



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
September 12, 2012 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Prysi, Tom O'Dea, Joe McHarris, Josh Evans, Jim Wallace

Absent: Gerald Simons, Nancy Cohen, Ramona Thomas (Secretary)

Chaired By: Bill Prysi

Minutes By: Bill Prysi

The meeting was called to order by Bill Prysi at 5:01 PM

Approval of Meeting Minutes:

Joe McHarris made a motion to approve the April minutes sent to the Committee in advance of the meeting. The motion was seconded by Mr O'Dea and was approved unanimously.

Announcements:

Due to the anticipated length of the lone project presentation scheduled for the meeting, Bill Prysi moved to clear the Agenda in response to time. All other Agenda items (non-project related) would be addressed via email or at a subsequent meeting. All agreed.

Presentations:

APPLICANT: Wal-Mart
Location of Project: Us-41 & Estero Parkway
Presented by: Jeff Satfield, PE – CPH Engineers, Inc.
Michael Blinn, AIA – BRR Architects

Presentation by the Applicant

The Presentation led by Jeff Satfield included discussion on the revisions to the project since the last presentation to the EDRC & ECPP in June. Jeff also noted that the Team had presented to the Vines Community earlier in the day and that they had received their comments and would adjust where applicable. Jeff did not get into the detail as to what that entailed. Jeff reiterated that the Applicant had considered all previous comments from the Committee and public in attendance.

Public Commentary & Applicant Considerations:

SITE RELATED

1. The Committee noted that the lakes still did not have the defined undulating edges. However, the applicant responded by noting that the proposed littoral plantings were both over minimum requirements and that the design would create the intended effects. The Committee concurred..
2. The EDRC noted that the parking lot islands were not increased in size per the discussions from the previous meeting. The Applicant noted that Wal-Mart parking criteria made it difficult to respond to. Based on the planting scheme proposed, the Committee agreed to follow suit.
3. Employee parking will still be designated in the parking lots with yellow striping.
4. The Applicant will provide bike racks within all access vestibules to the building. The Applicant agreed to respond to this and to provide bike racks close to the vestibules and/or the pedestrian seating areas.
5. There were previous concerns noted about the truck use on the rear access way by the residents was addressed by the Applicant committing to add an additional wearing course of asphalt to the road at the time of construction. The Applicant reiterated that truck deliveries will be limited to 7AM-9PM.
6. The Applicant has added a sidewalk to the rear access road per the previous requests from the Osprey Cove community.

ARCHITECTURE RELATED

1. The Applicant indicated again that there would not be a Tire & Lube operation at this facility and that it would remain that way.
2. Much discussion took place with regards to the Architectural Designs presented in 2010 versus those that were presented in June and again today. Based on the process that has taken place over the past 3-5 years, the EDRC & Community noted that the buildings without the tile pitched roof towers are lacking the appropriate architectural style in response to the community plan. The Applicant agreed to add the tile pitched roofs to the four (4) towers located along the west elevation without lowering their heights. All parties involved felt that this addressed the issue of the architectural design fairly and completely.
3. The additional architectural detailing that has been added to the rear of the building was found to be sufficient in response to the concerns raised by the Osprey Cove residents at the previous meeting.
4. The EDRC noted that there is no relief illustrated on the drawings for the towers shown on the elevations. The Applicant's Architect noted that they are 16" from the base and just can't be seen at that scale on the drawings. Based on adding the tile pitched roofs to the towers, this matter was not raised.

LANDSCAPE ARCHITECTURE RELATED

1. The EDRC only noted that the large number of Yellow Poinciana Trees in the parking areas will be quite dirty and will pose some maintenance issues. The Committee acknowledged the seasonal color that this species will bring, but thought the large numbers in the parking areas could be a problem. The Applicant agreed to reconsider.

2. The Applicant has added a line of trees along the rear access road in response to the requests made at the previous meeting..
3. The public seating areas near the main vestibules seem to be consistent with the intent of the Community Plan and the Applicant's previous commitments..
4. More palms have been added to the planting areas against the building consistent with the requests made at the previous meeting.
5. Much discussion took place with regards to the signs. The Applicant noted that the sign proposed at the eastern most entry point along Corkscrew Parkway has been eliminated. However, the Committee expressed concerns that the proposed sign did not contain the required 25% Architectural treatments, The Applicant agreed to redesign the sign and to add pillars and/or other architectural treatments that added the required details that match the style of the building.
6. Additional discussion took place with regards to the sign with respect to the proposed Wal-Mart Logo. The Logo on the sign does not match the signage treatment on the building. The Applicant noted that this is a 'branding' issue and that Wal-Mart typically treats all of their signs the same way. The EDRC noted that the sign must match the architecture in style and that the 'branding' treatment on the sign does not meet those standards.

Conclusions:

Based on the public comment generated by this public presentation, the Applicant agreed to final commentary made by the EDRC and public in attendance. The Applicant noted that they would be filing for their Development Order and appreciated the positive direction provide by those in attendance.

New Business:

Postponed to next meeting

Old Business:

Postponed to next meeting

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 6:22 p.m.

Next Meeting:

Wednesday, October 10, 2012, 5:00 P.M. at the Estero Community Center.