



Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Celebree - Estero
CASE NUMBER
DOS2024-E006
MEETING DATE
September 10, 2024
REQUEST
Project includes a change of use from retail to daycare in the existing Goodwill Store on the north side of Corkscrew Road east of Three Oaks. 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 approximately 5,258 sf playground. Majority of the changes will be on the interior to create the individual classrooms.
APPLICANT
Karen Callahan, Childcare of Florida, LLC for Celebree Estero and Stuart Rogers of Colliers Engineering & Design, Authorized Agent.
LOCATION
10351 Corkscrew Commons Road
PROPERTY SIZE
1.51 Acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) and is currently operating as a Goodwill under Lee County Zoning Resolution Z-00-006
PUBLIC INFORMATION MEETING DATES
The Planning Zoning and Design Board conducted Public Information Meetings on May 14, 2024

Staff Recommendation

Staff recommends approval of the Development Order with stipulations. Staff believes the request meets the requirements of the Land Development Code. The Applicant is also requesting a deviation to reduce the required number of parking spaces by two (2). (See attached letter)

The Applicant has provided new color scheme options based on comments from the PZDB. Staff has provided additional suggestions. Applicant will bring materials to the meeting.

Background and Request

This proposal will include a change of use from retail (Goodwill) to daycare in an existing 11,265 sf building. The exterior modifications will be changing the color scheme of the building and remove the loading zone and replace it with approximately 4,600 sf of playground. Majority of the changes will be on the interior to create the individual classrooms.

Architecture

The Applicant proposes to change the color scheme of the building to make the day care more fun for children. A stone veneer along the lower portion of the building is proposed. The Owner is re-thinking the colors based on Staff comments that the colors were bland. The green color which is part of the branding, will be included in the signage and awnings. The blue color is also part of the branding. They intend to present a new color option at the PZDB meeting.

Transportation/Parking

The project proposed is north of Corkscrew Rd., west of Corkscrew Crossing Blvd. and south of Corkscrew Commons Dr. The Applicant is proposing one-way ingress from Corkscrew Commons Dr. with the egress to Corkscrew Crossing Blvd. to eliminate any backup onto Corkscrew Rd. The 176 students and 20 employees require 49 spaces per the Village Land Development Code. The Applicant is proposing 47 parking spaces and is requesting a deviation of two spaces. 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 (176 Students)	66	59	125	56	64	120	674

The analysis indicated that although the peak hour trips are increased for day care, the daily trips decrease when compared to the retail store.

Stormwater

The existing stormwater management system is existing through on-site detention and part of the Estero Interstate Commerce system. No new impervious coverage is proposed.

The minimum finish floor elevation is set at 18.32' which exceeds the FEMA flood zone plus 1 foot.

Lighting

No new lighting is proposed.

Landscaping and Environmental

The Landscape existing plan includes an existing Type D buffer along Corkscrew Road (south) and both Corkscrew Commons and Corkscrew Crossing Blvd. The Applicant will augment any missing trees and shrubs and relocate any disturbed shrubs.

Signage

No request for monument sign was requested.

Attachment:

- Dropoff/Pickup Management Plan
- Deviation letter Parking