VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF JULY 8, 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: Chairman Albert O'Donnell and Board Members W. Scott Anderson, Joe McHarris, Jim Tatooles and Patty Whitehead. Absent: Board Members Barry Jones, William Prysi and Gerald Simons.

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

1. CALL TO ORDER
Chairman O'Donnell called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE
Mr. O'Donnell led the Pledge of Allegiance.

3. ROLL CALL
Village Clerk Kathy Hall called the roll; five Board Members were present and three Board Members were absent (as indicated above).

4. APPROVAL OF AGENDA
Board Member Tatooles moved approval of the agenda, seconded by Board Member McHarris, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

5. BOARD BUSINESS

(A) Approval of June 10, 2015 Meeting Minutes

Board Member Anderson moved approval of the minutes as presented, seconded by Board Member Whitehead, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

6. ACTION ITEMS

Community Development Department Director Mary Gibbs provided an explanation of the Action Items process and welcomed the two Board new members, W. Scott Anderson and Jim Tatooles.

(A) Highland Oaks Drive Development Order – DOS2015-00047 – Proposed roadway between Miromar Outlet Drive and Everblades Parkway South

Community Development Department Director Mary Gibbs provided a brief explanation of the Development Order.

David Hurst, Peninsula Engineering, began with displaying the approved Master Concept Plan Exhibit, followed by the Master Site Plan, and the aerial displaying the roadway construction. He stated that the roadway was located north of Miromar Outlet Drive and just south of Everblades Parkway South, for interconnectivity. He noted that the approximate 900 feet of roadway included infrastructure, water main, irrigation, stormwater, gravity sewer and pump station; he noted that the drainage outfall was consistent with the South Florida Water Management District and was intended to be temporary until such time as development occurred. Mr. Hurst spoke to the landscape plan, noting that it had been approved by Lee County, and was awaiting approval by the Design Review Board.

Chairman O'Donnell inquired whether there was a reason for the small growing trees proposed for the roadway. Mr. Hurst responded that his experience with trees adjacent to roadways, was that larger canopy trees tended to have larger root issues; from his practical experience, the smaller trees tended to work better because the roots did not get into the asphalt and curb. In response to another inquiry from Chairman O'Donnell related to the buffer, Mr. Hurst responded that a 5-foot buffer was close to the walkway. Board Member Whitehead inquired whether the road was only going to be used for the development to the north. Mr. Hurst responded that the roadway was not a gated access and was a requirement as part of the zoning code; the intent was to provide access to parcels. He added that there was not a direct connection on Ben Hill Griffin Parkway. Discussion ensued related to potential use of the road.

Chairman O'Donnell called for public comment and no one came forward.

Board Member McHarris moved approval of the Development Order, seconded by Board Member Tatooles, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

(B) Discovery Day Academy – North Commons Drive – Next to Elks Club - Project Sign

Community Development Department Director Mary Gibbs provided a brief explanation of the project sign along with a change to the cupola on the roof and the roof tiles.

Elizabeth Garcia, President, Discovery Day Academy, presented the proposed sign design; the sign would be internally illuminated and the logo would be multi-color. Ms. Garcia spoke to the building accent tile, indicating that they were changing from a geometric pattern to a traditional Spanish/Mediterranean style. She noted that they were not going to construct the fountain in the front as originally planned and spoke to design aesthetic changes.

Chairman O'Donnell called for public comment regarding the sign and no one came forward.

Board Member McHarris moved approval of the sign as presented, seconded by Board Member Anderson, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

Board Member McHarris spoke to changes being made to a building and then coming before the Board for approval. Community Development Director Gibbs stated that Ms. Garcia had been

working with the County on this project and that the project got caught up in the transition. She added that the County suggested the cupola to break up the roofline. Chairman O'Donnell stated that if this had come to the Board previously, there would have been discussion regarding the scale of the cupola.

Chairman O'Donnell called for public comment and no one came forward.

Further discussion followed regarding exterior building design and the cupola. Ms. Garcia noted that the cupola would have a finial on the top with a lighted cobalt blue sphere. Discussion ensued regarding the lighted sphere. Board Member McHarris stated that he would like to reserve the right to review the light before it was installed.

Board Member McHarris moved approval of the proposed changes and the cupola, reserving the right to review the light prior to installation, seconded by Board Member Whitehead, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

(C) CVS at Stoneybrook – LDO2015-002248 – Corkscrew Road - Upgrade parking lot for ADA standards and pedestrian access

Community Development Director Mary Gibbs provided a brief introduction regarding the ADA access and parking lot connection.

Susan Bradley, Senior Project Manager, RRW Architects, explained that the upgrades to the CVS site were part of an ADA remediation project, analyzing the existing conditions for compliance with current code; the scope of work at this site would be a pedestrian sidewalk that connects the front door directly with the public sidewalk. Ms. Bradly continued that the CVS policy was to build raised sidewalks and in order to accomplish this, the existing landscape island in the center would be reduced to install a new sidewalk and curb ramps; a parking space would be utilized to create another raised curb; a serpentine sidewalk connection was proposed.

Per discussion at the June 24, 2015 Design Review Board meeting regarding Oak trees, Ms. Bradley stated they proposed substituting the Oak trees with Bald Cypress. In response to an inquiry from Board Member McHarris regarding the size of the trees, Ms. Bradley responded that they would be 2-inch caliper trees. Chairman O'Donnell stated that the Estero overlay required 12 to 14 foot, 45 gallon trees. Board Member Whitehead stated that it seemed unusual to use Bald Cypress in a small island surrounded by asphalt. Ms. Bradley responded that, in her experience, Bald Cypress had been used in parking lots and had thrived.

Chairman O'Donnell called for public comment and no one came forward.

Board Member McHarris moved approval of the application with the revision to the tree size, seconded by Board Member Tatooles, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

(D) First Watch Restaurant – COM2014-00733 – US 41 across from Coconut Point - Revision to building plans for parapet to obscure rooftop equipment

Community Development Director Mary Gibbs provided a brief introduction.

Zeden Jones referred to the Roof Plan and explained the proposal was to frame the wall behind the parapet which provided the additional height needed; in reference to the Exterior Elevations, he pointed out the increase to the parapet wall and trellis treatments to screen the existing utilities on the back wall.

Board Member Tatooles inquired regarding cap flashing, the flashing on top of the wall and the lack of an indication how the kickers would be fastened. Mr. Jones responded that the drawings were conceptual for purposes of design review. Board Member McHarris commented that it was not the intent of the Board to say how to do things or methods of material.

In response to an inquiry from Board Member Anderson regarding the purpose of the trellis, Mr. Jones explained that the original design included vine pockets to obscure the FP&L equipment; however, he chose to utilize the trellis for the vines.

Public Comment:

Richard Jordan, Marsh Landing resident, stated that he resides directly west of the site and that the restaurant sign light was on 24/7. Mr. Jones responded that he would correct the situation. Mr. Jordan also inquired regarding rules for the dumpster being picked up, which currently was being picked up at 6:00 a.m.

Beverly MacNellis, Marsh Landing resident, stated that she contacted the code department of the solid waste and the First Watch Restaurant was not adjacent to Marsh Landing, due to a strip of land that was still open; the code for trash pickup on commercial locations allowed for trash to be picked up as early as 4:00 a.m. Ms. MacNellis indicated that she would be contacting Waste Pro to find out if the schedule could be adjusted.

Board Member McHarris moved approval of the application as proposed on the corrected plan, seconded by Board Member Whitehead, called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

7. PUBLIC INFORMATION WORKSHOPS

Chairman O'Donnell explained that the public information workshops were for the benefit of the public and not presentations before the Board; however, Board Members could ask for clarifications, but not express opinions.

(A) Genova Sales Center – DOS2015-00037 - Real estate sales office located on south side of Corkscrew Road east of Sandy Lane

Board Member McHarris recused himself from discussion due to his business relationship with this project.

Community Development Director Mary Gibbs provided a brief introduction.

Josh Philpott, Stantec, explained the application was for a 2200 sq. ft. sales center in the northeast corner of the property; current zoning is commercial planned development and agricultural; the commercial planned development was approved December 2000 and permits 47,800 sq. ft. of commercial uses; development in three phases; access is located off Corkscrew Road; landscaping includes buffers and numerous trees; architecture and color scheme of the sales center building will match the proposed future residential buildings; a deviation is being requested to allow a 26 degree roof pitch rather than a 30 degree roof pitch.

Chairman O'Donnell inquired whether the sales center building would be permanent or temporary. Mr. Philpott responded that the building would be permanent during the development construction process and would be moved upon construction completion. Discussion ensued regarding the landscaping.

Public Comment:

Beverly MacNellis, Marsh Landing resident, inquired about signage. Mr. Philpott responded that the signage would be in accordance with the land development code. Chairman O'Donnell noted that the Design Review Board would need to review the signage later in the process. Jim Wallace, Genova Partners, stated that the signage would not be permanent. He added that the sales center building would eventually be removed to make way for additional residential construction.

(B) Shoppes of Coconut Trace on Lyden Drive – DOS2015-00056 - Proposed construction of 2 acre commercial development within the Estero Pointe CPD project

Community Development Director Mary Gibbs provided a brief introduction.

Gregory Roth, Bohler Engineering, provided project background since June 2003 and 2008 when the SunTrust Bank was approved for construction; application for the Shoppes of Coconut Trace was submitted in June 2015 and just recently received the first round of comments. Mr. Roth spoke regarding the existing landscaping, which was proposed to be maintained. He explained that the proposed development would be 5,700 sq. ft. consisting of two dine-in restaurants, which would meet the scheduled uses originally approved within the zoning resolution. Mr. Roth stated that the landscape plan provided over the approved amount of landscaping from the Lee County landscape code standards, appropriate screening of above-ground utilities and refuse enclosures. Mr. Roth referred to the site plan, indicating the access point, as well as proposed future proposed expansion.

Henry Klover, Klover Architects, stated that the building would be a multi-tenant building and described the architectural plan. He provided an artist rendering and spoke to signage that would come before the Board at a later time.

Board Member McHarris inquired about landscaping in the back of the building. Chairman O'Donnell responded that he believed there was a requirement to have a certain amount of square footage of landscape area between the parking lot and the building. Mr. Roth responded that they recently received comments from Lee County and nothing was mentioned regarding the landscape plan; however, they would review the comments to make certain. Board Member McHarris also questioned the low amount of trees indicated on the landscape plan. Mr. Roth stated that the landscape plan was an overview of the landscaping.

Chairman O'Donnell spoke to the compatibility issue with neighboring developments, along with landscape relating to the architecture. Discussion ensued regarding landscaping and dumpster location/screening.

Board Member McHarris inquired about the tower on the roof and whether Mr. Klover had considered increasing the height of the building in the context of the tower. He also asked that Mr. Klover look at and discover that the building was quite square and to consider other ways to add shade or shadow, as the Board would be looking at how their project relates to the buildings across the parking lot.

Board Member Whitehead observed that the restaurants would seem to be quick service with no drive thru windows, with a lot of parking lot turnover and that there would be outdoor patio seating. Discussion ensued regarding the outdoor seating areas and the types of proposed canopy awnings. Chairman O'Donnell provided an explanation of what the Board looks for with respect to massing of buildings and horizon lines.

Public Comment:

Jim Wallace stated that one of the things the Design Review Board had done in the past was to promote and encourage passive public space between the parking and retail areas. He suggested eliminating a few parking spaces to allow for a more attractive frontage by including green space. Brief discussion regarding landscaping ensued. Further clarification regarding the public information workshop process was provided by Chairman O'Donnell and Board Member McHarris.

8. PUBLIC INPUT

Connie Mansfield, President of Marsh Landing, addressed the Board regarding over 100 trees located at the entrance to Marsh Landing. She explained that two arborists had visited the site, the canopies were too tight, and some of the trees would need to be removed. She stated that an application for vegetation permit was submitted and was told that she needed to appear before the Design Review Board. She noted that the application would be on the next meeting agenda. Discussion ensued regarding the information that she would need to submit for Board review.

9. BOARD DISCUSSION

(A) Topics for Next Meeting – July 22, 2015

Chairman O'Donnell requested that the agendas contain additional information regarding public input following each presentation.

Attorney Nancy Stroud suggested that the next agenda include a review of draft Rules of Procedure. Brief discussion ensued.

Chairman O'Donnell suggested that the two new Board Members speak to staff regarding the State's financial disclosure statements.

Attorney Nancy Stroud stated that the Village Clerk provided copies of Ordinance 15-01 to the Board Members and noted that the ordinance contained the criteria the Board needed to review and the findings for denial or approval.

10. ADJOURN

A vote to adjourn was called and carried unanimously, with Board Members Jones, Prysi and Simons absent.

Chairman O'Donnell adjourned the meeting at 7:02 p.m.

Respectfully submitted,

Kathy Hall

Kathy Hall, MMC
Village Clerk

Minutes approved as presented: August 12, 2015