



EDRC

ESTERO DESIGN REVIEW COMMITTEE

Public Meeting

November 9, 2011 at 5:00 P.M.

The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Bob Melzer, Al O'Donnell, Bill Prysi, Gerald Simons, and Tom O'Dea

Absent: Nancy Cohen, Joe McHarris, Brian Farrar and Jim Wallace

Chaired By: Bill Prysi and Al O'Donnell

Minutes By: Beverly MacNellis

The meeting was called to order by Bill Prysi at 5:00 PM.

Approval of Meeting Minutes:

A motion was made by Gerald Simons to approve the September 9th minutes as circulated to the Committee in advance of the meeting. The motion, seconded by Mr. O'Donnell and was approved unanimously.

Announcements:

Due to his involvement on one of the Presentations on tonight's Agenda, Bill Prysi announced that he had a conflict and that Al O'Donnell would be taking over to Chair this evening's meeting.

Presentations:

APPLICANT: Goodwill
Location of Project: Corkscrew Road
Presented by: Lerin Byrd, Gulf Coast Consulting Group, Inc.

Lerin Byrd: General remarks

Lerin gave a brief introduction to the team and generally went through the nature of the project being presented tonight...

Goodwill... cont.

Site Plan: Dean Martin (TDM Consulting, Inc.)

Dean explained the various site plan formations that were generated that best addressed the proposed interconnect with the adjacent Pic-n-Run. Due to stacking and access issues, it was concluded that the interconnect location to the north represented the best point with respect to all of the factors taking into consideration. Dean also pointed out that there were a few Zoning Conditions that mandated the parking and Building setbacks. The EDRC took no exceptions.

Landscape Architecture: Bill Prysi (Land Architects, Inc.)

Bill noted the design concept that took into consideration the architectural features of the building facing Corkscrew and with the front. Trellises were added to add definition to the front of the building and palms are being used to best define architectural features without hiding signage. Due to power lines along the west side, Palm clusters were only available to break down the roof mass on the west elevation. Bill noted that the use of larger general trees are being used to keep quantities to a point of making sense and that with respect to previous EDRC requests, the internal roads were also being buffered against the parking areas. Because this is a tight sight with external stormwater retention, Bill acknowledged that the detention basins are supposed to be fully planted. However, the detention areas for this site are slight and the design form presented along Corkscrew represented a better treatment of the requirement than merely a geometrical response to the requirement. The EDRC concurred. The dumpster and utility area will be screened. General EDRC consensus was that the design was appropriate.

Architecture: Ramon Acevedo (Gora-McGahey Associates in Architecture, Inc.)

Style is the "Spanish S" with three different colors. The entrance to the building is not facing the road (Corkscrew) and committee though was well done. However, a discussion followed regarding the side facing Corkscrew. The three windows were of concern. Ideas were discussed such as bringing the sight line of the windows down, making them non-functional, making the windows opaque and other suggestions. Lighting from the inside may not enhance the site of the building at night. Changing the size of the end towers was also a point of discussion but the panel accepted the architects' explanation. The EDRC were concerned about the side facing Corkscrew not being as desirable as it could be. Ramon noted that the Team would commit to an added trellised feature on the south side, similar to the one the east side to address the discussed concerns about windows on the Corkscrew Road side. This conclusion satisfied both the Team and the EDRC.

Conclusions:

The EDRC was satisfied with what was presented with the addition of the change to the building side-facing Corkscrew.

APPLICANT: Mid Town Estero East (Informal)
Location of Project: Three Oaks Parkway
Presented by: Ray Blacksmith, Cameratta Properties, Inc.

Ray Blacksmith: General remarks

Ray noted that his company has acquired the property formally designed and permitted as a multi-family project. Ray's company intends to change the project to a single-family type development that will effectively lower the density of the project. Being that the approved Zoning Resolution did not list single-family as an approved use, Ray noted that this project would have to go in for a Zoning Amendment. Ray presented two different site plans using a single-family layout. Both plans and their use met with the general approval of the EDRC. The EDRC did recommend that the Applicant should also meet with the ECPP to get their feedback as well.

The EDRC thanked Ray for his company's willingness to meet informally with the Community to get their feedback. They are taking the kind of steps that the Community has hoped Developers would in including the community in their development process.

APPLICANT: Corkscrew Woods (Informal)
Location of Project: Corkscrew Road (East)
Presented by: Ray Blacksmith, Cameratta Properties, Inc.

Ray Blacksmith: General remarks

Ray noted that after a long process, that his company has acquired the former Cemex Mine Site and that they intend to develop for residential use. Ray explained to the EDRC that once the site is developed for residential use that it cannot revert to a mine. The EDRC noted that this would be more in the community's best interests at that location.

Ray brought forth the residential site plat that has been approved for the property that is based on the allowable minimum lot sizes for the site. They also brought forth two variations to the approved plat; one with a golf course and one without. The revised plans both provided additional pristine upland areas that would be recorded as conservation easement in turn for smaller lots that would achieve the desired density. The EDRC did not favor the golf course plan as much as the other, but agreed that the approach that the Developer was taking to preserve the uplands to transfer the density made sense and was in keeping with Community goals.

Joe Cameratta (Cameratta Properties) noted that the project was currently located outside of the Estero Community Planning Area, but they would be pleased to bring this community into the Estero Planning Area. They appreciate what the Community is doing and would be willing to be a part of it. The EDRC noted this with appreciation and thanked Cameratta Properties for again bringing an informal presentation to the EDRC for community input. The EDRC again recommended that they meet with the ECPP as well.

Old Business:

Jack Lienesch, ECPP Chair gave a brief update on the status of the proposed revisions to the Estero Plan.

There being no further business to come before the committee, the meeting adjourned at 5:50 p.m.

Next Meeting:

Wednesday, December 14, 2011, 5:00 P.M. at the Estero Recreation Center.