



# ESTERO DESIGN REVIEW COMMITTEE

Public Meeting  
October 8, 2014 at 5:00 PM  
The Estero Recreation Center  
9200 Corkscrew Palms Blvd.

**Members in Attendance:** Bill Prysi, Ryan Binkowski, Gerald Simons, Gerard Ripo, Brent Addison, Jim Wallace

**Absent:** Joseph McHarris, Al O'Donnell, Nancy Cohen

**Chaired By:** Bill Prysi

**Minutes By:** Lindsay F. Rodriguez

The meeting was called to order by Bill Prysi at 5:03 PM

**Approval of Meeting Minutes:**

Gerard made a motion to approve the September 2014 minutes sent to the Committee in advance of the meeting. The motion was seconded by Bill and was approved unanimously.

**Presentations:**

**APPLICANT:** Downtown Estero- Rockford Construction  
**Location of Project:** US 41 north of Broadway & Broadway Shoppes Development, east of railroad ROW and then south to Broadway  
**Presented by:** Gerard Ripo, PE- Rockford Construction

Others in attendance with the Presenter: Chip Kassinger, Paul Roberts, Greg Diserio, Neale Montgomery.

**PRESENTATION BY THE APPLICANT**

Gerard Ripo from Rockford Construction started the presentation to the EDRC/Public with supporting graphics in a Powerpoint. Project is 35+/- acres in mixed use overlay, pursued that in zoning, a challenging process of 2 years and more than 25 meetings with Staff. The Applicant is proposing a multi-family for rent product. Adjacent owners do not want connectivity to a commercial project, not contemplating a cross access with them at the moment. There will be full movement on US 41, permitted and ready to go, right and left turn lanes.

There have been hotel leads, but Applicant needs apartments done to get site going. Went with Chip Kassinger because he develops a higher end product, although the product is multi-family apartments, it won't be lower-end, student-housing type development.

Greg Desario, RLA was handed the presentation by Gerard Ripo to discuss landscaping. Plans are in compliance with what they presented at zoning level when trying to get DO. Along 41 Type D buffer 20' width, trying to establish main street theme as you come in. Type A buffer to south by Rick Johnson, Type C buffer on western side where spine road comes down on Broadway. Type F all along railroad right-of-way on east. There will be three preserve areas. Heritage trees will be replaced, only a couple in preserve areas that will remain. 100% native buffer. Will be doing restoration along bottom. There will be a pedestrian path around lake and connects to main street and is accessible to general public, as well as two bridges across the lakes. There will be a fence between railroad and property. The buffer along railroad right-of-way will be internal to the site. There will also be decorative fencing along the multi-family tract. Above requirements of LDC. Low monument sign at entrance, with wall and transitions into fence. Main project sign at US 41 says Estero point. "Flats at Estero". Estero pointe is what project will be referred to as. Site lighting and banners to help promote activities within community/development.

Greg Desario then turned the presentation over to Chip Kassinger, president of Kassinger Development who has a history in Florida since early 90s. Chip went on to explain that there will be one main entrance in the multi-family building, elevator in breezeway, with a T-shaped design that allows for the distribution of parking. There will be 24 or 32 units, 8 units a floor with one, two and three bedroom units, which will be approximately 1,250 square feet with 100-110 square feet porches. There will be high-end finishes on interior of units. Noles Bolton out of Atlanta is the architect on the project. High end finishes will also be in clubhouse area. They are also proposing an event space, a fireplace, pool area. Colors used will be complimentary to the area, Florida-type colors.

He explained the site plan shows a gated entrance, and exit-only, has walkways, and a fence around property. There will be a walkway around pond/lake and across pond, as well as dog parks. There will be also brick pavers at the entrance. The density of the project is far less than proposed.

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

**SITE DESIGN:** The Panel agreed that it seems like the Estero beauty book is lost on this project. They discussed how the Applicant is using ideas they are familiar with and not the elements that should be executed on the project per their own Beauty book. EDRC/Public would have liked to see a perspective including streetscape in the multi-family portion of the project. All in all, the project seemed consistent with the nature of the MPD for site design.

**VEHICULAR ACCESS:** N/A

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

STYLE/ARCHITECTURAL STANDARDS: Members of the EDRC panel agreed that the project did not have well defined architecture. They discussed how the area where this project is located is trying to be geared to an Old Florida look. Neale Montgomery commented that the beauty book is attached to zoning and they are required to be consistent with that. The EDRC/Panel commented if there would be any resistance to changing to Old Florida as is the designation of architecture style for the “Old Estero Overlay” that will soon be applicable to this location. The architecture as presented is bland and represents nothing distinctively as presented by the Owner. The design doesn’t look any more upscale than student housing next to FGCU, bland and non-descript. All barrel tile roof which is not old Florida at all, perhaps metal. Applicant doesn’t think metal roof would work as it’s a long building and would be too much metal. EDRC/Public seemed to agree. Presentation does no justice to the elevation and perspective of buildings.

A lengthy discussion took place with regards to the Clubhouse. The Clubhouse being a commercial building by nature would need to be brought into compliance with the Estero Community Plan. Being that the architectural design of this facility does not represent any distinct architectural design, the clubhouse would need a redesign with sufficient detail to be complaint.

The EDRC/Public did not believe the architectural design of the project was distinct in any way. They quality of architectural design was very poor and did not even meet the standards illustrated in the Project’s approved design guidelines. The EDRC/Public did not feel that the project was complaint with the intent of code in any way. They would have liked to see the architecture be either Mediterranean or Old Florida, but don’t see either in the design.

### **The Following Items were committed to by the Applicant:**

1. Following the discussion the Applicant said they would take a look at Old Florida architecture and see if they can get to something that architecturally makes sense and would return with new designs.

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

LANDSCAPE ARCHITECTURAL STANDARDS: There was a noted concern from the EDRC/Public about the Applicant’s desire to clear the entire site during Phase 1. The Applicant did note that landscape buffering on all property will be going up to mitigate the appearance of clearing. Main street will be landscaped to fullest extent possible in order to accommodate those tenants of the multi-family tract. Panel would like Sabal Palm clusters to be more staggered and taller. The Applicant noted that all buffers would be installed as part of the first phase of construction.

### **The Following Items were committed to by the Applicant:**

1. Replacement trees will be used in place of heritage trees, which are 20’, Applicant will provide taller trees.

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

SIGN STANDARDS: The Sign package was presented and no issues were taken.

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**APPLICANT:** Oaks of Estero- Neal Communities  
**Location of Project:** Directly north of Block Lane, approx. 600' west of River Ranch Road  
**Presented by:** Grant Wilbanks- Waldrop Engineering, P.A.

Others in attendance with the Presenter: Sabrina McCabe, Michael Greenburg, Jeremy Arnold, Dan Ciesielski, Alexis Crepo.

## PRESENTATION BY THE APPLICANT

Grant Wilbanks lead the presentation with numerous supporting graphics on mounted boards. The project is intended to have 23 single-family detached units with a 1 acre lake, along a single street that navigates through the neighborhood with two points of access off Block Lane. Existing sidewalk along frontage road of project site will be replaced to improve condition.

Southern boundary has two entrances. Main entry will have gated access and a monument sign, (graphics showing sign monument), Grant described the monument sign as simple and elegant, soft and approachable yet sophisticated. Stucco finish with caps precast or stucco, columns flanking the gates has iconic Oaks of Estero medallion. The sign monument will be in character with columns.

Knee walls at entry as well as a hedge. The iconic Oak Tree emblems down at corner as well with other columns. Decorative concrete pavers at both entries as well. Utilizing relocated oak trees at the entrances. The Applicant intends on putting a big Oak in front of monument. There will be a Type D 20' buffer along Block Lane.

North of the project will be a 5' Type A buffer as well as the existing Eureka hedge, which will remain. To the west a Type B buffer as well as Eureka hedge, substantial buffer already in existence. Code trees will go along inside, along with Oaks and other blooming trees. Proposing hedge on inside along Areca Palms to fill holes/gaps between trees and provide residents with visual sight of hedge.

Heritage trees- intend to preserve all with exception of some pine trees which are in the development area. Four pines intended to remain in place. Overall 7 heritage trees, 13 heritage trees will be relocated and 11 heritage trees will need to be removed, which are all pines. Have not evaluated survival of trees yet once they are relocated, but will conduct evaluation to test health. Most heritage trees will be moved along southern buffer. Smaller trees will be used around community and lots.

Grant Wilbanks also discussed in detail the types of plants, shrubs and grasses that will be used within the project with supporting graphics.

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

SITE PLANNING STANDARDS: Members of the EDRC/Public were concerned about the perimeter sidewalk. The sidewalk needs to be at and with a function of the project entry. as the EDRC/Public did not see any pedestrian means of getting into neighborhood without accessing the road. This is not compliant with code. The secondary entrance is fine, but front gate entrance isn't as pedestrian friendly. Therefore the EDRC/Public would like the Applicant to commit to building sidewalk and pedestrian access at the main entry gate.

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

1. The Applicant (Neal Communities) agreed to provide a pedestrian access into the community at both entrances by 1) Extending the existing sidewalk east to the main entrance and adding a crosswalk at main entry and 2) extending sidewalk connections into the community.

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

LANDSCAPE DESIGN: The panel agreed that the median at entrance seems narrow, too narrow for tree caliper. The median is 10' wide. If a heritage tree doesn't fit, the Applicant will place a smaller type of tree.

VEHICULAR ACCESS: Block Lane is a privately maintained road. Safety departments (fire, etc.) can come in at any access point and get out. No condition attached to zoning regarding the turnaround/cul-de-sac.

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

STYLE/ARCHITECTURAL STANDARDS: Being that the project is a SF-Family Residential project, Architectural standards were not applicable.

### **New Business:**

Committee business after Old business.

### **Old Business:**

EDRC Application package update and discussion.

Estero Chapter 33 (Phase 1) Update and discussion.

### **Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 7:35 p.m.

### **Next Meeting:**

Wednesday, November 12, 2014 @ 5pm



ESTERO RECREATION CENTER  
 9200 CORKSCREW PALMS BLVD.  
 ESTERO, FLORIDA 33928  
 239-498-0415



## MEETING SIGN-IN

Group Name: EDRC DATE: 10/8/14

Please sign your name on a line below. Signing in helps us determine how our facilities are being utilized. Thanks for your assistance.

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|-------------------------------|-----------|
| 1. <u>Bill Ribble</u>         | 21. _____ |
| 2. <u>Lindsely Rodriguez</u>  | 22. _____ |
| 3. <u>Ryan Binkowski</u>      | 23. _____ |
| 4. <u>Olvis Crespo</u>        | 24. _____ |
| 5. <u>Marlene Rodak</u>       | 25. _____ |
| 6. <u>Gautilbanks</u>         | 26. _____ |
| 7. <u>JACK LIENESCH</u>       | 27. _____ |
| 8. <u>Bill Ribble</u>         | 28. _____ |
| 9. <u>Joanne Ribble</u>       | 29. _____ |
| 10. <u>GERALD SIMONS EDRC</u> | 30. _____ |
| 11. <u>Michael Greenberg</u>  | 31. _____ |
| 12. <u>Gerald Ripp</u>        | 32. _____ |
| 13. <u>Paul Roberts</u>       | 33. _____ |
| 14. <u>Craig Disono</u>       | 34. _____ |
| 15. <u>Brent Addison</u>      | 35. _____ |
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