



Pavich Estero Planned Development

PLANNING AND ZONING BOARD

SEPTEMBER 15, 2020

Request

Rezone two lots on Corkscrew Road from Agriculture (AG-2) to Estero Planned Development to allow a variety of commercial uses.

- The two parcel site consists of .73 acres
- One parcel has an existing home and one parcel is vacant
- Village Center Future Land Use designation
- Transportation – TIS estimates 1,385 trips per day

Village Center/Estero Planned Development

FLU 1.2.10 Village Center

Public benefits ...must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.

Village Center requires more than standard commercial development, particularly with regard to public benefit.

Architecture



Section 33-227 and 33-517 of the Land Development Code (LDC) requires Mediterranean or Old Florida architecture whereas the proposed building is more modern in appearance.

Color



Sec. 33-334. The colors for commercial structures must be neutral, warm earth tones or subdued pastels.

Monochromatic gray is not a neutral, warm earth tone or pastel.

Review Criteria

Comprehensive Plan – Village Center

- Public Benefit not clearly demonstrated

Land Development Code

- Architecture does not meet LDC Sections 33-227 and 33-517 (architecture) and 33-334 (color)
- Concerns with Deviations 3 and 6 – Corkscrew Road setback, and buffer/landscaping
- Concerns with Landscaping – reduction in trees and shrubs

Staff Recommendation

Staff cannot support the application as submitted, however revisions could be made to meet the architecture and color requirements in the LDC. Public spaces and benefit should be clearly demonstrated by the applicant to meet the Village Center requirements.

It is the applicant's burden to demonstrate compliance with the requirements for rezoning. They have not met this burden.

- Proposal is not consistent with Village Center FLU designation
- The architecture and color do not meet the regulatory requirements