



Public Meeting  
March 9, 2011 at 5:00 P.M.  
The Estero Recreation Center  
9200 Corkscrew Palms Blvd.

**Members in Attendance:** Nancy Cohen, Brian Farrar, Bob Melzer, Bill Prysi, Gerald Simons and Al O'Donnell

**Absent:** Joe McHarris, Tom O'Dea and Jim Wallace

**Chaired By:** Bill Prysi

**Minutes By:** Ramona Thomas

The meeting was called to order by Bill Prysi at 5:00 PM.

**Approval of Meeting Minutes:**

A motion was made by Mr. Farrar to approve the November 10<sup>th</sup> minutes as circulated to the Committee in advance of the meeting. The motion, seconded by Mr. Simons was approved unanimously.

**APPLICANT:** Cayo de Estero Shoppes  
**Location of Project:** West side of US 41 just north of Estero Parkway  
**Presented by:** Chris Lee, Christopher J Lee Architects

Revisions were submitted for minor architectural changes to the Cayo de Estero Shoppes on US 41 to provide more color to the exterior elevations by using more of the canvas colored awnings above several of the glass storefront display windows in lieu of the horizontal painted metal trellis screens.

**Comments:**

- These changes give the building a more colorful appearance and provide a sense of three-dimensionality. The proposed revisions were seen as an improvement to the original design.

**Conclusions:**

- A motion was made by Mr. Farrar to accept the revisions to the exterior elevations as presented. The motion seconded by Ms. Cohen was approved unanimously.

**APPLICANT:** Villages at Lakes August II  
**Location of Project:** West side of US 41 in Breckenridge  
**Presented by:** Brent Addison, Q. Grady Minor & Associates

The project involves improvements to an existing dumpster pad location within Breckenridge along Ian Court at Villages on Lake Augusta II. The dumpster pad will be expanded slightly with a vinyl fence around the edge and 3-gallon coco plum shrubs to screen the dumpster.

**Conclusions:**

- Approved as submitted.

**APPLICANT:** Preserve at Corkscrew  
**Location of Project:** South of Corkscrew, west of Bella Terra, east of Monte Cristo  
**Presented by:** Dave Underhill, Banks Engineering  
Ray Blacksmith, Camaretta Properties

Plans were submitted for a residential community consisting of approximately 440 single family home lots. A public use restaurant will be located just outside the community at the development's corner. The amenity center consists of three buildings, the clubhouse, pool house and a covered pavilion for cookouts and will include tennis courts, pool and a fitness facility. The development also includes a lake with a 5-foot wide path around it as well as benches, native trees and a fountain.

**Comments:**

Amenity Center:

- Chapter 33 requires that all internal landscaping be in the form of shrubs or ground covers. None were indicated on the plans. All dry detention areas need to be planted with wetland like materials and integrated into the design accordingly.
- No dumpster site was illustrated or integrated into the plans. A dumpster would be required and would need to be enclosed and landscaped.
- The site plan must contain bike racks consistent with an integrated pedestrian/bike circulation.
- The roof detail on the clubhouse seemed odd; suggest bumping out the wall or eliminating the roof detail. Additional landscaping on the sides of the bump outs could better serve the project in terms of articulating design.
- The portico roof does not connect to the building and will cause a significant amount of rain water runoff for pedestrians, suggest adding a gutter system or other revision that will abate this issue.
- Backflow Devises were located on a direct site from the entry. These need to be relocated to avoid a permanent eye sore.
- A clear and well defined pedestrian linkage between the Amenity Center and adjacent Commercial Site needs to be integrated into the site plan design.

Site:

- The Engineer indicated that the Lakes will be dug to the confining layer below a depth of 12 feet. Deep Lake Management Plans are required.
- The lake being used for irrigation does not meet the definition of 'sinuous & natural' as defined by Chapter 33. The lake needs to be redesigned and needs to incorporate pedestrian features.

- The lake adjacent to Amenity Center requires a fountain and pedestrian features such as walkways, platforms, or seating areas.
- The proposed tree planting around the lakes is too linear and does not look natural in keeping with mimicking natural systems as defined by Chapter 33.
- The proposed buffer adjacent to Bella Terra seems too monotonous and should have a more dynamic variety of native plants.

Architecture:

- Plans for the guardhouse are unclear. The Applicant has agreed to withdraw the Guardhouse from this submittal until such time that the Entry Features and Guardhouse Architecture are better defined.

**Conclusions:**

- The Applicant agreed to return with the aforementioned modifications.
- The Applicant agreed to come back with specifics on the guardhouse design and entry signage either at a later date (submittal) or with the above revisions if defined. The EDRC concluded that the Applicant would most likely withdraw these items from the submittal at this time.
- The Applicant also agreed to return with color and material samples for the proposed buildings.

**APPLICANT:** Hyatt Maintenance Structures  
**Location of Project:** Coconut Point Hyatt Regency  
**Presented by:** No Formal Presentation – Discussion amongst the Committee Only

The EDRC had anticipated that the Hyatt would re-present the Maintenance Building Improvements sought several months before. In response to the phone conversations that Committee Member Bill Prysi has had with Official from the Lee County Department of Development Services, the Committee re-visited the projects and offered the following conclusions:

**Conclusions:**

- The proposed structure that was submitted by the Applicant did not meet the Architectural Standards required by Chapter 33 of the Lee County LDC. The EDRC/Public would be supportive of the Applicant desires to minimize costs on this project so long as the following elements/items were addressed:
  1. The proposed structure would at the least be built with the same roof type/materials as that of the primary building to assure that patrons viewing this structure from the site or from possibly the adjacent residential neighborhoods could convey it as a component of the overall resort as opposed to being obviously a non-conforming add-on.
  2. Landscaping should be provided along the adjacent roadway in sufficient height and density to fully screen the structures from the roadway at vehicle/pedestrian heights.

There being no further business to come before the committee, the meeting adjourned at 6:15 p.m.

**Next Meeting:**

Wednesday, April 13, 2011, 5:00 P.M. at the Estero Recreation Center.