

**VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF SEPTEMBER 23, 2015**

The Village of Estero Design Review Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Albert O'Donnell and Board Members W. Scott Anderson, Joe McHarris, William Prysi, James Tatooles, and Patty Whitehead. Absent: Board Members Barry Jones and Gerald Simons.

Also present: Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

1. CALL TO ORDER

Chairman O'Donnell called the meeting to order at 5:31 p.m. and provided clarification of Board procedures. All audience members and staff providing testimony were sworn in by Village Clerk Kathy Hall.

2. PLEDGE OF ALLEGIANCE

Chairman O'Donnell led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Members Jones and Simons.

4. APPROVAL OF AGENDA

Board Member Whitehead moved approval of the agenda, seconded by Board Member Anderson, called and carried unanimously with Board Members Jones and Simons absent.

Board Member Prysi noted a conflict of interest on agenda item 7 (C) and that Form 8B had been filed.

5. BOARD BUSINESS

(A) Approval of August 12, 2015 Minutes

Board Member Prysi addressed concern regarding abbreviated minutes. Discussion followed. Chairman O'Donnell noted that the Estero Design Review Committee used to summarize key points at the end of each agenda item that the Committee wanted included in the minutes, which could also be done for the Board meeting minutes.

Board Member Prysi moved approval of the August 12, 2015 minutes, seconded by Board Member Tatooles, called and carried unanimously with Board Members Jones and Simons absent.

6. ACTION ITEMS

- (A) Shoppes of Coconut Trace - Lyden Drive and US 41 (District 2)**
- DOS2015-00056 Continued from August 26, 2015 DRB meeting - Proposed construction of 2 acre commercial development within the Estero Pointe CPD project

Community Development Director Gibbs provided a brief introduction.

Board Member Prysi disclosed ex parte communication with Mr. Roth.

Gregory Roth, Bohler Engineering, through a PowerPoint presentation, spoke to prior meeting comments; current vs. previous site alterations; civil plan modifications; landscape plan; trash enclosure; monument sign; patio; architectural plans and materials.

Board discussion followed regarding the landscape plan; possibility of moving the monument sign; improvements that were indicated to the front of the building; the lack of shading for the benches in the front.

Chairman O'Donnell called for public comment and no one came forward.

Board Member Prysi moved approval of DOS2015-00056, seconded by Board Member Anderson, called and carried unanimously with Board Members Jones and Simons absent.

- (B) McDonald's Corkscrew SBS – Ben Hill Griffin Pkwy and Grand Oaks Shoppes Blvd (District 7)**
- LDO2015-00356 Continued from August 12, 2015 DRB meeting - Convert existing single drive-thru to dual sided drive-thru and minor changes to comply with current Americans with Disabilities (ADA) code

Community Development Director Gibbs provided a brief introduction.

Chairman O'Donnell disclosed ex parte communication.

Josh Lockhart, CPH, Inc., through a PowerPoint presentation, provided background information regarding the conversion of the existing single drive-thru to a dual sided drive-thru, as well as minor changes to comply with current ADA requirements. He addressed the proposed drive-thru elements; drive-thru signage; updated canopy design and paint color change to gray; existing landscaping and proposed landscape revisions.

Board discussion regarding the paint color followed; Board Member Whitehead addressed concern regarding the gray paint.

Chairman O'Donnell called for public comment and no one came forward.

Board Member McHarris moved approval of LDO2015-00356, seconded by Board Member Anderson, called and carried. Ayes: Board Members Anderson, McHarris, Prysi, Tatoes and Chairman O'Donnell. Nay: Board Member Whitehead. Absent: Board Members Jones and Simons.

- (C) **Marriott Towne Place at Coconut Point (District 6)**
- **DOS2015-00023 114 Rooms all suites hotel**
 - **Monument Sign**

Community Development Director Gibbs provided a brief introduction.

Board Member McHarris noted that he previously recused himself.

Scott Lodde, Alliance Group, through a PowerPoint presentation, addressed the aerial site view; vicinity map; site plan and site plan improvements; pedestrian interconnection; and architectural design.

Jim Tripp, HBT Architects, continuing with the PowerPoint presentation, addressed first floor and upper floor design documents architectural plan; final design transition; comments from EDRC and applicant responses; original and revised front elevation; roofline change and building massing; cornice treatment and detailing; additional window treatments; revised entry fenestration and arcade; revised banding and trim detail; revised color and texture scheme; final elevation front, rear, west and east; building-mounted sign, monument sign, and directional wayfinding signs.

Greg Diserio, David M. Jones, Jr. and Associates, Inc., continuing with the PowerPoint presentation, addressed landscape plan; elevations; screening; photos; and noted existing Oak trees that would remain per the zoning resolution.

Board discussion followed regarding landscaping along the two south walls; drainage plan and drainage treatment; and screening of rooftop equipment and that a note be entered on the architectural plan that rooftop equipment would not be visible from the road.

Chairman O'Donnell called for public comment and no one came forward.

Board Member Prysi moved approval of DOS2015-00023 and monument sign, with the assurance that the County finds the pretreatment of the stormwater compliant with the ERP, seconded by Board Member Tatoes, called and carried unanimously with Board Member McHarris recusing and Board Members Jones and Simons absent.

7. PUBLIC INFORMATION WORKSHOPS

- (A) **Coconut Retail Center - Lyden Drive and US 41 (District 2)**
- **Proposed development of commercial use**
 - **Development Order Application not filed yet – Requesting Design Review Board input**

Community Development Director Gibbs provided a brief introduction.

Greg Roth, Bohler Engineering, through a PowerPoint presentation, provided background information; aerial location and overall maps; proposed development of multi-tenant building including dine-in restaurants and retail uses; site plan; and landscape plan.

Jeff Smith, AudeSmith Architecture, continuing with the PowerPoint presentation, provided information regarding the Contemporary Mediterranean style architecture design plan; architectural elevations; AC unit screening; and building footprint.

Board discussion followed regarding the architecture style; rear and side service doors; access to the buildings from Lyden Drive; the trellis detail; signage; the material underneath the roof; the 15' courtyard between the buildings; the development pattern; and roof color.

Chairman O'Donnell called for public comment and no one came forward.

(B) Shell Station Signage at Miromar Outlets – Northwest corner of Ben Hill Griffin Pkwy and Corkscrew Road (currently BP gas station) (District 4) - Application not filed yet, requesting Design Review Board input

Community Development Director Gibbs provided a brief introduction.

Mike Saxton, Aluminum Plus, explained that the existing sign was originally designed with a Mediterranean style, matching the Outlet Mall sign. He spoke to the 15' setback and indicated that the proposal was to swap out the plastic due to the name change.

Board discussion followed regarding lighting; canopy with terra cotta roof; Shell logo; and the directional sign at the rear of the property.

Detailed discussion ensued regarding the non-compliant status of the existing sign due to size; suggestions for possible remediation were offered.

Chairman O'Donnell called for public comment and no one came forward.

**(C) Autumn Leaves of Estero – US 41 at Lyden Drive (District 2)
- ADD2015-00145 Monument Sign**

Community Development Director Gibbs provided a brief introduction.

Bill Prysi, Land Architects, Inc., stated the reason for the application was due to the requirement for a deviation. Through a PowerPoint presentation, Mr. Prysi provided information regarding site location; original sign location and deviation; bus stop improvements that have caused detrimental impacts to approved sign location; original approved design of proposed sign walls; separating the sign and placing it where it will not be obstructed by the bus stop improvements; the deviation request was to allow the second sign due to the hardship from the bus stop improvements.

Board discussion followed related to the 10' setback; possibility of connecting the sign sections with an arbor; and walkway railings.

Chairman O'Donnell called for public comment and no one came forward.

8. PUBLIC INPUT

None.

9. BOARD DISCUSSION

(A) Continuation of Draft Rules of Procedure

Attorney Nancy Stroud reviewed the revisions, noted that highlighted portions on pages 2 and 5 would require Council approval and a revision to the Ordinance, and explained the options. Discussion ensued regarding the revisions. Ms. Stroud stated that a clean version of the Rules of Procedure would be provided to the Board for the next meeting, along with a recommendation from the Board regarding the revisions to the Ordinance.

Chairman O'Donnell moved to approve all of the underlined additions, with the exception of the highlighted text, and formatting changes suggested by Board Member Prysi, with an effective date of September 23, 2015, seconded by Board Member Prysi, called and carried unanimously with Board Members Jones and Simons absent.

(B) Topics for next agenda

None.

Board Member Prysi inquired whether it would be beneficial to have an application. Community Development Gibbs responded "yes" and that she was in receipt of his sample application; however, she had not had sufficient time to prepare one and that it was on the "to-do" list.

10. ADJOURN

Board Member Prysi moved to adjourn, seconded by Board Member Tatooles, called and carried unanimously, with Board Members Jones and Simons absent. Chairman O'Donnell adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk