



# ESTERO DESIGN REVIEW COMMITTEE

Public Meeting  
May 14, 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, Nancy Cohen

**Absent:** N/A

**Chaired By:** Bill Prysi

**Minutes By:** Ryan Binkowski

The meeting was called to order by Bill Prysi at 5:02 PM

### **Approval of Meeting Minutes:**

Al O'Donnell made a motion to approve the April 2014 minutes sent to the Committee in advance of the meeting. The motion was seconded by Brent Addison and was approved unanimously.

### **Presentations:**

**APPLICANT:** Elizabeth Garcia – Discovery Day Academy  
**Location of Project:** North Commons Dr., Bonita Springs, 34134  
**Presented by:** James McCord, Morris-Depew Associates, Inc.

Others in attendance with the Presenter: Matt Joyner, Architect at C. Matt Joyner, P.A.

### **PRESENTATION BY THE APPLICANT**

Elizabeth Garcia introduced the culture and vision of Discovery Day Academy. The capacity of the school will be 292 children from preschool through 5<sup>th</sup> grade. The purpose of the school is to be progressive and provide meaningful experiences of real-world applications to the students in a building that interacts with the school curriculum.

Elizabeth introduced James McCord from Morris-Depew Associates, Inc. to explain the site and landscape aspects of the Discovery Day Academy development order plans. James illustrated and explained the landscape elements of the overall site. He noted the project requires a special exception to allow for the private school use James then passed the presentation on to the architect, Matt Joyner from C. Matt Joyner, P.A.

Matt Joyner presented supporting graphics to illustrate the architectural design elements of the Discovery Day Academy, as well as floor plans. Matt Joyner designed the building exterior to match the progressive, 21<sup>st</sup> Century style of the school's program. The architecture was described as industrial, modern and contemporary.

## **EDRC/Public Responses – Site Planning Related**

**VEHICULAR ACCESS:** Members of the EDRC expressed concern over the traffic and congestion on the road of the Discovery Day Academy location because it is on a curve. It is also a street that is commonly used by cars that detour to avoid taking US 41. The ECPP representative further noted concerns for the amount of parking provided, as well as stacking for the front entry.

**PEDESTRIAN INFRASTRUCTURE:** The Owner/Presenter noted that they were in talks to conduct a shared parking agreement with the Elks Club, yet no pedestrian linkages were reflected on the plan.

### **The following items were committed to by the Applicant:**

1. The Applicant and their Consultant stated they would provide pedestrian connections to the adjacent parcel and resubmit to the committee.

## **EDRC/Public Responses – Landscape Architecture Related**

**LANDSCAPE DESIGN:** Members of the EDRC noted they would like to see more landscaping near the front right of the school entry way in order to block the visibility from the road and from the multi-family residential located directly adjacent to the Discovery Day Academy site. They also noted there is a Bonita Springs Utility easement on the same corner that can't be disrupted by vegetation, but more trees can be planted within five feet of that easement location within the parking lot lining the street.

Discussion was also had concerning the gap in the landscape adjacent to the FPL easement, however, the Client indicated that the proper screening has been provided for the adjacent fence. This gap is also north of the view from the adjacent multi-family residential units.

### **The following items were committed to by the Applicant:**

1. Following discussion the Applicant and their Consultant stated they would re-examine the areas to provide additional trees at the location of the southeast entry to provide a better buffer and resubmit to the committee.

## **EDRC/Public Responses –Architecture Related**

**STYLE/ARCHITECTURAL STANDARDS:** Members of the EDRC discussed the style of the proposed building and how the design does not meet the LDC requirements within the Estero Planning Community. The Members stated they would like to see the building designed either in the Mediterranean style or Old Florida Vernacular pursuant to the adopted Estero design standards. They suggested that the architecture be either one of the two styles outlined in the LDC, but not a combination of both.

There is specific concern among the Members from the surrounding community, and what their view of the school will be. The EDRC completely supported the program that the Discovery Day Academy proposed regarding the project and site. The Applicant stressed that the building design is critical to the progressive nature of the school. The Applicant referenced P21.org as a reference point for the EDRC in regards to their concern about the building style.

Jack Lienesch, Chairman of the ECPP reiterated comments from the EDRC that the role of the EDRC and ECPP was to uphold the Estero LDC requirements, not provide approval or denial of projects. He explained the comments on architecture were to assist the Applicant through the Lee County development order approval process.

Nick Batos, Chairman of the ECCL also commented that the architecture did not meet the Estero design standards, but the ECCL fully supports the Discovery Day program. Howard Levitan, Public Relations Director of the ECCL commented that he was surprised with the architecture, and noted this architectural style was not presented as part of the Special Exception request to the Hearing Examiner, and thus does not meet the requirements of the LDC.

**The following items were committed to by the Applicant:**

1. Following discussion the Applicant and their Consultant stated they would re-examine the architectural vernacular to address the Estero design standards.
2. The EDRC and the public in attendance cannot support the architecture as presented as being compliant with the requirements of the Estero Community Plan.

**EDRC/Public Responses – Signage Related**

Signage options were not presented.

**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 prior to submission for a sign permit.

**New Business:**

N/A

**Old Business:**

**ESTERO COMMUNITY PLAN – CHAPTER 33 WORKSHOP**

Bill Prysi (Land Architects, Inc.) discussed the Estero Community Plan – Chapter 33 Revisions and provided an update. Please also refer to the PowerPoint Presentation summary made available on the Community Website and forwarded separately from these minutes. The update focused on limiting those items that would be the focus of Lee County approval for November.

**Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 7:38 p.m.

**Next Meeting:**

Wednesday, May 21, 2014 (Meeting specific to Hertz submittal review)