and identifying future growth demands. Next, District staff researched how to best increase capacity by considering the development of a District-owned property, feasibility of expanding capacity at existing schools, and opportunities to acquire and develop a different property. Finally, District staff considered the Village's role in planning and development of the proposed elementary and middle schools. By understanding how capacity demands, space availability, and Village involvement impact this issue, the District can assess options to proceed with confidence.

I. Current and Projected South Zone School Capacity

Current Enrollment Needs

S2 subzone is located within one of the most active development corridors in Lee County (Map 1.1). Spurred by communities such as Stoneybrook, Wildcat Run, The Preserve at Corkscrew, Bella Terra, Corkscrew Shores, and Grandezza, the S2 subzone has been growing steadily since the early 2000s. The result of this development growth is that elementary and middle schools in the S2 subzone are currently overcapacity—with an overall utilization rate of 107% (Map 1.2).





The District has two middle schools and four elementary schools that currently serve the South S2 subzone—Three Oaks and Lexington Middle Schools as well as Three Oaks, Pinewoods, San Carlos Park, and Rama Page Elementary Schools (Map 1.2). While Pinewoods Elementary is in the South subzone 3 (S3), it is included as part of the S2 subzone area schools because it is located on the S2/S3 line and helps serve the student population included in the S2 subzone. The projected SY20/21 utilization rate for these elementary schools is 106% and for middle schools it is 108%. In recognition of the capacity demands in the S2 subzone, the Florida Department of Education approved the construction of additional elementary and middle school capacity in 2018.

Projected Capacity Demands

The growth of the Estero area is expected to continue as nearly 5,000 residential units are currently in the development process in this area (Table 2). In the next decade, the steady growth of this area is expected to generate over 1,000 additional elementary and middle school students—as well as over 300 additional high school students (Tables 1 and 2).

Table 1: Units Permitted by Estero Area Communities

Estero Area Communities	Units
Wild Blue	1,096
The Place	1,325
Verdana Village	2,400
<i>Total</i>	<i>4,821</i>

Table 2: Students Generated by Estero Area Communities by School Level

Level	Students Generated by Estero Area Communities
Elementary	718
Middle	342
High	371
<i>Total</i>	<i>1,431</i>

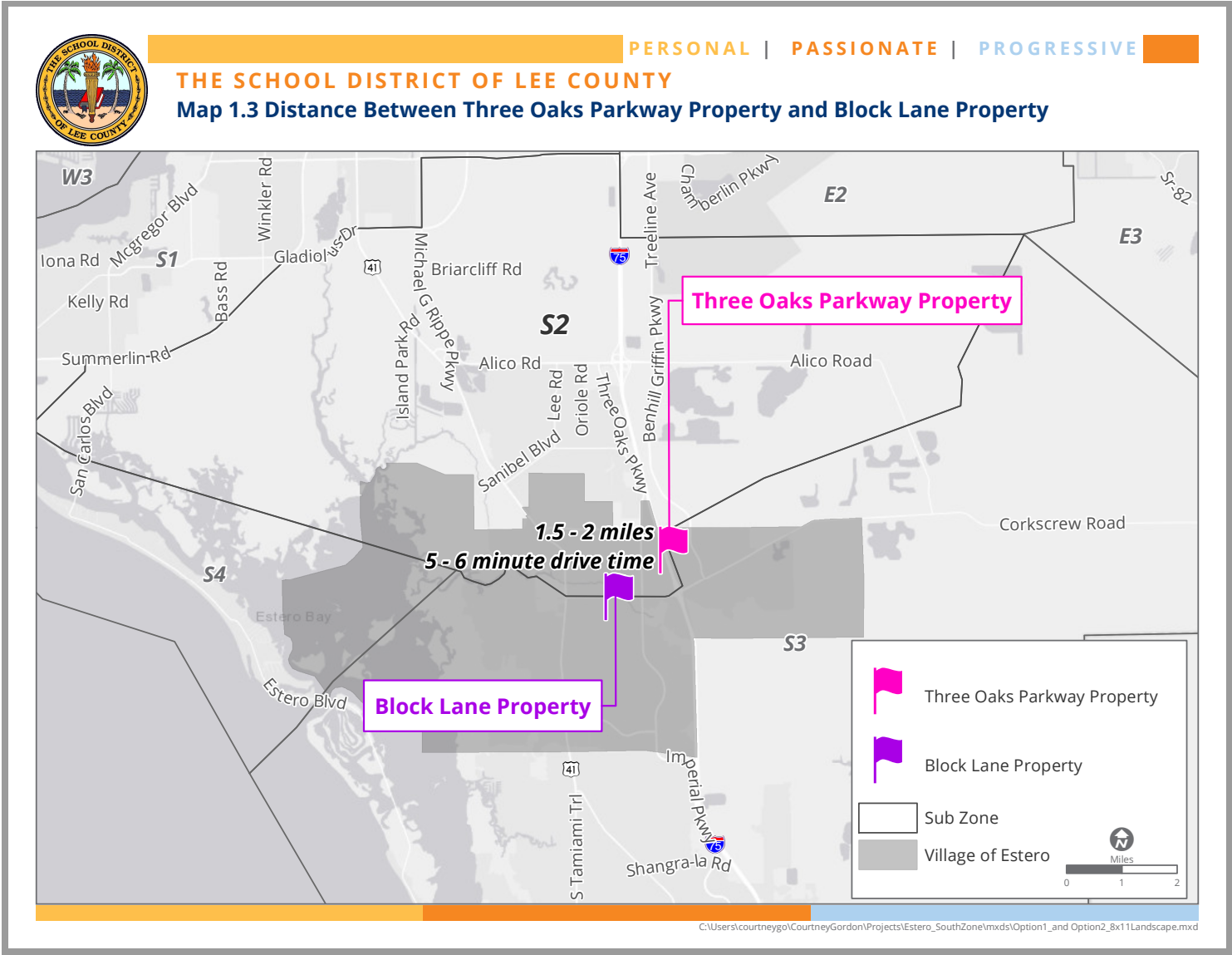
The continued development of the Estero area demonstrates the need for additional elementary and middle school capacity in the near future.

II. Potential Locations to Address Capacity

There are several potential opportunities the District has available in order to expand capacity including 1) the development of one of two District owned properties, 2) assessing the feasibility of expanding capacity at existing schools, and 3) exploring opportunities to acquire and develop a different property not currently owned by the District. While specific strengths and challenges of each of these opportunities will be explained in the Option Section, the following discussion highlights the key components.

South Zone District Owned Property

The District owns two properties in the S2 subzone: a 70-acre property located on Three Oaks Parkway and a 15-acre property located on Block Lane adjacent to Estero High School athletic fields (Map 1.3). Both properties have been approved via the Site Selection Committee as described in Board Policy 9.01.



Three Oaks Parkway Property: The Three Oaks Parkway property was purchased in 2003 for \$5.8 million in order to construct a dual school site. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classification is Agriculture (AG-2). The property has several wetlands but has current environmental permits from the Southwest Florida Water Management District (SWFWMD) and Army Corps of Engineers (ACOE). Property access is provided via Three Oaks Parkway. The current contracts with the architect and construction manager would need to be revised to allow for the development of this property. Based on the needed planning and site development changes, schools on this property would have a target open date in August 2023.

If the District selected this property to construct the elementary and middle school facilities the District must 1) continue working to renew existing SWFWMD and ACOE permits which are set to expire November 13, 2020 and September 11, 2020, respectively; 2) request the Village approve an amendment of the future land use designations to Public Facilities through a public hearing process; 3) evaluate wetland preservation; 4) receive development order approvals from the Village; and 4) assess how to address contract changes.

Block Lane Property: The Block Lane Property was purchased in 2019 for \$4.0 million in order to support Village goals to 1) utilize the Three Oaks Property as a tax generator and 2) develop an "Academic Village" which would integrate Village area schools, parks, and recreation resources in a single shared campus. The future land use (FLU) designations on this property are Village Neighborhood-2 and Wetlands; the zoning classifications are Agricultural (AG-2) and Residential Planned Development (RPD). In order to provide for sufficient space for the elementary and middle schools space, lands currently used for athletic fields at Estero High School would be constructed upon. Depending upon site design, access is available off Williams Road or River Ranch Road. The existing contracts with the architect, construction management, and building officials allow for the development of this property.

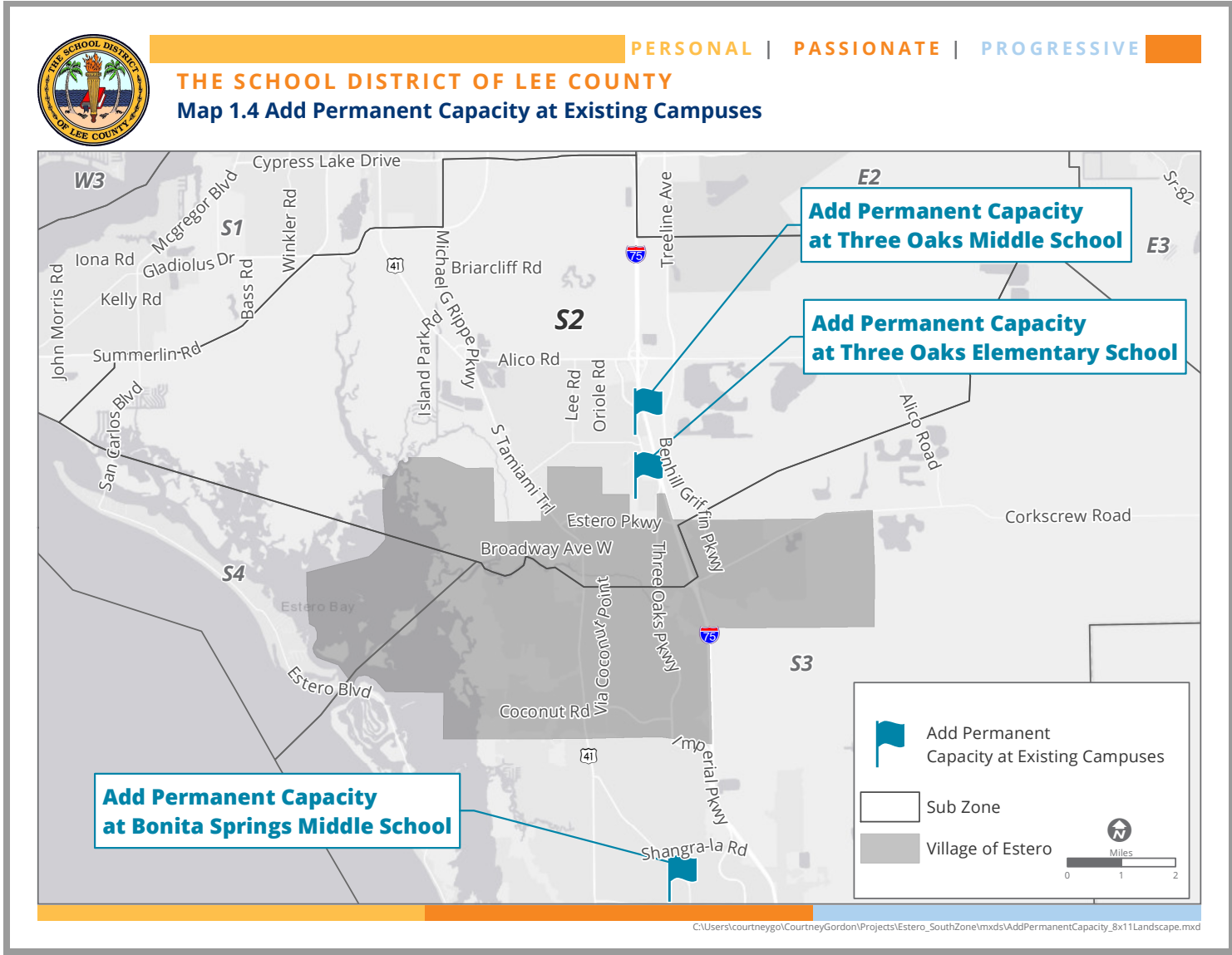
If the District selected this property to construct the elementary and middle school facilities the District must 1) receive wetland permits from SWFWMD and ACOE; 2) amend its future land use designations to Public Facilities; 3) rezone the property to Community Facility Planned Development; and 4) evaluate how to provide adequate athletic facilities at Estero High School. Based on the needed planning and site development changes, schools on this property would open in August 2023.

Acquire A New Site

There is limited land available for development or redevelopment along Corkscrew Road to the east of I-75. All of these properties have challenges including size, location, and planning and environmental requirements. First, most of the available land is not large enough to construct elementary and middle school space. Next, those properties that are large enough to construct these facilities are located either far east of the residential developments, near active mines, or too far north in the Estero area. Additionally, a few of the undeveloped parcels have been identified as nominees in the County's Conservation 20/20 program. Finally, Southeast Lee County development areas are dominated by the Density Reduction/Groundwater Resource (DR/GR) and the Wetlands designations—which have stringent planning and environmental requirements and permit standards. In order to address the size, location, and planning and environmental challenges, the District would have to work with other government entities that have the authority to designate land entitlements and permit environmental conditions. Additionally, any future land acquisition by the District would require the property to undergo the District's site selection process which would further impact the development timeline. Given the planning, site development, and approval processes involved with identifying and acquiring a new property, it is unknown when schools could open if the District chose to build on a property not currently owned by the District.

Expand Capacity on Existing Schools

As discussed previously, there are six elementary and middle schools servicing the S2 subzone—two middle schools and four elementary schools (Map 1.4). There is a possibility that the District could permanently add to the capacity of these schools either by constructing new classroom buildings or placing District-owned portables on the campuses. Permanent expansion of an existing campus would require the schools to possibly increase some or all of the core facilities and systems—cafeterias, administrative space, media center, athletic or outdoor space, HVAC systems, and internal transportation network—to meet the demands of the additional capacity. Additionally, it would require an evaluation of property conditions—land space, environmental needs, stormwater capacity, and access. Next, it would require the District to work with other government entities regarding permanent capacity to receive the required planning and environmental approvals as well as address off-site adjacent transportation improvements. Finally, given the planning, site development, and approval processes involved to identify and expand capacity, it is unknown when schools could open additional permanent capacity on an existing school campus.



III. Village of Estero Involvement

Construction of new school facilities is a coordinated effort through which the District collaborates with local municipal governments, regional environmental agencies, and other organizations to plan and develop public educational facilities. F.S. 1013 and F.S. 163 establishes the foundation through which school districts and local municipal jurisdictions are required to work together. Specifically, F.S. 1013 (3) requires that school districts adhere to the local land use designations established through municipal FLU and zoning regulations.

Recognizing the role local governments play in the development of school facilities, the District started working with the Village on the construction of planned school facilities a few years ago. At the time, the District was prepared to build a co-located elementary and middle school facility on the Three Oaks Parkway property. However, the Village preferred the construction of an "Academic Village" which unified academic, park, and recreational facilities together in one central location in the area of Estero Community Center and Estero High School. Additionally, the Village indicated a desire to have the Three Oaks Parkway property sold for development in order to contribute to their tax base. As such, the District agreed to move the schools near the high school. In doing so, the District 1) sought and purchased the Block Lane property; 2) placed the Three Oaks Parkway property for sale; and 3) started planning and designing an elementary and middle school site at the Block Lane property. The Village was kept apprised of and invited to participate in the District's school planning effort. While this effort seemed to be moving ahead, the Village was unable to secure the additional land necessary in order to realize the vision of the "Academic Village." Furthermore, without that additional land, the Village felt the consequent site design appeared too compressed and far from the expansive design concept that originated this effort. The Village expressed additional concerns that the middle and elementary school campus would use too much of the high school's athletic fields. All the while, the Three Oaks Parkway property remained available. Without a clear design path forward that would satisfy the Village concerns and recognizing the Village has the authority to approve the amendments of the future land use and zoning maps, the Village suggested that the District reconsider the use of the Three Oaks Parkway property. The Village then went a step further and brought the issue up for consideration at a public workshop of the Village Council held on April 22, 2020.

As a result of that workshop, the Village gave public notification to the District that they would formally support the construction of a co-located elementary and middle school site on the Three Oaks Parkway property and would not prefer the Block Lane property. While the Village's public act of support is non-binding, the public action can only be viewed as a vote of confidence that the District can proceed with the necessary future land use amendments and land development approvals with the support and backing of the Village.

SECTION 2: DEVELOPMENT OPTIONS

The growth of the Estero/Corkscrew Road area has spurred the growth of the student population in the Estero area and caused this area to be over-capacity. The growth of this area is expected to continue into the future, which continues to increase the need for additional school capacity. In order to provide for the educational needs of this area, District staff has reviewed the following four options:

- 1) Construct on the Three Oaks Parkway property;
- 2) Construct on the Block Lane property;
- 3) Expand capacity at existing facilities; and
- 4) Acquire and construct a new property outside the Village of Estero.

The following section outlines each of these options.

Option 1: Construct on Three Oaks Parkway Property

Proposal

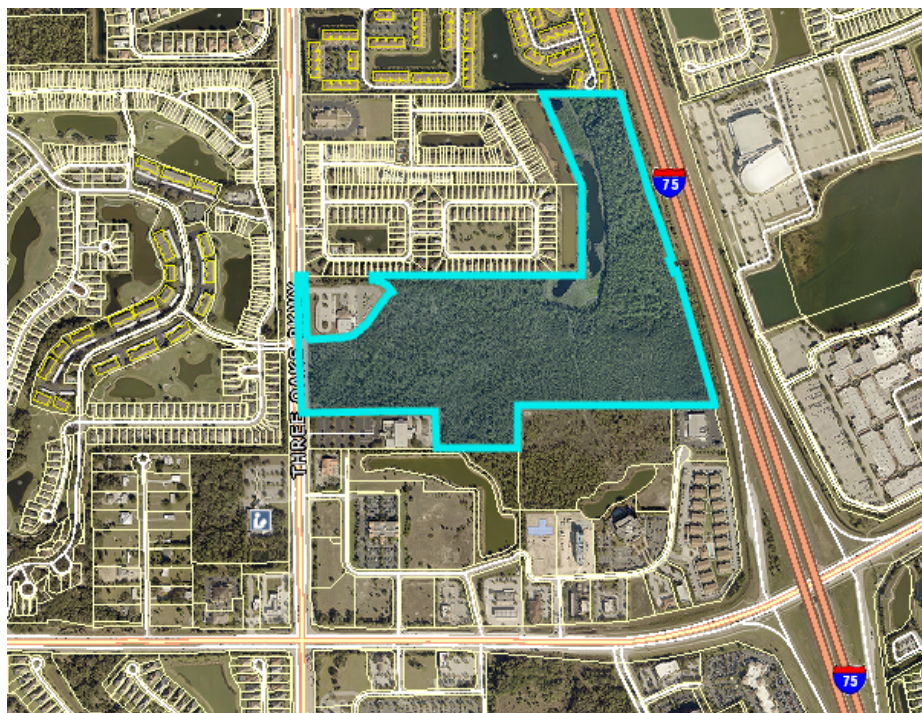
The Three Oaks Parkway Property is located north of Corkscrew Road, east of Three Oaks Parkway (where the primary access is proposed), and west of I-75. It is located within the Village of Estero where the Council and Village Staff support the proposal to construct elementary and middle schools at this location.

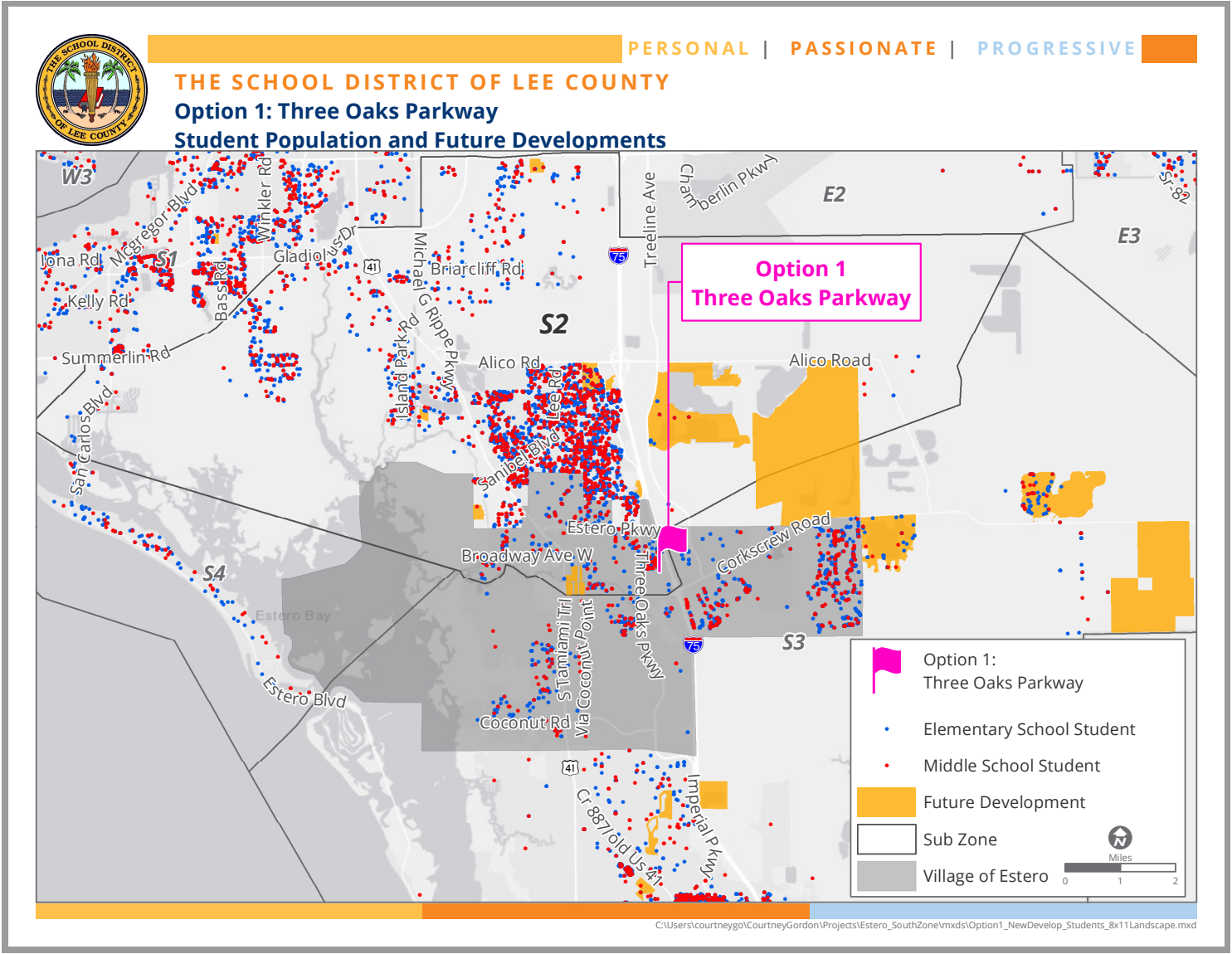
Timeline*

- Comprehensive Planning Phase – Complete by March 2021, With Village Approval
- Land Development Planning Phase – Complete by September 2021, With Village Approval
- Construction – Complete by June 2023
- Open – August 2023

**Each component of timeline is contingent on Village approval*

Figure 1: Aerial of Three Oaks Parkway Property





STRENGTHS	DEVELOPMENT CONSIDERATIONS
Village Council publicly supports property location/timeline	Wetland preservation
Village Staff supports property location/timeline	FLU amendment
Proper zoning classification	Site access
SWFWMD/ACOE Permit – Renewals underway	Vehicle Stacking on-site
Land flexibility/ample acreage	
Land purchased in 2003 for dual school site	

Option 2: Construct on Block Lane Property

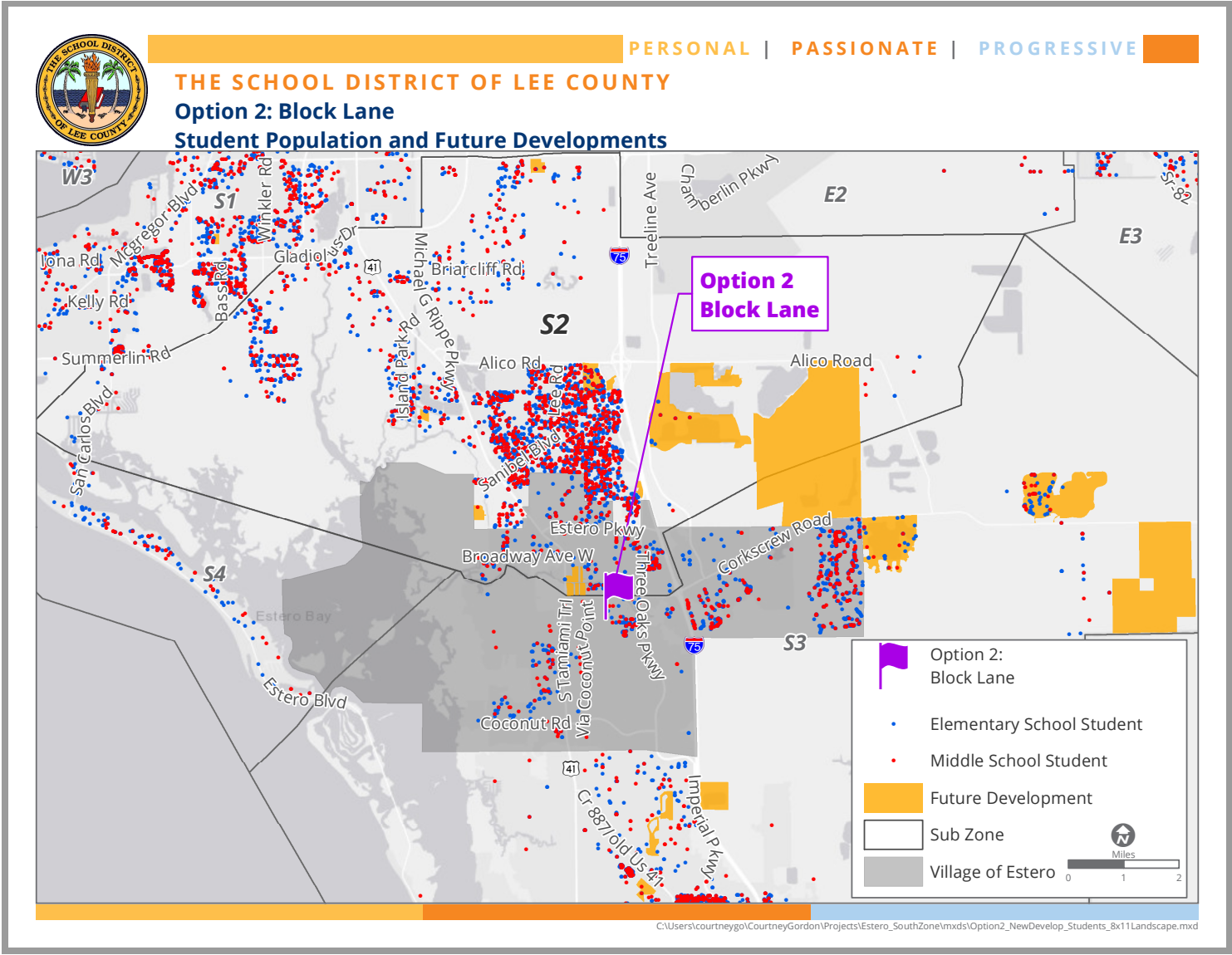
Proposal

The Block Lane property is located immediately north of Estero High School and south of Estero Community Park. An elementary and middle schools are proposed at this location which would have some impact on the existing recreational facilities.

Timeline*

- Comprehensive Planning Phase – Complete by March 2021, If Approved
- Land Development Planning Phase – Complete by September 2021, If Approved
- Construction – Complete by June 2023
- Open – August 2023

**Each component of timeline is contingent on Village approval*



STRENGTHS	DEVELOPMENT CONSIDERATIONS
Proximity to high school and community park/recreation facilities	Village Council has publicly supported the Three Oaks Parkway property over this property
Separate access roads for busses and vehicles	Rezoning and FLU amendment required
	Reduction of athletic space in order to accommodate construction
	Compressed Site Plan due to Village of Estero's inability to acquire planned land

Option 3: Additional Permanent Capacity at Existing Campuses

Proposal

An alternative to the construction of new core facilities is the installation of portables at existing school sites in the S2 subzone to relieve some of the capacity demand. Portables at Three Oaks Middle and Bonita Springs Middle would need to take into consideration supporting infrastructure such as electrical, IT, and plumbing given the possibility of a restroom. Each school could potentially accommodate four-six (4-6) portables each. There is one (1) existing portable at Three Oaks Middle.

Bonita Springs Middle can be considered as a site for expansion, however, it is significantly distant from existing student populations and is a land lease of the District.

Lexington Middle School has no space for portables or other permanent space.

Up to six (6) portables may fit at Three Oaks Elementary with improvements made to cafeteria per dining capacity as well as transportation improvements.

Timeline

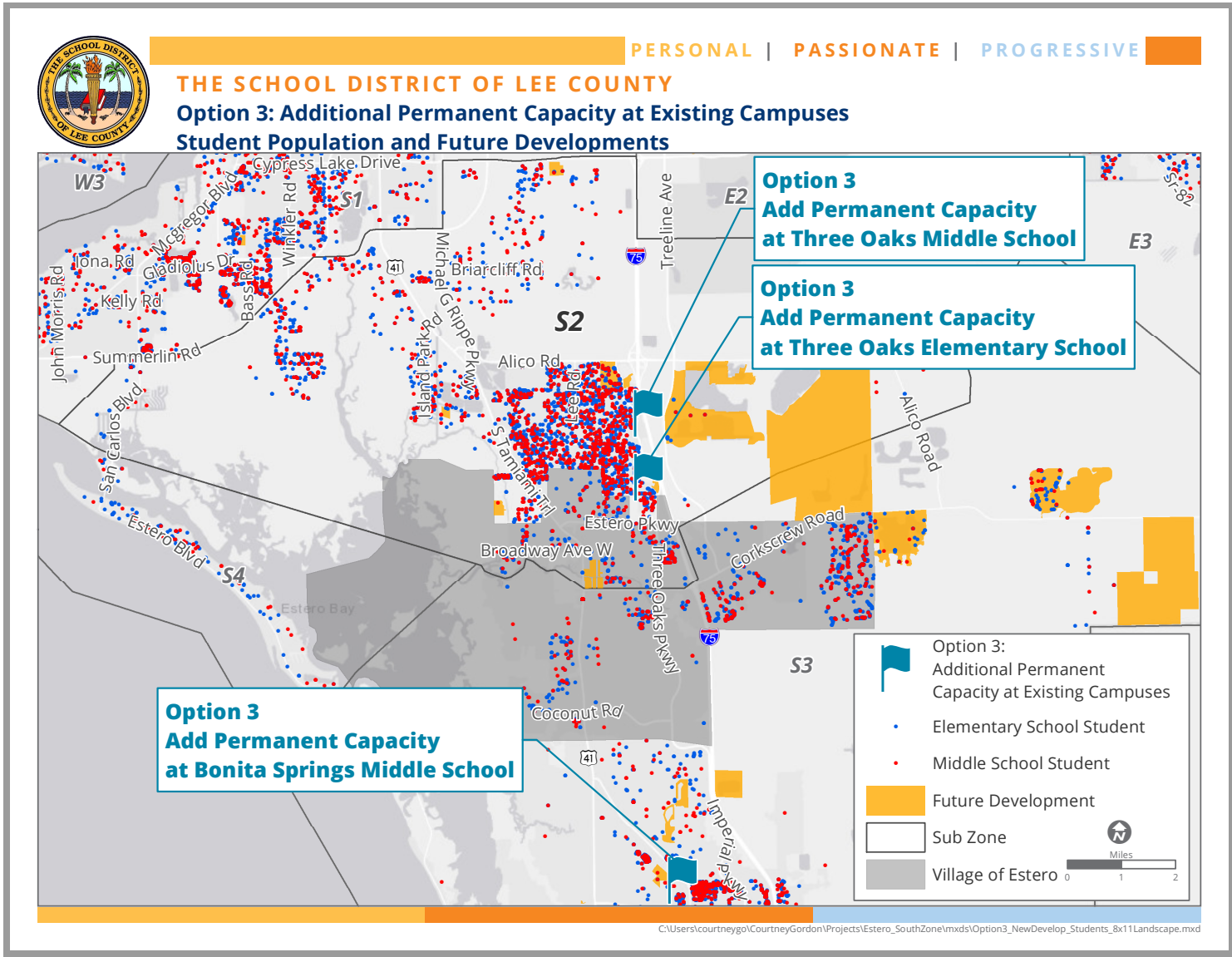
- Site Planning Phase – Complete by April 2021
- Land Development Planning Phase – Complete by October 2021, If Approved
- Construction – Complete by October 2022
- Open – January 2023

Figure 3: Aerial of Three Oaks Middle School



Figure 4: Aerial of Bonita Springs Middle School





STRENGTHS	DEVELOPMENT CONSIDERATIONS
Use of district-owned property	Portable/new addition placement on leased land (Bonita Springs Middle School)
Short-term cost efficiency	Local jurisdiction would need to approve building expansion and needed entitlements
	Increased demands on core facilities—cafeteria, administrative space, clinic, and media center
	Reduction of field space and athletic facilities
	Permanent overutilization of campus facilities
	Increased demands on constrained transportation infrastructure
	Increased demands on environmental resources and need to obtain associated permits

Option 4: A New Site

Proposal

Future development in the South Zone will be east of Estero along Corkscrew Road. All properties in this area are considered to be in the Southeast Lee County planning community and feature a combination of Density Reduction/Groundwater Recharge (DR/GR) and Wetlands future land use designations. A future land use amendment will be required as well as a development order. The future land use amendment will require a minimum of three public hearings and would require additional time; one hearing before the Local Planning Agency (LPA), one transmittal hearing before the Board of County Commissioners (BOCC), and one adoption hearing before the BOCC.

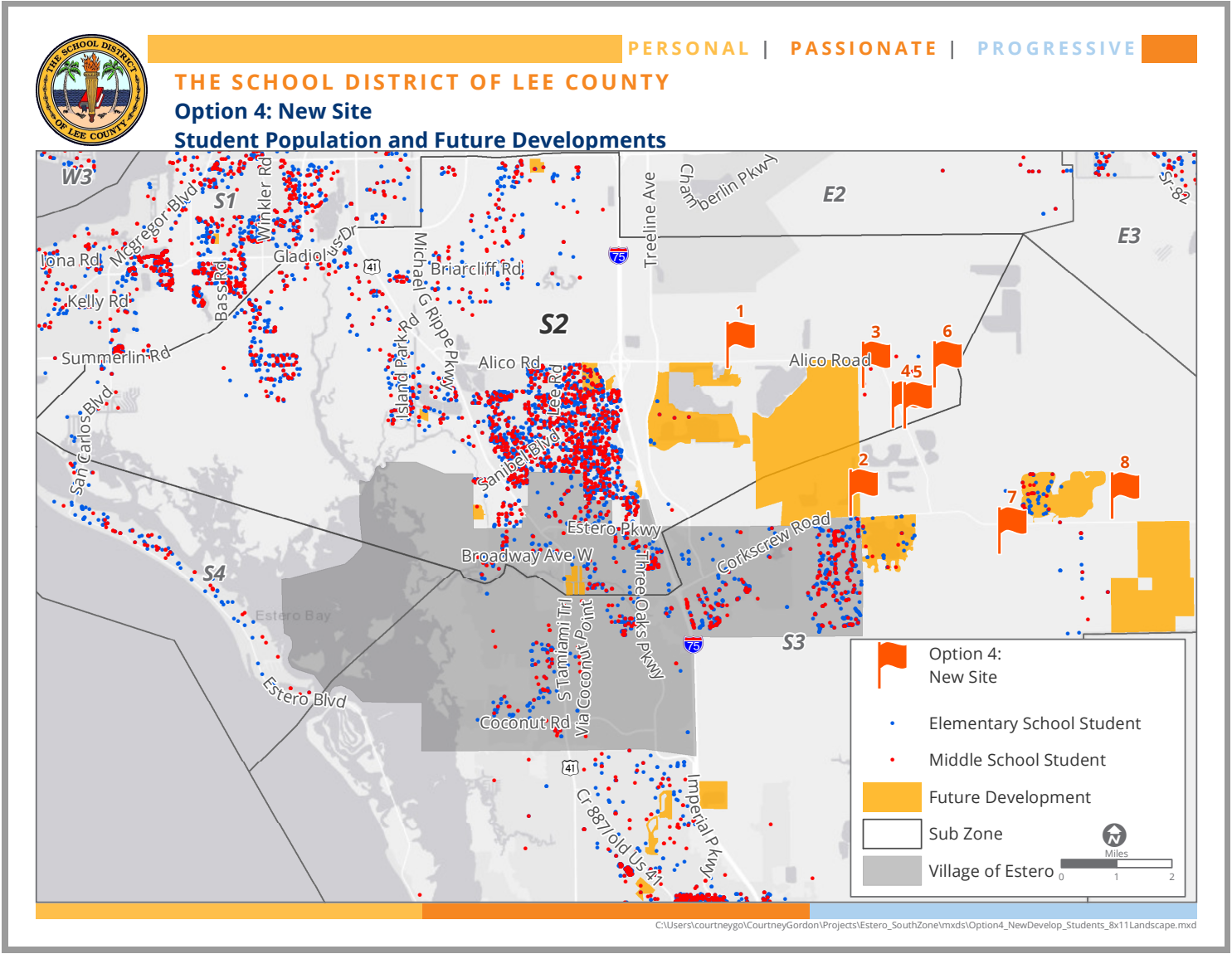
Timeline

- Property Location/Purchase Phase – Complete by August 2021, If Approved
- Comprehensive Planning Phase – Complete by August 2022, If Approved
- Land Development Planning Phase – Complete by August 2022, If Approved
- Construction – Complete by March 2024
- Open – August 2024

Properties

As outlined below, District Staff has reviewed properties further east past Corkscrew Road and further north along Alico Road (Map 4.1).

- Property 1 is located along Alico Road and allows for flexibility in site design for multiple schools due to the large acreage available at this location. While direct access to Alico Road would be beneficial, this location is adjacent to a mining operation where limerock trucking may be a concern.
- Property 2 is ideally located along Corkscrew Road adjacent to planned roadway improvements. It has some infrastructure in place but would require the same development permitting as any other site selected within Southeast Lee County except that it has been cleared and filled. There is also a possibility that this site may be pulled from the market and move forward with residential development. It should be noted that the work completed on this site has contributed to the \$10 million asking price.
- Properties 3, 4, 5, and 6 are located along a mining corridor. Sites 3, 4, and 5 are located along Alico Road but are in very close proximity to industrial operations. Site 6 is also in close proximity to an active mining operation and is located along Green Meadow Road. These four properties were eliminated from future consideration due to their proximity to the mines.
- Properties 7, 8, 9, and 10 are located to the east of the Alico Road intersection along Corkscrew Road. There are currently no plans to improve or widen this segment of Corkscrew Road. Additionally, while these properties are in proximity to new development in Southeast Lee County in S3, they are far from existing developments in the S2 subzone and were therefore eliminated from future consideration. Additionally, there are limited areas to the east of I-75 along Corkscrew Road which are identified as future service areas for both water and sewer utilities.



Out of 10 potential properties outside of the Village of Estero, only two (2) have been considered as potential school sites for the South Zone. The permitting requirements of developing in DR/GR areas can be lengthy, any potential school site outside of the Village of Estero in this future land use designation will impact the timeline for opening core facilities. While a school site in this area is anticipated in the future, the Estero properties at Three Oaks Parkway and Block Lane are more centrally located to where current students reside than either of the locations identified in Southeast Lee County.

STRENGTHS	DEVELOPMENT CONSIDERATIONS
Located near new development	Cost to purchase land
	Time to purchase land
	Land Use, Zoning, and Land Development Regulations---potential changes and required site improvements
	Wetland preservation and permitting
	Increased distance from students currently being serviced well beyond existing sites

RECOMMENDATION

Proposed Action

Based on the findings shared in this memorandum, District staff recommends that the District proceed with Option 1: Construct on Three Oaks Parkway property to pursue the construction of additional elementary and middle school capacity. District staff concludes that after a thorough evaluation of all considerations presented, this option will result in the greatest long-term benefit to the District.



Comprehensive Plan Map Amendment

PLANNING AND ZONING BOARD

DECEMBER 15, 2020

Applicant: School District of Lee County – Kathie Ebaugh
Agent: Dana Hume, Johnson Engineering, Inc.

Location: East side of Three Oaks Parkway between
Corkscrew Road and Estero Parkway

Property Size: 68.5 acres

Existing Land Use: Wetlands and Village Neighborhood 2
Proposed Land Use: Public Facilities



General Information

- Property purchased in 2003
- Capacity issues require a new elementary and middle school in the School District South 2 Subzone
- Zoning is Agriculture (AG-2)
- Future Land Use is Wetlands (4.3 acres) and Village Neighborhood 2 (64.2 acres)
- The site is currently vacant

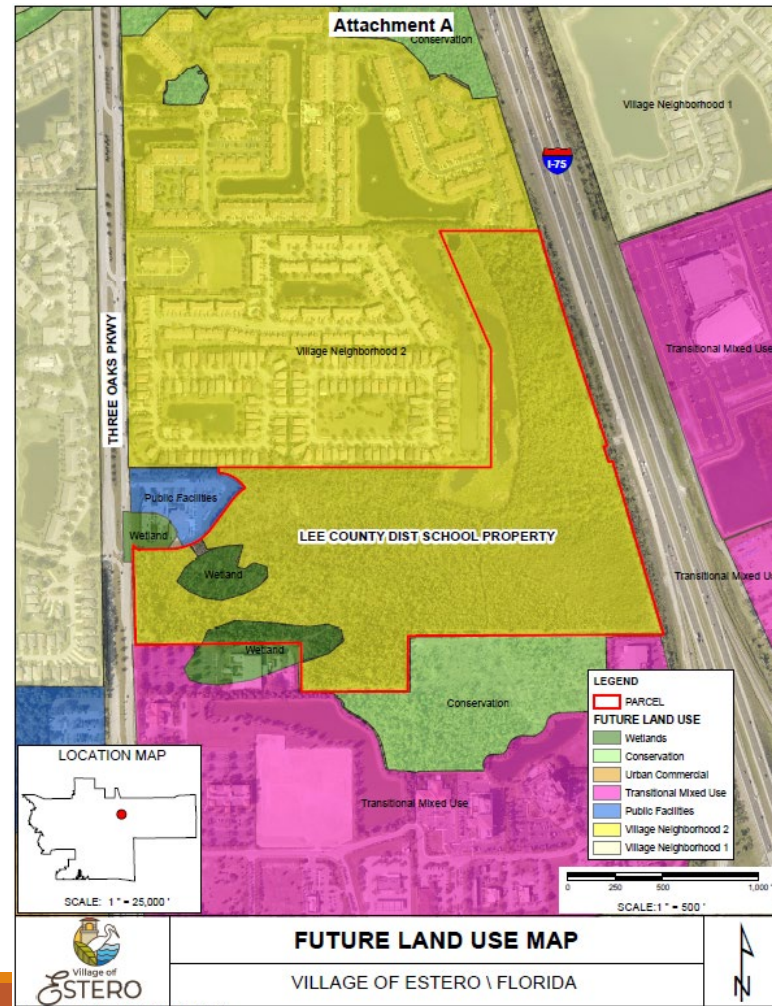
Request

Comprehensive Plan Map Amendment from **Wetlands** and **Village Neighborhood 2** to **Public Facilities** to allow for an elementary and middle school to serve 2,350 students

- Determine appropriateness of land use based upon Comprehensive Plan policies
- PZB makes a recommendation to Council who holds two hearings – a transmittal hearing and an adoption hearing

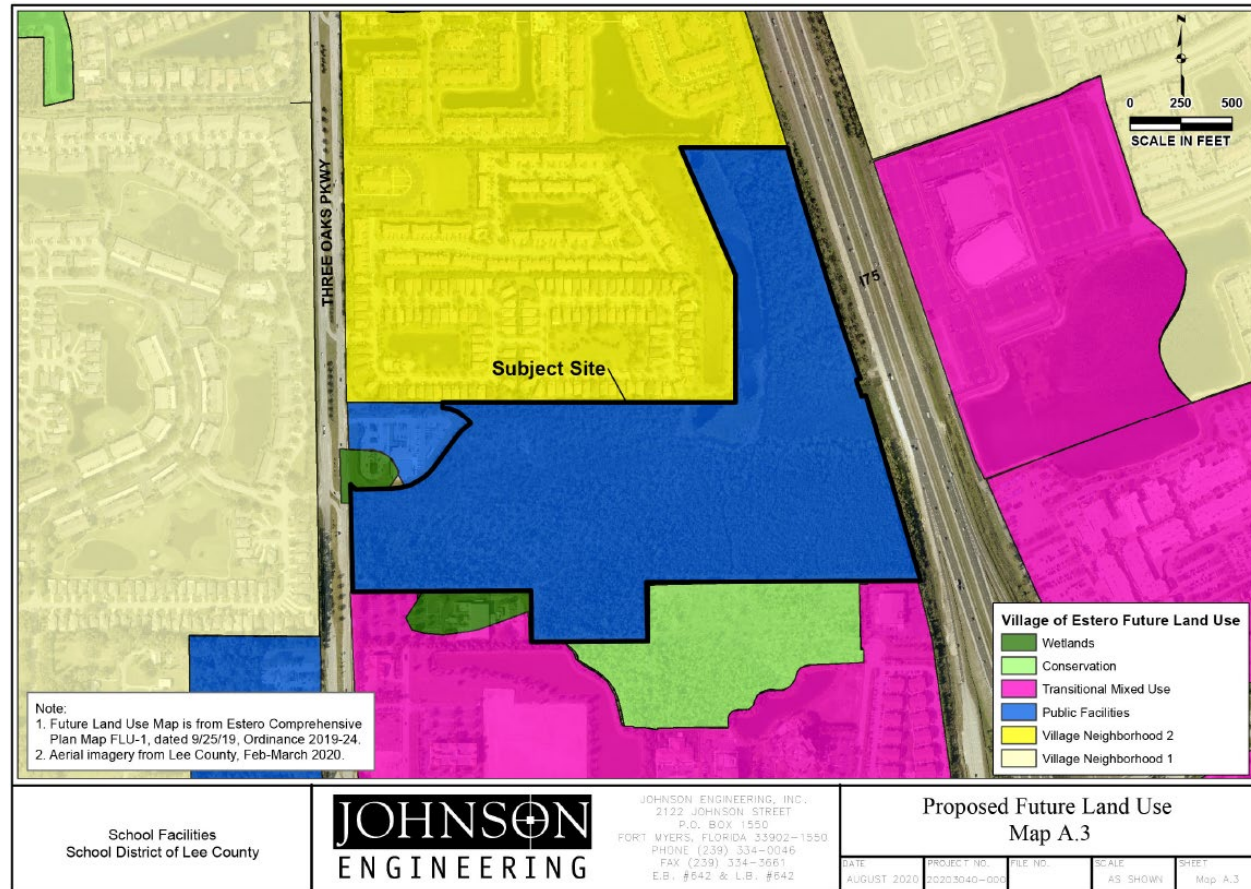
EXISTING LAND USE MAP

Village Neighborhood 2 - 64.2 acres
Wetlands – 4.3 acres



PROPOSED LAND USE MAP

Public Facilities 68.5 acres



LAND USE CATEGORIES

Wetlands Allows for very limited residential and recreation that will not adversely affect ecologic function of wetlands, as well as open space and conservation. Schools are specifically prohibited in this category

Village Neighborhood 2 Predominantly residential uses with potential for minor or neighborhood scale commercial. School are a permitted use in VN2

Public Facilities Publicly owned lands that are developed or anticipated for development to serve purposes such as libraries, post office, fire stations, utility sites, other governmental facilities, or public schools

ZONING

Existing Land Development Code

- AG-2 zoning allows public school by-right
- No FAR limitation

POLICIES

LOCATION

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation.

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

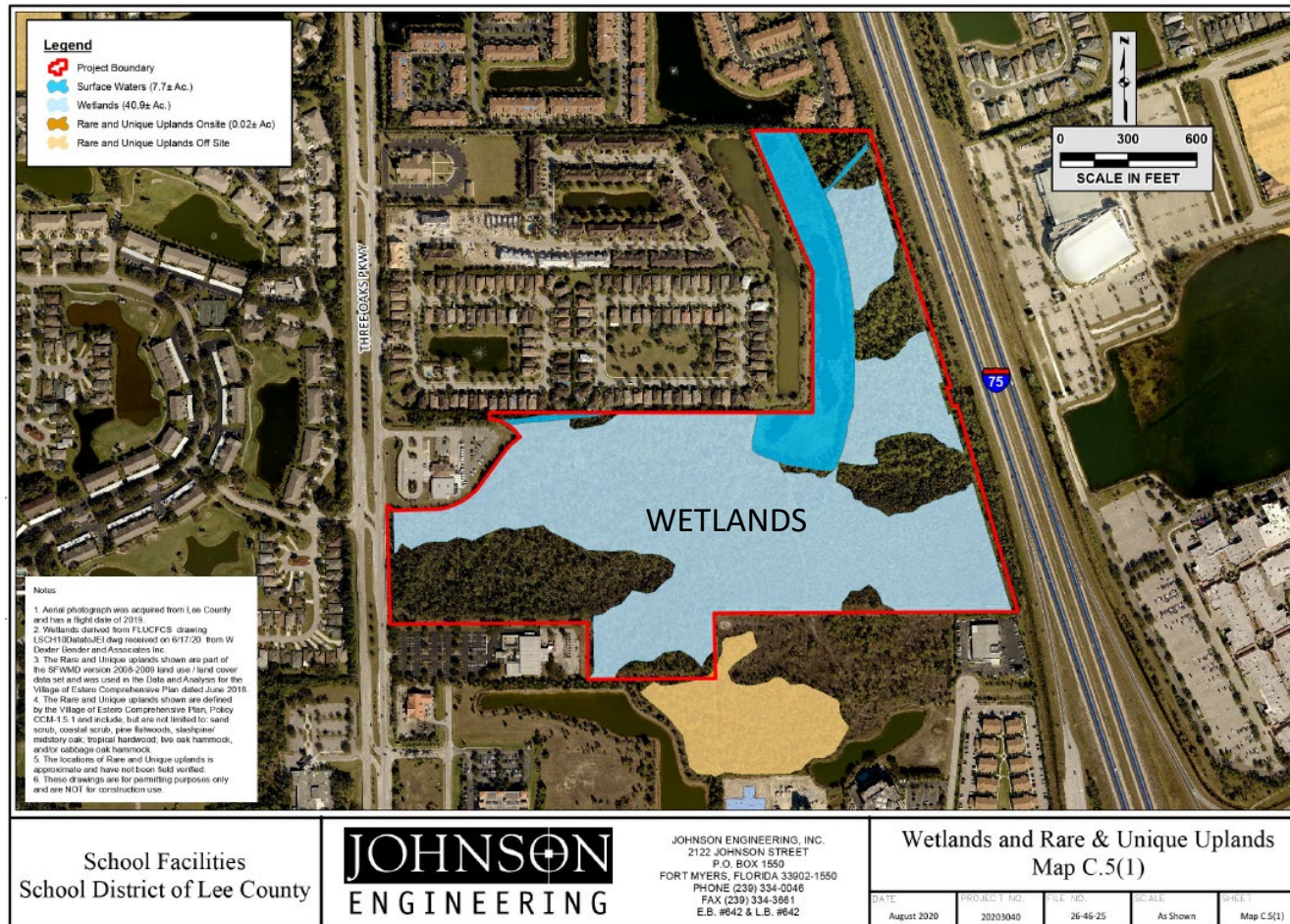
ICE-1.7.2 To the maximum extent possible, the Village shall participate in school facility planning to co-locate public facilities with an emphasis on recreation facilities, libraries, community centers, and other similar facilities with schools

POLICIES

COORDINATION AND COLLABORATION

PSF-1.1.1 Work in collaboration with The School District of Lee County, representatives of private, charter and parochial school associations, and other interested institutions, for the location and development of educational facilities consistent with Florida Statute Chapter 235, and the policies of this plan.

PSF-1.2.4 Coordinate existing and planned public school facilities with the plans for supporting infrastructure to assure safe access to schools, including safe bussing, sidewalks, bicycle paths, turn lanes, and signalization.



STAFF RECOMMENDATION

Staff recommends approval:

1. The Text Amendment to Policies PSF-1.5.10 and FLU-1.3.7 to add in criteria for review to allow schools in Wetlands
2. The Map Amendment to change the Future Land Use of the site from Wetlands and Village Neighborhood 2 to Public Facilities

TEXT AMENDMENT

PSF-1.5.10 Public educational facilities shall be considered for location within all future land use categories except Wetlands, Conservation, and Public Parks and Recreation. Notwithstanding the foregoing restriction, public educational facilities may be considered in Wetlands, only if the Village Council determines that:

- A. The public educational facility provides a needed public school facility within the Village of Estero; and
- B. The site is appropriate for and receives a comprehensive plan amendment to Public Facilities category; and
- C. Prior to the comprehensive plan amendment, the site has received valid permits to fill the wetlands from the South Florida Water Management District and U.S. Army Corps of Engineers, as applicable; and
- D. No high or medium quality wetlands will be impacted; and
- E. Mitigation (in addition to other agency requirements) will include providing a public benefit additional to the provision of a needed school facility, such as additional open space or recreational facilities on site that are available for use by the public, when approved by the Village Council at a public hearing.

TEXT AMENDMENT

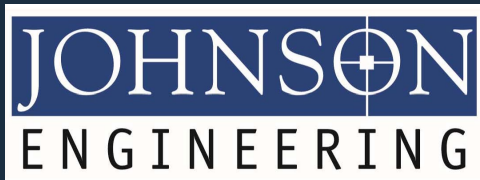
Staff proposes the following language:

FLU-1.3.7 Location of churches and schools may be considered in all future land use categories except for Wetlands, Conservation and Public Parks and Recreation, provided they shall not be established where traffic is required to travel through areas with significantly lower densities or intensities, except where adequate mitigation can be provided as determined acceptable through the public hearing process.

Notwithstanding the above, schools may be considered in Wetlands subject to policy PSF 1.5.10.

SCHOOL DISTRICT OF LEE COUNTY THREE OAKS PKWY SITE COMP PLAN AMENDMENT (CPA2020-E001)

Village of Estero
Planning and Zoning Board
December 15th, 2020



Applicant

Kathie Ebaugh, AICP

*Executive Director Facilities Planning & Development
The School District of Lee County*

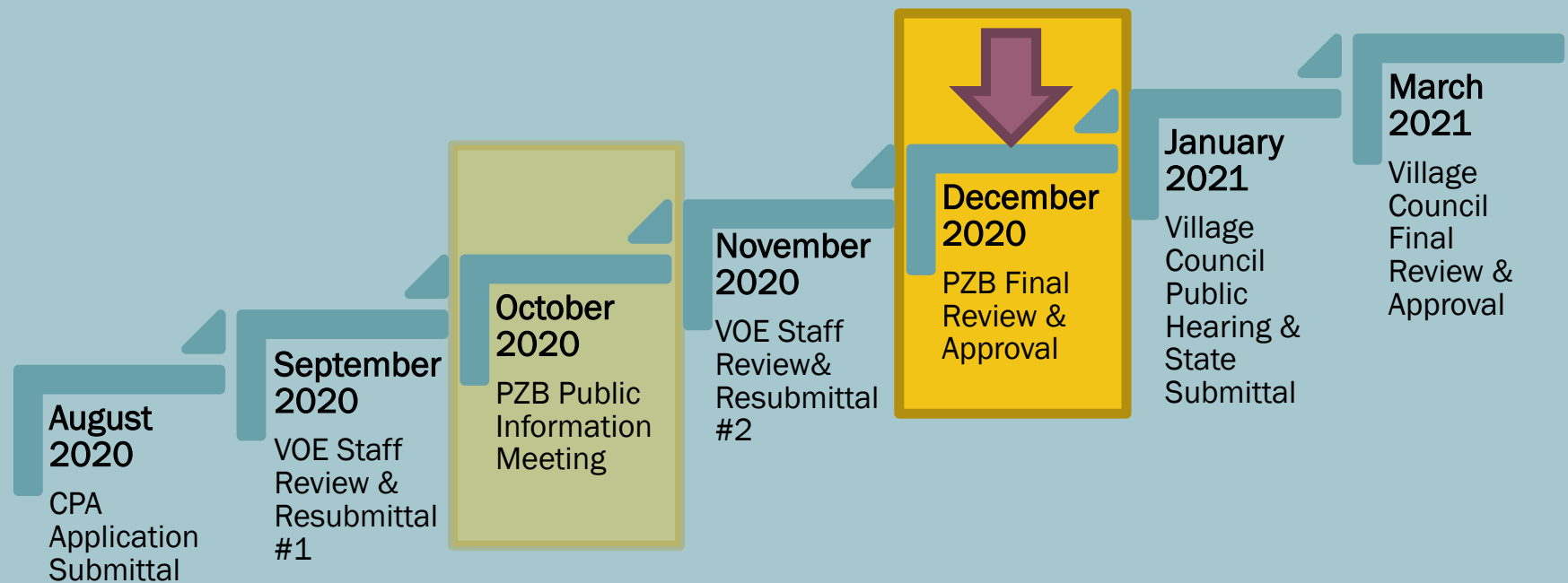
Representative

Dana L. Hume, P.E.

Principal

Johnson Engineering, Inc.

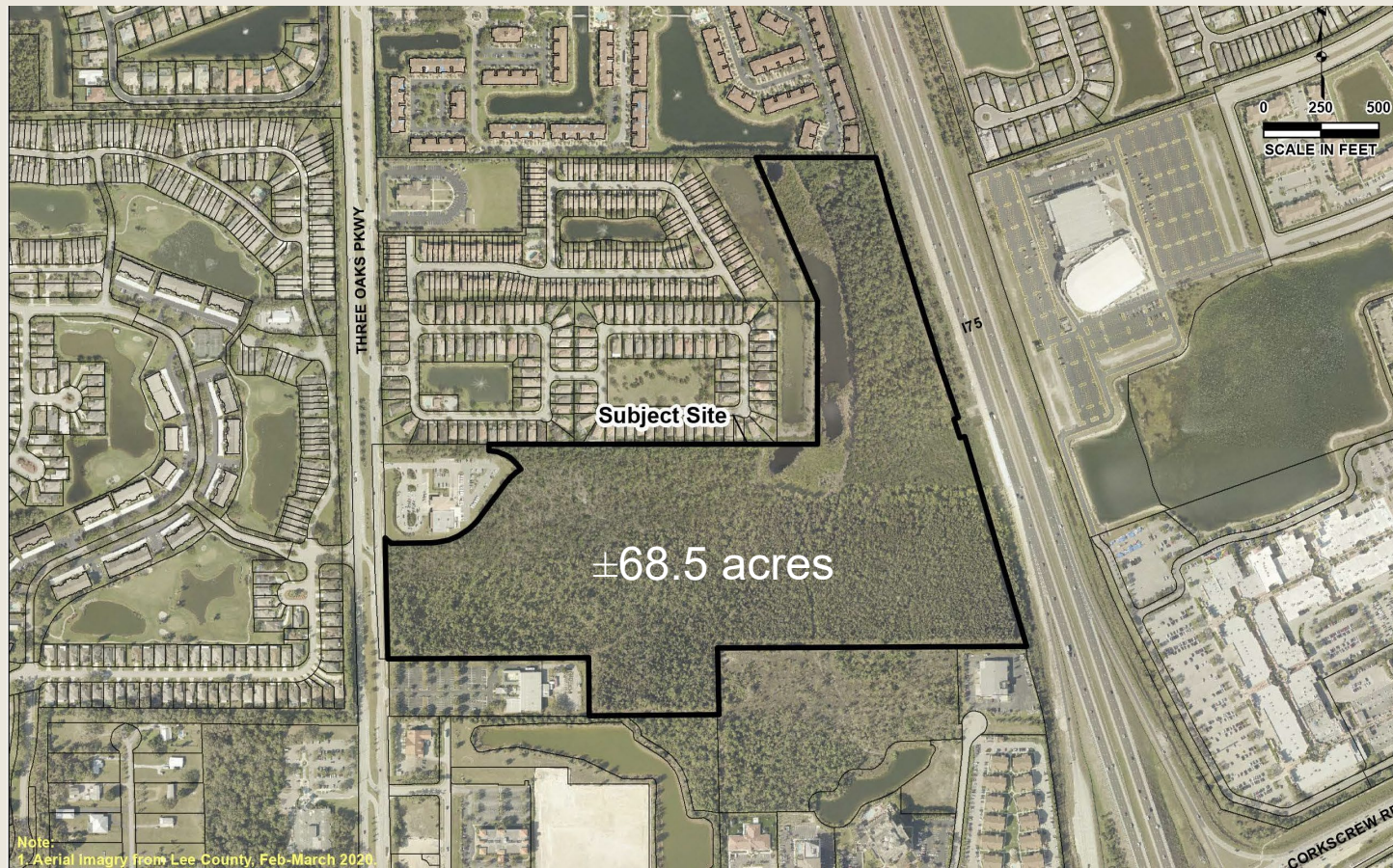
CPA Application/Process Overview



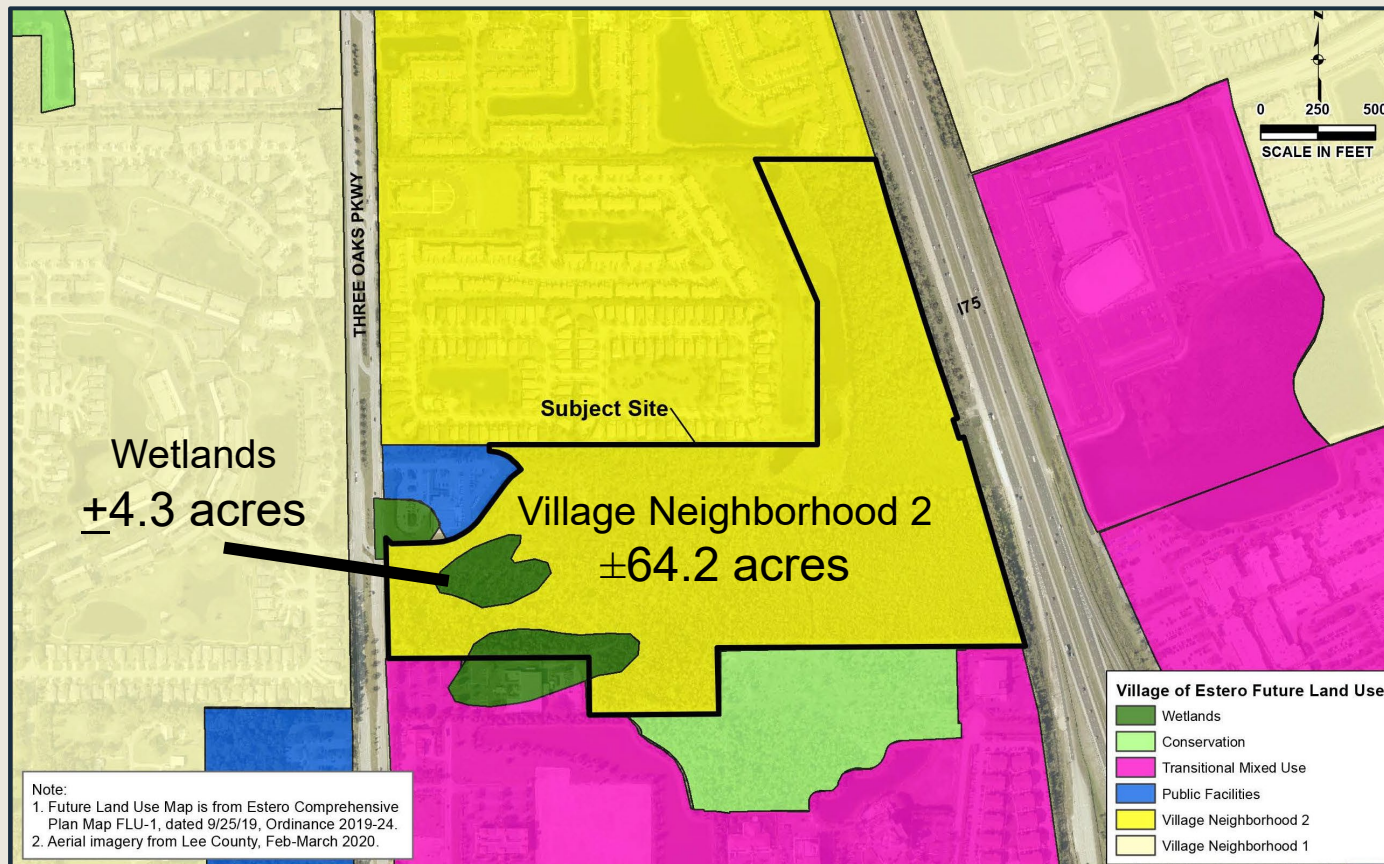
History & Background Information

- **School District Purchased Three Oaks Site in 2003**
- **Three Oaks Site permitted as a high school in 2005**
- **Coordination with Village to consider site located by the Estero Community Center and Estero High School**
- **Comprehensive plan policies provide that SDLC and VOE to coordinate on addressing school capacities and facilities**
- **Three Oaks Site supported for a co-located elementary and middle school at April 2020 Village Council Public Workshop**
- **School anticipated to open Fall 2023**

Location



Existing Future Land Use



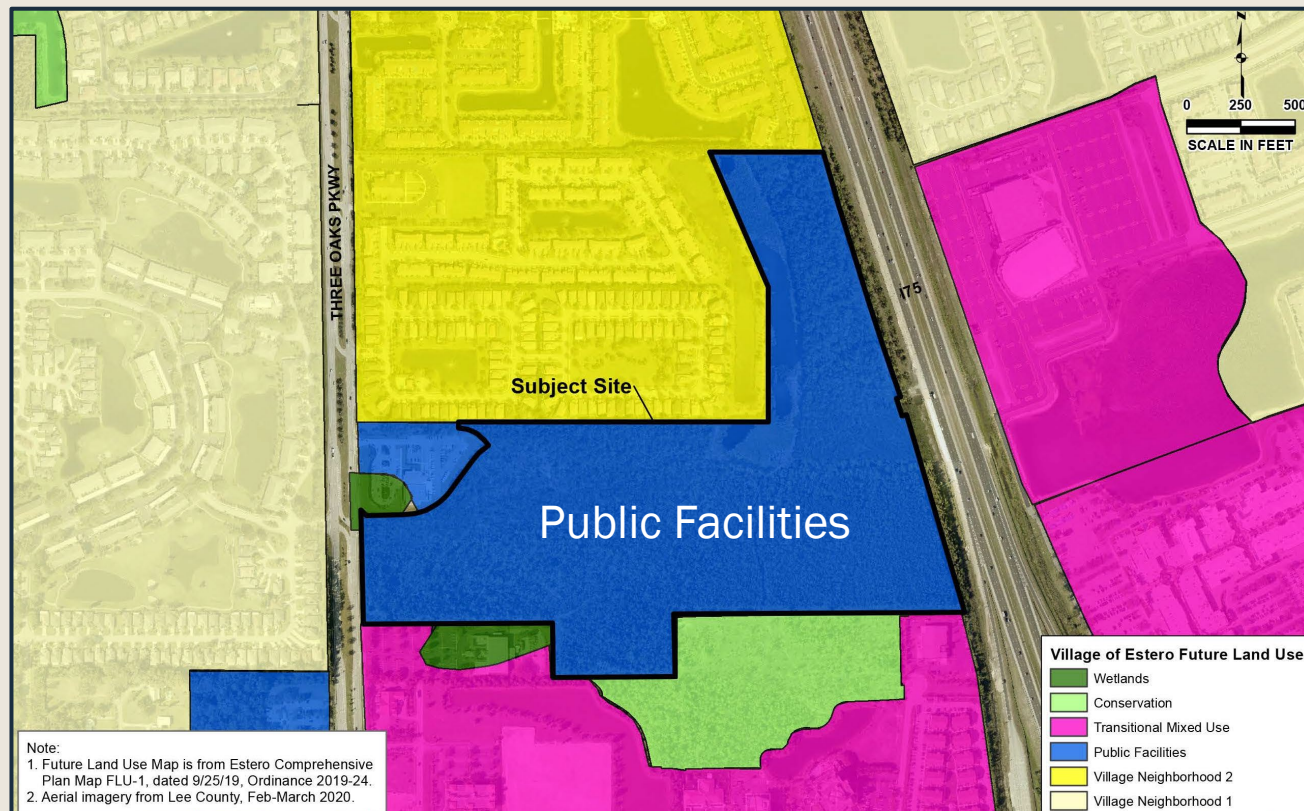
Surrounding Land Uses

	Land Use	Zoning	Future Land Use
Subject Site	Undeveloped/Vacant	AG-2	Village Neighborhood 2 & Wetlands
North	Copper Oaks & Villagio neighborhoods	RPD	Village Neighborhood 2
	Post Office	AG-2	Public Facilities & Wetlands
South	Church	CPD	Transitional Mixed Use & Wetlands
	Commercial	CPD	Transitional Mixed Use & Wetlands & Conservation
East	Hertz Arena	MPD	Transitional Mixed Use
	Miromar Outlets	CPD	Transitional Mixed Use
West	Villages at Country Creek neighborhood	RPD	Village Neighborhood 1

Request

Amend the Future Land Use Map to change the Future Land Use designation from Village Neighborhood 2 and Wetlands to **Public Facilities**.

Proposed Future Land Use



Criteria for Comp Plan Amendment Review

- Existing and Future Conditions Analysis
 - *Sanitary Sewer*
 - *Potable Water*
 - *Surface Water/Drainage Basins*
 - *Parks, Recreation, and Open Space*
 - *Public Schools*
- Service Availability for potable water and sanitary sewer, fire, EMS, law enforcement, solid waste, and mass transit services
- Environmental Analysis
- Historic Resources
- Consistency with current Village Of Estero Comprehensive Plan, State Policy Plan and surrounding jurisdiction comprehensive plans
- Justification of the Proposed Amendment Based Upon Sound Planning Principles
- Addressing public comments and concerns
- Traffic Circulation Analysis

Existing and Future Conditions Analysis

- Potable water

Lee County's Corkscrew Water Treatment Plant presents plant capacity to accommodate this project per minimum LOS standards connecting to Lee County Utilities per **Policy INF 1.5.1** of the Village of Estero Comprehensive Plan

- Sanitary sewer

The Three Oaks Wastewater Treatment Plant (WWTP) presents plant capacity to accommodate this project per minimum LOS standards connecting to Lee County Utilities per **Policy INF 1.4.1** of the Village of Estero Comprehensive Plan

- Reclaimed water

Presently Lee County Utilities does not have surplus capacity to provide reclaimed water to the School Site. In the future if capacity does come available an Agreement for the Delivery and Use of Reclaimed Effluent Water will have to be worked out with Lee County Utilities during the design and permitting process of the school to provide reclaimed water for irrigation purposes.

Existing and Future Conditions Analysis

- Water resource protection

The school district will coordinate efforts with the Village during the design and permitting process to satisfy the requirements of Pol **CCM-1.10.2, CCM-1.10.4, INF-1.1, INF-1.6, ING-1.6.1** of the Village of Estero Comprehensive Plan

- Surface water/drainage basins:

The Environmental Resource Permit (ERP) No. 36-05254-P will be modified to accommodate the proposed schools on the subject site and will be in accordance with all SFWMD requirements related to surface water management and with the more stringent criteria for roadway/parkway design requiring use of the 25-year, 3-day storm event for roads/parking lots per **Policy INF-1.1.1** of the Village of Estero Comprehensive Plan.

Existing and Future Conditions Analysis

- Parks, recreation, and open space

The School District will continue to work in coordination with the Village on the use of on-site recreational facilities per Policy **REC-1.8** of the Village of Estero Comprehensive Plan. Open space is not required per Transitional Code Section 10-415 however it will be provided in the design of the school site similar to other Lee County Schools.

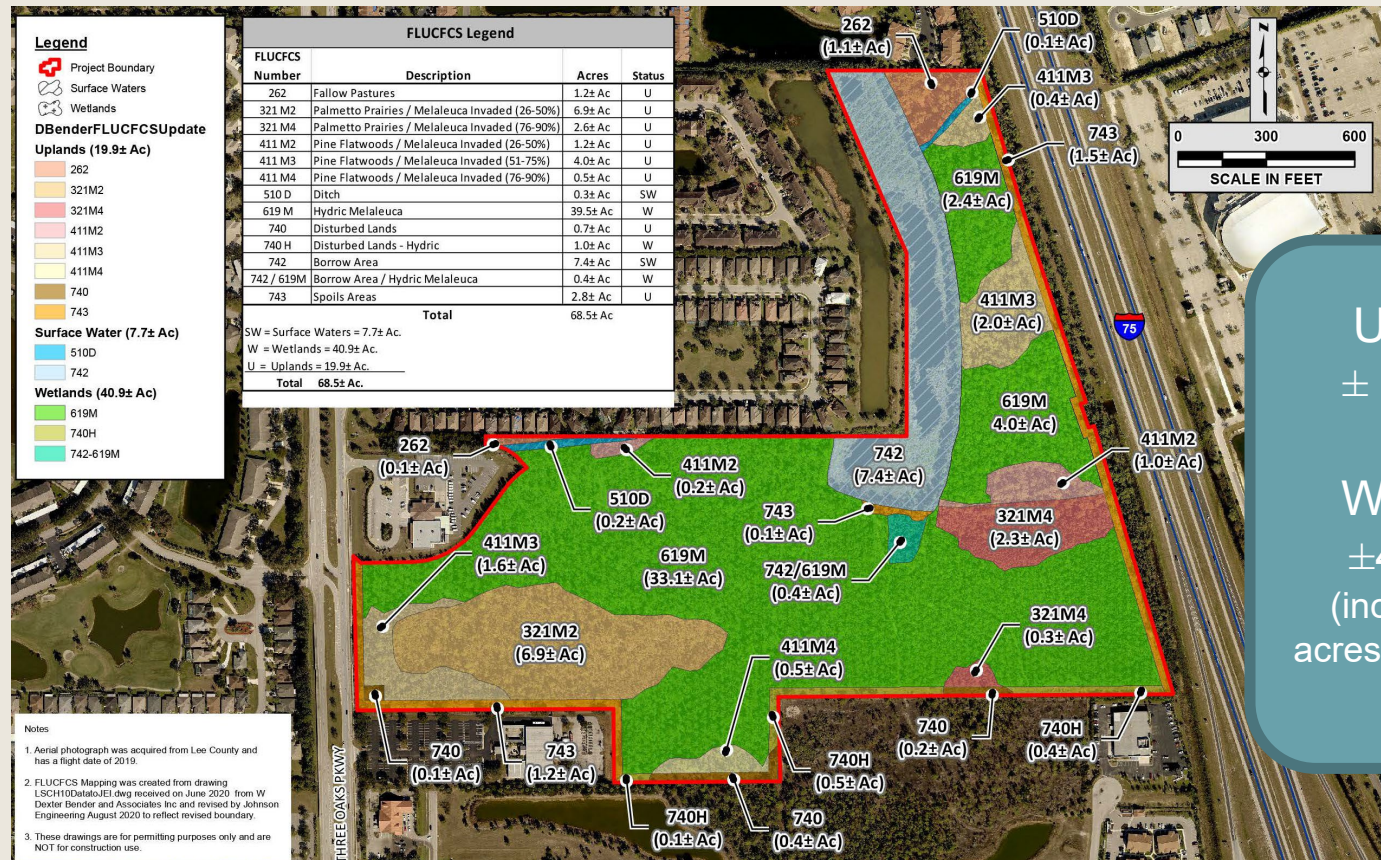
- Public schools

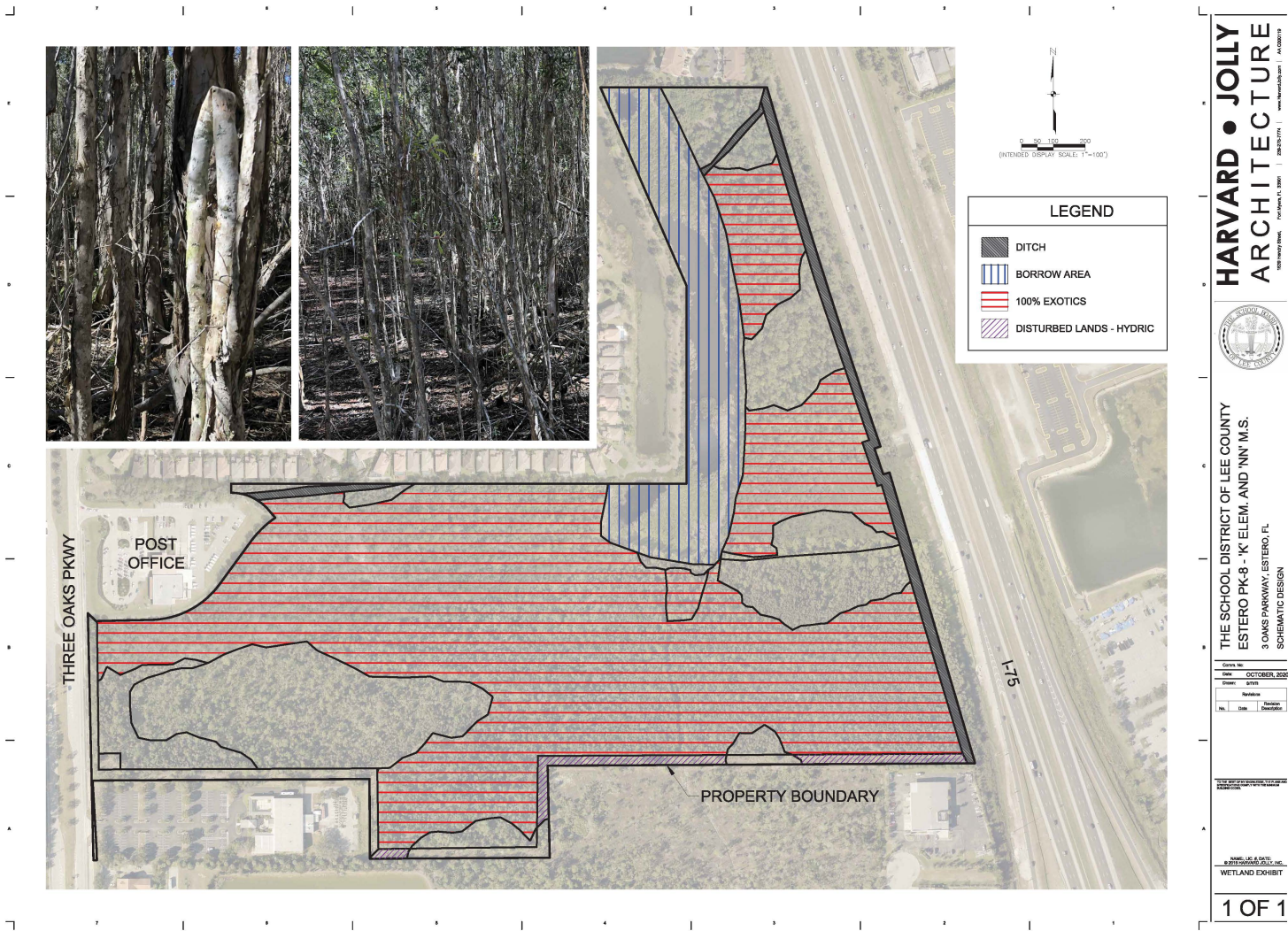
This project will add capacity to accommodate 2,350 students satisfying LOS standards through 2040 per Policy **PSF-1.3.2** of the Village of Estero Comprehensive Plan. Currently, South-2 (S2) subzone is exceeding 100%.

Service Availability Letters

- Potable water and sanitary: Lee County Utilities
- Fire: Estero Fire Rescue
- EMS: Lee County EMS
- Law enforcement: Lee County Sheriff
- Solid waste: Lee County Solid Waste
- Mass transit services: Lee Tran

Environmental Conditions





Environmental Impacts

- Although the site contains marginally suitable habitat for listed species, the quality of those habitats is highly degraded by exotic vegetation and habitat fragmentation due to surrounding urban land uses.
- No evidence of listed species usage was observed onsite during the updated June 2020 listed species survey.

Impacts on Historic Resources

- No previously recorded historical or archaeological resources within 500ft buffer per Florida Department of State division of Historical Resources



Estero, Adjacent Local Government, and State and Regional Plan Consistency

- The proposed map amendment was reviewed and is consistent with
 - *The Village of Estero Comprehensive Plan,*
 - *State Policy Plan*
 - *Southwest Florida Regional Planning Council Strategic Regional Policy Plan*

Justification of the Proposed Amendment Based Upon Sound Planning Principles

- The needs for new school facilities in Estero is based in sound planning practice of data collection, analysis, evaluation of alternatives, coordination and vetting to arrive at a conclusion.
- The proposed Future Land Use Map amendment to accommodate the proposed schools within the Public Facilities Future Land Use designation is based in sound planning principles through the exercise of sound planning practices, coordination with the local jurisdiction, and adherence to the new urbanism principle of locating schools where convenient for access by children and among other civic and institutional uses.

Public Comments & Concerns

- Flooding concerns raised by Copper Oaks residents
- Traffic congestion is an existing issue; addition of a school would make it worse
- Concern that school traffic would back up onto Three Oaks Pkwy
- Shared recreational facilities (type, safety, and accessibility)

Traffic Circulation Analysis

Traffic Circulation Analysis

- Based off approved methodology with Lee County and Village of Estero staff.

Trip Generation

- *Maximum student capacity of 2,350 Elementary and Middle School students*
- *ITE Trip Generation Version 10*
 - Elementary School assumed worst case scenario
 - Estimated 35 buses provided by Lee County School District

Development	Land Use Code	Land Use	ITE Rate / Equation	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
					In	Out	Total	In	Out	Total	
Proposed Project Site ⁽¹⁾	520	Elementary School	AM: 0.67	2,350 Students	850	725	1,575	360	439	799	4,821
			PM: 0.34								
			Weekday: T=2.13(X) -184.07								
Additional Buses ⁽²⁾	-	-	AM: N/A	-	35	35	70	35	35	70	140
			PM: N/A								
			Weekday: N/A								
Net New Trips					885	760	1,645	395	474	869	4,961

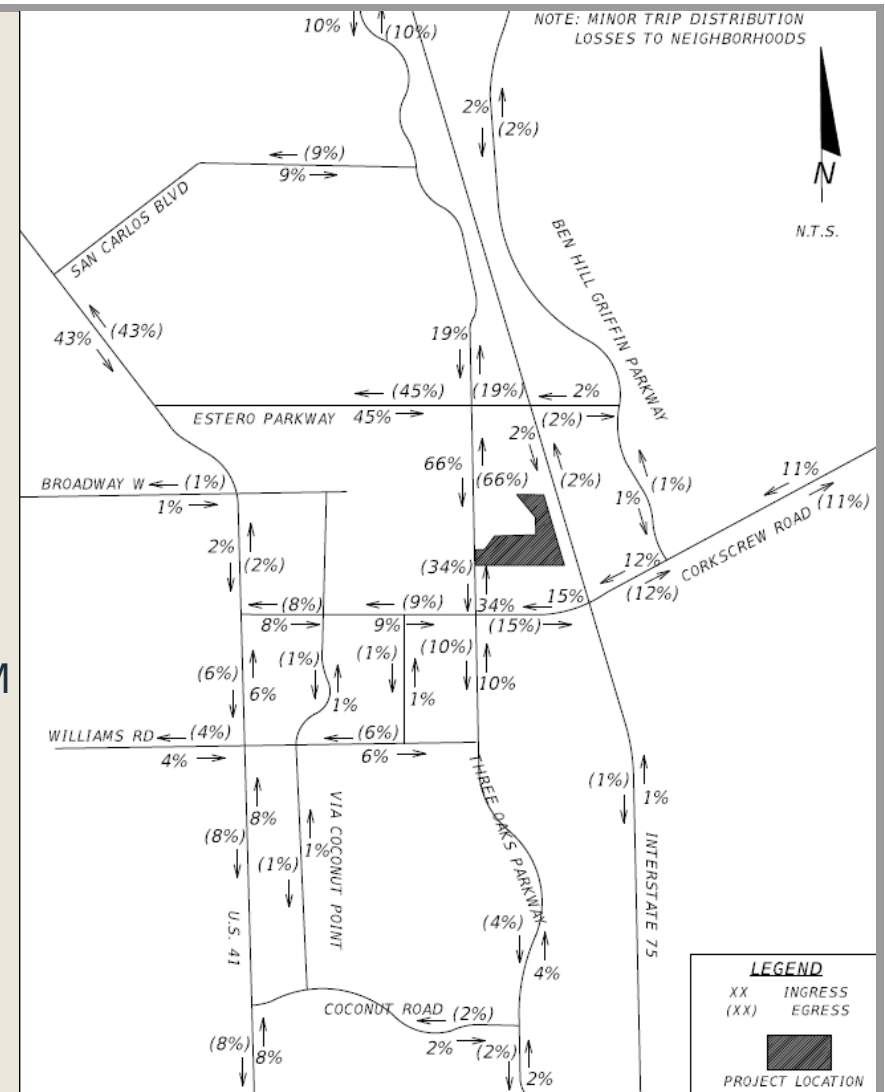
Footnotes:

(1) Obtained from ITE TripGen Version 10.0

(2) Provided by the School District of Lee County

Trip Distributions

- Trip Distributions provided by Lee County School District on estimated student projections
- Project trips are anticipated to occur at off-peak hours
- Anticipated school hours 8:55 AM – 3:55 PM
- Analyzed traffic assumed to coincide during the peak hours



Analyzed Area of Influence

- All Lee County, Village of Estero, and State maintained arterials and collectors within 3-mile radius of project site.
- Any arterial or collector outside of the 3-mile radius with a 10% or more impact on the performance standard.



Link Level of Service Analysis

■ 5-year Horizon (2025) Lee County and State Maintained Roadways

Roadway	Segment	Performance Standard (Peak Hour Directional Volume) ⁽¹⁾		2019 100th Highest Hour Peak Direction		2025 Estimated Roadway 100th Highest Peak Direction		2025 Estimated Roadway 100th Highest Peak Direction + Project	
		LOS	Capacity	LOS	Volume	LOS	Volume	LOS	Volume
Ben Hill Griffin Pkwy.	Corkscrew Rd. to FGCU Entrance	E	2,000	B	1,402	B	1,678	B	1,696
Ben Hill Griffin Pkwy.	FGCU Entrance to College Club Dr.	E	2,000	B	1,402	B	1,357	B	1,375
Corkscrew Rd.	US 41 to Three Oaks Pkwy.	E	1,900	C	1,007	C	1,230	C	1,418
Corkscrew Rd.	Three Oaks Pkwy. to West of I-75	E	1,900	F	2,129	F	2,444	F	2,577
Corkscrew Rd.	East of I-75 to Ben Hill Griffin Pkwy.	E	1,900	C	1,194	C	1,268	C	1,374
Corkscrew Rd.	Ben Hill Griffin Pkwy. to Alico Rd.	E	1,960	C	466	C	740	C	837
Estero Pkwy.	US 41 to Three Oaks Pkwy.	E	2,000	B	790	B	1,163	B	1,561
Estero Pkwy.	Three Oaks Pkwy. to Ben Hill Griffin Pkwy.	E	2,000	B	876	B	920	B	948
I-75	Bonita Beach Rd. to Corkscrew Rd.	D	5,620	E	5,811	E	5,999	E	6,008
I-75	Corkscrew Rd. to Alico Rd.	D	5,620	E	5,758	E	6,027	E	6,045
San Carlos Blvd.	US 41 to Three Oaks Pkwy.	E	860	C	1,187	C	1,454	C	1,533
US 41 (Tamiami Trl.)	Old 41 to Corkscrew Rd.	D	3,171	C	2,662	C	2,722	C	2,793
US 41 (Tamiami Trl.)	Corkscrew Rd. to Sanibel Blvd.	D	3,171	C	2,422	C	2,498	C	2,879
US 41 (Tamiami Trl.)	Sanibel Blvd. to Alico Rd.	D	3,171	C	2,623	C	2,699	C	3,080
Three Oaks Pkwy.	Coconut Rd. to Williams Rd.	E	1,940	B	1,230	B	1,455	C	1,491
Three Oaks Pkwy.	Williams Rd. to Corkscrew Rd.	E	1,940	B	1,230	B	1,455	D	1,544
Three Oaks Pkwy.	Corkscrew Rd. to School Entrance	E	1,940	B	1,230	B	1,455	D	1,756
Three Oaks Pkwy.	School Entrance to Estero Pkwy.	E	1,940	B	1,230	B	1,455	F	2,039
Three Oaks Pkwy.	Estero Pkwy. to San Carlos Blvd.	E	1,940	A	623	B	747	B	915
Three Oaks Pkwy.	San Carlos Blvd. to Alico Rd.	E	1,940	A	633	B	1,082	C	1,171

Footnote:

(1) Performance Standard obtained from 2020 Lee County Concurrence

Link Level of Service Analysis

■ 5-year Horizon (2025) Village of Estero Maintained Roadways

Roadway	Segment	Performance Standard (Peak Hour Two-Way Service Volumes) ⁽¹⁾		2019 Village of Estero Traffic Counts (Two Way)		2020 Village of Estero Traffic Counts (Two Way)		2025 Estimated Peak Hour Two-Way Volumes		2025 Estimated Peak Hour Two-Way Volumes + Project	
		LOS	Capacity	LOS	Volume	LOS	Volume	LOS	Volume	LOS	Volume
Via Coconut Pt.	Williams Rd. to Coconut Rd.	D	2,710	C	950	C	1,292	C	1,498	C	1,513
Williams Rd.	Via Coconut Pt. to Three Oaks Pkwy.	D	1,180	D	895	D	921	D	1,063	D	1,162
Williams Rd.	US 41 to Via Coconut Pt.	D	1,180	D	720	D	716	D	791	D	890
Williams Rd.	West Way Blvd. to US 41	D	1,180	D	675	D	619	D	683	D	749
River Ranch Rd.	Corkscrew Rd. to Williams Rd.	D	1,180	C	417	C	489	C	567	C	582
Coconut Rd.	US 41 to Three Oaks Pkwy.	D	2,710	C	1,512	C	1,555	C	1,789	C	1,822
Sandy Ln. / Via Coconut Pt.	Broadway Ave. East to Williams Rd.	D	1,180	C	295	C	289	C	319	C	334
Broadway West Ave.	Yellow Trl. to Tanglewood Ln.	D	1,180	D	608	D	781	D	905	D	921

Footnote:

(1) Performance Standard obtained from 2020 Village of Estero Traffic Counts

Link Level of Service Analysis

■ 20-year Horizon (2040) Lee County and State Maintained Roadways

Roadway	Segment	Performance Standard (Peak Hour Directional Volume) ⁽¹⁾		2040 Estimated AADT ⁽²⁾	2040 Design Hourly Volume (Two-Way) ⁽³⁾	2040 Peak Hour Peak Direction ⁽⁴⁾		2040 Peak Hour Peak Direction + Project	
		LOS	Capacity	Volume	Volume	LOS	Volume	LOS	Volume
Ben Hill Griffin Pkwy. ⁽⁵⁾	Corkscrew Rd. to FGCU Entrance	E	1,960	25,108	2,511	C	1,381	C	1,399
Ben Hill Griffin Pkwy. ⁽⁵⁾	FGCU Entrance to College Club Dr.	E	1,960	25,813	2,581	C	1,420	C	1,438
Corkscrew Rd. ⁽⁵⁾	US 41 to Three Oaks Pkwy.	E	1,960	32,796	3,280	D	1,804	D	1,883
Corkscrew Rd. ⁽⁵⁾	Three Oaks Pkwy. to West of I-75	E	1,960	48,583	4,858	F	2,672	F	2,805
Corkscrew Rd. ⁽⁵⁾	East of I-75 to Ben Hill Griffin Pkwy.	E	1,960	43,805	4,381	F	2,409	F	2,515
Corkscrew Rd. ⁽⁵⁾	Ben Hill Griffin Pkwy. to Alico Rd.	E	1,960	28,135	2,813	D	1,547	D	1,644
Estero Pkwy.	US 41 to Three Oaks Pkwy.	E	2,000	17,800	1,780	B	979	C	1,377
Estero Pkwy. ⁽⁵⁾	Three Oaks Pkwy. to Ben Hill Griffin Pkwy.	E	1,960	26,076	2,608	C	1,434	C	1,452
I-75	Bonita Beach Rd. to Corkscrew Rd.	D	5,620	125,693	12,569	E	6,913	E	6,922
I-75	Corkscrew Rd. to Alico Rd.	D	5,620	114,672	11,467	E	6,307	E	6,325
San Carlos Blvd. ⁽⁵⁾	US 41 to Three Oaks Pkwy.	E	860	9,724	972	C	535	C	614
US 41 (Tamiami Trl.)	Old 41 to Corkscrew Rd.	D	3,171	64,155	6,416	F	3,529	F	3,600
US 41 (Tamiami Trl.)	Corkscrew Rd. to Sanibel Blvd.	D	3,171	68,020	6,802	F	3,741	F	4,122
US 41 (Tamiami Trl.)	Sanibel Blvd. to Alico Rd.	D	3,171	54,349	5,435	D	2,989	F	3,370
Three Oaks Pkwy. ⁽⁵⁾	Coconut Rd. to Williams Rd.	E	1,960	24,662	2,466	C	1,356	C	1,392
Three Oaks Pkwy. ⁽⁵⁾	Williams Rd. to Corkscrew Rd.	E	1,960	34,626	3,463	D	1,904	F	1,993
Three Oaks Pkwy. ⁽⁵⁾	Corkscrew Rd. to School Entrance	E	1,960	30,658	3,066	D	1,686	F	1,987
Three Oaks Pkwy. ⁽⁵⁾	School Entrance to Estero Pkwy.	E	1,960	33,425	3,343	D	1,838	F	2,422
Three Oaks Pkwy. ⁽⁵⁾	Estero Pkwy. to San Carlos Blvd.	E	1,960	28,373	2,837	D	1,560	D	1,728
Three Oaks Pkwy. ⁽⁵⁾	San Carlos Blvd. to Alico Rd.	E	1,960	27,590	2,759	D	1,517	D	1,606

Footnotes:

- (1) Performance Standard Obtained from 2020 Lee County Concurrency
 (2) 2040 Estimated AADT from FSUTMS Background Traffic, see Appendix I
 (3) K=10%
 (4) D=55%
 (5) Lee County Generalized Service Volume Performance Standards

Link Level of Service Analysis

■ 20-year Horizon (2040) Village of Estero Maintained Roadways

Roadway	Segment	Performance Standard (Peak Hour Two-Way Service Volumes) ⁽¹⁾		2040 Estimated AADT ⁽²⁾	2040 Design Hourly Volume (Two-Way) ⁽³⁾		2040 Design Hourly Volume + Project (Two-Way)	
		LOS	Capacity	Volume	LOS	Volume	LOS	Volume
Via Coconut Pt.	Williams Rd. to Coconut Rd.	D	2,710	16,431	C	1,643	C	1,658
Williams Rd.	Via Coconut Pt. to Three Oaks Pkwy.	D	1,180	11,466	D	1,147	F	1,246
Williams Rd.	U.S. 41 to Via Coconut Pt.	D	1,180	3,822	C	382	C	481
Williams Rd.	West Way Blvd. to U.S. 41	D	1,180	9,930	D	993	D	1,059
River Ranch Rd.	Corkscrew Rd. to Williams Rd.	D	1,180	2,862	C	286	C	301
Coconut Rd.	U.S. 41 to Three Oaks Pkwy.	D	2,710	12,885	C	1,289	C	1,322
Sandy Ln. / Via Coconut Pt.	Broadway Ave. E. to Williams Rd.	D	1,180	6,018	C	602	C	617
Broadway West Ave.	Yellow Trl. to Tanglewood Ln.	D	1,180	4,834	C	483	C	499

Footnotes:

(1) Performance Standard Obtained from 2020 Village of Estero Traffic Counts

(2) 2040 Estimated AADT from FSUTMS Background Traffic, see Appendix I

(3) K=10%

Lee County Identified Projects on Deficient Roadway Links

- Lee County 2040 Long Range Transportation Plan (LRTP)
 - *Lee County 2040 Needs Plan:*
 - Corkscrew Road from US 41 to east of Ben Hill Griffin Parkway
 - *Widen from 4 to 6 lanes*
 - Corkscrew Road from Ben Hill Griffin Parkway to Alico Road
 - *Widen from 2 to 4 lanes*
 - I-75 Interchange at Three Oaks
 - *Lee County 2040 Cost Feasible Projects:*
 - Corkscrew Road from Ben Hill Griffin Parkway to Alico Road, widen from 2 lanes to 4 lanes
 - State funded: I-75/ Corkscrew Road Interchange Improvements

Village of Estero Identified Projects on Deficient Roadway Links

- Village of Estero Capital Improvement Projects
 - *Coconut Road & US 41 Intersection Improvements*
 - Signal Retiming, Turn Lane Lengthening
 - *Corkscrew Road & Three Oaks Parkway Intersection Improvements*
 - Extend Eastbound Left Turn Lanes 600 LF
 - Extend Northbound Right Turn Lane & Add Secondary Northbound Right Turn Lane
 - *Corkscrew Road & US-41 Intersection Improvements*
 - Construct Second Northbound Right Turn Lane
 - *US-41 and Williams Road Intersection Improvements*
 - Construct Second Southbound Left Turn Lane

Village of Estero Comprehensive Plan Policies

■ Consistent with Public School Facility Elements:

- ***PSF-1.2.5:** The Village and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support new school facilities. The Village and School District will explore opportunities for shared funding of necessary infrastructure improvements.*
- ***PSF-1.2.6:** The Village may enter into an agreement with the School District identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining improvements necessary to support new school facilities.*

Application/Process Overview





THANK YOU

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2020 - 11**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING ORDINANCE 2019-29 TO REVISE CERTAIN TRANSPORTATION CONDITIONS FOR THE ESTERO CROSSING MIXED USE PLANNED DEVELOPMENT ON PROPERTY LOCATED 1,000 FEET WEST OF INTERSTATE 75 AND SOUTH OF CORKSCREW ROAD CONSISTING OF APPROXIMATELY 43 ACRES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, rezoning of the Estero Crossing property was approved by the Village Council on January 29, 2020 in Ordinance 2019-29 (the "Ordinance"); and

WHEREAS, certain zoning conditions were included in the Ordinance related to payment of a proportionate share of the cost of a proposed traffic signal at Corkscrew Road and Estero Town Commons Place/Puente Lane; and

WHEREAS, the applicant and owner, SD Estero Crossing LLC (the "Owner"), represented by Keith Gelder, Stock Development, desires to pay its proportionate share for the signal; and

WHEREAS, Condition 6 of the Ordinance states that the traffic signal must be operational prior to issuance of the first certificate of compliance for vertical development in the project; and

WHEREAS, the Owner does not control the construction schedule for the signalization, which is under the jurisdiction of Lee County; and

WHEREAS, the Owner wishes to proceed to obtain a development order for the project and pay the proportionate share, with the condition remaining that the reverse frontage road will be complete and operational prior to the first certificate of compliance for vertical development in the project; and

WHEREAS, an agreement with the Owner was approved by the Village on May 27, 2020 for payment of the proportionate share for design and permitting; and

Zoning Ordinance No. 2020-11
Case No. DCI2015-00001
Estero Crossing

Page 1 of 4

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

43 **WHEREAS**, the Owner proposes that an agreement with the Village for the Owner's
 44 payment of the proportionate share for construction be approved simultaneously with this
 45 Ordinance; and

46
 47 **WHEREAS**, the Planning and Zoning Board reviewed this Ordinance at its meeting
 48 on December 15, 2020 and recommended approval; and

49
 50 **WHEREAS**, a first reading of this Ordinance was held by Village Council on January
 51 6, 2021; and

52
 53 **WHEREAS**, a duly noticed second reading of this Ordinance was held by Village
 54 Council on January 20, 2021, at which time the Council gave consideration to the evidence
 55 presented by the applicant, the staff recommendation, the recommendation of the Planning and
 56 Zoning Board and the comments of the public.

57
 58 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
 59 Florida:

60
 61 **Section 1. Amendments to Rezoning Ordinance.**

62
 63 The Village Council approves revisions to conditions 5, 6a and 9. All other conditions
 64 of Ordinance 2019-29 remain in full force and effect.

65
 66 **Section 2. Revised Conditions.**

67
 68 5. Traffic Signal

69
 70 The Owner, successor or assigns (a/k/a "developer") is responsible for a
 71 proportionate share of the cost of signalization at the intersection of Corkscrew
 72 Road and Estero Town Commons Place, ~~as part of Phase I and prior to issuance~~
 73 ~~of any development order.~~ The Owner shall pay the Village the proportionate
 74 share in accordance with the signal agreements with the Owner.

75
 76 6. Reverse Frontage Road

- 77
 78 a. The construction of the reverse frontage road ~~and traffic signal at Estero~~
 79 ~~Town Commons Place and Corkscrew Road~~ must be complete and fully
 80 operational prior to the issuance of the first certificate of compliance for
 81 vertical development within the planned development.
 82

Zoning Ordinance No. 2020-11
 Case No. DCI2015-00001
 Estero Crossing

Page 2 of 4

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

- 83 b. The reverse frontage road will contain planted medians as depicted in the
 84 Pattern Book (see condition 18 herein) to create an attractive streetscape.
 85 The reverse frontage road access must meet the 125-foot connection
 86 separation Land Development Code (LDC) standard for a local street.

87
 88 9. Phasing

- 89
 90 a. The first phase of the project will include construction of the reverse
 91 frontage road, ~~and the traffic signal at Corkscrew Road and Estero Town~~
 92 ~~Commons Place.~~
 93
 94 b. The second phase of the project will include a minimum of 20,000 square
 95 feet of commercial development, all placemaking elements on the north side
 96 of the frontage road, and the public park. Remaining phases are as shown
 97 on the Master Concept Plan.

98
 99 **Section 3. Conflicts.**

100
 101 All sections or part of Sections of the Code of Ordinances, all Ordinances or
 102 Resolutions, or parts of Ordinances or Resolutions, granting prior approvals on the
 103 Property which are and all Resolutions, or parts of resolutions, in conflict with this
 104 Ordinance shall be repealed to the extent of such conflict upon the effective date of this
 105 Ordinance.

106
 107 **Section 4. Severability.**

108
 109 Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance
 110 subsequent to its effective date be declared by a court of competent jurisdiction to be
 111 invalid, such decision shall not affect the validity of this Ordinance as a whole or any
 112 portion thereof, other than the part so declared to be invalid.

113
 114 **Section 5. Effective Date.**

115
 116 This Ordinance shall take effect immediately upon adoption.

117
 118 **PASSED** on first reading this ____ day of _____, 202_.

119
 120 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,
 121 Florida on second reading this ____ day of _____, 202_.

122

Zoning Ordinance No. 2020-11
 Case No. DCI2015-00001
 Estero Crossing

Page 3 of 4

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.

123 Attest:

VILLAGE OF ESTERO, FLORIDA

124

125

126 By: _____
127 Steve Sarkozy, Acting Village Clerk

By: _____
Bill Ribble, Mayor

128

129

130 Reviewed for legal sufficiency:

131

132

133 By: _____
134 Derek Rooney, Assistant Village Attorney

135

136

137 Vote: AYE NAY

138 Mayor Ribble _____ _____

139 Vice Mayor Errington _____ _____

140 Councilmember Levitan _____ _____

141 Councilmember McLain _____ _____

142 Councilmember Boesch _____ _____

143 Councilmember Batos _____ _____

144 Councilmember Wilson _____ _____

Zoning Ordinance No. 2020-11
Case No. DCI2015-00001
Estero Crossing

Page 4 of 4

Words that have been added are underlined. Words that have been deleted are ~~stricken through~~.



Land Development Code

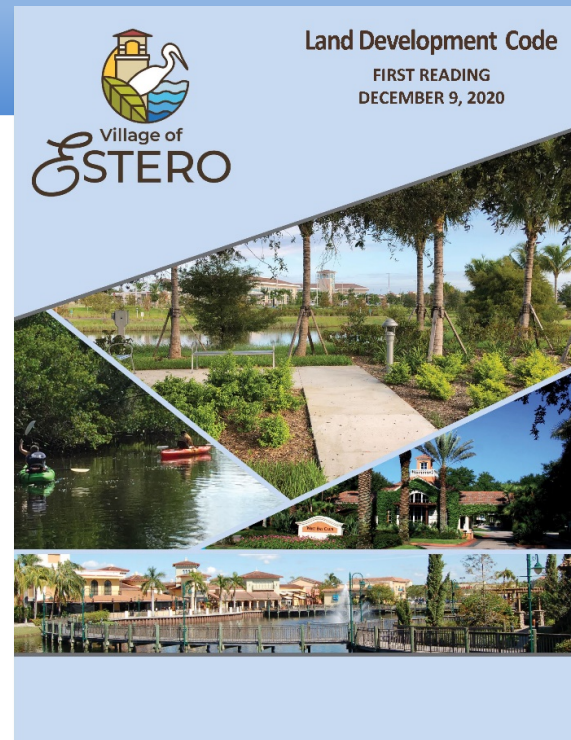
Public Hearing - PZB



December 15, 2020

Overview

- Overview of LDC Chapters
- Questions and Comments
- Next Steps
- Public Input



The LDC is available to the public at:
<https://estero-fl.gov/land-development-code/>



CLARION **JOHNSON** **NANCY E.**
ENGINEERING ENGINEERING STROUD, PA

Chapter 1: General Provisions

- **Applications in Process**
 - Those accepted as “complete” before effective date are reviewed under current regulations
- **New Emergency Exemption** authority, for situations such as COVID-19
- **New** requirement for developer to provide **notice before beginning construction**
- **New** Provisions for **maintenance and nuisance**, used for Code Enforcement

Chapter 1:	General Provisions
Section 1-1	Title
Section 1-2	Authority
Section 1-3	General Purposes and Intent
Section 1-4	Applicability
Section 1-5	Consistency with Comprehensive Plan
Section 1-6	Relationship with other Laws, Covenants, or Deeds
Section 1-7	Official Zoning Map
Section 1-8	Transitional Provisions
Section 1-9	Buildings and Building Regulations
Section 1-10	Severability
Section 1-11	Effective Date



CLARION

JOHNSON
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STROUD, PA

Chapter 2: Administration

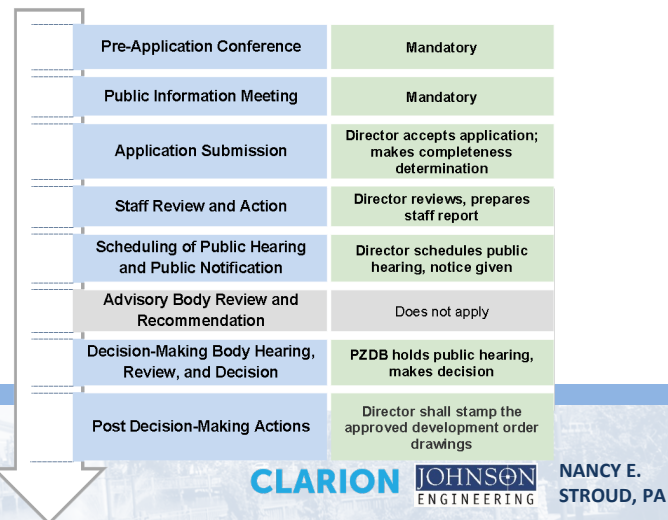
Consolidates all procedures in one chapter

New graphics, including:

- **Flowcharts** to explain each process
- **Summary Table of Review Procedures**

Chapter 2:	Administration
Section 2-1	Purpose
Section 2-2	Summary Table of Applications
Section 2-3	Decision Making and Advisory Bodies and Persons
Section 2-4	General Procedures
Section 2-5	Application-Specific Review Procedures and Decision Standards

Figure 2-502.A.2: Development Order Procedure Flowchart



Section 2-2: Summary Table of Applications

Identifies:

- **Type** of application
 - Comprehensive Plan
 - Rezoning
 - Development Orders
 - Other
- Roles of **decision-making bodies** for each application
- Shows **when public information meetings** and **public hearings** are required

TABLE 2-201: SUMMARY TABLE OF DEVELOPMENT APPLICATIONS				
A-Appeal D-Decision R-Recommendation S-Staff Review				
W-Public Information Meeting Required				
#Mandatory Pre-application Conference < >-Public Hearing Required				
Review Procedure	Village Council	Planning Zoning and Design Board	Community Development Director	Public Information Meeting ¹
Discretionary Approval				
Comprehensive Plan Amendment	<D>	<R>	S	W
LDC Text Amendment	<D>	<R>	S	
Rezoning (Zoning Map Amendment) ²	<D> ³	<R>	S	W
Planned Development	<D>	<R>	S	W
Planned Development Minor Amendment	<A>	<D>	S	
Planned Development Administrative Amendment		<A>	D	
Special Exception	<A> / <D> ⁴	<D>	S	W
Bar Special Permit	<D>			
Site Development				
Development Order				
Development Order ⁵	<A>	<D> ⁶	S	W



CLARION

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STROUD, PA

Section 2-2: Summary Table of Applications

New

- **Plats** go directly to Council for approval
- **New Bar Special Permit** approved directly by Council
- **Director (staff) will review small projects** (limited development orders, minor changes) instead of Boards
- **Public information meetings waived** for smaller items such as monument signs



Village of
ESTERO

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STROUD, PA**

Section 2-3: Decision-Making and Advisory Bodies and Persons

New

- Consolidates PZB and DRB into one Board -- PZDB
 - Seven members
 - Review of larger projects

PZB recommendation

11 members appointed to PZDB when LDC is enacted, and reduce board size to seven over time

DRB will review this evening



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Section 2-4: General Procedures

New

- **Preapplication meetings** with staff will be required for development orders and rezonings
- Updates review timeframes for statutory compliance

Section 2-4	General Procedures
Section 2-401	Public Information Meeting
Section 2-402	Preapplication Conference
Section 2-403	Development Application Submission
Section 2-404	Staff Review and Action
Section 2-405	Scheduling of Public Hearing and Public Notice
Section 2-406	Deferral of Public Hearing
Section 2-407	Public Hearing Procedures
Section 2-408	Decision Making Body Review and Decision
Section 2-409	Post Decision Making Applications



Section 2-4: General Procedures

Expands Public Notice Requirements

- Applicants **post sign on property** for zoning and development orders
- Applicant **mails notice** of public hearing to adjacent property owners **14 days prior** to hearing
- **Newspaper ads** for items required by Florida Statute:
 - Land Development Code amendments
 - Comprehensive Plan amendments
 - Ordinance second readings

TABLE 2-405.B: SUMMARY OF PUBLIC NOTIFICATION REQUIREMENTS			
Application Type	Notice Required		
	Published	Mailed	Posted
Discretionary Approvals			
Comprehensive Plan Amendment	Publish notice of PZDB public hearing in a newspaper of general circulation at least ten calendar days before the hearing. Publish notice of first Village Council hearing in a newspaper of general circulation at least seven calendar days before first hearing. Publish notice of second Village Council public hearing in a newspaper of general circulation at least five days before hearing.	For Plan map amendment, mail notice of public hearing at least 14 calendar days before PZDB hearing and Village Council first hearing.	For Plan map amendment, post notice of public hearing at least 14 calendar days before first hearing of PZDB.
Land Development Code Text Amendment (General)	Publish notice of public hearing in a newspaper of general circulation at least ten calendar days before hearings of Village Council.	None	None
Village initiated Site-		Mail notice of public	



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Section 2-5: Application-Specific Review Procedures and Decision Standards

New

- **PD Master Concept Plan expiration**
 - Development Order or plat must be approved within five years for 50% of development
- **Development Order expiration**
 - 5 years if not constructed or substantial commencement (50% of approved development);
 - 2 extensions of 2 years each allowed
- **Final Plan Approval process created**

Section 2-5 Application-Specific Review Procedures and Decision Standards

- Section 2-501 Discretionary Approvals
- Section 2-502 Site Development
- Section 2-503 Certificate of Concurrency
- Section 2-504 Historic Preservation Certificate of Appropriateness
- Section 2-505 Permits
- Section 2-506 Relief
- Section 2-507 Administrative Interpretation



Chapter 3: Zoning Districts

Modernizes and simplifies Zoning Districts

- Used transitional LDC as starting point
- Based on Plan direction and current conditions
- **69 districts → 17 districts**
- US 41 and Corkscrew Road Overlay Districts are retained

Chapter 3: Zoning Districts

Section 3-1	General Provisions
Section 3-2	Agricultural District
Section 3-3	Residential Districts
Section 3-4	Commercial Districts
Section 3-5	Special Purpose Districts
Section 3-6	Legacy Districts
Section 3-7	Planned Development Districts
Section 3-8	Overlay Districts



Zoning Districts

New Zoning District Lineup

Interesting Note

The majority of property in the village (> 80%) is zoned Planned Development

TABLE 3-102: ESTABLISHMENT OF ZONING DISTRICTS

CONVENTIONAL DISTRICTS

Agriculture District

Agriculture (AG) District

Residential Districts

Residential Single Family (RSF) District

Residential Multiple Family (RM-2) District

Mobile Home (MH) District

Recreational Vehicle (RV) District

Commercial Districts

Commercial Special Office (CS) District

Urban Commercial Redevelopment (UCR) District

Community Commercial (CC) District

Special Purpose Districts

Parks and Community Facilities (P) District

Environmentally Critical (EC) District

Legacy Districts

PUDs and RPD-CPD

PLANNED DEVELOPMENT DISTRICTS

Residential Planned Development (RPD) District

Community Facilities Planned Development (CFPD) District

Commercial Planned Development (CPD) District

Mixed-use Planned Development (MPD) District

Estero Planned Development (EPD) District

Compact Communities Planned Development (CCPD) District

OVERLAY DISTRICTS

Corkscrew Road Overlay District

US 41 Overlay District

Airport Compatibility Overlay District



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Zoning Districts – Conventional District Structure (Example: Residential Single Family)

Each zoning district explains

- Purpose
- Allowable Uses
- Setbacks and lot sizes

A. Purpose;
describing the district

B. Concept; helpful aerial or streetside photos

3-303 RESIDENTIAL SINGLE FAMILY (RSF) DISTRICT



Chapter 3: Zoning Districts
Section 3-3: Residential Districts

3-303. RESIDENTIAL SINGLE FAMILY (RSF) DISTRICT

A. Purpose

The purpose of the Residential Single Family (RSF) District is to provide lands that accommodate primarily single-family detached dwellings on lots with a minimum area of 7,500 square feet. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

B. Concept





Village of ESTERO

3-8 | December 9, 2020 version

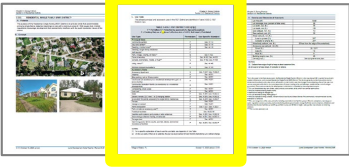
Land Development Code Rewrite | First Reading

Zoning Districts – Conventional District Structure (Example: Residential Single Family)

C. Use Table: Table shows permissions for principal uses and accessory uses, and cross references to standards in Ch. 4

D. Density and Dimensional Standards; list standards specific to the district

3-303 RESIDENTIAL SINGLE FAMILY (RSF) DISTRICT



Chapter 3: Zoning Districts
Section 3-3: Residential Districts

C. Use Table
The allowed principal and accessory uses in the RSF District are identified in Table 3-303.C: RSF District Uses

TABLE 3-303.C: RSF DISTRICT USES [1]
P = Permitted; S = Permitted by approval of a Special Exception;
E = Existing Only as of (insert effective date of LDC); Not listed = Prohibited

Use Type	Permission	Use Specific Standard
Principal Uses		
Community garden	P	Sec. 4-113
Day care center	S	Sec. 4-116
Dwelling, mobile home	E	Sec. 4-118
Dwelling, single-family residence	P	
Golf course	P	
Park, Village, County, or State	E	Sec. 4-102;
Place of worship	S	Sec. 4-102; Sec. 4-128
Schools, elementary, middle, or high	S	Sec. 4-102; Sec. 4-135
Utility, minor	P	Sec. 4-140
Wireless telecommunications	S	Sec. 4-143
Accessory Uses		
Accessory apartment	S	Sec. 4-201; Sec. 4-202.A
Antenna	P	Sec. 4-201
Bike parking rack or Share station	P	Sec. 4-201
Clubhouse (as accessory to a residential development, golf, or tennis facility)	P	Sec. 4-201
Community recreation facility (as accessory to a residential development)	P	Sec. 4-201
Composting, small-scale	P	Sec. 4-201
Cool roof	P	Sec. 4-201
Dock	P	Sec. 4-201; Sec. 4-202.C
Electric vehicle (EV) level 1 or 2 charging station	P	Sec. 4-201; Sec. 4-202.E
Excavation for ponds accessory to single-family residences	S	Sec. 4-201; Sec. 4-202.F
Fences	P	Sec. 4-201
Garage or carport	P	Sec. 4-201
Home occupation	P	Sec. 4-201; Sec. 4-202.I
Park, private as accessory use	S	Sec. 4-201
Pickleball facilities	S	Sec. 4-202.M
Satellite earth stations and amateur radio antennas	P	Sec. 4-201; Sec. 4-202.N
Solar energy collection facility, small-scale	P	Sec. 4-201; Sec. 4-202.O
Storage shed	P	Sec. 4-201
Swimming pools, tennis courts, porches, decks, and similar recreational facilities	P	Sec. 4-201; Sec. 4-202.P

NOTES:
[1] For a specific explanation of how to use the use table, see Appendix A: Use Table.

Village of Estero, FL

December 9, 2020 version | 3-9

Sec. 3-3 Residential

Additional Residential Districts

TABLE 3-302: RESIDENTIAL ZONING DISTRICTS	
	Residential Single Family (RSF) District
	Residential Multiple Family (RM-2) District
	Mobile Home (MH) District
	Recreational Vehicle (RV) District

 Mobile Home (MH) And Recreational Vehicle (RV)

- Consolidates the MH and RV districts from transitional LDC into one MH and one RV district

 Residential Multiple Family (RM-2)

- Carried forward from transitional LDC

Purpose Statement of MH and RV district states:
It is the intent of the Village Council... that upon adoption of this LDC, the [RM-2, MH, or RV] district **not be applied to any additional lands in the Village.**



Secs. 3-4 and 3-6

Sec. 3-4 Commercial Districts

TABLE 3-402: COMMERCIAL ZONING DISTRICTS

Commercial Special Office (CS) District
Urban Commercial Redevelopment (UCR) District
Community Commercial (CC) District

- **Urban Commercial Redevelopment (UCR)** is a new district replacing C-1
- Encourages redevelopment along US41 in the north part of the Village
- Standards added to improve pedestrian circulation and connectivity



Sec. 3-6 Legacy Districts

TABLE 3-602: LEGACY DISTRICTS

Planned Unit Development (PUD) Districts
RPD-CPD District

Recognizes older designations approved by Lee County; placed on Official Zoning Map, existing PUD/RPD regulations apply, but not allowed as new districts



Village of
ESTERO

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Sec. 3-7 Planned Development

TABLE 3-701: PLANNED DEVELOPMENT ZONING DISTRICTS
Residential Planned Development (RPD) District
Community Facilities Planned Development (CFPD) District
Commercial Planned Development (CPD) District
Mixed-use Planned Development (MPD) District
Estero Planned Development (EPD) District
Compact Community Planned Development (CCPD) District

Planned Developments

- All Planned Developments must have a Master Concept Plan and a Pattern Book

New

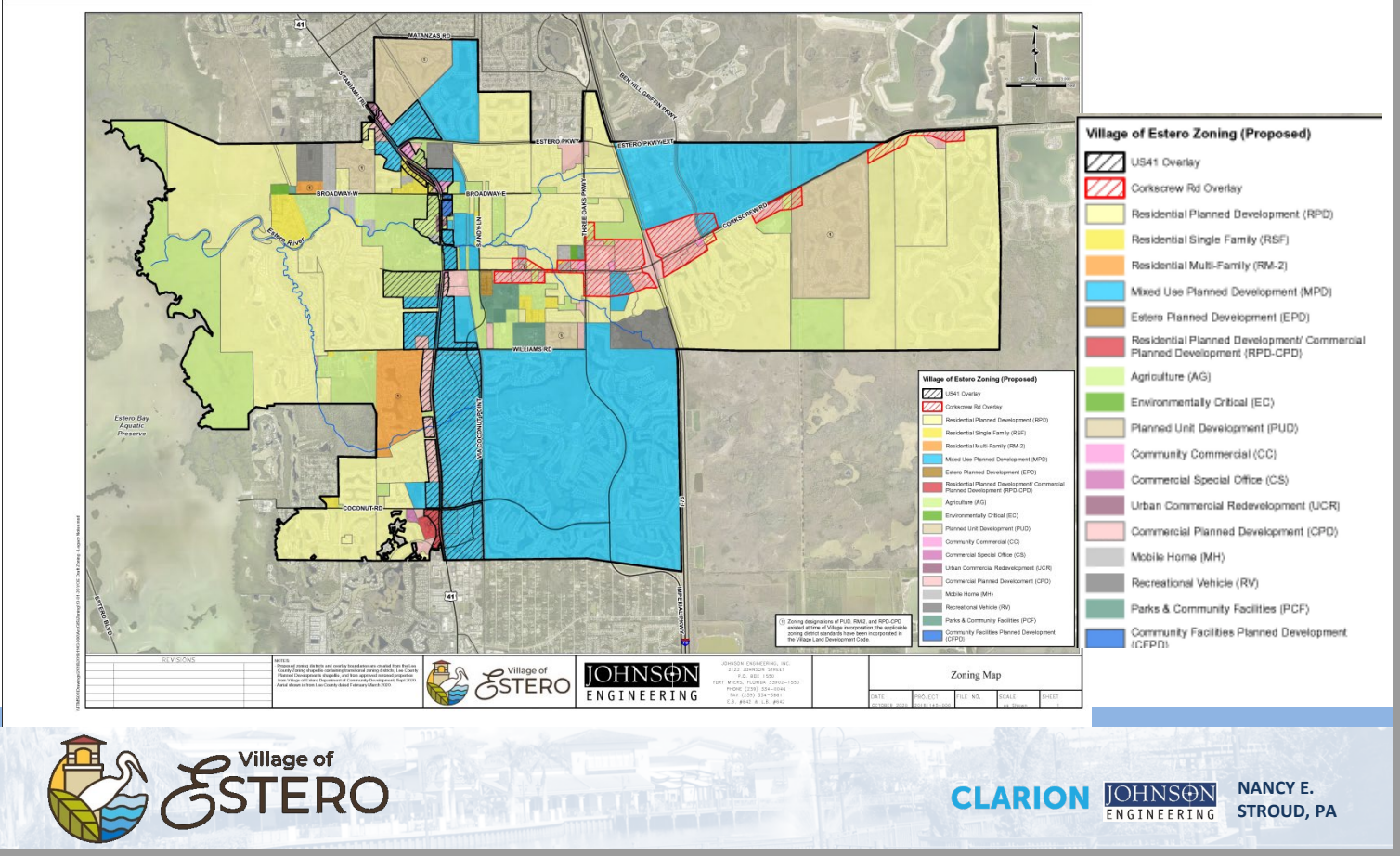
- Underground utilities required for new planned developments

PLANNED DEVELOPMENT DISTRICTS USES [1]						
Approved as part of a PD Master Concept Plan Blank cell = prohibited						
	RPD	CFPD	CPD	MPD	EPD	Use Specific Standards
	A			A	A	
		A	A	A		
		A	A	A	A	
			A	A		Sec. 4-120
	A			A		Sec. 4-112
		A				



Zoning Districts – Official Zoning Map

Zoning Map applies the new district lineup to the Village



Chapter 4: Use Specific Standards

- **Consolidates all use specific standards in one location**
- Provides for **temporary uses**
- Carries forward necessary **alcoholic beverages language**

Chapter 4: Use Specific Standards

Section 4-1 - General Provisions
- Use Specific Standards for Principal Uses

Section 4-2 Use Specific Standards for Accessory Uses

Section 4-3 Temporary Uses and Structures

Section 4-4 Alcoholic Beverages



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Chapter 4: Use Specific Standards - Notable Changes

All Uses, If Rezoning

- If commercial, or five acres or greater, developed as planned developments. (Exceptions for parks, schools, places of worship, religious facilities)

Principal Uses

- **Bar (4-107):** Only allowed with Council Review on lands designated Transitional Mixed-Use and Village Center in Plan
- **Brewpub or Micro-brewery, -winery, or –distillery (4-109):** (New use) Limits on non-production (restaurant, tours, etc.) area and limits on adverse effects from production and distribution
- **Medical Marijuana Dispensaries (4-124):** Listed and specifically prohibited as per existing ordinance
- **Golf Course Conversion (4-121):** If in or adjacent to planned development must be by planned development; “Preserve Areas” in master plan
- **Wireless Facilities (4-143):** Updated to reflect the changes to State law in 2017

Accessory Uses

- **Electric Vehicles Charging Stations (4-202.E):** Reserves EV charging-equipped spaces for EV vehicles and limits interference with circulation or landscaping
- **Outdoor Storage (4-202.L):** For UCR, CC, and PDs—prohibits in front of the principal structure
- **Pickleball (4-202.M):** In conventional districts only allowed by special exception with public hearing; limits adverse impacts to adjacent properties. (lighting, noise, etc.)
 - Director may require mitigation measures

Temporary Uses

- **Farmers Market (4-303.B):** Replaces Oct. through April restriction - markets may be open a max. of 60 days a year. (can be nonconsecutive)
 - Markets must have established rules and an authorized manager.
- **Special Event(4-303.G):** Automobile, mobile home, RV and Boat sales not allowed as a special event



CLARION

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Chapter 5: Site Development Standards

- **Consolidates development standards that govern the physical design of development projects, including requirements for:**
 - Parking
 - Street and sidewalk networks
 - Landscaping
 - Fences/ walls and lighting
 - Architectural, form, and building design
 - Green building
 - Residential impacts
 - Utilities

Chapter 5:	Site Development Standards
Section 5-1	General Site Development Standards
Section 5-2	Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5-3	Mobility and Connectivity Standards
Section 5-4	Landscape Standards
Section 5-5	Fence and Wall Standards
Section 5-6	Exterior Lighting Standards
Section 5-7	Architectural, Form, and Design Standards
Section 5-8	Green Building Standards
Section 5-9	Plat Standards
Section 5-10	Utilities
Section 5-11	Fire Safety
Section 5-12	Refuse and Solid Waste Disposal Facilities
Section 5-13	Residential Impact Standards
Section 5-14	Clearing, Grading, and Filling of Land



Sec. 5-4 Landscape Standards

Landscape standards include:

5-403. Estero Plant Palette (NEW)

- Material Standards

5-404. Tree Preservation (EXPANDED)

5-405. General Tree Standards & Tree Credits

- Street Trees count as General Tree Credits (NEW)

5-406. Perimeter Buffers

5-407. Building Perimeter Plantings

5-408. Open Space and Stormwater Management Areas

- Open Space designation priorities (NEW)

5-409. Parking and Vehicular Access Area Landscaping

5-410. Screening of Service Areas

5-411. Installation and Maintenance Standards

- Cultivated Tree Removal / Renovation (NEW)

5-412. Supplemental Landscaping for Specific Uses

5-413. Irrigation Standards (UPDATED)



NANCY E.
STROUD, PA

Sec. 5-7 Architectural, Form and Design Standards

Standards include:

Architectural Styles and Characteristics **(UPDATED)**

- Mediterranean Revival (5 substyles), Florida Vernacular (3 substyles), Alternative Styles (Prairie or Iconic)

Site Contextual Standards

- Mixed Use Development Standards **(NEW)**

Building Design Standards

- Exterior Color **(UPDATED)**

Mixed recommendation:

Add

- Coastal Contemporary
- British West Indies

DRB recommendation

- Allow warm grays and whites
- Limit use of bright colors as architectural detail



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Sec. 5-13 Residential Impact Standards

New standards for development of commercial uses on land within 300 feet of land containing or zoned for residential

- Addressed at development order application stage
- **Hours of operation** may be **limited**
- **Required parking** provided off-street, placed to **minimize impact to adjacent residences**
- Access points arranged to **avoid traffic conflict with residential areas**
- **Parking lots** abutting residences **screened** with perimeter buffer
- **Pedestrian connections** to public sidewalks and nearby residential areas encouraged
- **Noise directed away from residences**



Chapter 6: Signage

Carries forward most of the existing sign regulations from the transitional LDC – combines two chapters into one

- **Billboards prohibited** per comprehensive plan
- New tables that illustrate sign requirements at-a-glance
- Prohibited signs cannot received a variance or deviation

Chapter 6: Signage

Section 6-1 General

Section 6-2 Measurement, Construction, and Maintenance Standards

Section 6-3 Restrictions Based on Location

Section 6-4 Nonconforming Signs

TABLE <>: PERMANENT SIGNS IN RESIDENTIAL DEVELOPMENT

General Requirements			
Maintenance	A homeowners' association or similar entity shall be responsible for maintenance of each sign		
Location	Set back 15 ft from edge of public right-of-way		
	Set back 15 feet from an entrance road, except that if the sign is in the median strip of the entrance boulevard, the minimum required setback is five feet		
Illumination	May be illuminated with a steady light shielded so as not to interfere with vehicular traffic, subject to Section 5.5, Exterior Lighting Standards.		
Design	May incorporate or be incorporated into accessory entrance structural features such as a project wall or landscaping		
Residential Development Signs			
Specific Signs	Number	Maximum Height & Sign Area	Other Requirements
	Boulevard entrance: 1 in median,		Shall only include



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Chapter 7: Natural Resources

Consolidates Natural Resource Standards in one chapter

- Carries forward existing protections from transitional LDC
 - Wildlife
 - Wetlands
 - Wellfields
 - Flood Hazard
 - Marine Facilities
 - Hurricane Preparedness

Chapter 7: Natural Resources

Section 7-1 Natural Resources General Standards

Section 7-2 Environmental and Natural Resource Standards

Section 7-3 Flood Hazard Reduction Standards

Section 7-4 Marine Facilities, Structures, and Equipment Standards

Section 7-5 Hurricane Preparedness



Chapter 8: Public Facility Funding and Coordination

- **Updates** the road and park impact fee provisions per Village Ordinances 2018-09 and -10
- **References** Lee County's fire protection, EMS, and school impact fees
- **Reduced use of credits** from 20 years to 10 years
- **Updates concurrency** to be consistent with plan policies and state law. Concurrency requirements for potable water, sanitary sewer, solid waste disposal, surface water management, and public schools are mandatory
- Transportation concurrency removed (not mandatory per state); addressed by traffic impact studies (Sec. 5-308)

Chapter 8: Public Facility Funding and Coordination

Section 8-1 Impact Fees

Section 8-2 Concurrency Management

TABLE 8-102.B: ROAD IMPACT FEE SCHEDULE

Land Use Type	Unit	Road Impact Fee Due
Residential		
Single-family residence (Detached)	Dwelling Unit	\$9,966
Multi-Family, Low Rise (including two-family attached and townhome 1-2 story)	Dwelling Unit	\$7,750
Multi-Family, Mid-Rise (3-10 stories)	Dwelling Unit	\$5,760
Multi-Family, High-Rise (11+ stories)	Dwelling Unit	\$4,700
Mobile home/RV park	Pad/Park site	\$5,293
Assisted Living Facility (ALF)	Dwelling Unit	\$2,138
Continuing Care Retirement Community	Dwelling Unit	\$2,540
Hotel/Motel or timeshare	Room/unit	\$4,497
Retail Commercial		
Shopping Center	1,000 sq. ft.	\$11,476
Bank	1,000 sq. ft.	\$25,579
Car wash, Self-service	Stall	\$6,112



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Chapter 9: Nonconformities

- **Establishes development rules** for uses, structures, lots, or landscaping that was conforming at time developed or installed, but no longer complies (ex: mobile home parks)
- Generally allows to continue in place, but establishes rules governing what happens when discontinued or destroyed
- Current rules generally carried forward
- Bring older properties into compliance as is feasible
- Includes provisions for structures damaged by fire or other natural forces

Chapter 9: Nonconformities

- Section 9-1** Purpose
- Section 9-2** Nonconforming Use of Land
- Section 9-3** Nonconforming Buildings and Use of Buildings
- Section 9-4** Nonconforming Uses of Buildings
- Section 9-5** Nonconforming Lots
- Section 9-6** Nonconforming Screening and Buffering
- Section 9-7** Nonconformities Created by Eminent Domain Proceedings or Voluntary Donation of Land for Public Purpose
- Section 9-8** Uses approved by Special Exception or Permit



Chapter 10: Definitions and Rules for Construction , Interpretation, and Measurement

- Definitions of terms
- How to measure lots and setbacks
- **New** definition for Measurement of roof height
- **Revised** density calculation for Assisted Living Facilities –
2 beds = 1 unit

Chapter 10: Definitions and Rules for Construction, Interpretation, and Measurement

- Section 10-1** General Rules for Construction
- Section 10-2** General Rules for Interpretation
- Section 10-3** Rules of Measurement
- Section 10-4** Definitions



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Next Steps

**Public Hearing and First Reading
with Village Council**

December 9

Meeting with Design Review Board

December 9

**Public Hearing with
Planning and Zoning Board**

December 15

**Public Hearing and Second Reading
with Village Council**

January 6

- Includes Council comments and public input

eComments can be submitted via the following webpage link for public comments:
<https://estero-fl.gov/land-development-code/>



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