



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
June 11, 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, Nancy Cohen, Lindsay Rodriguez (Secretary)

Absent: Joseph McHarris

Chaired By: Bill Prysi

Minutes By: Lindsay Rodriguez, Secretary

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

Approval of Meeting Minutes:

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

Announcements:

Lindsay Rodriguez was introduced as the New Committee's new Secretary. We all welcome and appreciate Lindsay's desire to commit to being of assistance to the Committee and the Estero Community.

Presentations:

Presentation 1: **Rookery Pointe**
APPLICANT: Bryan Landry – Rookery Pointe
Location of Project: Estero Parkway, 20460 Rookery Drive, Estero
Presented by: Bryan Landry, Community Association Manager

Others in attendance with the Presenter: None

PRESENTATION BY THE APPLICANT

Bryan Landry started off the presentation with a PowerPoint presentation with supporting graphics explaining his request. The applicant would like to replace the existing west boundary fence. The applicant is requesting approval from the EDRC to remove a concrete wall and replace it with a
Estero Design Review Community – Meeting Minutes – June 11, 2014

black, chain link fence with a top rail complete with hedging along the outside of the fence, which will grow into the fence creating an opaque buffer. The Applicant said that the president of the Rookery Pointe HOA has been in communication with the President of the HOA from Cascades, the neighboring community, and they are OK with the concrete wall being replaced with the black, chain link fence. The board would like to see this communication and agreement between both communities in writing in order to approve. Members of the EDRC did not feel comfortable sending the Applicant back to the County without a letter from Cascades stating their support and agreement of the proposed fence and hedge. The EDRC will note in a letter to the County the approval letter from Cascades.

EDRC/Public Responses – Site Planning Related

LANDSCAPE DESIGN: Members of the EDRC noted they would like to see a letter produced from the HOA President of Cascades, the neighboring community, in order to approve the proposed fence. The Committee agrees that a top rail on the chain link fence is a critical element and necessary for stability and support of the hedge that will be growing through it.

The following items were committed to by the Applicant:

1. The EDRC and the public in attendance did not take any exception to modification of changing the wall to a fence and adding shrubs that will eventually hide the fence from both sides. This approval is subject to the Applicant providing both the EDRC and the County with a letter from that adjacent Cascades HOA stating that they do not take exception to the deviation as well..

PRESENTATION 2:	Pebble Pointe at the Brooks
APPLICANT:	Taylor Morrison of Florida, LLC – Pebble Point
Location of Project:	Coconut Road, west of I-75
Presented by:	Alexis Crespo, AICP – Waldrop Engineering, P.A. Grant Wilbanks, Senior Landscape Architect—Waldrop Engineering, P.A.

Others in attendance with the Presenter: John Asher, Land Development Director, Taylor Morrison

PRESENTATION BY THE APPLICANT

Alexis Crespo from Waldrop Engineering spoke on behalf of the Applicant, and started the presentation off by introducing the project known as Pebble Point to the members of the EDRC. The applicant is requesting a deviation to the LDC Section 10-421(8) regarding the placement of buffer plantings on perimeter walls within the development known as “Pebble Pointe”. She then turned the presentation over to Senior Landscape Architect, Grant Wilbanks, who discussed the buffer along I-75. Grant used supporting graphics during his presentation.

The Applicant is proposing a wall in addition to the required buffer plantings set forth in the Estero Community Standards section of the LDC Section 33-351, which requires a 40-foot wide buffer for residential development abutting I-75 containing 15 trees, 50 shrubs and 60 ground cover plants per 100 linear feet. Therefore, the proposal is in excess of the LDC requirements.

The applicant is requesting to divide the required buffer landscaping requirements to 50% on the residence side of the wall along I-75 and the other 50% along the outside of the wall along I-75. The applicant proposes to go above and beyond LDC landscape buffer requirements. The landscape plans will buffer the view of the wall from the I-75 side. The applicant will add more mid-story, ornamental trees on the I-75 side to enhance to view shed even more. The applicant does not want to eliminate the entire view of the wall from the I-75 side with landscaping, but will provide a full amount of shrubs, grasses and trees to enhance the view.

EDRC/Public Responses – Site Planning Related

LANDSCAPE DESIGN: Members of the EDRC were in agreement that the proposed buffer deviation was in compliance with the Estero Community Planning code and will not have any negative impacts on surrounding neighbors and communities.

The following items were committed to by the Applicant:

1. Following brief discussion the EDRC and the public in attendance took no exceptions to the deviation presented.

New Business:

N/A

Old Business:

Howard would like to see the Discovery Day Academy back at the EDRC in July 2014. The Members of the EDRC are not concerned about the interior of the Discovery Day Academy, but would like to see new plans for the exterior and the architecture. The EDRC board would like to set directives for presentations in order to focus more on design standards.

ESTERO COMMUNITY PLAN – CHAPTER 33 WORKSHOP

Bill Pysi (Land Architects, Inc.) discussed the Estero Community Plan in more detail – Chapter 33 Revisions and provided an update. The EDRC members reviewed in detail a portion of the LDC revisions.

Adjournment:

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

Next Meeting:

Wednesday, July 9, 2014