



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
April 9, 2014 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Prysi, Ryan Binkowski, Brent Addison, Gerald Simons, Gerard Ripo, Joseph McHarris

Absent: Nancy Cohen

Chaired By: Bill Prysi

Minutes By: Ryan Binkowski

The meeting was called to order by Bill Prysi at 5:05 PM

Approval of Meeting Minutes:

Gerald Simmons made a motion to approve the February 2014 minutes sent to the Committee in advance of the meeting. The motion was seconded by Ryan Binkowski and was approved unanimously.

Announcements:

Estero Plan LDC amendment workshops are being scheduled. Stay tuned for specified dates. The next workshop will follow the ECPP meeting Monday, April 21, 2014.

Presentations:

APPLICANT: Continental Properties – Springs at Estero
Location of Project: Ben Hill Griffin Pkwy, in front of (East) Germain Arena
Presented by: Carl Barraco, Barraco and Associates

Others in attendance with the Presenter: Joe Berkhaman, Continental Properties; Neal Montgomery, Pavese Lawfirm; Michael Nelson, Kahler Slater; Al Moscato, Seller;

PRESENTATION BY THE APPLICANT

Carl Barraco introduced Joe Berkhaman who introduced the project with supporting graphics, showing the required elements of the project to be reviewed/evaluated. Project is a MF (1, 2 and 3 bedroom luxury apartment) development with 260 units, fenced and gated. The developer gave further presentation on the product and clubhouse offerings, as well as sign monuments.

EDRC/Public Responses – Site Planning Related

PEDESTRIAN INFRASTRUCTURE; Members of the EDRC discussed a need for more pedestrian infrastructure and connectivity. There is a general lack of internal pedestrian connectivity and appropriate infrastructure as defined by the Estero Community Plan. A parking deviation has been recommended by the Applicant to be pursued within the community by reducing some of the parking to allow for connective walkways, and to open the space up for more pedestrian access links. The EDRC indicated support for this deviation. The applicant agreed but reiterated the county process time constraints and the need to comply with the minimum requirements at this point. Further analysis of pedestrian access and links within the community, as well as adjacent uses can be and need to be done. Additional external pedestrian links to existing infrastructure needs to be provided to be both consistent with the Highland MPD and Estero Community Plan.

MCP AND LAKE LOCATION: A procedural review discussion was then initiated regarding the lake not matching the MCP. In effort for the site plan as proposed, the appropriate procedures should be executed to demonstrate that the lake as proposed is consistent with the MCP and the public input associated with it. The lake as designed was discussed with regards to the need for it to be 'sinuous', and to use a possible extension of the lake to break up the angulation. The current lake design does not meet the LDC or Estero Community Plan.

DUMPSTER LOCATION & FIRE ACCESS; The Public questioned the singular central trash location for the community and maybe implementing localized trash receptacles for each unit in the future. The secondary concern is the location of the trash facilities immediately adjacent to the entry and whether the local Fire District has signed off on the circulation.

VEHICULAR & PEDESTRIAN CIRCULATION; much discussion was had on a lack of internal vehicular circulation within the site plan. The Committee suggested concern that this may be a health/safety concern of the Fire Department and anyone negotiated the site internally as a pedestrian. The applicant noted that following a meeting with the Fire Dept. no comments or issues were made at that time in regards to circulation/access concerns.

The following items were committed to by the Applicant:

1. The Applicant would return with a presentation on how the proposed lake would be consistent with the MCP and that the lake would meet the required 'sinuous' nature, per the LDC and Estero Community Plan.
2. The Applicant would return with a revised site plan that addresses the lack pedestrian infrastructure and connectivity. Additional consideration would be given to internal vehicular circulation.

EDRC/Public Responses – Landscape Architecture Related

The proposed landscape buffers and unit landscaping generally seemed to be appropriate and consistent with the desired intent of the Community Plan. Members of the EDRC noted that the use of East Palatka Holly as buffer trees should be specifically reconsidered, as they are non-functioning buffer materials in the capacity proposed. Further discussion continued with regards to the building mass plants being under specified for intended function and do not match the scale of the renderings.

EDRC/Public Responses – Architecture Related

Members discussed whether the proposed architecture truly met the Florida Vernacular style. Concerns were had over the general and repetitive building massing and the general mixing of materials. The mixed Mediterranean materials don't seem to work with the Florida Vernacular materials, and the Committee suggested one or the other. Breaking the continuous and massive roof line to change the façade and break it up so as to differentiate the building sections as a separate building was also discussed. Specific discussion in regards to the awnings over the entryways being insubstantial and implementing gabled roofs and/or larger, deeper entry elements be considered. The proposed entryways were not consistent with any accepted architectural style defined in the Estero Community Plan. The public discussed the (5) Gables on the front of the building as too many and suggested to add a hip on every other. Some differentiation between the buildings is necessary as to not have the same building repeated without any dichotomy in design. Finally, there was discussion of the blandness of the garage structures, and needing a defining architectural articulation on the rear of the buildings, such as adding windows and dormers. The garages as proposed are not acceptable as an outward expression upon the community.

Material samples were found acceptable.

The following items were committed to by the Applicant:

- 1 The Applicant would return with revised architectural drawings consistent with the discussion that took place.

EDRC/Public Responses – Signage Related

Being that the project was a SF Residential Development, no issue was taken with respect to the signage designs presented. The signs were consistent with the communities' desired treatments for projects of this nature, and respectful of the architectural intent.

Members of the EDRC discussed the implementation of the sign lighting, clarifying the method of lighting this sign. The EDRC reiterated reverse-face blackout back-lighting was acceptable (not open-faced cabinet), using down-lighted or up-lighted options. It was discussed further that the club's architectural sign would be 'halo'-style back-lit.

The Applicant also noted that they intended to add a Way-Finding sign at the entrance and it would be a smaller scale of the Project Identification Signs at the two corners of the community and would be consistent under the allowable zoning. However, they did not as of yet have that design finalized for the entry location.

The following items were committed to by the Applicant:

1. The Applicant agreed to return to the EDRC to present an entry sign design at the time when the design is ready and completed (The corner monument designs presented were found consistent with the Estero Community Plan).
2. The club sign would be Halo-lit.
3. The Applicant agreed to the recommended styles of lighting the signs, and committed to no 'cabinet'-style, open-faced, backlit signage.

New Business:

N/A

Old Business:

ESTERO COMMUNITY PLAN – CHAPTER 33 WORKSHOP

Bill Prysi (Land Architects, Inc.) with the support of John Holtscalw (Land Architects, Inc.) and Joe McHarris (McHarris Planning and Design) conducted a community workshop on the current proposals for the Estero Community Plan – Chapter 33 Revisions. The context of this workshop and the conclusions rendered can be found within the attached PowerPoint Presentation summary made available on the Community Website and forwarded separately from these minutes.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 8:20 p.m.

Next Meeting:

Wednesday, May 14, 2014