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**APPROVED BY THE BOARD
JANUARY 10, 2017**

FINAL ACTION AGENDA/MINUTES

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
Design Review Board
July 27, 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 William Glass, Barry Jones, Albert O'Donnell, William Prysi, and Patty Whitehead. Absent: Board Members W. Scott Anderson and Anu Lacis.

Also present: Village Land Use Counsel Derek Rooney, 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 Prysi

Action: Approved the agenda.

Vote:

Aye: Unanimous (Board Members Anderson and Lacis absent)

Nay:

Abstentions:

5. BUSINESS:

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

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

(c) **Public Information Meetings**

- (1) Estero Bay Chevrolet (District 5)
Located west of I-75 and south of Corkscrew Road. Application for a Limited Review Development Order to add an accessory car wash and office space to the existing building.

Development Review Manager McCarthy provided a brief introduction, noting that the proposed car wash would be for their use only.

Presentation/Information by:

Stacy Hewitt, Banks Engineering, provided information regarding location and aerial maps; project summary – proposed changes to the site are consistent with previous design and will blend with existing facilities, and overall, the proposed additions result in a 0.5% increase in impervious area; photos of existing area of the proposed car wash; proposed drive location; reconfigured landscape island to allow for the drive aisle around new office space; rearranging parking spaces (three additional parking spaces needed); proposed office floor plan; and elevations indicating compatibility with existing facility.

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

Discussion included elevations; architectural elements above office space; landscape plans; reconfiguration of the median; landscape demolition plan; required canopy trees; color schemes; and roof on the addition.

It was noted that the applicant would need to provide additional elevations when they return for the public hearing and that 11" x 17" size would be helpful. It was also noted that a roof plan may be helpful.

Public Comment: None.

(d) **Public Hearings:**

Chairman McHarris recused himself in order to present the next application. Board Member O'Donnell assumed the role as Chairman.

Staff and audience members providing testimony were sworn in.

- (1) The Reef – Monument Sign – (DOS2007-00086) (District 3)
Monument sign at The Reef student housing located North of Estero Parkway and between Three Oaks Parkway and I-75. Requesting approval of the monument sign. The Public Information Meeting was held on March 23, 2016.

Development Review Manager McCarthy provided a brief introduction.

Presentation/Information by:

Joe McHarris, McHarris Planning and Design, indicated that the location of the sign was at the entrance on the north side; the only adjustment from the previous meeting was, rather than internal lighting, the lighting would be attached to the base of the sign, behind landscaping, aiming light upwards; signage color would match the building; logo and address were included on the sign.

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

Discussion included type of lighting; size of the sign; and possible concern from property on the south when the neighboring property develops.

Public Comment: None.

Motion: Move to approve the request for monument sign.

Motion by: Board Member Prysi

Seconded by: Board Member Jones

Action: Approved the request for monument sign.

Vote:

Aye: Unanimous (Board Members Anderson and Lacin absent)

Nay:

Abstentions: Board Member McHarris recused himself

- (2) Dunkin Donuts/Valvoline Development Order – (DOS2016-E001) (District 7) Property located at Corkscrew Road and Ben Hill Griffin Parkway - Shoppes at Grand Oaks. Public Hearings were held April 27 and June 28, 2016. The Design Review Board approved this project on June 28, 2016 with numerous stipulations and revisions. Staff desires the Design Review Board to confirm if the attached revised plans comply with the Board's direction due to the number of changes.

Development Review Manager McCarthy provided a brief introduction. He made the point that what was being presented by the applicant was consistent with the stipulations provided by the Design Review Board at the last meeting. In his opinion, the items were consistent; however, he wanted to make certain that the Board concurred.

Village Land Use Counsel Rooney noted that, due to previous approval, the Board could allow a presentation. He also asked for Board Members to disclose ex parte communications. Chairman McHarris disclosed previous ex parte communication; Board Member Prysi disclosed an email exchange regarding landscaping.

Presentation/Information by:

Neale Montgomery, Pavese Law Firm; Matt Morris, Morris Engineering; and Carlos Sobrin, LIS Engineering, reviewed all of the changes to site plan, landscape plan, and

Dunkin Donuts and Valvoline elevations per Design Review Board conditions of approval.

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

Discussion included support for a sign location deviation; possibility of planting shrubs around the Valvoline dumpster; sidewalk adjacent to the curb; dormers in proportion with other building elements (suggestion of one foot overhang); and building colors and materials.

Public Comment: None.

Development Review Manager McCarthy inquired regarding specifics for shrubs along the sidewalk. The response was five 7-gallon coco plums on south side of the sidewalk adjacent to the back of the dumpster wall. The applicant would have the option of either putting them south of the sidewalk or sliding sidewalks out.

Motion: Motion for approval based upon two stipulations: (1) Overhang of the dormers to be a length of 1 foot going around the perimeter of the dormers; (2) Addition of five 7-gallon coco plums on south side of dumpster enclosure.

Motion by: Board Member Jones

Seconded by: Board Member O'Donnell

Action: Approved based upon two stipulations: (1) Overhang of the dormers to be length of 1 foot going around the perimeter of the dormers; (2) Addition of five 7-gallon coco plums on south side of dumpster enclosure.

Vote:

Aye: Unanimous (Board Members Anderson and Lacis absent)

Nay:

Abstentions:

(e) Workshops:

- (1) Athenian Charter Academy of Estero (District 5)
Proposed Development Order for a K-8 charter school located on the east side of Via Coconut Point Road in the southwest part of the Estero Community Park. Requesting Design Review Board comments on the proposed site development plan and architectural plans for a 68,000 square foot building.

Development Review Manager McCarthy provided a brief introduction.

Presentation/Information by:

Kristina Johnson, JR Evans Engineering; Scott Windham, Windham Studio; and Richard Losee, LAI Construction Management, provided information regarding project location - south of Corkscrew Road north of Williams Road with frontage on Via Coconut; new two-story educational building; capacity 1,148 students; scheduled to open August 2017; another project to the east - two soccer fields, associated parking and shared facilities

with charter school, community park and high school; Master Concept Plan for building and soccer fields; parking lots; coordination with the high school for future use; continued pathway for pedestrian movement to connect properties; all permitting for access would be permitted through Lee County DOT; Water management regulated by South Florida Water Management District (they expected to receive permits in the near future); access to the lake to the north; pedestrian connectivity; interconnectivity plan and conceptual landscape plan; sidewalk on southern perimeter of project connecting across from soccer facility; proposing unique treatment along Via Coconut creating a public plaza space; outdoor sport court; landscape details including Type A buffers along perimeters and Type D buffer; concrete tilt wall building; adding a number of features on exterior of building; enhanced columns; student pick-up area canopy with same architectural features; main entrance in the back of building; the front of the building would be enhanced; sloped roof elements would be tiled; the remaining portions of the roof would be flat; mechanical equipment would not be visible; covered airnasium/basketball court; and a covered tot lot adjacent to the building.

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

Discussion included building massing; inclusion of intermediate columns; accentuated corners; possibility of signage on the building; need to see signage for proportionate relationship; appearance of covered airnasium and future concession stand; concern with architectural style; window awnings; use of sabal palms in lieu of columns; shared outdoor facilities with adjacent park and high school; possibility of plantings in the median; concern regarding root damage to asphalt from oak trees along driveway; foundation plantings around the perimeter of building; outdoor lighting; school bus service; concern regarding pedestrian interface; project connection separations and deviations; concern regarding loading areas. It was suggested that, as the project moved forward, the applicant may want to come back to the Board to obtain further input prior to going forward.

Public Comment: None.

- (2) Estero Town Center – Wawa (District 5)
Proposed Development Order for a convenience store with gas pumps on a 2.66 acre outparcel on the southeast corner of Three Oaks Parkway and Corkscrew Road in the Estero Town Commons. Requesting Design Review Board comments for the development of a 6,119 square foot store as shown on the conceptual site plan, building elevations, and landscape plan.

Development Review Manager McCarthy provided a brief introduction and noted that a new access was proposed on Corkscrew Road.

Presentation/Information by:

Doug Kirby, Kite Realty Group; Dan Novakovich, GradyMinor; Scott Gerard, Wawa; and Sue Leverence, Cuhaci & Peterson Architects, provided information regarding modification to the master concept plan; requesting 16 fueling stations; proposed site plan; interconnection to the shopping center; project landscaping plan including buffers, retaining existing vegetation, and cleaning up vines and overgrowth; walkways

rearranged to accommodate walkway with Dollar Tree; Wawa corporation background; paper copies of the elevations were provided; and building materials/colors were discussed.

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

Discussion included barrel tile on top of the gas protector; wind concern regarding roof angle; tile maintenance; remedying the maximum building setback issue; granting a deviation would be difficult; possibility of an exit or acceleration lane; heritage trees to remain; possibility of the building to be placed up front and the canopy behind or the canopy on Three Oaks Parkway; and restrictions on outside display of goods.

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: 7:43 p.m.

Kathy Hall, MMC
Village Clerk

(kh/cs)