



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
February 12, 2014 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

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

Absent: Joe McHarris

Chaired By: Bill Prysi

Minutes By: Gerard Ripo

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

Approval of Meeting Minutes:

Bill Prysi made a motion to approve the September minutes sent to the Committee in advance of the meeting. The motion was seconded by Gerald Simmons and was approved unanimously.

Presentations:

APPLICANT: Mobil Station Monument Sign
Location of Project: US 41 North of Broadway across from Cypress Bend RV Resort
Presented by: Stephen Kemp

PRESENTATION BY THE APPLICANT

Mr. Kemp presented the new sign design for the Mobil gas station and the proposed architectural treatments proposed.

EDRC/Public Responses – Signage Related

Panel identified that the base was too large and needed to be reduced to 36". Additional discussion identified that back lit panels are prohibited in Estero and that translucent backgrounds are prohibited but that lettering/logos may be illuminated. A variety of recommendations to increase the architectural treatment were proposed including varying the bulk of the columns overhangs or arched tops to meet the 75/25 architectural treatment.

The applicant understood the recommendations and agreed that they would make changes to the sign and e-mail revisions back the committee.

APPLICANT: Life Waters Fellowship Church - Informal
Location of Project: Former Albertson's Grocery Store (US 41)
Presented by: Brian Smith, Ensite

PRESENTATION BY THE APPLICANT

Mr. Smith presented the proposed LDO to provide an outdoor playground area along with the architectural openings and treatments to be added.

EDRC/Public Responses – Site Plan

Being that the project was an informal presentation there was little issue taken. There was some discussion regarding the potential landscape treatments and shade provision for the playground. Concern was noted to the proposed lack of landscaping around the playground and that it should be buffered from the adjacent roads for both aesthetic and ambience reason. The Applicant agreed to provide adequate buffers to the playground. Discussion regarding the future plans for the facility were discussed.

Applicant committed to continued discussion and communication as they developed the repurposing of the building to accommodate the church.

EDRC/Public Responses – Architecture

Being that the project was an informal presentation there was no issue was taken. The proposed openings and entry features were consistent with the existing building and the ensuing discussion did not result in any significant needed modifications.

EDRC/Public Responses – Landscape Architecture

None proposed by applicant. There was discussion regarding from the committee regarding the potential to soften the interface between the parking and the playground with some green/landscape space. The Applicant agreed to provide adequate buffers to the playground.

EDRC/Public Responses – Signage

No signage proposed. Public input identified concern of the applicant redeveloping the property through the LDO process without communicating with adjacent neighborhood communities. Mr. Prysi clarified that there was no requirement to present to the ERDC for an LDO. The applicant spoke about their commitment to the community and that they welcome becoming a part of it and will maintain communication with the EDRC.

APPLICANT: Pebble Brook at the Brooks
Location of Project: AKA Martini Glass Property at the end of Coconut Rd along I-75
Presented by: Grant Wilbanks – Waldrop Engineering

PRESENTATION BY THE APPLICANT

Mr. Wilbanks presented the proposed Pebble Brook community which is a single family residential community without a clubhouse feature or commercial element.

EDRC/Public Responses – 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. Comment was brought up regarding the geometry of the lake to ensure the design would incorporate sinuous edges. Applicant committed to sinuous lake edges.

EDRC/Public Responses – Architecture (Hardscape)

All of the proposed hardscape designs at the entry seemed to be appropriate and consistent with surrounding community and furthered the intent of the Estero Community Plan.

EDRC/Public Responses – Landscape Architecture

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. The design was consistent with the community desired treatments for projects of this nature. Discussion from the public identified the concern for turf along the bank which could lead to increased nutrient loading from fertilizer. Al ODonnell discussed the value turf provides for necessary maintenance efforts.

EDRC/Public Responses – 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 community's desired treatments for projects of this nature. The Applicant also presented the proposed offsite signage in the median at the intersection of Coconut Road and Three Oaks Parkway. The EDRRC commended the sign design and location and its ability to provide identification from all directions. The applicant clarified that they would be pursuing temporary banner signs in accordance which would be in accordance with the LDC.

NEW BUSINESS:

Estero Incorporation Update

Howard updated the EDRRC on the upcoming vote for incorporation of Estero in November. Should Estero receive the necessary votes a potential problem exists when Lee County relinquishes governing control at the conclusion of 2014. At this time no governing entity is in place between January 1, 2015 until a vote occurs to at the March 17, 2015 election which would establish council and governing officials necessary.

Ryan Binkowski Accepted as New EDRRC Member:

Bill Prysi introduced Ryan Binkowski and nominated him for membership to Committee. Mr. Binkowski was welcomed by all and will join the Committee in March. His approval was unanimous.

OLD BUSINESS:

Old Business Item:

EDRC APPLICATION PACKAGE

Bill Prysi discussed the effort to update and improve the EDRRC Application Package. A discussion to transform the Application into a checklist style currently used by the County was agreed to. Brent Addison offered assistance to create a draft checklist version for the Committee to review. Bill Prysi offered to assist. A Checklist draft will be brought for at the next meeting or the one thereafter.

ESTERO COMMUNITY PLAN UPDATE

Bill Prysi gave the Committee an update on the status of the Current Goal 14 (Comp Plan) language being worked on. A near Final Draft is being coordinated and should be ready by for Review soon. Bill Prysi noted that the first presentation will be made to the ECPP before it comes to the EDRC.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 6:37 p.m.

Next Meeting:

Wednesday, March 12, 2014 at 5:00 P.M. at the Estero Community Center.