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DRAFT

FINAL ACTION AGENDA/MINUTES

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
Design Review Board
April 27, 2016 5:30 p.m.**

- 1. CALL TO ORDER:** 5:31 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman McHarris.
- 3. ROLL CALL:**

Present: Chairman Joe McHarris and Board Members W. Scott Anderson, William Glass, Barry Jones, Albert O'Donnell, William Prysi, and Patty Whitehead. Absent: Board Member Anu Lacis.

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

4. APPROVAL OF AGENDA:

Motion: Move to approve the agenda.

Motion by: Board Member Prysi

Seconded by: Board Member Jones

Action: Approved the agenda.

Vote:

Aye: Unanimous (Board Member Lacis absent)

Nay:

Abstentions:

5. BUSINESS:

- (a) Approval of Minutes:** None.

(b) **Consent Agenda:** None.

(c) **Unfinished Business:** None.

(d) **Public Information Meetings**

- (1) Springs at Miromar Lakes (District 5) Northwest Corner of Highland Oaks Drive and Miromar Outlet Drive. Proposing 203 units in eight apartment buildings with several accessory structures in the Timberland-Tiburon MPD.

Community Development Director Gibbs provided a brief introduction and noted that the project name has changed to Springs at Gulf Coast.

Presentation/Information by:

Eric Thom, Senior Development Director, Continental Properties
Neale Montgomery, Pavese Law Firm

Presentation included details to develop an upscale Class A, 203 unit multi-family community development; lake; pedestrian connections; possible hedge along Ben Hill Griffin; studios and 1 to 3 bedroom units; 525 sq. ft. to 1,404 sq. ft.; 14.31 density; site aerial; elevations on clubhouse indicated stone applications on front; elevations option 1 included enclosed, screened porches which changed roof lines; green color screen with tile; quality board and batt siding; elevations option 2 included additional stone; Mr. Thom believed that the development would complement adjacent uses and provide pedestrian connection.

Neale Montgomery responded to a question related to density.

Questions or Comments by: Board Members O'Donnell, Anderson, Prysi, Jones, Whitehead, and Glass.

Discussion included possible consideration of additional massing to the rear or more of a connection to the architecture of the clubhouse versus the architecture of the buildings; a suggestion for orienting the amenity building counter-clockwise 90 degrees and moving the pool closer to the lake; the architecture appeared closer to the low rent buildings across the street; density allowance; connectivity to Miromar; turning radius at trash enclosure; possibility of pathway across median and buffer; amount of parking spaces at the clubhouse; detached and attached garages; covered parking could be added in the future; gate locations and fencing; signage; car care area and pet care area; dumpster buffering; materials, screen colors, roof details and breaking up the gables; traffic control at Ben Hill Griffin; and provisions for walk paths around the lake.

Public Comment:

Joseph Basso, President, Grandezza Master Property Owners Association, addressed trees, traffic, and compatibility of the architecture.

Peter Dersley, Director, Grandezza Homeowners Association, addressed a June 2014 traffic study and the installation of a traffic signal.

Albert Moscato, Jr., NM Development Group, spoke regarding funding.

Jim Shields, Grandezza resident, addressed concern regarding public safety related to traffic and architecture related to the heritage of Estero.

- (2) Coconut Retail Center (District 2)
Property located on US 41 at the northeast corner of Lyden Drive and Bulb Lane. Proposing minor architectural changes to an approved 12,187 square foot commercial development on 1.3 acres.

Community Development Director Gibbs provided a brief introduction.

Presentation/Information by:

Kyle Morel, Bohler Engineering
Jeff Smith, Aude Smith Architecture

It was explained that the location was across the street from the mall on the west side of Tamiami Trail; description of existing commercial uses; proposal for a multi-tenant building which was previously approved for restaurants (dine in only, no drive thru) and retail. Information regarding the previous Design Review Board meetings was provided: September 23, 2015 workshop; October 28, 2015 hearing and approval of two commercial, multi-tenant buildings; Planning and Zoning Board hearing: December 15, 2015, ADD2015-E003, approved a 10% parking reduction, monument sign setback reduction and parking stall depth reduction. At the present time, they were making minor adjustments: northern building tenant changes from 4 tenants to 2 tenants and addition of 48 sq. ft. patio facing US 41. Site plan alterations, architectural elevations, and air conditioning unit screening were described.

Questions or Comments by: Board Members Whitehead, Anderson, Glass, O'Donnell, Prysi and Chairman McHarris.

Discussion included enhanced public space; close proximity to US 41; and gabled roofs.

Public Comment: None.

(e) Public Hearings:

- (1) Dunkin Donuts/Valvoline Development Order (DOS 2016-E001) (District 7)
Property located at Corkscrew Road and Ben Hill Griffin Parkway - Shoppes at Grand Oaks. Requesting Design Review Board recommendation for approval of Development Order and Monument Sign. (Public Information Meeting was held on November 12, 2015)

Village Land Use Counsel Stroud provided an explanation regarding the quasi-judicial hearing process.

Chairman McHarris called for ex parte communications and conflicts of interest; none noted. All audience members and staff providing testimony were sworn in by Village Clerk Hall.

Community Development Director Gibbs provided a brief introduction and background information.

Presentation/Information by:

Matt Morris, Morris Engineering

Presentation included project location; aerial view; site plan, which had changed slightly from the previous meeting; landscape plan; site data; surrounding shopping center; Valvoline's business model to not promote customers to get out of their vehicles; connectivity on Grand Oaks Blvd; the lack of existing sidewalks; parking lot; roadway; berm on Ben Hill Griffin; Dunkin Donuts and Valvoline Elevations; and common design elements of existing shopping center.

Questions or Comments by: Board Members Pysi, O'Donnell, Jones, Whitehead, Glass, and Chairman McHarris.

Discussion included the need for a sidewalk connection between the two buildings; the need for the landscape architect to look at the microclimate and rethink the plant pallet; the internal landscaping did not meet requirements; sidewalk wrapping around building; monument sign approval; the possibility of rotating the Valvoline building 90 degrees; menu board on northwest corner of Dunkin Donuts; dumpster; mechanical equipment; deciding whether architecture will be either Mediterranean or Old Florida style; softening the facades facing the roadway; clipped roofs on north facing façade; the four doors with straight flat roofline on the Valvoline building accentuates the garage feel.

Public Comment:

Marlene Rodak, Florida Native Plant Society, addressed concern regarding the plant selection.

Village Land Use Counsel Stroud provided options for the Board.

Mr. Morris requested a continuance in order to speak with the client regarding the substantial changes proposed by the Board.

Motion: Move to continue the hearing.

Motion by: Board Member O'Donnell
Seconded by: Board Member Pysi

Action: Approved continuing the hearing.
Vote:
Aye: Unanimous (Board Member Lacis absent)
Nay:
Abstentions:

(f) Workshops:

None.

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Committee Reports: None.

(b) Chairman's Reports: None.

(c) Member Reports and Comments:

The Board had a general discussion regarding architecture, landscaping, and materials needed for thorough review of applications.

Board Member O'Donnell read an email from Jim Wallace to the Board Members regarding tangible public benefits at Lighthouse Bay and Rapallo; brief discussion followed.

A motion to adjourn was duly made and passed.

8. ADJOURN: 7:28 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk