



# ESTERO DESIGN REVIEW COMMITTEE

Public Meeting  
January 14, 2015 at 5:00 PM  
The Estero Recreation Center  
9200 Corkscrew Palms Blvd.

**Members in Attendance:** Al O'Donnell, Bill Prysi, Gerald Simons, Joseph McHarris, Gerard Ripo, Nancy Cohen

**Members Absent:** Ryan Binkowski, Brent Addison

**Chaired By:** Bill Prysi

**Minutes By:** Lindsay Rodriguez

The meeting was called to order by Bill Prysi at 5:04 PM

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

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

### **Presentations:**

**APPLICANT:** Lock-Up Storage at Halfway Creek  
**Location of Project:** Across from Coconut Point, west side of 41  
**Presented by:** Robert Soudan, Lock-Up Storage Centers

Others in attendance with the Presenter: Jim Towery, Landscape Architect. Jeremy Hall – Partners in Design - Architects

### **PRESENTATION BY THE APPLICANT (General)**

Robert Soudan from the Lock-Up Storage Centers made a presentation with supporting graphics in a PowerPoint presentation. Applicant is submitting a minor change to an existing development order (DO), which was approved in 2008. The building closest to homes has been moved to the east as much as possible, 6 1/2 more feet. Still allowing for the needed truck turn around. The Applicant highlighted that the buffer width to the west (adjacent to Fountain Lakes) has been increased from 20' to 26 1/2', which helps mitigate one of the communities concerns. Drainage is the primary concern of the neighbors. However, the Applicant informed the residents in attendance at the meeting that they are required to keep all water on site into a drainage area that is already approved. The Lock-Up entrance is directly on 41 and they are providing an interconnect to the Estero Design Review Community – Meeting Minutes – January 14, 2015

undeveloped outparcel to the north. Modifications to building design to enhance, blue banding eliminated for almost all of the building. Blue band on building has been toned down from the previous informal presentation. This type of banding is used on Lock-up projects all over the country as a means of marketing. They tried to eliminate as much as they could, only the front and north side have banding. Eliminated banding from rear and on the south and added blue diamonds in place, toward center. Sight-line shows you will not see building from direct view from homes, which are single-story. Water will not come back to the west.

Mr. Soudan highlighted that security is important. Perimeter closed circuit TV cameras (CCTV) all around the building, very obvious, not hidden because it is a deterrent. The Applicant is only modifying the DO to make building smaller. Discussed with neighbors at last meeting, security is important, cameras and lighted. The lights will be low, below roof line of single story building, so people feel safe and as an additional deterrent.

Landscape- west side, tried to come up with grouping of trees/palms also Cabbage Palm clusters to help soften back of 3-story building. Trees all native except for Tabebuia, gets to 20' tall and adds a little color. The rest of the landscaping will provide a lot of greenery. A double row Cocoplum hedge along back of building. Additional Bald Cypress along sides, and a 5'W Wax Myrtle hedge around the dumpster. 33 trees added along north side. Oaks, Cassias, other native trees with Coco Plum hedge. On the Tamiami Trail side, Royal Palms to coincide with other plantings along US 41. Eight (8) good-sized Royal Palms for R-O-W buffer along US 41. On the 3-story building they used Cabbage Palms to help screen the first story, such as Oaks and two planters upfront. A couple of Fox Tail palms along the front. It is not 24 hour access, only some people will have that privilege.

Two signs, one mounted on building. The other is ground sign at entry. A modest monument sign.

## **EDRC/Public Responses – Site Planning & Design**

The Applicant did not present a viable site civil plan. Therefore the conversation on site design was limited to a more conceptual manner. Due to the fact that the site design was not complex, the EDRC was willing to accept the presentation without the necessary site civil drawings that are a required part of the DO Process.

The 3-ft wide sidewalk shown on plans needs to be a 5-ft wide sidewalk, curbed and protected from driveway per the Estero Community Plan.

**VEHICULAR ACCESS:** Was not noted as an issue. Storage uses generate the least amount of traffic.

Residents in attendance asked about fencing and security. The Applicant noted that there will not be any fencing and that all security was conducted via video surveillance.

A lengthy discussion that began during the initial informal presentation a month earlier ensued on the impacts of the site to the adjacent Fountain Lakes stormwater situation. The EDRC felt that the project would not negatively impact the adjacent site as adequate development standards currently exist to assure compliance. The residents in attendance were unsure, but left feeling that their concerns were heard and would be adequately addressed. No negative impact to the existing Fountain Lakes or any additional stormwater runoff would enter Fountain Lakes from this site.

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

1. The Applicant agreed to address the sidewalk width and to assure that it would be at least 5' in width and would be separated from the drive by a curb or a 5' wide greenspace.

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

STYLE/ARCHITECTURAL STANDARDS: A lengthy discussion ensued on the building. The revisions to the design presented at this meeting were greatly enhanced from the previous informal presentation. It was noted and the effort to better the building's design style was appreciated by the Members of the EDRC. The EDRC also commented on the improved building massing and proportional treatments that were also a vast improvement from the earlier version presented.

BANDING: Banding along the building front is clearly being used as a function of signage and should be a part of the signage square footage if considered as proposed. Banding is clearly a corporate banding and doesn't add too or have any practical advantage to the building or the design style. The banding takes away from the building design. The Applicant agreed to getting rid of the banding along the north and will provided it only in proximity to the sign along the front.

The EDRC suggested taking some fake shutters from the south where they cannot be seen and to move them to the west, if they cannot be seen from their current location due to vegetation and buffers. It seems to make a lot more sense to use this detailed item along the west to benefit the impacts to Fountain Lakes versus the application along Halfway Creek where they cannot be seen at all.

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

1. Following the discussion the Applicant agreed to remove the blue banding from the east and north elevations. The band would remain only on the main most outward part of the building. All other banding will be neutral. Single blue awning at entry is acceptable as presented.

## **EDRC/Public Responses – Landscape, Irrigation, & Lighting Design**

LANDSCAPE DESIGN: Much discussion took place on the landscape plan, particularly the buffer between the project and Fountain Lakes community to the west. The EDRC/Public noted that the Amendment to the DO was providing for an increase the Buffer width along Fountain Lakes form 20-feet to 26.5-feet. The rear of the liner building storage building would act as the required wall for the buffer. Some residents asked for a second separate wall. However, the EDRC noted that the application as planned would serve a better purpose for the buffer in this capacity to the communities satisfaction.

The EDRC noted that the west Buffer should be populated with canopy trees and native palms to serve the appropriate purposes of buffering. The Hollies and Flowering Trees proposed seemed insufficient and revising the design to include Shady Lady Black Olives and Cabbage Palms would be a far better solution. Discussing also took place that the Applicant could take at least ten required general trees and add them to the West Buffer for additional screening. This would greatly enhance the buffer and address concerns noted by the adjacent Fountain Lakes community. The Applicant agreed.

The EDRC also pointed out the same issues for the East Buffer along US-41. The singular use of Hollies would be insufficient in creating the intended buffer effect. Understanding the needs for visibility, the recommendation was to at least provide half of the required trees as full canopy type species (Live Oak, Black Olive, Etc.). The Applicant agreed.

The EDRC pointed out that the dry detention basin indicated on the plan was not being treated as required in Estero. The Applicant noted and will revise the drawings accordingly to assure that the detention areas are fully addressed as required by code.

The EDRC noted that the building perimeter planting area seems deficient. The Landscape Architect noted that the drawings submitted would address this requirement fully. Some members of the noted that the Blue Flag Iris is a wetland plant and didn't seem appropriate for use in a parking lot. Commentary also noted that use of Cocoplum as a singular plant seemed too numerous and that the design should reflect more diversity. The LA of record noted and would consider further.

Regarding building lighting, no lighting will go off of property line. Wall packs lighting and shine down, not at top of building. So long as there is no lighting to the rear, Applicant will keep lighting back there low to protect neighbors.

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

1. Change West Buffer to be predominantly Shady Lady Black Olive Trees and some Cabbage Palms.
2. Change Est Buffer to increase the number of trees to be at least large canopy type trees (Live Oak, Black Olive, Etc.).
3. Assure Bldg Perimeter Planting area is sufficient and is primarily focused on the east and north sided. Nothing would be needed along the south and west.

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**EDRC/Public Responses – Signage**

GROUND MOUNTED MONUMENT SIGN(S): Not a lot of discussion took place with respect to the sign other than it was perceived that the column element on the sign should be beefed up to address the architectural requirements of the sign code. The Applicant agreed.

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**New Business:**

None presented.

**Old Business:**

**MIROMAR DESIGN CENTER—Sign**

Ray Haddad of Miromar Development met with the EDRC/Public in attendance to discuss the revised designs of the sign that were submitted to the EDRC earlier in the week. The EDRC/Public felt that the revisions went far enough to address the commitments of the previous meeting and felt that the design presented was sufficient.

**DUFFY'S AT STONEYBROOK—Sign**

The EDRC/Public in attendance discussed the revised designs of the sign that were submitted to the EDRC earlier in the week by Jenn Rottenberger. The EDRC/Public felt that the revisions went far enough to address the commitments of the previous meeting and felt that the design presented was sufficient.

**EDRC Application Package Update- Discussion**

Brent Addison/Bill Prysi (Tabled to the February Meeting)

ESTERO COMMUNITY PLAN – CHAPTER 33 WORKSHOP (Phase 1) Update  
Bill Prysi (Land Architects, Inc.) Minutes provided by separate cover.

Estero Community Plan – Future EDRB

Group Discussion- Concern was noted that nothing on this matter has been done since the EDRC presented a version of the future ordinance for what the EDRC would be under the Village of Estero to the ECCL. The EDRC requests that this information be provided by the next meeting or to the Steering Committee meeting on the ECP in progress.

**Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 7:00 p.m.

**Next Meeting:**

Wednesday, February 11, 2015 @ 5PM



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



## MEETING SIGN-IN

Group Name: **EDRC** DATE: **1.14.15**

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

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| 1. <u>Bill Ribble</u>                 | 21. <u>Larry Newell</u>           |
| 2. <u>ED SCHREINER</u>                | 22. <u>JACK LIENESCH</u>          |
| 3. <u>Rance &amp; Barbara Bede</u>    | 23. <u>Blair Zimmerman</u>        |
| 4. <u>Marguerite Aivaldi</u>          | 24. <u>MIKE TOWNS</u>             |
| 5. <u>Don Barrett</u>                 | 25. <u>Harlow Kodak</u>           |
| 6. <u>Carolyn Barrett</u>             | 26. <u>AL O'DONNELL EDRC</u>      |
| 7. <u>Barbara &amp; Steve Alföldy</u> | 27. <u>Robert G. Buckley</u>      |
| 8. <u>Jack Steele</u>                 | 28. <u>Betty Zimbro</u>           |
| 9. <u>John REILLIAS F.H.</u>          | 29. <u>Nancy Cohen EDRC</u>       |
| 10. <u>Richard Ricketts</u>           | 30. <u>Howard Levitan ECL</u>     |
| 11. <u>Warren + Mary Cameron</u>      | 31. <u>Robert + Barbara Clark</u> |
| 12. <u>Bob Soudan</u>                 | 32. <u>MILB + JOANNE KELLY</u>    |
| 13. <u>LARRY SMITH</u>                | 33. <u>Christine</u>              |
| 14. <u>Wesley BRISKE</u>              | 34. <u>Barbara A. Zuber</u>       |
| 15. <u>Fred Hunter</u>                | 35. <u>Lindsay Rodriguez</u>      |
| 16. <u>Yvonne Hunter</u>              | 36. _____                         |
| 17. <u>Katy Errington</u>             | 37. _____                         |
| 18. <u>CATHERINE SIMPSON</u>          | 38. _____                         |
| 19. <u>Ray Huddell</u>                | 39. _____                         |
| 20. <u>GERALD SIMONS EDRC</u>         | 40. _____                         |

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