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**DRAFT**

## **FINAL ACTION AGENDA/MINUTES**

### **Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
November 14, 2018 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Chairman Glass led the pledge.
3. **ROLL CALL:**

Present: Chairman William Glass and Board Members W. Scott Anderson, Thomas Barber, Michael Sheeley, Patty Whitehead, and Zach Zachariah. Absent: Board Member Barry Jones.

Also present: Community Development Director Mary Gibbs, Village Land Use Counsel Nancy Stroud and Principal Planner Matthew Noble.

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

#### **a. Consent Agenda**

- (1) Approval of September 12, 2018 meeting minutes.

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

## **b. Public Hearing**

- (1) Coconut Point Tract 1-A, Edera (DOS2016-E006) (District 6). Located east of Via Coconut and south of Williams Road in the Coconut Point Mixed Planned Development/DRI. Proposed multi-family development consisting of 180 rental apartment units and amenities on 13 acres. Public Information Meeting was held February 14, 2018. Project rezoned by Village Council on July 26, 2017 per Ordinance 2017-02. The applicant is requesting Design Review Board approval of the Development Order and monument sign.

There were no disclosures of conflicts of interest or ex parte communications. Staff and audience members presenting testimony were sworn in by Land Use Counsel Nancy Stroud.

Community Development Director Gibbs provided a brief overview and introduced the applicant.

**Presentation/Information by:** Ned Dewhirst, Oakbrook Properties; Rick Brylanski, PE, Hole Montes; Alex Peters, 13<sup>th</sup> Floor Investments; Albert Cordoves, Corwill Architects; Greg Diserio, RLA David M. Jones, Jr. & Associates

Mr. Dewhirst introduced the project team and provided a brief overview of the project which included existing site conditions, project summary, proposed development, conceptual site plan, approved deviations, and zoning conditions.

Mr. Brylanski provided an overview of the site plan, utility plan, grading and drainage plan, and lighting plan.

Mr. Cardoves provided an overview of the architecture which included the building height, building types, elevations, floor plans, emergency access, solid waste and recycling facilities, site entrances, entry feature, proposed entry gate, and pavement markings, signage, and shelter details.

Mr. Diserio provided an overview of the landscape plan, landscape elevation, entry median landscaping, boardwalk and deck details, off-site lake enhancements, roadway enhancements, irrigation, and clubhouse floor plan.

**Board Questions or Comments by:** Questions were asked, and comments were made about lighting around the path of the lake and towers at the ends of the building,

### **Public Comment:**

James Haggerty, Marisol community, question recording unit pricing, square footage, and traffic impact and expressed concerns about lighting of pedestrian walkways and traffic.

**Motion:** Approve the Development Order with stipulations: 1) consideration of tower design bases; 2) air conditioning units be visually shielded with landscaping;

3) electric meters be visually shielded with landscaping; and 4) monument sign include address at the end of the sign facing the street.

**Motion by:** Board Member Sheeley

**Seconded by:** Board Member Anderson

**Action:** Approved the Development Order with stipulations: 1) consideration of tower design bases; 2) air conditioning units be visually shielded with landscaping; 3) electric meters be visually shielded with landscaping; and 4) monument sign include address at the end of the sign facing the street.

**Vote:**

Aye: Board Members Anderson, Barber, Sheeley, Whitehead, Zachariah and Glass  
(Absent: Board Member Jones)

Nay: None

Abstentions:

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) **Next meeting November 28, 2018**

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** Approximately 8:02 p.m.

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Kathy Hall, MMC  
Village Clerk

(td/kh)