



Public meeting

January 8, 2014

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

**Members in Attendance:** Al O'Donnell, Bill Pysi, Nancy Cohen, Brent Addison, Gerald Simons, Gerard Ripo

**Absent:** Joe McHarris

**Chaired By:** Bill Pysi

**Minutes By:** Bill Pysi

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

**Approval of Meeting Minutes:** Joe McHarris made a motion to approve the November Meeting Minutes. Motion was seconded by Brent Addison. Approved unanimously.

**Announcements:** Bill Pysi announced that Gerard Ripo's nomination to Committees has been ratified by the ECPP and that he was officially a member. Gerard was welcomed by all.

Bill Pysi also announced that Vicki Peirson has resigned as Secretary for the Committee siting time conflicts.

**Presentations:**

**APPLICANT:** Estero Place

**Location of Project:** SW Corner of Corkscrew and Three Oaks Blvd

**Presented by:** Dave Place – Waldrop Engineering

Others in attendance with the Presenter: Alexis Crespo, AICP of Waldrop Engineering, Jeremy Arnold, PE of Waldrop Engineering, Michael Greenberg, VP of Land for Neal Communities, and Dan Ceiselski, PE of Neal Communities.

### **Estero Place- Presentation by the Applicant:**

Michael Greenberg, VP of Land for Neal Communities briefly introduced the Team and the general nature of the project. Estero Place is a SF Residential Community without any associated Clubhouse Features or outlying commercial elements.

Dave Place, ASLA for Waldrop Engineering presented site plans and detailed drawings of all of the Landscape & Hardscape Elements associated with the project.

### **Estero Place – EDRC/Public Response – SITE PLAN:**

Being that the project was a SF Residential Development, little if any issue was taken or even discussed further with respect to the site plan.

### **Estero Place – EDRC/Public Response – ARCHITECTURE (Hardscape Elements):**

All of the proposed hardscape designs seemed to be appropriate and consistent with the desired intent of the Community Plan.

Members of the EDRC noted that the Applicant as illustrating a perimeter wall along the middle of the required buffer. The EDRC asked for the Applicant to locate the required/planned perimeter wall to be at the rear or the rear quarter of the required buffers to better present the project along the adjacent public roads. The Applicant agreed to the condition.

### **Estero Place – EDRC/Public Response – LANDSCAPE:**

Being that the project was a SF Residential Development, little if any issue was taken or even discussed further with respect to the landscape designs presented. They were consistent with the communities desired treatments for projects of this nature.

Some additional discussion about landscape ensued and the Applicant agreed to locate the interior required Canopy and Deep Lake Management Tress in close proximity to the perimeter wall to better address the project impact along the public roads and impact of existing power lines requiring smaller trees along Corkscrew.

### **Estero Place – EDRC/Public Response – SIGNAGE:**

Being that the project was a SF Residential Development, little if any issue was taken or even discussed further with respect to the signage designs presented. They were consistent with the communities desired treatments for projects of this nature.

The Applicant also noted that they intended to add a Project Identification Sign to the NW Corner of the project adjacent to the corner of Corkscrew & Three Oaks Parkway. However, they did not as of yet have that design finalized. The Applicant agreed to return to the EDRC to present that sign design at the time when the design is ready and completed.

**New Business:**

Bill Prysi presented the Committee with the Existing EDRC Application and a short discussion ensued about ways to both make the Application easier to use and shorter to fill out. Each Committee Member is to review this document and to be prepared to address the matter in greater at the February Meeting

Bill Prysi also brought up the need for someone to step up and fill in for the now vacant Secretary position in light of Vicki's recent resignation. Bill has acted as Secretary for most of the previous 2 years and is not in a position to be able to that again. After a brief discussion, Brent Addisson agreed to fill in on a temporary basis until another Secretary can be obtained. Bill is to coordinate with Brent on the general format of the Minutes and style of minutes taken.

**Old Business:** N/A

**Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 7:22 PM.

**Next Meeting:**

Wednesday February 12, 2014