

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings. Video recordings of Design Review Board meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**DRAFT**

## **FINAL ACTION AGENDA/MINUTES**

### **Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
April 10, 2019 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Jones.
3. **ROLL CALL:**  
Present: Chairman Barry Jones and Board Members Michael Sheeley, Thomas Barber, Zach Zachariah, and William Glass.

Also present: Community Development Director Mary Gibbs, Principal Planner Matt Noble, and Deputy Village Clerk Tammy Duran.

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

(a) Fill Vice Chairman's Position pursuant to Ordinance 2015-01

**Staff Presentation/Comments by:** None.

**Presentation/Information by:** None.

**Board Questions or Comments:** None

**Public Comment:** None

**Motion:** Move to appoint Board Member Michael Sheeley to fill the Vice Chairman's position.

**Motion by:** Board Member Glass

**Seconded by:** Board Member Zachariah

**Action:** Appointed Board Member Michael Sheeley to fill the Vice Chairman's position.

**Vote:**

Aye: Board Members Sheeley, Barber, Zachariah, and Chairman Jones

Nay:

Abstentions:

**(b) Public Hearings**

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

- (1) Aldi at Estero Town Center (District 3) (DOS2018-E003) 3.75-acre parcel located east of US 41 and directly north of the Walmart property.

Proposed 22,149 square foot Aldi grocery store within Tract E of the Vintage Golf and Country Club subdivision – The Vines Community.

The board previously reviewed this item at Public Information Meetings held on July 26 and January 10, 2017 and Workshops held on October 26, 2016 and November 8, 2017.

Requesting Design Review Board approval of the intersection deviation, Development Order and Monument Sign.

**Staff Presentation/Information by:**

Walter McCarthy, Development Review Manager

**Presentation/Information by:**

Russell Schropp, Henderson, Franklin, Starnes & Holt

Stacy Ellis Hewitt, AICP, Banks Engineering

Samuel W. Marshall, P.E., AP, Banks Engineering

Gregory J. Diserio, RLA, AP, David M. Jones, Jr. and Associates, Inc.

Michael Lucido, Director of Real Estate, Aldi Inc., Royal Palm Beach Division

**Board Questions or Comments:** Board Members Sheeley, Zachariah, Barber, and Chairman Jones.

**Public Comment:**

Joy Rodgers, Villagio  
Renne Copper, Breckenridge  
Randell Hunsberger, Village of Country Creek  
Bob Gewmount, Vines Community Association  
Milton Goodman, Grandezza  
Susan Gonch, Vines

**Motion:** Move to approve a continuation until April 24, 2019, for billboard issues only.

**Motion by:** Board Member Sheeley

**Seconded by:** Board Member Glass

**Action:** Approved a continuation until April 24, 2019, for billboard issues only

**Vote:** (Roll Call)

Aye: Board Members Sheeley, Barber, Zachariah, and Chairman Jones

Nay:

Abstentions:

- (2) Coconut Square Lot 5 Hotel (DOS2017-E017) (District 1) 23400 Walden Center Drive, west of US 41, south of Coconut Road and approximately 250 feet west of the intersection of US 41 and Coconut Road.

Development Order for a 5-story, 120-room hotel on 2.61 acres in Area D of the Pelican Landing DRI.

Village Council granted Zoning Final Plan Approval on May 2, 2018.

Public Information Meeting was held on March 28, 2018.

Requesting Design Review Board approval of the Development Order and Monument Sign.

**Staff Presentation/Information by:**

Walter McCarthy, Development Review Manger

**Presentation/Information by:**

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc.  
Greg Diserio, RLA, David M. Jones, Jr., & Associates  
Jose Fernandez, Slattery & Associates Architects  
Mike Liggins, ComTerra Development

**Board Questions or Comments:** Board Member Sheeley, Zachariah, Barber, and Chairman Jones.

**Public Comment:** None.

**Motion:** Move to approve the development order and monument sign with the stipulation of the addition of a 4-foot sidewalk and 2-foot strip of grass.

**Motion by:** Board Member Glass

**Seconded by:** Board Member Barber

**Action:** Approved continuance.

**Vote:**

Aye: Board Members Sheeley, Barber, Zachariah, and Chairman Jones

Nay:

Abstentions:

**(c) PUBLIC INFORMATION MEETING:**

- (1) AutoZone, Inc. (District 4) Parcel E in the Plaza Del Sol Commercial Planned Development subdivision 10250 Arcos Avenue, adjacent to Culver's on the southeast corner of the intersection of Puerto Way and Corkscrew Road.

Development Order for a 7,400± square foot AutoZone store.

**Staff Presentation/Information by:**

Walter McCarthy, Development Review Manger

**Presentation/Information by:**

Stacy Ellis Hewitt, AICP, Banks Engineering

D. Brent Addison, P.E., Banks Engineering

Greg Diserio, RLA, David M Jones, Jr. & Associates

Wade Davis, AutoZone

**Board Questions or Comments:** Board Member Sheeley, Zachariah, Barber, and Chairman Jones.

**Public Comment:** None.

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:** None.

- (a) Next Board Meeting April 24, 2019 – Joint Meeting of Design Review Board and Planning and Zoning Board

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT:** 8:05 p.m.

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Tammy Duran  
Deputy Village Clerk