



Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Palms Day School
CASE NUMBER
DOS2024-E003
MEETING DATE
June 11, 2024
REQUEST
Development includes a ±13,400 sf preschool on a 3.74-acre parcel with appurtenant parking, drainage, and utility infrastructure
APPLICANT
Derek Burkholder for Coastal Palms Academy, LLC and John T. Wojdak, PE of RESPEC, Authorized Agent
LOCATION
9600 Corkscrew Road
PROPERTY SIZE
3.74 Acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) by Zoning Ordinance Z-02-057 as amended by ADD2008-00001 for current Master Concept Plan
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted Public Information Meetings on November 14, 2023 and March 12, 2024

Staff Recommendation

Staff recommends approval of the Development Order with a condition that an easement be provided for the sidewalk along River Ranch Road. Staff believes the request meets the requirements of the Land Development Code.

Background and Request

This proposal is for a 13,400± sf day care/pre-school, 225 students from infant to pre-school age and 22 staff. This application includes a 16,416 sf outdoor playground/learning center, parking area including drop off, landscaping, monument sign, and sidewalk. This project is located on the SW corner of Three Oaks Parkway and River Ranch Road.

Architecture

The proposed architecture is Florida Vernacular structure. The roof is galvanized steel with decorative roof elements, varying rooflines and pitches, recessed entryways, covered drop lane, decorative Chippendale railing, dormers, smooth plank lap siding and large format horizontal shiplap siding. Colors include shades of beige and green.

Transportation/Parking

The project proposed access is from River Ranch Rd. approximately 407’ south of Corkscrew Road. There are 59 parking spaces proposed including 2 EV parking spaces and circular drop off area. Dropoff and pickup times are from 6:30 a.m. to 9:00 a.m. and 2:30 p.m. to 6:00 p.m. See attached information from applicant

Trip Generation Summary

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Daycare (224 Students)	83	73	156	70	78	148	845

The analysis indicated that there is sufficient capacity on both Corkscrew Road and River Ranch Road to accommodate the trips anticipated to be generated by the proposed development on the subject site. Both roadways are projected to operate at LOS "C", both with and without the addition of the project traffic.

Nearby residents have complained about traffic backups at River Ranch Road. These operational issues occur when there are crashes or issues on Corkscrew Road or I-75.

Turn lane analysis indicates that no turn lanes will be warranted on River Ranch Road.

Stormwater

The stormwater management system proposes to include a central dry detention pond, providing 1.27 ac-ft of water quality volume. The stormwater management system proposes to connect to an existing catch basin on River Ranch Road that continues to Corkscrew Road and the Estero River.

The minimum finish floor elevation is set at 16.41' which exceeds the 100-year, 72-hour (zero discharge) peak stage plus 1 foot.

SFWMD permit #231222-41790 is currently under review for this project.

Lighting

Lighting meeting the requirements in the Code for Color Temperature (CCT), and BUG rating of 1-0-1 is proposed in the parking lot. Lighting has been designed to prevent light spillage onto adjacent properties.

Landscaping and Environmental

The Landscape plan includes a 20' Type D buffer along Corkscrew Road (north) and River Ranch Road (east), a 5' Type A commercial buffer along the west area next to Estero Animal Hospital and 25' modified Type C buffer along the residential area to west and south of the Animal Hospital and along the south residential side of the property. Landscaping includes all required buffers, general trees, internal parking landscaping, building perimeter planting and required mitigation.

Five existing heritage trees are proposed for removal and replacement.

An Environmental Assessment and Protected Species Survey Report was conducted by BearPaws Environmental Consulting. The protected species survey showed no evidence of protected species.

Signage

No request for monument sign was submitted.

Attachment:

Dropoff/Pickup Management Plan