



VILLAGE OF ESTERO ZONING STAFF REPORT

PROJECT NAME: TOMMY BAHAMA COCONUT POINT MARLIN BAR
CASE TYPE: CONSUMPTION ON PREMISES
CASE NUMBER: COP2016-E001
PLANNING & ZONING BOARD DATE: SEPTEMBER 20, 2016

REQUEST

This is a request is for "Consumption on Premises" (4COP) for the proposed Tommy Bahama Coconut Point Marlin Bar and Restaurant with outdoor seating located within tract 2A in the Coconut Point Mixed Planned Development (MPD). A 4COP liquor license includes the sale and service of beer, wine and alcohol.

APPLICATION SUMMARY

Applicant: Tommy Bahama R&R Holdings

Request: Request to allow "Consumption on Premises" (4COP) for the proposed Tommy Bahama Coconut Point Marlin Bar. The existing schedule of uses for tract 2A allows for consumption on premises in compliance with Land Development Code Section 34-1264 (limited to and in conjunction with a standard restaurant).

Location: The subject property is located at 23150 Fashion Drive, Suite #101, Coconut Point Mall, Village of Estero, FL.

The applicant indicates the STRAP number is: 09-47-25-E2-360SC.0010

PROJECT HISTORY

The property is located within the Coconut Point Development of Regional Impact (DRI). It was rezoned from Agricultural (AG-2) to Mixed Planned Development (MPD) on October 21, 2002.

The specific site (tenant space) is approximately 3,918 square feet and was previously occupied by Lucky Brand Jeans (women's apparel) and Boston Proper.

PROJECT DESCRIPTION

The proposed project will be located in the central section of Coconut Point fronting Via Monte Carlo Way and Fashion Drive. There are several retail/commercial establishments located in the vicinity of the proposed Tommy Bahama Marlin Bar including: Victoria Secrets, J.R. Crew, Brookstone, Hannoush Jewelers, Yankee Candle, American Eagle and Justice. Restaurant/bar tenant spaces are also located in the vicinity of the proposed Tommy Bahama Coconut Point Marlin Bar and include; Ruth Chris Steakhouse, Blue Water Bistro and Stir Crazy. The Brass Tap restaurant/bar which received administrative approval from the Village Planning and Zoning Board is located approximately 700 feet to the north of the proposed tenant space.

Lucky Brand Jeans and Boston Proper previously operated from the 3,918 square foot tenant space. The new tenant (Tommy Bahama) is proposed as primarily retail space with a small bar area and outdoor seating (48 seats). A limited food menu is provided (See Attachment). The hours of operation are Monday through Sunday 10:00 am to 11:00pm.

The Tommy Bahama Coconut Point Marlin Bar includes a bar, kitchen and scullery/storage area. The remaining interior of the building will consist of a backroom storage area. The layout consists of 3,170 square feet of retail use and 748 square feet for the bar and restaurant area. The restaurant includes an outdoor Bistro-style seating capacity of 48 seats. The indoor bar will contain a total of 22 seats. A total maximum capacity of 75 persons including staff are expected at peak hours of operation.

STAFF ANALYSIS

The applicant is requesting a "Consumption on Premises" (4COP) approval with outdoor seating. A COP in conjunction with a standard restaurant is currently listed as a permitted use for Tract 2A in previously approved Resolution Z-02-009. The Brass Tap was considered a standard restaurant.

Staff has reviewed the application and floor plan and it appears the bar area and restaurant with a limited menu is secondary to the retail store.

Outdoor seating in conjunction with a Group III restaurant is permitted if the outdoor seating area is not within 500 feet of a religious facility, school (non-commercial), day care center (child), park or dwelling unit under separate ownership (See Attachment B). The Applicant complies with the distance requirements for outdoor seating.

The applicant has indicated if zoning approval is granted for the 4COP, an application will then be submitted to the State of Florida "Division of Alcoholic Beverages and Tobacco for a 4COP license.

The Estero Comprehensive Plan has strict limitations on bars. Policy 19.2.5 prohibits nightclubs or bar and cocktail lounges unless within a Group III restaurant, or in certain locations as explained below.

"Nightclubs, bars, and cocktail lounges, which are not within a Group III Restaurant, may be permitted within a mixed use center approved as a CCPD or MPD through the public hearing process. The CCPD or MPD Project must include, at a minimum, a residential development of 1000 or more dwelling units and commercial development or activity which includes 1,000,000 square feet or more of floor area. These uses must be designed as part of an overall development project and placed within the project so that it is 1) located adjacent to entertainment and restaurant establishments and 2) located in the approximate center of the mixed-use development project".

The Tommy Bahama Coconut Point Marlin Bar is located in a Mixed Planned Development (MPD) as delineated above.

The proposed Tommy Bahama Coconut Point Marlin Bar should not have a detrimental impact upon surrounding properties. No outdoor entertainment or disc jockey is proposed. There are several restaurant establishments in the vicinity of the proposed Tommy Bahama Coconut Point Marlin Bar.

RECOMMENDATION

If the Planning and Zoning Board wishes to approve the Consumption On Premises, the following conditions should be incorporated in the Planning and Zoning Board resolution:

- 4 COP to be in conjunction with the restaurant/retail operation;
- No outdoor entertainment inside or outside the restaurant/bar;
- Approval is limited to the sale and service of alcoholic beverages between the hours of 10:00am to 11:00pm for both indoor and outdoor seating;

ATTACHMENTS:

- A. Site Plan
- B. Attachment B- 500 foot radius from site (religious facilities, schools, daycare and parks)
- C. Marlin Bar/Draft Menu

ATTACHMENT A

ATTACHMENT B



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MACREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2850
FORT MYERS, FLORIDA 33902-2900
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING TOWNS - SURVEY AND L.S. 40940

PREPARED FOR:

GRAY|ROBINSON
ESTABLISHED 1942

GRAY|ROBINSON

8889 PELICAN BAY BOULEVARD
SUITE 400
NAPLES, FLORIDA 34108

PHONE (239) 588-3601
FAX (239) 588-3164

<http://www.gray-robinson.com>

PROJECT DESCRIPTION:

**A PARCEL OF LAND
IN
SECTION 9
TOWNSHIP 47 SOUTH,
RANGE 25 EAST,
VILLAGE OF ESTERO,
LEE COUNTY,
FLORIDA**



FILE NAME:	234061.DWG
LAYOUT:	1
LOCATION:	234061.DWG\ESTERO\TOWN\0401.BIT
PLOT DATE:	WED 7-13-2011 6:30 AM
PLOT BY:	PYLEER KLEIN
DRAWING DATA	
SURVEY DATE:	07-13-2010
DRAWN BY:	P. TILSON
CHECKED BY:	SAV
SCALE:	1"=50'
FIELD BOOK:	

PLAN REVISIONS	

STRIP NUMBERS	

**EXHIBIT SHOWING
500' RADIUS FROM
TOMMY BAHAMA STORE**

PROJECT / DRAWING	WORK NUMBER
23406 6-47-25	1 of 1

ATTACHMENT C

Estero Marlin Bar Draft Menu

Appetizers

1. Coconut Shrimp
2. Duo of Dips

Entrees

3. Ahi Poke Bowl
4. Blackened Mahi Bowl
5. Thai Shrimp Bowl
6. Chicken Panini
7. Barbocoa Tacos
8. Blackened Fish Tacos
9. Pork Street Tacos
10. Roasted Vegetable Tacos
11. Jerk Chicken Tacos
12. Ahi Tuna Tacos
13. Mango Chicken Salad
14. Cuban Sandwich
15. Chicken Panini

Deserts / Treats

16. Chocolate Key Lime Pie

93 Attest:

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96 By: _____

97 Kathy Hall, MMC, Village Clerk

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100 Reviewed for legal sufficiency

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102

103 By: _____

104 Nancy Stroud, Esq.

105

106

107 **Vote:**

108 Scotty Wood Yes ___ No ___

109 William Campos Yes ___ No ___

110 David Crawford Yes ___ No ___

111 Ned Dewhirst Yes ___ No ___

112 Anthony Gargano Yes ___ No ___

113 Marlene Naratil Yes ___ No ___

114 James Tatooles Yes ___ No ___

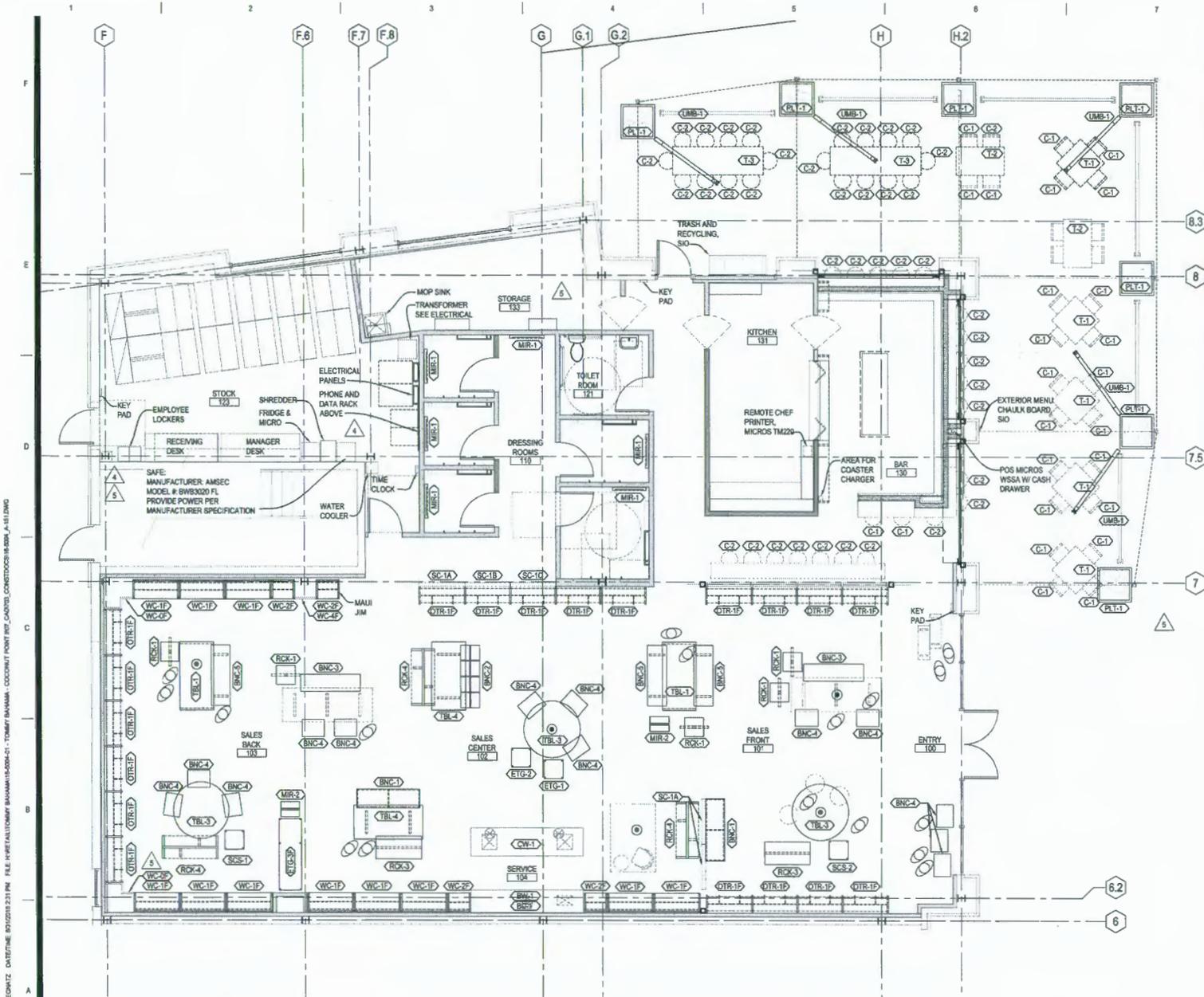
115

116

117 Exhibits:

118 A-Floor Plan

EXHIBIT A



NOTES

- FOR REFERENCE ONLY
- FURNITURE TO BE PROVIDED BY OWNER, INSTALLED BY OWNER VENDOR UNLESS OTHERWISE NOTED
- GC IS RESPONSIBLE FOR MAKING FINAL ELECTRICAL CONNECTIONS AT FURNITURE AND CASEWORK. CONFIRM REQUIREMENTS WITH FURNITURE VENDOR.
- REFER TO A101 FOR FUTURE SCHEMATIC
- REFER TO KITCHEN SHEETS FOR BAR & KITCHEN EQUIPMENT.
- GC TO PROVIDE CONDUIT AND PULL STRING AS NEEDED FOR BAR POS AND CHEF REMOTE PRINTER.

KEY

NEW (SHOWN WITH SOLID LINE)
EXISTING TO REMAIN (SHOWN AS GREY SOLID LINE)

NEW WALLS

DOOR TAG - REFER TO SHEET A-04 FOR SCHEDULE
WINDOW TAG - REFER TO SHEET A-01 FOR SCHEDULE
WALL TYPES - REFER TO A-01 FOR ADDITIONAL INFORMATION
FLOOR POWER - REFER TO ELECTRICAL & FUTURE SHOP DRAWINGS

ELECTRICAL PANELS

TELEPHONE PANEL W/ DATA ABOVE

KEY PAD
TIME CLOCK

FURNITURE BY OWNER

Tommy Bahama

400 FAIRVIEW AVE. N
SUITE 400
SEATTLE, WA 98109

COCONUT POINT
23150 FASHION DRIVE
SUITE 100
ESTERO, FL 33928

1101 Second Ave, Ste 100
Seattle, WA 98101
206.962.6500
MG2.com



FOR CONSTRUCTION
08.04.16



RUSSELL H. HAZZARD, ARCHITECT

DATE DESCRIPTION

DATE	DESCRIPTION
07.21.16	PRELIM
07.21.16	PRELIM

18-5004-01
PM: CHRIS EGHATZ
DRAWN: HS, JC

FURNITURE / EQUIPMENT PLAN

A-151

A1 FURNITURE / EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

PLOTTED BY CHRIS EGHATZ DATE/TIME: 8/21/2016 2:31 PM FILE: H:\STATIONARY\BAM\18-5004-01 - TOMMY BAHAMA - COCONUT POINT FSC_CAD\216_CONSTRUCTION\18-5004-01.DWG