



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
November 14, 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, Gerald Simons, Nancy Cohen

Absent: Jim Wallace, Ramona Thomas (Secretary)

Chaired By: Bill Prysi

Minutes By: Bill Prysi

The meeting was called to order by Bill Prysi at 5:05 PM

Approval of Meeting Minutes:

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

Announcements:

No specific announcements were made.

Presentations:

APPLICANT: Revisions to the Estero Community Plan
Comp Plan Amendments – Goal 14
Location of Project: Estero Community
Presented by: Dan DeLisi, AICP

Presentation by the Applicant

Dan DeLisi led the discussion on the current status of the Estero Community Plan and noted that his presentation today was covering only those revisions associated with the Lee Plan. Dan generally noted the essence of the Lee Plan as it is associated with Estero (Goal 14 of Lee County Comprehensive Plan) and the revisions being put forth at this time. Dan offered the information with the expectation that the EDRC would further assess the information and render comments as appropriate.

Initial Feedback of Information:

GENERAL

1. The EDRC asked for a time frame and a couple to three weeks seemed to be a fair amount of time to review and offer more refined comments.
2. It was pointed out that Goal 14 of the Lee Plan is the essence of the Estero Community Plan in that this document outlines the basis of the rules defined in the Land Development Code. The Committee asked if it was fair to compare the relationship of Goal 14 and the LDC as synonymous as the Constitution is to our Laws. Dan DeLisi felt that was a bit over simplified, but generally accurate.
3. The Committee pointed out that there seemed to be elements of the Lee Plan revisions that were lacking or absent in their detail.

HISTORICAL CORE & PLAN BOUNDARIES

1. Much discussion took place concerning the definition of the Historical Core, mostly positive. Some concerns were issued in how private property would be illustrated and how public access would be conveyed.
2. To create a better sense of entry into the Historical Core on the north side, the Committee recommended that the properties to the west side of US-41 just north of Broadway (triangle shaped) be added to the area designate as the Historical Core.
3. Some discussion took place indicating a desire to better define the entry into the Koreshan State Park and with the edges viewable from US-41.
4. The Committee noted that there were several areas currently outside of the Community Plan boundaries that should be added to better define gateway opportunities and mixed use parcels that could add to the core of the Estero Community.

ARCHITECTURAL VISION & PUBLIC PARTICIPATION

1. Some members of the Committee pointed out a few areas of the proposed revisions that were lacking; one being the definitions of the architectural vision within the community and the other being the essence of the public meeting process. The Committee did not agree that the public meeting process should be defined by the County in a separate area of the Comp Plan. Estero's process is unique and should remain that way.
2. The EDRC has felt that the style of Architecture that is defined in the LDC should be based on a benchmark in quality. This vision needs to be outlined in Goal 14 as a standard in which the rules in the LDC are defined.
3. The Committee offered to look into the revisions in greater detail through a Committee caucus and that further recommendations and comments would be offered with two to three weeks..

Conclusions:

The EDRC will meet independently through email communication to further review the proposed revisions and offer further comment prior to the next EDRC Meeting in December.

APPLICANT: Family Health Center of Estero
Location of Project: US-41 at the North Side of the Vines Commercial Parcels
Presented by: Bill Mudgett, AIA – Parker Mudgett Smith Architects, Inc.

Presentation by the Applicant

Bill Mudgett presented the project known as the Family Health Center to be located along US-41 near the entrance to the Vines Community. The project consists of a little over 30,000 SF of medical spaces that will be divided up into four primary applications and will be approximately 80% built out initially. Bill noted that the Owner has directed some changes to the architecture that will change some of the details being presented tonight; such as the elimination of the trellis above the windows. Bill noted that the landscape plan being presented tonight was a more finished revision to that one issued prior and that the site civil plan is not yet complete.

EDRC Feedback:

ARCHITECTURE RELATED

1. The Committee appreciated the arched design concept that would create a unique expression of the building at the gateway into the Estero Community.
2. Due to the general nature of the design and lack of expressive detailing, the Committee felt that the trellis should remain or that other detailing would be necessary to make up for the loss of the trellises if so directed by the Owner.
3. The Committee felt that there should be more detail given to the Tower elements in both their scale and pedestrian level finishes; such as bases of the columns.
4. A series of mixed height palms should be added to the landscape spaces between the towers to break up the roof lines. Mixed height Cabbage Palms should also be added to the rear spaces adjacent to the building to break up the long ill-defined rear of the building that faces the Vines Community. This item was of great concern to those residents in attendance.
5. The screening of the AC Units from the adjacent residential was noted by residents as a major concern.

SITE & LANDSCAPE RELATED

1. The Applicant noted that the Site Civil Plans were not yet complete and that they would be issued as part of their return next months with the noted revisions to the Architecture.
2. The Applicant also noted that Bike Racks were not shown on the landscape plan, but would in fact be a part of the final site plan. The Committee noted that due to the mixed and multiple use of the medical facilities that bike racks should be located near each entrance.
3. A sidewalk needs to be added to afford pedestrian access from the Vines.
4. Lighting is proposed, but was not illustrated on the Applicant's drawings. The Committee noted that light poles would not be appropriate in any of the proposed islands that depicted trees. Light Poles should not be islands.
5. The Public in Attendance that were Vines Residents noted that they would appreciate any effort on the Applicants part to provide a landscape design that both improved the visibility to the Vines Main Entry Sign and did not further hide it from traffic along US-41 and to maintain a continuous buffer that limited any pedestrian access into the vines from the site.

SITE & LANDSCAPE RELATED... continued

6. The Landscape Plans would be revised to address all dry retention basins that may be created as part of the final site plan.

SIGN RELATED

1. Much discussion took place regarding the directional sign proposed along the main Vines Entry Boulevard. The Committee noted that the proposed sign did not meet the design criteria as defined by the ECP and that its location would be better suited in the median. Residents noted that there was some confusion on the part of some customers for the commercial centers to the south not knowing when to turn. After much discussion, all parties agreed that a directional sign in the median that allowed references in both directions would best serve all parties involved and that a sign that is taller than wide would be appropriate here. The EDRC agreed to support a deviation for a sign request of this type in the median is so furthered by the Applicant.

Conclusions:

The Applicant agreed to consider the comments put forth by the Committee and Public in attendance and to return in December with further revisions.

APPLICANT: Animal Clinic – Proposed Sign
Location of Project: US-41
Presented by: Sal Nuno, Lykins-Signtek

Presentation by the Applicant

Sal Nuno presented the proposed sign for the Animal Clinic located on the east side of US-41 between Broadway and Corkscrew Boulevard.

EDRC Feedback:

1. The Committee noted that the sign as proposed lacked the necessary architectural detail as defined by the Estero Community Plan. This could be achieved by recessing the sign face and adding additional banding the sign cap.

Conclusions:

The Applicant agreed to recessing the sign face approximately one inch and to add an additional band to the sign cap to provide the required detail.

APPLICANT: Hess Station – Proposed Sign & Canopy
Location of Project: Corkscrew Boulevard & Three Oaks Parkway Area
Presented by: Patricia Ortiz, West Central Florida Permits

Presentation by the Applicant

Patricia Ortiz presented the proposed sign and pump canopy designs for the Hess Station located on the north side of Corkscrew Boulevard just east of Three Oaks Parkway. Patricia acknowledged that they were unaware of the requirements set forth by Chapter 33 and that some of the information has already been installed. She asked for consideration in this aspect and would be pleased to work with the public in effort to achieve the same.

EDRC Feedback:

1. The Committee noted that the sign both proposed and installed does not meet the requirements set forth by the Estero Community Plan and would need to be redesigned to meet these standards. Pylons signs are prohibited and Committee would not be in favor of allowing such a sign to be permitted. The Committee also pointed out that any proposed monument sign would also need to meet the "Architectural" standards and that the sign would need to have structural treatments adorned to it in this fashion.
2. The Committee discussed the Canopy situation with the Applicant and was inclined to work with the Applicant in effort to bring this existing non-conforming structure up to standards without being punitive. Being that the canopy is currently lighted (which is not permitted) the Committee was willing to allow the Applicant to ask for a deviation that would limit advertising on the canopy and allowing the green stripe to remain. If the Applicant is willing to add a defined cornice to the top of the canopy as an architectural detail that would bring the canopy closer to being compliant with current code, the Committee would be favorable to such an application.
3. Even though traffic and mobility was not part of this application, the Committee pointed out that the County should be aware of the requirements of this project to interconnect with adjoining Goodwill project that has just been completed. There is currently no other means of accessing this project other than off of Corkscrew Parkway and an inter-connect with the Goodwill would give this project an inter-connect with the entire surrounding Corkscrew Palms Commercial Subdivision.

Conclusions:

The Applicant agreed to redesigning the Monument sign to meet Code and to bring back a design of the Canopy that included a cornice detail.

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 7:42 p.m.

Next Meeting:

Wednesday, December 12, 2012, 5:00 P.M. at the Estero Community Center.