

Pavich Estero PD

Public Information Meeting Notes

Planning & Zoning Board May 21, 2019

- Dr. Tim Allen, Anthony Gargano, Bob King, Chairman Scotty Wood, Marlene Naratil, Jim Tatooles, John Yarbrough.
- The Board asked if the TIS accounted for a sit-down restaurant. The answer is not quite. It accounted for a quick serve restaurant. Applicant agreed to resubmit with a revised TIS using a sit-down restaurant.
- The Board asked what traffic circulation was to go to and leave the site from all directions. It was discussed that it is right-in, right-out and that u-turns are needed at Publix and Sandy Lane. Applicant agreed to provide an exhibit showing circulation at the P&ZB hearing.
- The Board mentioned to check with the County if a turn-lane was to be included in future improvements at Happy Hollow. Applicant felt the answer was no but Staff asked the applicant to check.
- Marlene Naratil: Commented it would be nice for the restaurant café.
- Tim Allen: Stated. "I would just like to say I respect and appreciate that Mr. Pavich wants to create something that's lasting and consistent with the vision of estero. as a point of disclosure, analyzed this property well before I knew what Fred and Mr. Pavich were going to do. we did it as a highest and best use study the students came to the conclusion that a mixed use with a cafe, with a courtyard was all important to them. I think it's a good fit and I look forward to your success, working through all the details and staff to sign off on."
- Anthony Gargano: Commented it is a well-done project.
- Marlene Naratil: Asked if there is a single-family residence right on that is going to stay behind the two subject parcels. The answer from the applicant was yes.
- No public input.

Design Review Board
June 26, 2019

- William Glass, Scott Anderson, Thomas Barber, Chairman Barry Jones, and Vice-Chairman Michael Sheeley. Absent is Edward Zachariah.
- Ones – commented on the ingress/egress through the center of the building. Rendering wasn't clear it was open through the building to the parking lot. Applicant confirmed it was.
- Glass and Sheeley loved the building and feel the transition away from Mediterranean fits the market shift and provides a variety of designs for the Estero market.
- Jones – commented to enhance the east and west facades with continuations of design elements including a living wall. Feels pedestrian level will be important even on the western façade as the Gulf-Seminole Railroad transitions to a multi-modal recreation path.
- Jones – will turn lanes be necessary on Corkscrew Road? Is there room for them if so? Applicant commented that there is room and that the project does not warrant the need and there are no other plans for turn lanes but the design could accommodate if there were.
- Jones and other members asked about parking calcs. Applicant commented that there is sufficient parking with the deviation approval but without the reduction of up to 10% for required parking spaces the tenant mix will change, primarily there will not be enough parking for a sit-down (traditional) restaurant if the reduction is not granted.
- Sheeley – likes everything except need details extended to east and west façade and look at the option of a color enhancement to avoid it looking like a medical building. Perhaps color on the center portion of the building.