



EDRC

ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
December 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, Gerald Simons, Jim Wallace, Josh Evans, Nancy Cohen

Absent: Joe McHarris, Ramona Thomas (Secretary)

Chaired By: Bill Prysi

Minutes By: Bill Prysi

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

Approval of Meeting Minutes:

Gerald Simmons made a motion to approve the September minutes sent to the Committee in advance of the meeting. The motion was seconded by Tom O'Dea and was approved unanimously.

Announcements:

No specific announcements were made.

Presentations:

APPLICANT: Happahatchee Center
Location of Project: Corkscrew Road near US-41
Presented by: Ron Sebring, AIA & Mary Cline

PRESENTATION BY THE APPLICANT

Ron Sebring and Mary Cline discussed the history of the site and gave some insight into what the original Owner's (Ellen Peterson) vision was for the property. The site has been a historical location for the Girl Scouts day camp activities and is also a spiritual center for other organizations that utilize the site. The Applicant is attempting to add a green toilet and to bring the project current with permitting.

The Applicant noted that there are two structures that have setback issues with current regulations that they are seeking relief to and presented drawings for the proposed green toilet and that they are seeking designation as a Historical Site for the property.

EDRC/Public Responses - Architecture Related

The EDRC and Public in attendance took no issue with proposed architecture of the proposed elements due mainly to the historical nature of this particular site and with its remote geographical location with public roads and facilities.

EDRC/Public Responses – Site Planning & Landscape Architecture Related

Other than concerns noted about the finished floor elevations of the site in comparison to those in the immediate vicinity of Estero, there were no significant Site or Landscape Architectural related issues with this site and with the improvement proposed.

EDRC/Public Responses – Sign Related

There were no Sign related elements or issues proposed with this site.

EDRC/Public Responses – Deviations to Regulations

A lengthy discussion took place with regards to the current site elements against current standards and with the current access to the River House land locked on the north side of the river. The Applicant also noted that they are considering a long term plan to relocate the River House (as being historically significant) to the southern part of the site. There seems to be a need for the Applicant to file for a variance against setback requirements defined in the LDC. Due to the fact that the same landowner is adjacent to the land lock northern piece as to the west side of the southern piece, the EDRC/Public noted that it may be in the Applicant's best interests to consider a land swap that would benefit both parties. The value of the waterfront northern property is apparent and a swap for a strip of land on the west side of the southern property could greatly benefit all parties long term considerations. The Applicant was keen to this idea and stated that they would look into it.

The EDRC/Public did not take any issue with the proposed improvements or variances to setbacks so long as it was not objectionable to the adjacent property Owner(s).

Conclusions:

The EDRC/Public would be in support of the project as issues discussed were executed or if no objections by adjacent land owners were made.

APPLICANT: Hess Station (Corkscrew Road) - Signage
Location of Project: Corkscrew Road near Three Oaks Parkway
Presented by: Patricia Ortiz

PRESENTATION BY THE APPLICANT

Patricia Ortiz presented the follow up designs in response to the previous designs submitted in November. The Applicant proposed another "Pylon Type" Monument sign that did not meet the requirements of Chapter 33. The Applicant also presented a design of the Canopy in response to the previous meeting as well.

EDRC/Public Responses – Sign Related

MONUMENT SIGN: The EDRC/Public rejected the proposed Pylon Style Sign as not being compliant with the regulations in Chapter 33 or with the intent of the Estero Community Plan.

CANOPY: Based on the the EDRC/Public's willingness to wrk with the existing non-conforming nature of the Main Canopy Structure, the previous request to provide an "Architectural Cornice" on the Canopy was presented. The EDRC/Public did not feel that a similar green band with a slight angular detail in any way met the intent of providing an Architectural Cornice. The EDRC/Public is looking for the Applicant to provide a significant Architectural Detail to the canopy that will at least begin to bring the canopy in compliance with the intent of the Architectural Standards. This detail should be in the form of an visually obvious crown molding type detail that is not associated with signage or corporate graphics.

The Applicant agreed to return with design modifications to both the Monument Sign and Canopy.

New Business:

Postponed to next meeting

Old Business:

ESTERO COMMUNITY PLAN

A spirited discussion took place with respect to the proposed revisions to Goal 14 and with the Estero Community Plan. The discussion concluded with Bill Pysi agreeing to come up with an outline of items that need further consideration and discussion with regards to the proposed revisions taking place.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 6:34 p.m.

Next Meeting:

Wednesday, February 13, 2013, 5:00 P.M. at the Estero Community Center.