



Public Meeting

July 10, 2013 at 5:00 PM

The Estero Recreation Center

Attendance: Al O'Donnell, Bill Prysi, Jack Lienesch, Joe McHarris, Tom O'Dea and Vicki Pierson

Absent: Jim Wallace, Nancy Cohen, Gerald Simmons

Chaired by: Bill Prysi, Chairman

Minutes by: Vicki Pierson, Secretary

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

Approval of Meeting Minutes: Al O'Donnell made a motion to approve the June minutes sent to the Committee in advance of the meeting. The motion was seconded by Mr. Lienesch and was approved unanimously.

Announcements: No specific announcements were made.

Presentations:

Applicant: Sam Galloway Coconut Point Ford

Location of Project: US 41 west of Coconut Point DRI

Presented By: Mike Boyd, Sign and Things / Sam Galloway, CP Ford

Discussion:

The EDRC called Sam Galloway to the floor and he turned the presentation over to Mike Boyd the representative from Signs and Things who will be constructing the signage. Mike Boyd brought forth a request to remove the existing monument sign and build a new sign. Coconut Point Ford would like to construct a new monument sign and remove the existing signage. The new monument sign will be 92.5 square feet. The new sign will be greater in width than in height. The height of the sign will be 17 feet and include the address. The sign will be centered on the property which has 900 feet of frontage on US 41 and will have the required setback of 15 feet from front of property line. Graphics were given to panel members. The signage will be centered with the

building. Coconut Point Ford is doing the new monument sign because the Ford Corporation has ask for them to have brand signage for some time. The landscaping will be in front of the palm trees that are currently in place. The sign will be double sided and sit on the property positioned east and west. Mr. Galloway ask if relocation of shrubs was necessary.

The new sign will be internally illuminated with florescent lamps. Extra Space Storage would be an example of the lighting Ford will use.

EDRC/Public Response:

EDRC noted that relocation of landscaping will make sense due to the size of the new sign. EDRC made Coconut Point Ford aware of the fact that Estero is working on a rewrite of the community plan which will include changing setback requirements for signage setback requirements. EDRC commented on the diamonds on the sign via email to Mr. Prysi. Mike Boyd explained the diamonds are there because the EDRC requested an architectural tie into the building and they will coordinate with the diamonds on the building. EDRC asked that they select landscaping that does not cover the diamonds on the sign.

EDRC suggested that they go for variances for setback requirements because of these changes so the new sign can be closer to US 41 and seen better. Placing this sign closer to the road presents no site conflicts and alleviates conflicts with existing landscaping. EDRC would support a variance for a sign setback for Coconut Point Ford to be within 5'-6' of the property line or to the limit of existing easements. EDRC approves the sign as presented but strongly encourages the Coconut Point Ford to apply for the variance. Executing the variance will be a plus for the community and EDRC supports going for the variance. Mr. Galloway ask if they have to comeback for landscaping approval. EDRC indicated that will not be necessary because if they move the sign forward it solves the landscape issue. If they don't move the sign forward than EDRC will need to see what landscaping Coconut Point Ford will be removing and replacing.

Applicant: Chase Bank

Location of Project: Ben Hill Griffin and Corkscrew Road

Presented By: Bill Morris, Morris Depew / Paul Roberts, Core States Group

Discussion:

Mr. Morris brought forth a site plan for Chase Bank that will be located at the signalized intersection east of Miromar. Mr. Morris explained that is submittal is incomplete at this time but they felt a need to get started with the public review process. Paul Roberts, architect, presented a prototype Chase Bank would like to use. The site design will be

the same as Chase Bank located at US 41 and Corkscrew Road. The style of the new location is almost the same. Site layout was the purpose for the presentation tonight. The drive thru canopy for this location will be behind the building, the access points will be off the interior access road. Traffic in and out is consistent with the shopping center. The building will be located on a 1.1 acre site. They will tie into the front of sidewalk at Ben Hill Griffin for the ADA requirements and they will install a sidewalk along the north south portion of Grand Oakes Boulevard, the sidewalk wraps around at this location. Connecting close to the drive thru is not possible and not a good idea. This location will have 2 ATM'S one at the drive thru and one at vestibule in front of the building.

EDRC/Public Responses:

EDRC reminded Mr. Morris that pedestrian and bike friendly developments are very important to Estero. The monument sign placement as seen on the presentation this evening may have to be changed. Mr. Morris feels that the center may think they are blocking some items that are currently in place. Chase picked the sign placement shown on the plan so the sign could be seen in both directions. EDRC asked that they please take note of variance changes that were mentioned to Coconut Point Ford. Chase noted that the sidewalk will be a paver sidewalk as required by Estero. Landscaping is a minimum 5 foot area. EDRC had concerns with the sides of the building and the planting room around the perimeter. Current area on the sides is 5 feet and he would like to see 8 feet. Mr. Morris said a possible trellis on the side of the building north and south is something they will consider. The north side of the building is where the secure corner of the bank is with the safe and the working components of the bank. The elevations on the plan given tonight are not correct for the Estero building guidelines. The elevations given tonight were for example only. EDRC asked why the drive thru is disengaged from building and Mr. Morris explained that Chase has new design guidelines for their floor plan. The interior will be different because they won't have tellers and this location will be for smart banking. EDRC reminded them that the mechanical well must be hidden. The clients were reminded to please read the guidelines for design. This building seems to be a little bit corporate and not enough of what is required by Estero. Exterior Sidewalk connections were also noted as being required and necessary to function along Ben Hill Griffin Parkway and within the Shopping Center.

New Business: Marlene Rodak was in the audience and ask to speak in reference to Estero using native landscaping. She feels that there is a need in Estero for more native plantings. Mr. Eslick suggested she come to talk to the EDRC because landscaping is what the EDRC does. Marlene feels that Coconut Point has a decline in landscaping and she hopes that the Hertz landscaping will be more native. Mrs. Rodak is a member of the Florida Native Plant Society. Mr. Prysi suggested she take part in the EDRC meetings so her concerns can be heard.

Jack Lienesch gave everyone a reminder of the July 30, 2013 workshop, 5:00 pm at the Estero Community Center.

Old Business: N/A

Adjournment: There being no further business to come before the committee, the meeting adjourned at 6:05 PM

Next Meeting: Wednesday August 14, 2013, 5:00 PM at the Estero Community Center.