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**APPROVED BY THE BOARD  
DECEMBER 14, 2016**

**FINAL ACTION AGENDA/MINUTES**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
Design Review Board  
June 28, 2016 5:30 p.m.**

- 1. CALL TO ORDER:** 5:30 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, Albert O'Donnell and Patty Whitehead. Absent: Board Members Barry Jones, Anu Lacis and William Pysi.

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

**4. APPROVAL OF AGENDA:**

Board Member Whitehead inquired whether agenda items 5 (e)(3) and (4) should be continued until all Board Members were in attendance, as well as allowing the Board time for review. Discussion ensued. Community Development Director Gibbs suggested that the Board hear the presentations and then decide if sufficient information was submitted. She noted that the pattern book would come back to the Design Review Board at the time of Development Order review. Land Use Counsel Stroud noted that the Design Review Board's action provided advice to the Planning and Zoning Board.

**Motion:** Move to continue the public hearings regarding the Pattern Books for Genova and Via Coconut.

**Motion by:** Board Member Whitehead  
**Seconded by:** None

**Action:** Motion died due to a lack of a second.

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

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

**Seconded by:** Board Member Glass

**Action:** Approved the agenda.

**Vote:**

**Aye:** Board Members Anderson, Glass, O'Donnell, and Chairman McHarris

**Nay:** Board Member Whitehead

**Abstentions:** (Board Members Jones, Lacin and Pysi absent)

## 5. BUSINESS:

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

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

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

(d) **Public Information Meetings:** 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. Public Information Meeting was held November 12, 2015 and a Public Hearing was held April 27, 2016 and continued.

Ex parte communications: Chairman McHarris reported that he participated in a conversation; Board Member O'Donnell reported that he received a phone call; however, he did not respond; he also noted that he had written comments from Board Member Pysi regarding landscaping. No conflicts of interest were noted. Staff and audience members providing testimony were sworn in.

Development Review Manager Walter McCarthy provided a brief introduction.

**Presentation/Information by:**

Neale Montgomery, Attorney, Pavese Law

Matt Morris, Morris Engineering

Yvonne Hall, Terres Landscape Inc.

Carlos Sobrin, Architect

Description of location; surrounding shopping center; site plan; landscape plan and changes made since last meeting; 36 inch shrubs on Ben Hill Griffin instead of the normal 24-inch; Dunkin Donuts view cross-section Ben Hill Griffin; Valvoline view cross-section Ben Hill Griffin; cross section Grande Oak Shoppes Boulevard; elevations. Explanation of changes for Valvoline since last meeting; added dormers on façade that faces Ben Hill Griffin; Dunkin Donuts changes since last meeting; raised entry tower;

extended drive thru tower through the drive thru lane; enclosed roof and provided additional landscaping; rear elevation; cooler box to be painted and landscaped; removed roof ladder; entrance tower raised; added faux windows to both sides to enhance blank wall; two dormers added along west elevation; hip roof with profiled edges; added shutter to tower on north elevation; entry canopy with supports and brackets; provided sample of stone and other materials; both buildings are similar in height; landscaping appearance on rear elevation.

**Questions or Comments by:** Board Members O'Donnell; Whitehead; Glass; Anderson; Chairman McHarris.

Discussion included landscape plan; shutters added along the south façade; elevation with faux windows facing the shopping center; north elevation; the new landscape plan and the PowerPoint presentation accepted into the record; garage doors; hours of operation: Monday through Friday 7:30 a.m. to 7:00 p.m.; Saturday 7:30 a.m. to 6:00 p.m.; Sunday 9:00 a.m. to 5:00 p.m.; freezer for Dunkin Donuts; placement of corbels; exterior color; shutters; awning angles; possibility of coating the windows to reduce heat; dumpster enclosure; and sconces.

Valvoline building: Discussion included dormers; possible shutters; height of garage doors; planting space on the south elevation and length of planting space on the north side of the building; adding a few more sabal palms; box on the west side to house used oil; Board Member O'Donnell read comments from Board Member Prysi regarding architecture and landscaping.

**Public Comment:** None.

Development Review Manager McCarthy commented that, based on the number of items on the list, he would like to have this continued in order to obtain plans that everyone could agree on.

Discussion ensued regarding stipulations: architectural improvements to the box on west side that will house used oil; additional corbels; store front windows/doors to be bronze; extended awnings; dumpster, including the doors, painted same as building; additional landscape details; and dormer details coordinated with tower details.

**Motion:** Move to continue.

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

**Seconded by:** Board Member Anderson

**Action:** Continued.

**Vote:**

**Aye:** Unanimous (Board Members Jones, Lacis and Prysi absent)

**Nay:**

**Abstentions:**

- (2) McDonald's (LDO 2016-E016) (District 7) 20310 Grand Oaks Shoppes Blvd, Shoppes at Grande Oaks, north of the northeast corner of Corkscrew Road and Ben Hill Griffin Parkway. Public Information Meeting was held March 23, 2016.

Development Review Manager McCarthy provided a brief explanation and spoke to the major issues that came up previously. He indicated that the plans had been redrawn.

**Presentation/Information by:**

Josh Lockhart, CPH Engineers

Site location is same as presented in 2015; proposed remodel; project includes full remodel of interior and exterior of restaurant; rear freezer/cooler included that will be stucco, painted to match building; existing west elevation; raised parapet will be removed; existing north elevation and drive thru with additional lane; existing east elevation has raised parapet and banding will be removed; tile on lower part of roof will remain; aluminum freezer/cooler will be stucco; proposed south elevation is similar to one presented in March; tile added to tower element; new stucco around windows; proposed north elevation; additional design elements: medallions; west side elevation raised 3' high parapet along with an additional parapet; accenting colors; east side new tile and stucco medallions; east side same plan as west side; new elevation on Ben Hill Griffin Parkway; new vegetation installed as part of previous project; all site elements to remain unchanged from recent project.

**Questions or Comments by:** Chairman McHarris; Board Members Whitehead; Glass; Anderson; O'Donnell.

Discussion included painting the tile; issues regarding uncovered entries at drive thru; the roof on west and east side elevations; ladder next to the cooler; pop-ups to the parapets and the medallions; issues regarding mass of glass on south elevation, proportions, design materials, and design concepts.

There was concern that the architect was not available to attend the meeting. Discussion ensued regarding creating a "flagship" store and following Estero architectural standards. Board Member O'Donnell read comments from Board Member Prysni related to the architecture.

Discussion followed regarding the site plan and LDO, due to a major remodel; improving the buffer; shade tree in the island; and concerns with proposed elevations;

**Public Comment:** None.

**Motion:** Move to continue.

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

**Action:** Continued.

**Vote:**

Aye: Unanimous (Board Members Jones, Lacis and Prysı absent)

Nay:

Abstentions:

- (3) Genova (DCI 2015-0009) (District 5) 9050 Corkscrew Road, southeast corner of Corkscrew Road and Via Coconut Point. Requesting Design Review Board review of the Pattern Book for compliance with Land Development Code Section 33-520 et al.

Chairman McHarris recused himself and Board Member O'Donnell stepped in as Chair.

Community Development Director Gibbs provided an overview of the process for the application as well as the Land Development Code approval process; part of the new Land Development Code requires that the pattern book be reviewed by the Design Review Board with advice to the Planning and Zoning Board.

**Presentation/Information by:**

Jim Wallace, Genova

Neale Montgomery, Attorney, Pavese Law Firm

Project within Village Center. Information presented: Village Center Connectivity Map; conceptual site plan; Corkscrew Road and via Coconut Point Road; surrounded on east by Estero Community Park; architecture; vicinity information; six u-shaped buildings around three lakes; internal loop road; 340-ft main entrance; exit on Corkscrew Road; round-about and clubhouse; courtyard; three residential floors over parking; no parking lots on site; resident and guest parking will be ground floor of buildings at street level; each unit will include a two-car garage; total of 494 parking spaces; common area landscape plan around perimeter; pedestrian greenway; linear park on north side; sidewalks; canopy trees palm trees, trellis, sitting walls; carriage lamps and fountains; u-shaped buildings; common hallway runs around perimeter of building; balconies; two villas along front with small courtyards; sunset viewing terrace on second and third floors; lakefront faces on internal loop; some level of sustainability designed in plans for conversions for 20, 30, 50 years; virtual reality aerial; pedestrian gates; detailed specifications of landscape plan not complete.

The meeting went into recess at 8:06 p.m. and reconvened at 8:15 p.m.

**Questions or Comments by:** Board Members Anderson; Whitehead; O'Donnell.

Discussion ensued regarding the Via Coconut Road entrance, stacking of cars, and the deviation requests.

**Public Comment:** None.

**Motion:** Move to find the Genova Pattern Book in compliance with general criteria.

**Motion by:** Board Member Anderson

**Seconded by:** Board Member Glass

**Action:** The Genova Pattern Book was found in compliance with general criteria.

**Vote:**

**Aye:** Unanimous (Board Members Jones, Lacin and Prysi absent)

**Nay:**

**Abstentions:** Chairman McHarris recused himself

- (4) Via Coconut Planned Development/Rezoning (DCI 2014-00023) (District 5) Southwest corner of Corkscrew Road and Via Coconut Point and east of the railroad tracks. Requesting Design Review Board review of the Pattern Book for compliance with Land Development Code Section 33-520 et al.

Community Development Director Gibbs provided a brief introduction regarding the review of the pattern book, noting that the project was located in the Village Center, an area with recent Comprehensive Plan amendments and Land Development Code; first reading of the ordinance for re-zoning was scheduled for the July 6, 2016 Council meeting; new Land Development Code amendments have the provision that pattern books be reviewed by Design Review Board; the request was reviewed before the Planning and Zoning Board last week and was continued until July 12, 2016 due to questions raised regarding the pattern book.

**Presentation/Information by:**

Steve Hartsell, Pavese Law Firm

Laura DeJohn, Johnson Engineering

Bob Koch, Fugleberg Koch Architects

Jeffrey Nagle, Johnson Engineering

Dave Huhm, Johnson Engineering

Project location description; 297 multi-family units, 30,000 sq. ft. of commercial use on 19.3 acre site, three story buildings; residential to south of the site; east-west connector situation in a round-about fashion; oval public feature "Village Green"; northern section commercial; mixed-use area; access control diagram and arbor concepts; pedestrian / bicycle network includes sidewalks that connect throughout the project; sidewalks along the east-west connecting streets, and sidewalk connections to the external pedestrian facilities along Via Coconut Point; utilities diagram indicating general locations proposed for utility lines and connections; utility main extensions required by Lee County Utilities to be located within the Via Coconut Point right of way; architectural elevations of residential and commercial buildings; landscaping and open space; angled on-street parking; proposed buffers; internal access ways; incentive offerings; commercial and residential entry signage locations; plant list included in plans; internal accessway and cross sections.

**Questions or Comments by:** Chairman McHarris; Board Members Whitehead; O'Donnell; Anderson; Glass.

Discussion included bicycle/pedestrian paths; concern that the pattern book was incomplete; concern regarding placement of the water line and sanitary sewer line, noting the need for utility lines shown on the public utilities easement diagram to be coordinated with important landscape concepts; breaking up the long horizontal roofline; public space; insufficient parking for mixed use; the need for greater detail regarding the gates and walls.

Stipulated list: utility conflicts; specifics related to grill work and fences; arbors; pavers and paver patterns; roof patterns and elements; signage for commercial; some column details at the mixed use building; wider plant list for landscape; look at some examples of brackets, moldings, trim details; stucco finishes; more details if shutters are to be used; dumpsters and trash collection for commercial uses; types of lighting fixtures and street lighting.

**Public Comment:** None.

**Motion:** Move to send to Planning and Zoning Board with stipulated list.

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

**Seconded by:** Board Member Anderson

**Action:** Approved sending to Planning and Zoning Board with stipulated list.

**Vote:**

**Aye:** Unanimous (Board Members Jones, Lacin and Prysic absent)

**Nay:**

**Abstentions:**

**(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.

Development Review Manager Walter McCarthy provided a brief introduction.

**Presentation/Information by:**

Linda Stewart, Planner/Project Manager at David Douglas Associates, Inc.

Geoff Graham, Project 64

Greg Diserio, Landscape Architect

Re-design of the proposed facility and seeking consensus of Design Review Board of the architectural plans. A Public Information Meeting was held October 14, 2015 and a Workshop was held May 25, 2016.

Updates included addition of sidewalk for pedestrian connection; changes to south and west elevations; roof line to add decorative elements; signage locations; and landscape plan.

**Questions or Comments by:** Board Members O'Donnell; Anderson; Glass; Chairman McHarris.

Comments included updated elevations; issues with massive horizontal lines; suggestion that the tree heights be checked and staggering the trees on east elevation.

**Public Comment:** None.

- (2) Springs at Gulf Coast (ADD 2016-E006) (District 5) North of Miromar Outlet Mall on the Northwest corner of Highland Oaks Drive and Miromar Outlet Drive.

Development Review Manager Walter McCarthy provided a brief introduction.

**Presentation/Information by:**

Lisa Haselow, Continental Properties Company Inc.  
Michael Nelson, Architect  
Steve Sammons, Landscape Architect

Requesting Design Review Board comments on revised Architectural Plans for a 203-unit apartment complex. A Public Information Meeting was held April 27, 2016 and a Workshop was held May 25, 2016.

Presentations included the progression of architecture thus far; clubhouse elevations for clubhouse; materials, components and colors; modifications now enhance the Mediterranean Revival architecture; 20-24 unit apartment buildings with garages; further emphasis of the roof texture applied more hip roofs above the screened lanais and corners of buildings; further enhancing the lines and visible surface area of the roof tile; cupolas; revised preliminary landscape plan; parking deviation presented to Planning and Zoning Board; landscape plan, including buffers, currently under design.

**Questions or Comments by:** Chairman McHarris; Board Member O'Donnell.

Discussion included: items needing review, such as covered parking, trash enclosure, maintenance building, and any other additional structures. Other items discussed included building colors and accents; roof; location of mechanical equipment; and landscaping.

**Public Comment:** None.

- (3) Estero United Methodist Church (DCI 2016E-03) (District 4) 8188 Lords Way Street, south of Broadway and east of US 41. Requesting Design Review Board comments on proposed amendment to the Planned Development Master Concept Plan to expand the existing church and redesign the site plan. A Public Information Meeting was held before the Planning and Zoning Board April 19, 2016.

Development Review Manager Walter McCarthy provided a brief introduction.

**Presentation/Information by:**

John Wojdak, P.E., Vice-President of Engineering, DeLisi Fitzgerald, Inc.  
Dalas Disney, Architect  
Greg Diserio, Landscape Architect

Presentations included an overview of the project; community facility plan development approved in 2002; revision to the Master Concept Plan, approved in 2012, to change size and location of the buildings, reducing overall square footage; proposing Old Florida architectural style; hip roof; colors same as existing buildings; textured stucco; landscape plan; existing plant material to be retained if possible.

**Questions or Comments by:** Board Members Whitehead; O'Donnell; Chairman McHarris.

Discussion included the mango trees that will be removed; the live oak tree will be preserved; non-native species will be removed; requirement to plant detention area; the benefit of the green space in front of the church; planting suggestions; and suggestion to smooth the stucco on west elevation.

John Wojdak and Greg Diserio responded to questions related to Lords Way and US 41; the traffic study showed no improvements were needed to public roadway or intersection; sidewalk connections, including an existing sidewalk on US 41, would serve as pedestrian connectivity; existing monument sign; US 41 overlay; and onsite parking. Board Member O'Donnell read comments from Board Member Prysí related to proposed site civil and landscape plans complying with current standards and bringing existing non-conforming nature of the site up to code; applicant addressing US 41 overlay standards, pedestrian connectivity standards, and the non-conforming Lords Way and US 41 intersection; and applicant bringing the existing non-conforming monument sign up to current code.

**Public Comment:** None.

**6. PUBLIC INPUT:** None.

**7. BOARD COMMUNICATIONS:**

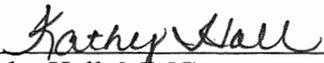
(a) **Committee Reports:** None.

(b) **Chairman's Reports:** None.

(c) **Member Reports and Comments:** None.

A motion to adjourn was duly made and passed.

**8. ADJOURNMENT:** 11:01 p.m.

  
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Kathy Hall, MMC  
Village Clerk

(kh/cs)