



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
February 11, 2015 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

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

Members Absent: Joseph McHarris

Chaired By: Bill Prysi

Minutes By: Bill Prysi

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 January 2015 minutes sent to the Committee in advance of the meeting. The motion was seconded by Al O'Donnell and was approved unanimously.

Announcements:

Bill Prysi made an announcement with regards to the status of the EDRC and whether the committee would continue to make public meetings available to the public after the March 3rd Village Council elections. It has been determined by the leaders of each of the current public advisory groups working on behalf of the Estero Community (ECCL, EDRC & ECPP) that they will continue on as they have been and are presently structured until such time that the elected Village Council makes any decisions otherwise. The Land Development Code will remain in effect as is currently written. Therefore, the process will remain as is moving forward. A March 11th meeting will be made available to any Applicant that wishes to submit as will any additional months moving forward until the code is changed or the Village Council determines otherwise.

Presentations:

APPLICANT: Genova (Informal)
Location of Project: SE Corner of Corkscrew Road and Via Coconut Point
Presented by: Jim Wallace

PRESENTATION BY THE APPLICANT (General)

Jim Wallace requested an “informal” presentation to the EDRC/Public in effort to present the design and context of the Genova project in effort in getting constructive feedback prior to going into greater detail. This was greatly appreciated by all and is an aspect of the design process encouraged especially when a project takes on this type of scope and scale.

Jim presented the project site plan and architectural theme. Great detail was given to the nature and conceptual approach of the site plan as it relates to the function of each building. Each building is designed modularly to afford variations to floor plans in response to market demands. Each building will have its own elevated courtyard and an open atrium. The buildings are elevated over parking and will be within the current 45’ height limitations as currently defined by code.

Jim presented the nature of the building design and site plan that provides the opportunity for the buildings to act as liner buildings along both Corkscrew and Via Coconut Point. Due to the residential nature of the buildings, Jim presented reasoning as to why it would be better to allow the buildings a greater setback off of the public roadways as is required by the current overlay on both Corkscrew and Via Coconut Point. One of the unique aspects of the building design is that they provide for both sound protection for the residents and architectural detailing opportunities for the exterior of the building whereas the buildings themselves will act as the primary barrier to the street that will also provide for security within without the perception of the community being walled off. This coupled with the space being provided as a ‘linear park’ along both roadways seems to make for a sound transition from secured internal residential community to a pedestrian friendly fabric along the public edge.

The interior of the site provides for a linear type lake that fronts each building and provides for a visual break from the entry to the proposed clubhouse that features both an interior and exterior pool. Jim noted some justification to allow for a greater setback impact to the adjacent park to the east that will afford a greater setback along the public roads to the west to allow for more pedestrian space and function. Additional detail was presented about the site, the buildings, and the nature of their designs.

EDRC/Public Responses – Architecture, Site Planning & Design

The EDRC/Public in general commented positively about the quality of the residential product being proposed. It was noted that the architectural design being proposed was one of the best examples of coastal Italian design yet seen in Estero! The proposed architectural design was considered highly appropriate for the nature of the project and its relationships to the adjacent roads and properties.

There was a lot of discussion made about the nature of the proposed linear park adjacent to the roadways and the general feeling was that there should be pedestrian access points along both Corkscrew and Via Coconut Point to assure maximum flow from the proposed community onto the public roads. Consideration to coordinate residential access from the project into the adjacent Community Park was also noted as in progress and encouraged. Additional discussion took place with respect to coordinating a public transit location for this project and the adjacent park.

Much discussion also took place in terms of how this project will relate to the Town Center concepts current in process. Don Eslick made a brief statement illustrating concern that the project does not have the ‘public real’ functions that this location would warrant to be a viable part of the town center as currently being planned. Jim noted that he would work with those consultants to Estero Design Review Committee – Meeting Minutes – February 11, 2015

provide for every opportunity that he could while still keeping the project as a viable product that the market would want. Security is an issue in the current market and Jim feels that his project needs to maintain a sense and function of it, but would do what he could to integrate both sides of this issue moving forward.

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

1. Informal discussion only.

APPLICANT: Copperleaf Clubhouse Expansion
Location of Project: Copperleaf at The Brooks
Presented by: Mike Sheeley, AIA & Jeff Curl, PLA

PRESENTATION BY THE APPLICANT (General)

Mike Sheeley of Sheeley Architects made a presentation of all of the proposed improvements being made at the Copperleaf Clubhouse and to the Main Guardhouse to the community along Three Oaks Parkway. Jeffery Curl of eMerge Design also made a presentation of the landscape and hardscape improvements to these areas as well.

EDRC/Public Responses –Architecture, Landscape, Site & Sign Related

Even though the project is a Development Order Application as defined by the LDC, the EDRC/Public has traditionally not taken any issue with improvements made to residential oriented projects that are behind residential gates on private roads. Also due to the fact that none of the improvements being made are visible to the public and have been fully vetted by the Copperleaf HOA, no issues were taken or comments made in regard to those improvements other than that they were well done and conceived!

Some discussion took place with respect to the Guardhouse and the improvements being made not being specifically “Mediterranean” in nature and that a metal roof was being proposed on a structure that wasn’t vernacular in design. However, due to the non-descript and existing non-compliant nature of the buildings currently in place, the improvements to both the building and landscape were far better than what exists. No issues were taken or expressed by the EDRC/Public.

APPLICANT: Shoppes of Estero Commons
Location of Project: Three Oaks Parkway
Presented by: Matt Hermanson & Kent Carlisle, Q Grady Minor and Associates

PRESENTATION BY THE APPLICANT (General)

The Property Manager for the project (Kite) gave a brief synopsis of the project and the issues that they are having in leasing out the retail spaces for the liner building in this specific location. The feelings are that the existing buffer landscape along Three Oaks Parkway is creating visibility issues to the signage provided on the rear of the building facing Three Oaks Parkway.

Kent Carlisle, project Landscape Architect, gave an overview of the situation and noted that the soldier course of existing sabal palms creates a visual wall when viewed by oncoming traffic going in either direction along the adjacent public road. They are proposing that the number of sabal palms be reduced and that smaller (8'H) Cassia and other smaller growing trees be installed to provide for more visibility along the road. The overall revisions would not constitute a reduction to the required total trees & palms in this location.

EDRC/Public Responses – Landscape Related

Much discussion took place with respect to the site and the problems that they are having leasing out the retail spaces. Most of the problem appears to be in building design in that the building has the rear to the road and does not provide for virtually any pedestrian circulation to the site along the road. It is basically the butt end rear of retail buildings with a signs being blocked by buffer vegetation.

It appeared to the EDRC/Public that the design being proposed would not benefit the project to the degree that their presentation defined as problematic. The smaller trees would only grow to become even a bigger problem within a few years or would only cause an enforcement issue in terms of needed hat racking to remain unobstructed to the existing signs. It appeared that a better design could be made that better utilized the space between the buildings, the space between the buildings and the ROW line and the selection of material that was in compliance with code. By utilizing the space to vary the depth and to eliminate the soldering effect of trees and palms would likely better address the problems presented. The EDRC/Public did not favor the design as presented and did not feel that the proposed revision would solve the problems described. The EDRC/Public also commented that a combination of architectural improvements (for the signage) in concert with a revised landscape design may best address their long term objectives.

The Applicant noted that this as an LDO and that a public meeting was not required... The EDRC/Public can only hope that the Applicant and County Staff will take into consideration the recommendations made versus the solution proposed.

New Business:

None presented.

Old Business:

ESTERO COMMUNITY PLAN – Chapter 33 Update

Bill Prys presented a brief update on the status of the Estero Community Plan LDC rewrite. Bill pointed out that there are currently two versions circulating; one is the final draft as presented to the ECCL in December and another that includes the incorporation of three sections of the LDC into Estero's Community plan for the sake of making it more complete. The former version is known as the Final Draft and the latter version is known as the All-Inclusive Draft. The all-inclusive version adopts the existing Architectural, Lighting and Landscape standards in the current LDC and integrates them into Estero's. This transition makes for a more defined code and eliminates that need to refereeing to both without essentially changing either.

ESTERO COMMUNITY PLAN – Chapter 33 Update... cont.

It was determined that it is in the best interests of the Community to forward the Final Draft for immediate consideration to the future Village Council and to consider the All-Inclusive version after the fact along the way over the next few months. Some additional discussion took place on the topic and it was agreed to follow this course of action. The same course of action was decided by the ECPP at their previous meeting as well.

With respect to the Joint Workshops being planned, those would also be delayed until April and after the Village Council was in place.

ESTERO COMMUNITY PLAN – Future EDRC/EDRB

The EDRC, joined by others members of the ECCL and ECPP had a brief discussion on the future of the current community groups. As was noted in the initial announcement, it appears logical that the Panel and Committee will continue as is until the future Village Council takes action otherwise. Additional discussion took place with regards to proposed context and makeup of the committees. Bill Pysi (Chair) noted that the EDRC would forward the names and background of those on the current Committee that were interest in continuing and /or any other interested parties.

EDRC APPLICATION

Bill Pysi acknowledged that Brent Addison had put in time to rework the current EDRC Application into a check list format. The proposed application would be in Excel and would mimic the checklist nature that DO Applications themselves follow. The desire is also to simplify the application and make it both far easier to file out and to review. This process is still on hold pending the decisions that the future Village Council may take with respect to the EDRC/EDRB.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 7:42 p.m.

Next Meeting:

Wednesday, March 11, 2015 @ 5PM