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**APPROVED BY THE BOARD  
NOVEMBER 9, 2016**

**FINAL ACTION AGENDA/MINUTES**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
Design Review Board  
May 25, 2016 5:30 p.m.**

**1. CALL TO ORDER:** 5:32 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, Anu Lacis, Albert O'Donnell, William Pysi, and Patty Whitehead. Absent: Board Member Barry Jones.

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

**4. APPROVAL OF AGENDA:**

**Motion:** Move to approve the agenda.

**Motion by:** Board Member O'Donnell

**Seconded by:** Board Member Lacis

**Action:** Approved the agenda.

**Vote:**

Aye: Unanimous (Board Member Jones absent)

Nay:

Abstentions:

## **5. BUSINESS:**

### **(a) Approval of Minutes:**

- (1) February 24, 2016
- (2) March 23, 2016

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

Discussion included specificity in the minutes and a revision to the February 24, 2016 minutes, agenda item 5(d)(2) Coastal Village, add the following statement: The Board commented that the architectural design, as presented, raised questions on how it met the community standards; agenda item 5(d)(3) Trina Dupay – Outside Kitchen, add the following statement: The Board commented that the application raised questions regarding sufficient hardship.

**Motion:** Move to approve the February 24, 2016 minutes as revised and the March 23, 2016 minutes as presented.

**Motion by:** Board Member O'Donnell  
**Seconded by:** Board Member Anderson

**Action:** Approved the February 24, 2016 minutes as revised and the March 23, 2016 minutes as presented.

**Vote:**

**Aye:** Board Members Anderson, Glass, Lacis, O'Donnell, Prysi, Whitehead, and Chairman McHarris (Board Member Jones absent)

**Nay:**

**Abstentions:** Board Member Lacis

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

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

**(d) Public Information Meetings:** None.

### **(e) Public Hearings:**

- (1) Shops at Estero Town Center – LDO 2016-E013 (District 5)  
Estero Town Commons Place, Southeast corner of Three Oaks Parkway and Corkscrew Road - Applicant seeking LDO approval to expand parking to the north, construct an access drive and pedestrian walkway, and re-plant trees in groups to improve sign visibility. A workshop was held December 9, 2015, and a Public Information Meeting was held January 27, 2016, before the Design Review Board.

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

Development Review Manager McCarthy provided a brief introduction; issue with preservation of a laurel oak tree.

**Presentation/Information by:**

Brent Addison, Grady Minor  
Kent Carlyle, Grady Minor  
Brent Addison, Grady Minor

Mr. Addison and Mr. Carlyle addressed the large tree that had been preserved and noted that, as suggested, parking was moved away from the tree. He also addressed existing conditions; proposed parking expansion to the north; relocation of the dumpster; drive to allow for delivery access; relocating the entrance; additional parking for one tenant; additional pedestrian access; row of sabal palms causing issues; replanting to help with visibility in an effort to enhance and allow for better marketing of leased buildings; and the buffer.

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

Discussion included removal of existing entry; the road to the north; truck access; tree replanting and parking area landscape; east side of the building; dumpster enclosure architectural details; suggestion of a design solution rather than a buffer; additional landscape at pump station; and the easement.

**Public Comment:** None.

**Motion:** Move to approve with conditions that the dumpster doors be opaque and painted to match color of existing building; shrubs/hedges to be planted; and a few single sprinkler heads be added to the main system on the north side.

**Motion by:** Board Member O'Donnell

**Seconded by:** Board Member Glass

**Action:** Approved with conditions that the dumpster doors be opaque and painted to match color of existing building; shrubs/hedges to be planted; and a few single sprinkler heads be added to the main system on the north side.

**Vote:**

**Aye:** Unanimous (Board Member Jones absent)

**Nay:**

**Abstentions:**

- (2) Coconut Retail Center – DOS 2015-00086 (District 2)  
Property located on the west side of US 41 at the Northeast corner of Lyden Drive and Bulb Lane - Proposing minor architectural changes and the addition of 48 sq. ft. patio area to the northern building, which is one of two buildings comprising a 12,187 sq. ft., approved commercial development on 1.3 acres. The applicant is presenting revised elevations based on the Design Review Board's comments made at the April 27 Public Information Meeting. Requesting Design Review Board approval of the architectural changes and patio area.

Chairman McHarris called for Board Member conflicts of interest and ex parte communications. Board Member O'Donnell recused himself. All audience members and staff providing testimony were sworn in by Village Clerk Hall.

Development Review Manager McCarthy provided a brief introduction regarding a change from 4 tenants to 2 tenants; addition of 48 sq. ft. patio on east side of building; during prior workshop, the Design Review Board noted the blunt end on the north elevation and the applicant was asked to include towers.

**Presentation/Information by:**

Greg Roth, Bohler Engineering  
Jeff Smith, Aude Smith

Mr. Roth and Mr. Smith addressed the timeline; proposed modification to northern building; 4 tenants to 2 tenants; site plan alterations; enhanced architectural elements; north architectural elevations indicated towers on US 41 side of the building; arch elements from existing building added to this building; previous layout versus current layout; AC unit screening; and floor plan.

**Questions or Comments by:** Board Members Whitehead, Anderson, Lacin, Anderson and Chairman McHarris.

Discussion included patio use; parking constraint; controlling the indoor/outdoor seating; and visibility of tower on south building elevation.

**Public Comment:** None.

**Motion:** Move to approve as presented.

**Motion by:** Board Member Prysi  
**Seconded by:** Board Member Anderson

**Action:** Approved as presented.

**Vote:**

**Aye:** Board Members Anderson, Glass, Lacin, Prysi, Whitehead, and Chairman McHarris (Board Member Jones absent)

**Nay:**

**Abstentions:** Board Member O'Donnell recused himself

**(f) Workshops:**

- (1) Florida Veterinary Referral Center (District 4)  
10100 Arcos Avenue at Plaza Del Sol, on the east side of Three Oaks Parkway, 600 feet north of the intersection of Three Oaks Parkway and Corkscrew Road. The applicant is presenting a re-design of the proposed facility and requesting Design Review Board comments. A Public Information Meeting was held October 14, 2015.

Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:**

Linda Stewart, David Douglas Associates  
Geoff Graham, Project 64  
Greg Diserio, David Jones and Associates

Linda Stewart reviewed that they were before the Board in October 2015; an ADA access and sidewalk connection were added.

Geoff Graham spoke regarding the focus on addressing the northern half of the west elevation; locations of radiology and surgery wing; a/c location; arbor; floor plan; enhanced and modified design; facades to the front rather than adding to the rear of the building; and architectural elevations.

Greg Diserio addressed landscape architectural plan; sabal palms mixed in the buffer area; existing oaks; plantings against building; modification for the pedestrian access way and engineering; no reduction in plant material; the inclusion of exiting royals on north elevation; and typical A buffer on the south elevation.

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

Discussion included southeast corner of the building; landscaping; berm; lack of parking behind building; requirement of a sidewalk at the driveway access point to the south; signage; materials suggestions; combination of breaking up the roofline with heavy landscape; visibility of the arbor; suggestions regarding trellises and vines; review of dumpster enclosure; east and south elevations were acceptable; the north and west elevations needed some changes; building could be approved without signage, however, they had the option to include for approval; site lighting and wall backs.

**Public Comment:** None.

- (2) Springs at Gulf Coast (District 5)  
Northwest corner of Highland Oaks Drive and Miromar Outlet Drive and north of Miromar Outlet Mall. Proposing 203 units in eight apartment buildings with several accessory structures. The applicant is requesting feedback from the Design Review Board for architectural revisions based on the Board's comments made at the April 27, 2016 Public Information Meeting.

Community Development Director Gibbs provided a brief introduction.

**Presentation/Information by:**

Eric Thom, Continental Properties  
Mike Nelson, Kahler Slater

Mr. Thom and Mr. Nelson addressed location; elevations; overall site/landscaping; Mediterranean Revival style architecture; clubhouse; enhanced roof pitches; changed window in the front; robust pillars; significant modifications to portions of the roof and balcony structures now serve to strengthen the Mediterranean elements; articulated the 24-hour entrance; roofline 4:12 from 6:12; rear elevation facing the pool; extended overhangs, increased size of columns; right elevation and left side elevation (street side); 24-unit building/4 sided architecture, maximizing balcony areas; unified massing of stucco material; change in border and trim color; 20-unit building; articulated building façade; colors changed to brown/natural earth tone colors; materials and components.

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

Discussion included suggestions regarding dimension for the offsets; additional hips and gables; roof elements to break up the roofing/architectural vents; tiles with many different blends rather than all one color; moldings and columns; changing some of the gables; trellises on the building; additional shade trees at end panels with palms in middle; slight taper to square columns; and the long horizontal run on the building.

**Public Comment:** None.

**6. PUBLIC INPUT:**

Mike Nelson inquired regarding what the Board considered the premier representation of Mediterranean style. Board response was Rapallo and/or Coconut Point, with Rapallo being the best.

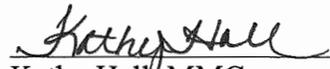
**7. BOARD COMMUNICATIONS:**

- (a) **Committee Reports:** None.
- (b) **Chairman's Reports:** None.
- (c) **Member Reports and Comments:** None.

Community Development Director Gibbs reminded the Board regarding the upcoming joint meeting with the Planning and Zoning Board, 5:30 p.m., June 9, 2016.

A motion to adjourn was duly made and passed.

**8. ADJOURN:** 7:29 p.m.

  
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Kathy Hall, MMC  
Village Clerk