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DRAFT

FINAL ACTION AGENDA/MINUTES

Planning and Zoning Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 15, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.
3. **ROLL CALL:**
Chairman Scotty Wood and Board Members William Campos, Anthony Gargano, Robert King and James Tatooles. Absent: Board Members Marlene Naratil and John Yarbrough.

Also present: Village Land Use Attorney Nancy Stroud, Community Development Director Mary Gibbs and Development Review Manager Walter McCarthy.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

(a) **Consent Agenda**

- (1) Approval of April 6, 2017 Minutes

A motion to approve the Consent Agenda was made and duly passed.

(b) Public Hearings:

- (1) Dunkin Donuts Administrative Amendment (ADD2017-E003) (District 7) 20301 Grande Oak Shoppes Blvd., Shoppes of Grand Oaks at Corkscrew Road and Ben Hill Griffin Parkway

Application withdrawn

- (2) Park Place of Estero (DCI2017-E002) (District 5) 9400 Block Lane, north of Williams Road and west of River Ranch Road. Request to amend a Residential Planned Development to reduce the single-family lots from 26 to 16, and reconfigure the Master Concept Plan. Public Information Meeting was held December 13, 2016 and March 22, 2017.

Chairman Wood provided information related to Board business and quasi-judicial proceedings. Staff and audience members providing testimony were sworn in by Village Land Use Attorney Stroud. Chairman Wood asked for Board Member declarations of ex parte communications and conflicts of interest, and whether written communications had been received; there were none.

Mark Muraczewski, Village of Estero Planner, provided a brief introduction regarding the request to amend a Residential Planned Development to reduce the single-family lots from 26 to 16, and reconfigure the Master Concept Plan. He noted that staff recommended approval with conditions.

Presentation/Information by:

Kristina Johnson, Civil Engineer, JR Evans Engineering
Scott Windham, Windham Studio

Summary of presentation/information: Surrounding uses; Master Concept Plan prior approval; proposed site plan is more compatible with the surrounding communities with a cul-de-sac design; 16 single family lots; pedestrian connection to the existing sidewalk on the north side of Block Lane which also extends into the Estero Community Park; maintaining 4 existing heritage trees on-site and a row of existing oak trees along Block Lane. Requested deviations: location of the entrance gate, the pavement width for the internal private road, lake setback to the eastern property line, street setback for the lots and maximum lot coverage of 55% for the 16 lots. In order to provide some physical barrier between the lake and the adjacent property to the east, there is a proposal for a 4' high black chain link fence that will replace an existing cattle fence along the eastern property line. Landscape Plan and Site Features: Type A and D buffers; heritage trees; lake; shaded plaza; and gated entry. Items brought up at the December 13, 2016 Planning and Zoning Board meeting were discussed regarding ownership and maintenance of Block Lane, including drainage; Fire District approval of one access; price points; and heritage trees that will be saved.

Board Questions or Comments: Stormwater management system; lack of sidewalks within the community; safety concerns; access for first responders; setbacks; and lot coverage.

Community Development Director Gibbs explained that staff recommended approval because the revised site plan was much better than what the County had initially approved with small lots. Staff felt that the applicant did a good job with the revisions, including saving some heritage trees, meeting the density requirements of the Comprehensive Plan. Staff did not agree with the requested deviation for side entry garages as well as the lot coverage deviation; however, they told the applicant that if they provide 40% common open space on the project, they do not have to provide individual open space on each lot.

Board discussion followed regarding the deviations for setbacks, lot coverage, safety concerns, and lack of sidewalks.

Public Comment: None.

Motion: Move to recommend approval of the application with conditions, deny deviation #4, and approval of deviation #5 with a 50% maximum lot coverage unless it is found that the open space allows them to conform to 45%.

Motion by: Board Member Campos

Seconded by: Board Member Gargano

Action: Recommended approval of the application with conditions, deny deviation #4, and approval of deviation #5 with a 50% maximum lot coverage unless it is found that the open space allows them to conform to 45%.

Vote:

Aye: Unanimous (Board Members Naratil and Yarbrough absent)

Nay:

Abstentions:

(c) Public Information Meetings:

- (1) Coconut Point Mixed Planned Development, Tract 1D-3 (District 6)
Located East of US 41 and north of Coconut Point Mall, at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard adjacent to the fire station and Rapallo. The applicant proposes to develop a hotel with a maximum height of 55 feet on the 2 acre site.

Community Development Director Gibbs provided a brief introduction.

Presentation/Information by:

Ned Dewhirst, Oakbrook Properties

Mike Concilla, Equity Inc. and Paula McMichael, Hole Montes

Summary of presentation/information: Tract 1D-3 is part of the overall Coconut Point DRI/MPD; Master Plan was approved in 2002; the tract has existing improvements, has been platted, filled, and has existing accesses; there is an existing Development Order for office space; they are requesting to add hotel use and increase the maximum height from 45 ft. to 55 ft. It was explained that Tract 1C allows for those criteria, however, Mr. Dewhirst believed Tract 1D would be a better site for a hotel. Deviations requested:

height at 55 ft. and decorative elements. Nearest site is Rapallo; they have met with Rapallo representatives.

Board Questions or Comments: Access shared with the Fire Department; southbound access on to US 41; traffic light; line of sight to Rapallo; potential for a hotel on Tract 1C; flow-ways.

Public Comment:

Frank Moser, Rapallo, preference of hotel being located on Tract 1D in lieu of Tract 1C, not in addition to it. He also read a statement into the record from Dan Carey, the closest homeowner to Tract 1D, asking for landscaping to be as high as possible to screen his view of the building.

Mark Novitski, Bella Terra, requested that a north arrow be indicated on the depiction of the hotel; inquired about signage, number of stories and rooms; and traffic signal.

Community Development Director Gibbs spoke to an email from a Rapallo resident, David Mascioli, which was provided to her by Don Eslick, ECCL. Mr. Mascioli addressed concern regarding traffic, negative impacts, and whether there was a need for an additional hotel in the area.

Betty Heller (no address provided) addressed concern regarding the 55-foot structure overlooking Rapallo residences and inquired whether the hotel could be faced away from Rapallo. Ned Dewhirst responded that the bulk of the building would be facing south into the flow-way, the north side of the building would be facing across the parking lot toward the intersection; most of the units in Rapallo were inward-facing; he believed if most of the units were facing south into the flow-way, would be the least intrusive.

- (2) University Highlands: Parcel 6, Tract 1 (District 5) Located on the west side of Ben Hill Griffin Parkway. Request to amend the Mixed Use Planned Development to allow for the conversion of residential to commercial based vehicle trips to develop a storage facility on the site.

Community Development Director Gibbs provided a brief introduction.

Presentation/Information by: Neale Montgomery, Esq., Pavese Law Firm; and Mark Gilles, David Plummer and Associates.

Ms. Montgomery provided an overview of the amendment to the Mixed Use Planned Development and explained that the applicant is requesting for the conversion of residential to commercial based vehicle trips to develop a storage facility. Mr. Gilles explained the conversation table of converting retail/office square footage to a self-storage facility and explained that the vehicular traffic generated with a self-storage facility would be the same or minimized as it would with a retail/office facility.

Board Questions or Comments: Questions were asked and comments were made on providing design guidelines to the Board at the Public Hearing.

Public Comment:

Mark Novitski, Bella Terra

Summary of Public Comment: Roads and traffic for this project need to be mapped out.

6. PUBLIC INPUT:

7. BOARD COMMUNICATIONS:

(a) Next meeting August 29, 2017 - Review of Comprehensive Plan Amendments

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 7:20 p.m.

Michelle Radcliffe, CMC
Recording Secretary