



Planning, Zoning and Design Board

Staff Report

PROJECT NAME
The Goddard School
CASE NUMBER
DOS2024-E004
MEETING DATE
June 11, 2024
REQUEST
Development includes a ±14,330 sf early development school with associated parking and other infrastructure
APPLICANT
Chas Wheatley for Dos Papas Estero and Brent Addison, PE of Banks Engineering
LOCATION
10100 Arcos Ave
PROPERTY SIZE
1.25 acres
ZONING
Parcel is zoned Commercial Planned Development by Zoning Ordinance Z-03-039 as amended
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted a Workshop on March 12, 2024 and a Public Information Meeting on December 12, 2023

Staff Recommendation

Staff recommends approval of the Development Order and monument sign with the following condition:

CONDITION: Pay the Village of Estero the Proportionate Share Cost of \$31,819.56 for Lot A Estero Village (f/k/a Plaza Del Sol) for the traffic signal at Corkscrew Road and Puente Lane prior to the issuance of the Development Order.

Background and Request

This is a request for development order and site plan approval for a 14,330 sf early development school, 5,910 sf playground, parking, paving, grading, and drainage for 184 students and 17 teachers. This request is for Lot A, a 1.25-acre commercial lot located in the Plaza Del Sol Subdivision on the SE corner of Quente Way and Three Oaks Parkway.

Architecture

The proposed architecture is a 2-story Mediterranean Revival structure. The roof is terra cotta Spanish tile. The colors have been revised to replace much of the white to sage.

Transportation/Parking

The project has access from Arcos Avenue. Parking includes 2 spaces for 1 teacher plus one space per 20 students. There are 44 parking spaces proposed. Parents are required to park and bring their child(ren) into the building. Parents will park in designated spaces closest to the school entrance, and teachers and staff will be required to park further away from the building.

Dropoff times are spread throughout the morning 7:00 a.m. to 9:30 a.m. Pickup times are 3:00 p.m. to 6:05 p.m. See attached information from the applicant.

There is an existing 5'-wide sidewalk with interconnectivity to both Three Oaks Parkway and Corkscrew Rd. There is an existing bus stop across Three Oaks Parkway.

Stormwater

There is an existing water management system maintained by Plaza Del Sol Property Owners. The Application includes a 4,383 (increase from 4,352) dry retention area on site, which also acts as conveyance for adjoining properties. Runoff from the site is conveyed via sheet flow and catch basins to the onsite dry detention areas and master system dry detention areas. The master system dry detention areas provide the required pre-treatment prior to discharge to the master system wet detention area. The subdivision discharge is to the waters of Estero Bay via the Estero River via Corkscrew Road roadside swales. SFWMD permit modifications are currently under review.

The building finished floor elevation will be 18.6 feet NAVD.

Lighting

Lighting meeting the requirements in the Code will be installed in the parking lot. Lighting has been designed to prevent light spillage onto adjacent properties.

Landscaping and Environmental

The applicant will be providing a 15-ft.-wide D-buffer along Quente Way, Arcos Ave and Three Oaks Parkway in accordance with Res. Z-03-039 and a 5-ft.-wide A-buffer between the commercial properties to the south. The proposed landscaping plans meet the Village requirements for open space (30%), general tree requirements, internal parking landscape areas, building perimeter landscaping and irrigation.

Signage

Signage for the subdivision was approved by Administrative Amendment ADD2004-00068 to allow for monument signs at the entrances from Three Oaks Parkway (Lot H) and Corkscrew Road (Lot E) up to 200 sf as project identification signs. Individual lots are permitted a monument-style sign with a maximum total sign face of 72 square feet, which is restricted to locations on the internal road (Arcos Avenue) and are prohibited from being visible from either Corkscrew Road or Three Oaks Parkway. The proposed individual monument sign meets these criteria.

Attachment:

Pick Up/Drop Off Management Plan