



Engineering
& Design

Celebree Schools

10351 Corkscrew Commons Dr.

Estero, FL 33928

Planning Zoning and Design Board

May 14, 2024



Location Map



Project Information

STRAP Number: 35-46-25-E1-30000.0090

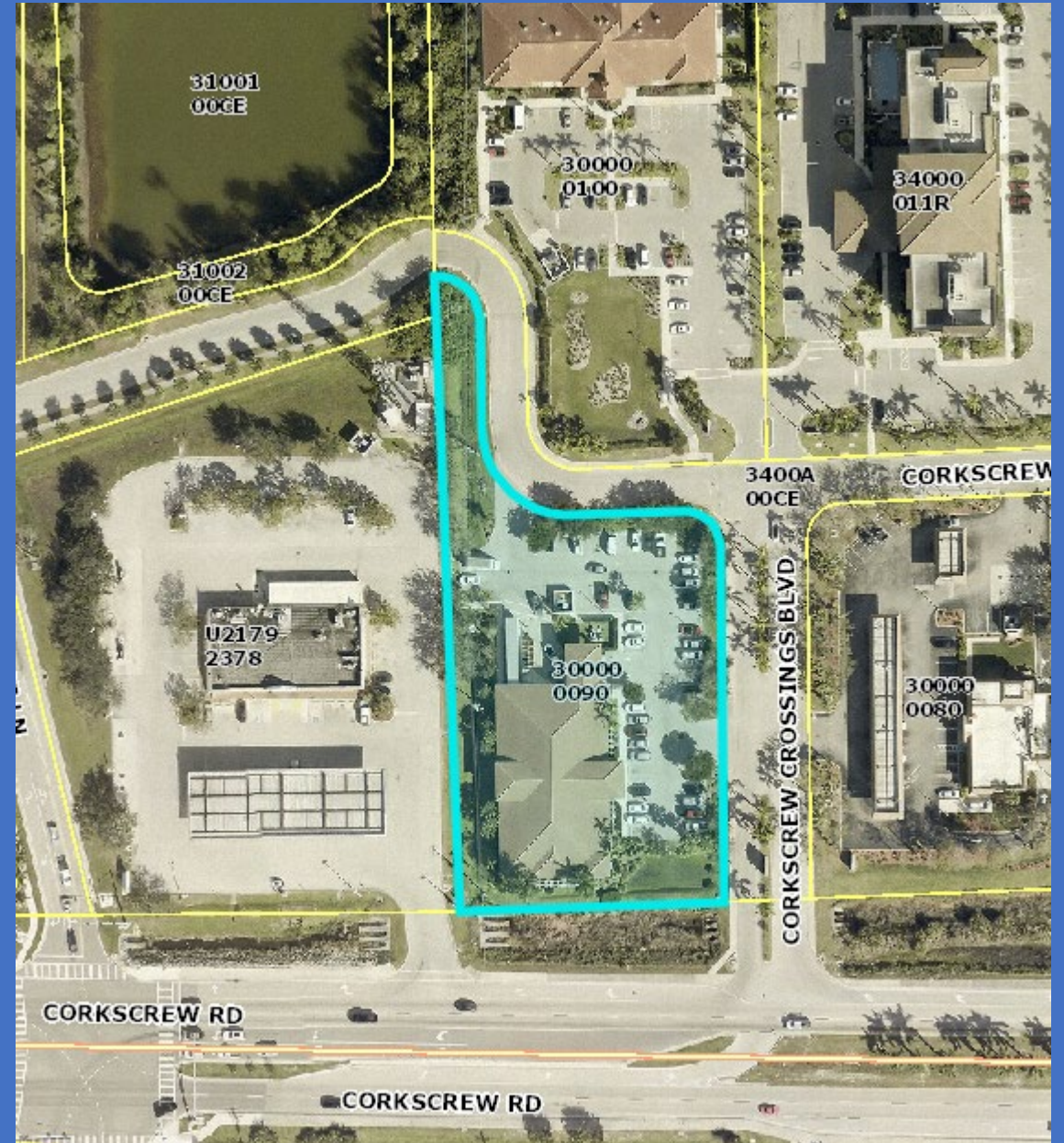
Address: 10351 Corkscrew Commons Drive

Project Acreage: 1.54

Zoning: PD

Future Land Use: Transitional Mixed-Use

Proposed Request: The project will include a change of use from retail to daycare. The exterior modification will be changing the color scheme of the building to make the daycare and remove the loading zone and replace it with approx. 4,600 SF playground. Majority of the changes will be on the interior to create the individual classrooms.



Zoning

Exiting: CPD (Corkscrew Rd. Overlay)

Proposed: CPD (Corkscrew Rd. Overlay)

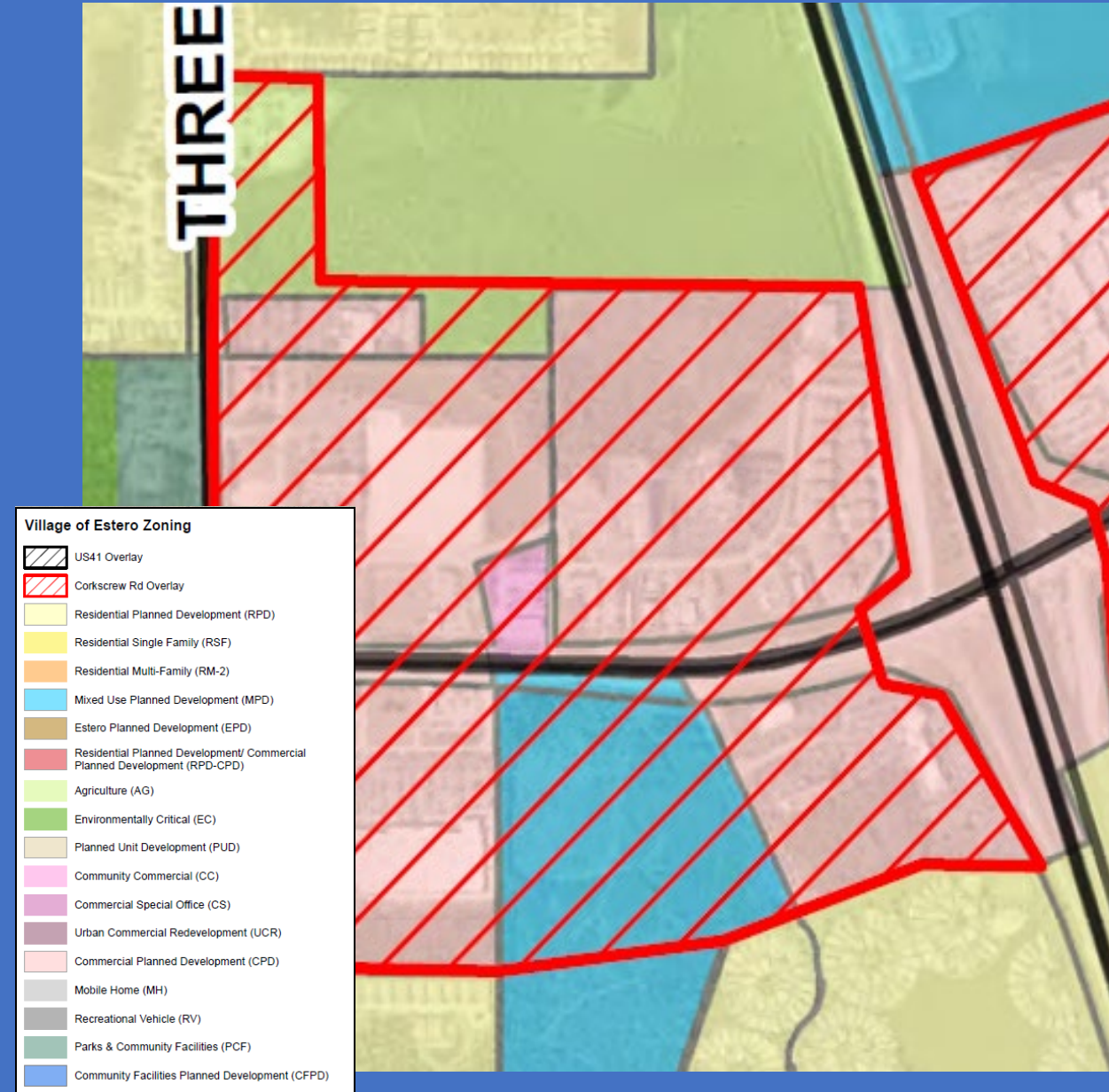
Surrounding Zoning:

North: CPD (Commercial Planned Dev.)

South: MPUD (Mixed-Use Planned Dev.)

West: CG (Community Commercial)

East: CPD (Commercial Planned Dev.)



Future Land Use

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated.... Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.





Existing Conditions

ZONING INFORMATION: (AS PROVIDED)

SOURCE:
ZONING VERIFICATION LETTER (ZVL2023-E009) FROM THE VILLAGE OF ESTERO DATED 11/3/2023.
CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS WITHIN TRACT A OF THE ESTERO INTERSTATE COMMERCE PARK, ZONED COMMERCIAL PLANNED DEVELOPMENT (CPD) BY LEE COUNTY RESOLUTION NO. Z-00-006 (ENCLOSED WITH THE ZVL)

SETBACK REQUIREMENTS:
PER SECTION B.2.B OF LEE COUNTY RESOLUTION NO. Z-00-006

MINIMUM SETBACKS:

STREET: VARIABLE ACCORDING TO THE FUNCTIONAL CLASSIFICATION OF THE STREET OR ROAD (SECTION 34-2191, LEE COUNTY LAND DEVELOPMENT CODE, ET SEQ.)

SIDE: 15-FEET

REAR: 20-FEET

WATER BODY: 25-FEET

PER SECTION 3-803.E AND TABLE 3-803.E
AS TO THE CORKSCREW ROAD OVERLAY DISTRICT, VILLAGE OF ESTERO:
MINIMUM/MAXIMUM STREET SETBACK: 0-FEET/25-FEET
MINIMUM SIDE YARD SETBACK: 0-FEET / N/A
MINIMUM/MAXIMUM REAR YARD SETBACK: 25-FEET / N/A
MINIMUM/MAXIMUM WATERBODY SETBACK: 25-FEET / N/A

HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER SECTION B.2.B OF LEE COUNTY RESOLUTION NO. Z-00-006

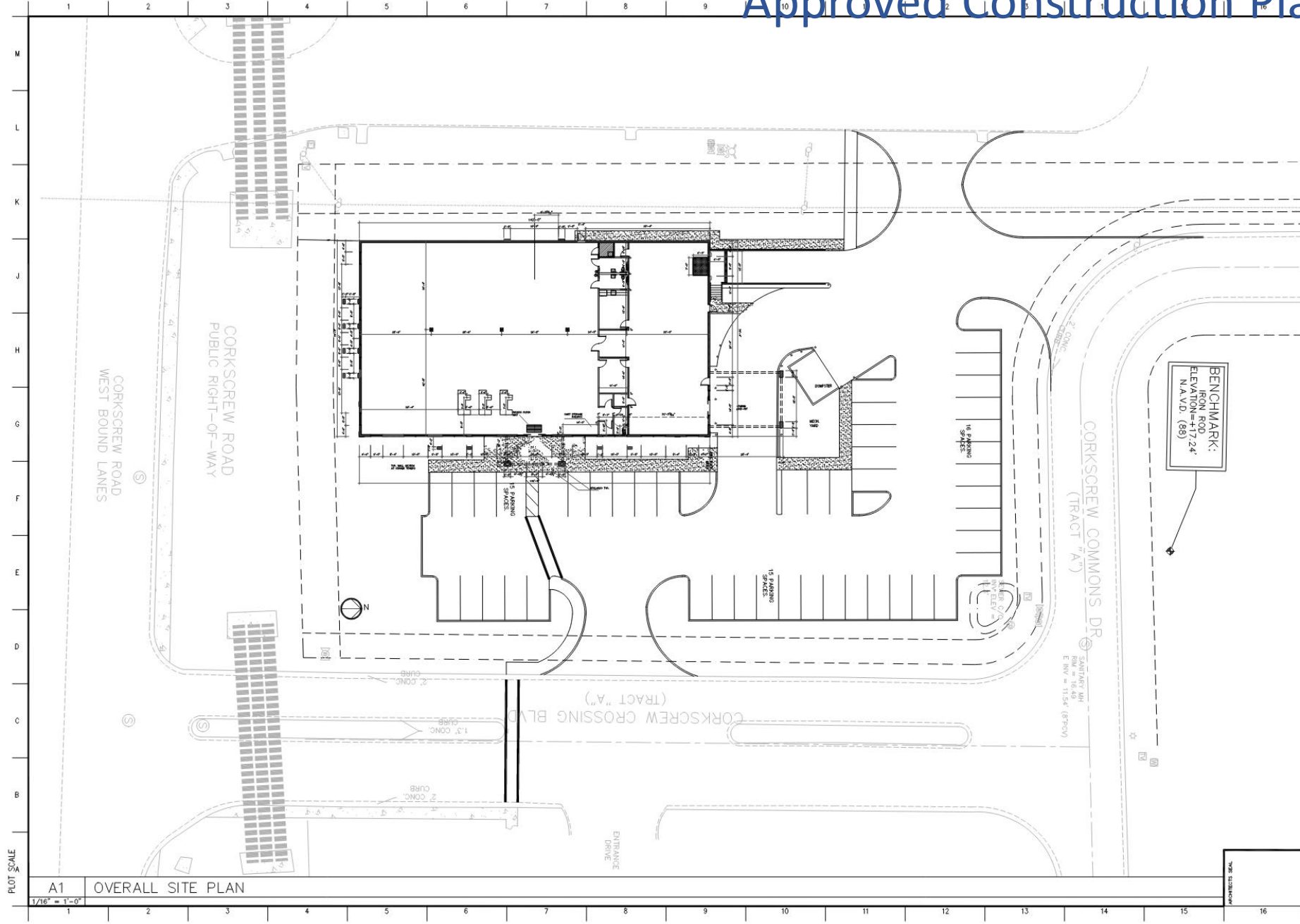
MAXIMUM LOT COVERAGE: 45%
MAXIMUM BUILDING HEIGHT: 35-FEET IN TRACT A
MINIMUM BUILDING SEPARATION: MINIMUM BUILDING SEPARATION IS THE GREATER OF EITHER THE MINIMUM REQUIRED SETBACKS OR THE SUM OF THE HEIGHT OF THE BUILDINGS

TRACTS A & B:
MAXIMUM GROSS FLOOR AREA OF 140,000 SQUARE FEET.

PARKING REQUIREMENTS:
LEE COUNTY ZONING RESOLUTION NO. Z-00-006, CONDITION 8, RESTRICTING PARKING WITHIN 50-FEET OF CORKSCREW ROAD.

PARKING REQUIREMENTS FOR A DAY CARE CENTER ARE:
(A) TWO (2) SPACES PER EMPLOYEE AND ONE (1) SPACE PER 800 SF, WHICHEVER IS GREATER, PURSUANT TO SECTION 5-204.B.1, VILLAGE OF ESTERO LAND DEVELOPMENT CODE;
AND
(B) ONE (1) SPACE PER 20 CHILDREN PURSUANT TO SECTION 4-216.3.C, VILLAGE OF ESTERO LAND DEVELOPMENT CODE.

Approved Construction Plan



THE SEVERAL PROVISIONS WHICH ARE SET FORTH IN THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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 239-275-0225 Fax 239-275-7123

GOODWILL INDUSTRIES
 10351 CORKSCREW COMMONS DR
 ESTERO, FLORIDA 33928

NEW BUILDING, RETAIL AND DONATION CENTER FOR:
GOODWILL INDUSTRIES
 10351 CORKSCREW COMMONS DR
 ESTERO, FLORIDA 33928

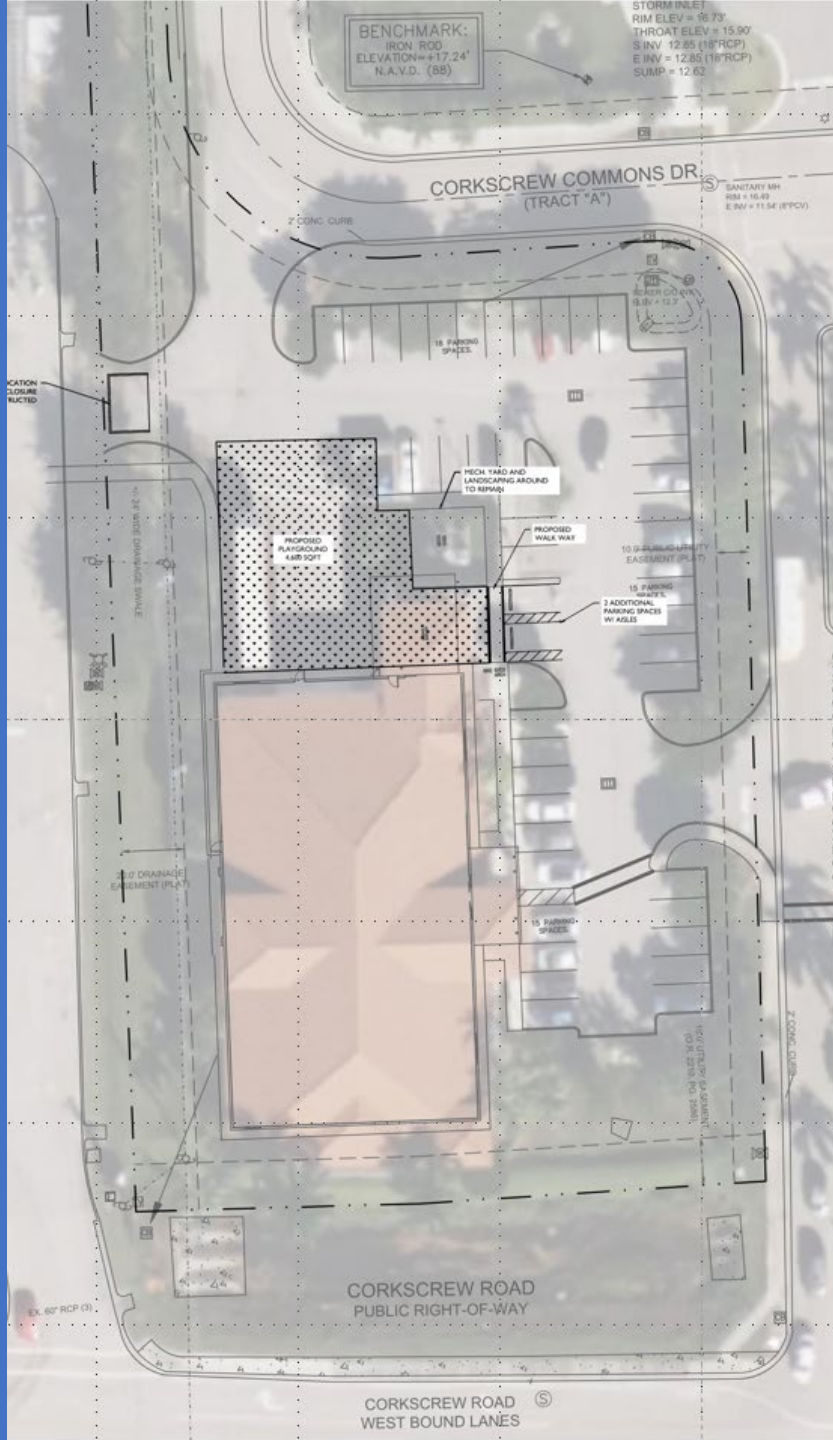
ISSUE HISTORY

NO.	DATE	PURPOSE	STATUS
1	08-27-18	PERMITS	○
2	09-11-18	PERMITS	○
3	11-11-18	PERMITS	○
4	11-11-18	PERMITS	○
5	11-11-18	PERMITS	○
6	11-11-18	PERMITS	○
7	11-11-18	PERMITS	○
8	11-11-18	PERMITS	○
9	11-11-18	PERMITS	○
10	11-11-18	PERMITS	○
11	11-11-18	PERMITS	○
12	11-11-18	PERMITS	○
13	11-11-18	PERMITS	○
14	11-11-18	PERMITS	○
15	11-11-18	PERMITS	○
16	11-11-18	PERMITS	○
17	11-11-18	PERMITS	○
18	11-11-18	PERMITS	○
19	11-11-18	PERMITS	○
20	11-11-18	PERMITS	○

REVISIONS
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JOB NO. 11025
 PAGE NUMBER
A101

OVERALL SITE PLAN
 1/16" = 1'-0"



Proposed Project

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Existing Exterior



Proposed Exterior



Preferred

5" deep, internally white LED illuminated channel letters with translucent vinyl inlay on faces. When letters and logo are on raceway, underscore bar to add depth of raceway to return and remain flush mounted. All letters, logos to have white trim cap and returns and 1/2" outline exposing white acrylic.

Questions?



Engineering
& Design

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