

**VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF DECEMBER 9, 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: Board Members W. Scott Anderson, Barry Jones, Joe McHarris (arrived at 5:35 p.m.), William Pysi, Gerald Simons, James Tatoes, and Patty Whitehead. Absent: Chairman Albert O'Donnell.

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

1. CALL TO ORDER

Board Member Pysi called the meeting to order at 5:31 p.m.

2. PLEDGE OF ALLEGIANCE

Board Member Pysi led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Chairman O'Donnell.

Board Member Simons moved to appoint Board Member Pysi as Chair, seconded by Board Member Jones, called and carried unanimously, with Chairman O'Donnell absent.

4. APPROVAL OF AGENDA

There were no objections to the agenda noted.

5. BUSINESS

(a) Approval of Minutes

(1) November 12, 2015

Board Member Tatoes moved approval of the November 12, 2015 minutes, seconded by Board Member Whitehead, called and carried unanimously, with Chairman O'Donnell absent.

(b) Unfinished Business: None.

(c) Consent Agenda: None.

(d) Public Information Meetings: None.

(e) Public Hearings

- (1) City Mattress at Coconut Point - US-41 West of Dillard's (District 6)
Requesting Design Review Board Approval

Board Member Prysi recused himself in order to be a presenter for this application.

Tom McLean, Bill Prysi, and John Kukk provided details of the project through a PowerPoint presentation. Details included: proposed site plan; pedestrian connectivity to the east and connection to overall Coconut Point access; location of dumpster; landscape plan, including existing buffer, planting detention area consistent with code, buffers on three sides, and landscape to compliment the architecture; type of construction; building colors and materials. (Written materials presented)

Discussion followed regarding splitting the lot; trees; lighting; parking; and the lack of landscaping on the south elevation.

Public Comment:

Nancy Cohen inquired regarding signage.

Board Member Whitehead moved for approval with a condition that additional landscaping be added to the south elevation to buffer the utilitarian side of the building, seconded by Board Member Simons, called and carried, Board Members Anderson, McHarris, Simons, Tatoes and Whitehead voting aye, Board Members Jones and Prysi abstaining, and Chairman O'Donnell absent.

- (2) Florida Veterinary Referral Center - 10100 Arcos Avenue at Plaza del Sol - Northeast Corner of Three Oaks Parkway and Corkscrew Road (District 4)
Requesting Design Review Board approval.

Applicant requested continuation.

(f) Workshops

- (1) Estero Town Center - Southeast Corner of Three Oaks Parkway and Corkscrew Road (District 5)
Revision to portion of existing vacant retail building on west side of property, expand parking to north, construct access drive and relocate trees adjacent to building to make wall sign visible. Requesting Design Review Board input.

Brent Addison, Civil Engineer, Grady Minor, through a PowerPoint presentation, provided information related to the proposed retail parking expansion with relocation of access drive, including existing conditions; building and buffer planting with proposed landscape improvements; relocation of some of the trees; a large Oak tree to be preserved; dumpster relocation; and vacant outparcel. (Written materials presented)

Discussion followed regarding additional parking; existing shops; truck access; lift station fencing; dumpster relocation, including materials, etc., to be indicated on plans; tree well location for large Oak tree; additional sidewalk connections; and stormwater.

Kent Carlyle, Landscape Architect, Grady Minor, addressed existing landscape conditions and building signage that could not be seen due to Cabbage Palms; in order to increase visibility, he stated that he intended to remove approximately 34 Cabbage Palms and replace with 18 taller palms, which would require a reduction to the Type “D” buffer requirement.

Discussion ensued regarding the buffer not matching the Development Order and possible solutions to eliminate the requirement to amend the zoning.

6. PUBLIC INPUT

None.

7. BOARD COMMUNICATIONS

- (a) Committee Reports: None.
- (b) Chairman’s Reports: None.
- (c) Member Reports and Comments: None.
- (d) New Business: None.

Community Development Director Gibbs announced that the December 23, 2015 meeting had been canceled.

8. ADJOURN

Board Member Simons moved to adjourn, seconded by Board Member Anderson, called and carried unanimously, with Chairman O’Donnell absent. The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk