

**VILLAGE OF ESTERO DESIGN REVIEW BOARD
MEETING OF OCTOBER 14, 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, Barry Jones, Joe McHarris, William Prysi, James Tatoes, and Patty Whitehead. Absent: Board Member 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 5:34 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman O'Donnell led the Pledge of Allegiance.

3. ROLL CALL

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Member Simons.

Chairman O'Donnell provided clarification of Board procedures. All audience members and staff providing testimony were sworn in by Village Clerk Kathy Hall.

4. APPROVAL OF AGENDA

Attorney Stroud asked that an item to consider Board Member recommendations to Village Council be added as agenda item 9 (B).

Board Member Prysi moved approval of the agenda as amended, seconded by Board Member Jones, called and carried unanimously with Board Member Simons absent.

5. BUSINESS

(A) Approval of August 26, 2015 Minutes

Board Member Whitehead requested that the last sentence of agenda item D (page 4) be amended to include more detail regarding the Live Oak. Board discussion followed and consensus was to amend the minutes to read: "Detailed discussion followed related to saving the Live Oak; the sense was that the building would be moved to the north in order to save the tree. Discussion also followed regarding the master manhole; buffering/screening/fencing; ingress/egress; and prototypes."

Board Member Jones moved approval of the August 26, 2015 minutes as amended, seconded by Board Member Anderson, called and carried unanimously with Board Member Simons absent.

(B) Approval of September 23, 2015 Minutes

Board Member Prysi moved approval of the September 23, 2015 minutes as presented, seconded by Board Member McHarris, called and carried unanimously with Board Member Simons absent.

6. ACTION ITEMS

**(A) Shell Station at Miromar Outlets – Northwest corner of Ben Hill Griffin Pkwy and Corkscrew Road (currently BP gas station) (District 4)
- Monument Sign Approval**

Community Development Director provided a brief introduction.

There were no declarations of ex parte contact or conflicts of interest made by Board Members.

Laura Farenhem, representing University Shell, provided additional information since the September 23, 2015 meeting and explained the issues with the rain water that accumulates under the sign. She proposed to utilize the current sign, cut off the top, reface it, and leave the opening at the bottom to properly allow for the flow of water in the swale where the sign was located. Discussion followed regarding the non-compliant status of the sign; possibility of moving the sign to the berm; wind load; clearance at the bottom; architectural enhancements; DOT permit for tree removal; and providing a revised plan to bring back to the next meeting.

Board Member Prysi moved to continue the monument sign approval to the next meeting, seconded by Board Member McHarris, called and carried unanimously with Board Member Simons absent.

**(B) Autumn Leaves of Estero – US 41 at Lyden Drive (District 2)
- ADD2015-00145 Monument Sign Approval**

Note: Agenda items C and D were addressed prior to agenda item B.

Board Member Prysi recused himself in order to present the application.

There were no declarations of ex parte contact made by Board Members.

Bill Prysi, Land Architects, Inc., stated the reason for the application was due to the requirement for a deviation. Through a PowerPoint presentation, Mr. Prysi provided information regarding site location; original sign location and deviation; bus stop railing improvements that have caused detrimental impacts to the approved sign location; original approved design of proposed sign walls; separating the sign and placing it where it will not be obstructed by the bus stop improvements; the deviation request was to allow the second sign due to the hardship from the bus stop improvements.

Discussion followed related to landscaping and the railing; a concern regarding precedent was addressed. Community Development Director Gibbs noted that an administrative deviation for the monument sign was under review by the Planning and Zoning Board.
Public Comment:

Joyce Johnson objected to the location of the signs and addressed concern regarding the lack of a crosswalk across US 41.

Board Member Tatoes moved approval of the monument sign, seconded by Board Member Jones, called and carried with Board Members Anderson, Jones, McHarris, Tatoes, Whitehead, and Chairman O'Donnell voting aye, Board Member Prysi recusing, and Board Member Simons absent.

Note: Agenda items C and D were addressed prior to agenda item B.

(C) Coconut Point Honda – Honda Dealership on US 41 next to Race Trac gas station (District 2)
- Monument Sign Approval

Chairman O'Donnell recused himself. Board Member Prysi took over as Chairman for this portion of the agenda.

There were no declarations of ex parte contact made by Board Members.

Community Development Director Gibbs provided a brief introduction.

Michael Boyd, representing Coconut Point Honda, explained that the proposed monument sign incorporated the roof design and colors from the building. He spoke to the previous design that was presented to the Estero Design Review Committee (EDRC) some time ago.

Discussion followed regarding architectural consistency; lighting; masonry and stucco construction; and putting the address on the endcap facing the road. Detailed discussion ensued regarding reducing the width and height of the sign.

Board Member Prysi called for public comment and no one came forward.

Board Member Jones moved approval of the monument sign as revised: change the location of the address to the perpendicular side facing the road; change the base from 2' 8" to 2' 4"; change the sign width from 17' 4" to 14' 4"; change the sign height from 14' 4" to 14'; and the Honda portion of the sign to remain the same as presented. The motion was seconded by Board Member Tatoes, with Board Members Anderson, Jones, McHarris, Prysi, Tatoes, and Whitehead voting aye, Chairman O'Donnell recusing, and Board Member Simons absent.

Brief discussion followed regarding Mediterranean-style monument signs.

(D) Estero Lock Up at Halfway Creek (District 2)
- DOS 2008-00078 – Approval of Development Order Amendment/Clarification of wall requirement
- Monument Sign Approval

There were no declarations of ex parte contact or conflicts of interest made by Board Members.

Community Development Director Gibbs provided a brief introduction.

Robert Soudan, representing The Lock Up, explained that the project began 10 years ago, a Development Order was approved and permits were issued; however, due to the financial situation in 2008, the project was put on hold until a year ago when they met with the EDRC with an application to amend the Development Order to build a smaller project; they attended several EDRC meetings, received input from neighbors, and everything was approved. He spoke to the original Development Order requirement for a wall that was to be built 10' from the property line due to the metal-type shed design. They decided to change to an enclosed structure and the wall of the structure would become the wall for the project, which had a 20' setback on the west side of the property with additional landscape.

Board discussion and questions followed. Chairman O'Donnell provided background information from the EDRC meetings, noting that the committee concentrated on the side of the building facing US-41; the south-facing side was against the creek with woods, a liner building created blocking on the west side, and the developer agreed to do more plantings.

Elizabeth Fountain, Civil Engineer, spoke regarding the landscape plan; discussion followed.

Public Comment:

A Fountain Lakes resident addressed concern regarding the appearance of the building, the landscaping, and the intense use next to residential.

John Rellias, Vice President, Fountain Lakes Master Association and ECCL representative for Fountain Lakes, stated that they were working with Lee County regarding the water in Halfway Creek and inquired regarding the size of the retention pond. Ms. Fountain responded that it was roughly one-quarter acre, approximately 3 feet, and would include a perimeter berm. She added that a control structure would be located at the westerly edge. Brief discussion followed.

Howard Levitan, Pelican Sound resident, stated that, even though the wall was reviewed by the EDRC, the wall was in the Master Concept Plan and, as a procedural point, would need to go before the Planning and Zoning Board. He also noted that he was in receipt of an email from the community stating they accepted the plan without the wall. Discussion followed relating to the County review being complete, however, the Master Concept Plan was dated; the FEMA flood map changed since the development plans began; the property was in a flood zone and the developers had done the appropriate measures; and whether the visible doors on the storage units could be painted the same color as the building. Discussion also addressed the monument sign located on the north side of the driveway; if they intended it to be a joint-use sign, the applicant would need to come back to the DRB for additional approval; only illumination of the lettering was permitted.

Chairman O'Donnell moved approval of the Development Order amendment, the modification to the BSU easement, painting visible storage unit doors the color of the building, the monument sign, and strong support of the wall deviation, seconded by Board Member Prysi. Brief discussion followed. The motion was called and carried with Board Members Anderson, Jones, McHarris, Prysi, Tatoes, and Chairman O'Donnell voting aye; Board Member Whitehead voting nay; and Board Member Simons absent.

7. PUBLIC INFORMATION WORKSHOPS

(A) Proposed Veterinary Clinic Development Order – 10100 Arcos Avenue at Plaza del Sol – Northeast Corner of Three Oaks Parkway and Corkscrew Road (District 4)

Community Development Director Gibbs provided a brief introduction.

Linda Stewart, Planner, David Douglas Associates, through a PowerPoint presentation, provided information regarding the proposed 2-story building, approximately 16,000 sq. ft., on a 1.25 acre parcel zoned CPD. She indicated that signage would be located on the building. The PowerPoint presentation included an overall aerial of the subdivision; Engineering Concept Plan; two architectural elevations; photos of the existing Three Oaks Parkway entrance, signage, lighting, landscaping, fire hydrant, Estero Medical Center, car wash, and Three Oaks Parkway to the west; and Landscape Architectural Plans.

Board discussion followed related to whether boarding was included, which it was not, and the requirement for a direct pedestrian connection to Three Oaks Parkway.

Howard Levitan, Pelican Sound resident, commented from an economic development standpoint, the proposed veterinary clinic served an area need that was an essential part of the community. Brief discussion followed.

Chairman O'Donnell read an email from residents addressing concerns regarding the construction of an additional veterinary clinic in Estero, particularly being located in close proximity to another clinic.

Joshua Parra, Owner, Florida Vet Referral, stated that he owned the other clinic referred to in the email that Chairman O'Donnell read; the new location would replace the existing location. He also spoke to the specialized animal care that they offer 24/7 and noted that they did not offer other typical veterinary care services.

Brief discussion followed regarding the lack of complete architectural elevations, which would be required at the time the applicant returned for approval.

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

(B) The Reef – Northeast corner of Estero Parkway and Three Oaks Parkway (District 3) - Addition of clubhouse, modify building appearance, and minor site plan revisions for the next phase of Coastal Village DO

Community Development Director Gibbs provided a brief introduction.

Board Member McHarris recused himself in order to present the application.

Joe McHarris, McHarris Planning & Design, explained the project was previously approved that had since been sold and they wanted to bring this into context with the community. Through a PowerPoint presentation, Mr. McHarris provided information related to the student housing; site location; existing site plan; and changes to the Development Order that included additions of a clubhouse at the pool area, gated entrance, and additional parking. He also noted that there were minor changes to the lake

and that everything met code. Mr. McHarris also spoke to the landscape plan that included minor modifications to the area around the community center and parking area. Mr. McHarris provided information regarding the existing approved design and proposed changes, indicated it would have more of a Mediterranean look, and noted that the configuration of the units had not been changed. Clubhouse elevations were reviewed along with an overall area view without landscaping.

Board discussion and questions followed related to mission style; 3' overhangs; the 10' x 10' front section of the building; the east side of the lake; shuttle bus parking by the clubhouse; landscaping; ingress/egress; general parking; A/C units; and roof top equipment. Mr. McHarris noted that there were no plans for roof top equipment.

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

8. PUBLIC INPUT

None.

9. BOARD DISCUSSION

(A) Topics for next agenda

None.

(B) Board Member recommendations to Village Council

Attorney Stroud led discussion regarding the recommended revisions to Ordinance 2015-01 that would be forwarded to the Village Council for consideration. Extensive discussion ensued and Attorney Stroud was provided additional wording to bring back to the next meeting.

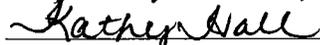
Board Member Jones spoke to compensating floodplain analysis and inquired whether it was incumbent upon the DRB to make certain that level of review was done on a project. Community Development Director Gibbs responded that the Village had just begun transition with the County on Development Orders, zoning, and planning cases, and introduced Walter McCarthy, the first person to come on board through Calvin, Giordano & Associates, and noted that he would be helping with many of the DRB items.

Chairman O'Donnell spoke regarding Halfway Creek and brief discussion followed.

10. ADJOURN

Board Member Tatoes moved to adjourn, seconded by Board Member McHarris, called and carried unanimously with Board Member Simons absent. Chairman O'Donnell adjourned the meeting at 8:10 p.m.

Respectfully submitted,



Kathy Hall, MMC

Village Clerk

Minutes approved as submitted: October 28, 2015

Design Review Board Meeting Minutes -- October 14, 2015

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