



Public meeting

November 13, 2013

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

**Members in Attendance:** Al O'Donnell, Bill Pysi, Joe McHarris, Vicki Pierson, Brent Addison, Gerald Simons, Nancy Cohen and Tom O'Dea

**Absent:** Jim Wallace

**Chaired By:** Bill Pysi

**Minutes By:** Vicki Pierson

The meeting was called to order by Bill Pysi at 5:00 PM

**Approval of Meeting Minutes:** Joe McHarris made a motion to approve the October Meeting Minutes. Motion seconded by Al O'Donnell. Approved unanimously.

**Announcements:** Mr. Pysi introduced Brent Addison, PE as a new EDRC member. Membership was ratified by the ECPP earlier this month.

**Presentations:**

**APPLICANT:** Pollo Tropical/First Watch

**Location of Project:** US 41 Near Coconut Point Town Center – Coconut Trace

**Presented by:** Zenden Jones, United Growth

Others in attendance with the Presenter: Glenn Rozansky – Pollo Tropical, Vice President of Real Estate & Construction

**Pollo Tropical – Presentation by the Applicant:**

Zenden Jones noted that he presented two months ago and wasn't prepared as well at that time. Mr. Jones presented updated detailed plans on what is now a Pollo Tropical Restaurant and the larger building being anchored by a First Watch Restaurant.

Mr. Jones noted they increased the square footage on the middle building and there is now a retail space next to First Watch. Revisiting the architecture made them see that another tenant would help them to increase their investment. The addition of another tenant was not to help them get above the 5000 square feet needed to meet code, but to better the overall investment profile of the project. Mr. Jones presented some of the following noted items:

1. A detailed Roof Plan is shown due to changes.
2. Color squares were presented so the panel could see actual colors not computer generated colors that may not be accurate.
3. Architectural Elevations and a 3D perspective of the site.
4. First Watch outside seating area. There will be some windows on that side and the other side will have faux windows. The other side of the building will have tile inserts.
5. Pollo Tropical Architectural Elevations, Floor Plans, and Detail.

### **Pollo Tropical –EDRC/Pubic Responses - SITE**

Bill Prysi noted that all of the site related issues were addressed to everyone's satisfaction in the previous presentation in September. No changes to the site were planned at this time.

### **Pollo Tropical – EDRC/Pubic Responses – ARCHITECTURE:**

Pollo Tropical has seven different hoods so a Roof Plan has been included so that the EDRC can see everything that goes on the roof. The middle building was the solution to make the whole center work. Mr. Wallace sent comments via email to Mr. Prysi to say that he thinks the middle building is too symmetrical. Other committee members stated the building is a retail building so that is to be expected. EDRC collective felt that the middle building meets the intent of code. ECCL member, Howard Leviton, ask if the audience could be included more and they were given handouts also as the Applicant did not come prepared to present to the entire room.

Nancy Cohen ask for an explanation on the reveals for the towers of the First Watch building. Reveals were shown by the presenter to Nancy. The committee has ask for the reveals to be shown when the walls are moved back. The committee suggest that the reveals need more consideration but keep the symmetry in the front.

Zeden Jones encouraged the tenant on the prior suggestions from the committee on the mansard roofs and to consider the canopy for the drive thru to get more roof line. The canopy design was done by the Pollo Tropical architect so that work would be done to their specifications. Discussion was held on a possible roof element to break up the roof line. Mr. McHarris suggested to break up the roof line by a parafain. Zeden Jones thought that was a great suggestion and will handle via e-mails with the committee.

## **Pollo Tropical – EDRC/Pubic Responses – ARCHITECTURE: ...cont.**

Mr. Prysi ask for comments from the public on the First Watch/Pollo Tropical buildings. Howard Levitan from the ECCL explained that he and Jack Lienesch were present for two reasons. Number one to bring comments from the panel meeting to the EDRC on the Pollo Tropical building and to address any points the ECCL might have on those buildings. Mr. Levitan would also like to enhance future public participation on projects from the agenda by posting agendas in a timely fashion so more residents will participate in the meetings.

Mr. Levitan ask if Pollo Tropical has an administrative amendment for the project and if they do has it been granted by Lee County. Mr. Jones explained that he has not filed the amendment yet but will be submitting after the EDRC meeting tonight. The Panel has concerns on this amendment.

Classification of a fast food restaurant:

The Panel was told that because of volume that was anticipated for internal food sales versus the drive thru sales that is why they allowed the drive thru Loud speaker system for the drive thru is of concern to the Panel also. At the Panel meeting they expressed their concerns for the effect that Pollo Tropical will have for the drainage system at Mash Landing and he hopes that was resolved. The panel has concerns for green space. It didn't appear from the drawings that the drive thru was adequately screened along the access road and the reverse frontage road. It seems like the EDRC has covered that and that was a major point for the panel. The panel thought the county was going to request another lane for the drive thru because there was not another lane around the drive thru or a way out of line.

Several members of the panel have been to Pollo Tropical in Gulf Coast and they find it very hard to justify the locations as not being fast food. The panel wanted to make certain at the Development Order level that the drive thru was very well screened so the line of cars can't be seen from US 41. Those are the panel's comments. Mr. Prysi thanked them for coming to the meeting and expressing the concerns. Joe McHarris stated there was long discussion in the first meeting with Zeden about the screening of the drive thru. Glenn Rozansky stated that Lee County has told him the code is a bit antiquated and he agrees that Pollo Tropical is a hybrid. When people see a drive thru that usually says the location is a fast food restaurant and that is not the case for Pollo Tropical. Only approximately 35 to 38% of their business is drive thru. They are a casual restaurant, food is delivered to your table after you place your order and pay.

Pollo Tropical – Joe McHarris explained that something needs done to break up the roof line at the entry and the drive thru. This can be accomplished by increasing the height of the elements and adding architectural detail over them.

Joe McHarris suggest doing something with the architecture at the rear of the building to break up the data line.

### **Pollo Tropical – EDRC/Public Responses – ARCHITECTURE:...cont.**

Nancy Cohen ask how this parcel relates to the other parcels in relation to pedestrians. Zeden Jones explained that there is an existing sidewalk.

They have committed to send the EDRC a sketch of the final architectural elevations for Pollo Tropical via email. Jack Lienesch ask if there was any issues with the First Watch location. It was explained that they have to change the face of the building a bit to make the perimeter planting aspect of it work.

### **Pollo Tropical – EDRC/Public Responses - LANDSCAPE**

Al O'Donnell had some landscaping questions but Mr. Jones did not have any landscaping plans with him since the landscaping was presented the first time. Previously submitted landscape plans were given to Mr. O'Donnell by the secretary. Mr. Pysi noted there were no comments from the committee on the last visit for the middle building. Mr. Pysi commented that there is a need for perimeter planting in the front of the building. There will need to be a planting area between the sidewalk and the building or between the sidewalk and the parking lot. Planters are not acceptable for this area. They will not have to come back for landscaping on the First Watch building. The elevations presented did not have the right labels for the directions and there was some confusion on the directions that the buildings would be facing. Mr. Pysi suggested to the committee members that they check the notes from the October meeting to see the discussion on the perimeter plantings. Al O'Donnell recommends a grouping of three Sable Palms at the front of the building. Mr. Pysi ask for any further discussion on the First Watch building and there was none.

EDRC Plant recommendation - Increase the size of Coco Plum from 3 gallon to 7 gallon. This would be the 85 Coco Plums on the south side of the drive thru or on Vanderberg Way. This action will be for the stacking lanes at the drive thru.

### **Pollo Tropical – EDRC/Public Responses - SIGNAGE:**

The EDRC and Public took no concerns with the Signage program presented.

**APPLICANT: Mobil US 41 Signage**

**Location of Project: US 41 north of Broadway – Old BP Gas Station**

**Presented By: Zamil Ahammad, Store Owner**

**Mobil US-41 Signage – Presentation by the Applicant:**

Zamil Ahammad has purchased the BP Gas Station on US 41 in Estero and wishes to change the signage to a Mobil Gas Station. Heather Peters of Kemp Signs was not available to attend the meeting with Mr. Ahammad.

Mr. Ahammad explained he was there to present to the committee to change the signage at his station from a BP station to a Mobil station.

**Mobil US-41 Signage – EDRC/Public Responses – SIGNAGE:**

Mr. Prysi explained that he had contact with Heather via email to explain the sign and canopy have to be brought up to standards. Mr. Prysi explained to Mr. Ahammad that what you are presenting is not compliant with what is required by Chapter 33. The proposed sign is not compliant and needs to be changed to the current code. The canopy does not have to be changed but it has to comply with the 50% rule. Mr. Ahammad wants the new sign closer to the road. We can support moving the sign closer to road but you will have to ask for a variance from Lee County and will support the variance. Joe McHarris explained that we need a site plan showing where the sign is now and where the new location is. Mr. Ahammad will contact Heather and they will return with the proper presentations. Joe suggested that he go to website and get the information he needs for a proper presentation. We will do what we need to expedite the process for you.

EDRC committee had discussion with the ECCL representative on how to handle the change on the sign from BP to Mobil. We encourage location closer to the road and the digital pricing signs.

**New Business:**

**General Decorum of Public Dialog at EDRC Meetings:**

Bill Prysi brought forth the concerns that have been issued by the general public and from other Estero Committee Members who have attended EDRC Meetings about the propensity of side bar type discussions that typically take place during the meetings. Bill noted that these are typical in generally caucusing with the issues being discussed, but they are being a distraction for the public in attendance and that they make it difficult if not possible for the general public to follow the discussions. Bill noted that the Committee needs to minimize these and that we all need to make are comments more openly to be heard by all in attendance.

Joe McHarris discussed the sidebars at the EDRC meetings and he thinks it is part of the nature of how this committee works. Presenters need to talk to everyone not just the committee. It is suggested that moving forward all presentation must be 24x36 and be prepared with boards or to use the projection media available here at the Center. EDRC had discussion with the ECCL representatives on how to improve the presentations at the EDRC meetings. There is too much done on the table and the public can't follow along. There are too many discussions at one time, need to find a way to have one person at a time speaking. The consensus was to direct ALL Applicant to present their projects in a manner sufficient for everyone in the room to see and that the EDRC would endeavor to minimize side bar discussions or to be more consistent with comments conducive to being in line with the presentation or comment stream taking place.

**Old Business:**

N/A

**Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 6:40 PM.

**Next Meeting:**

Wednesday December 10, 2013