



EDRC

ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
August 21, 2013 at 5:30 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Prysi, Jack Lienesch, Vicki Pearson

Absent: Joe McHarris, Tom O'Dea, Jim Wallace, Nancy Cohen, Gerald Simons

Chaired By: Bill Prysi

Minutes By: Vicki Pearson & Bill Prysi

The meeting was called to order by Bill Prysi at 5:40 PM

Approval of Meeting Minutes:

Al O'Donnell made a motion to approve the September minutes sent to the Committee in advance of the meeting. The motion was seconded by Bill Prysi and was approved unanimously.

Announcements:

No specific announcements were made.

Presentations:

APPLICANT: Culver's Restaurant
Location of Project: Corkscrew Road (Palmas Del Sol CPD)
Presented by: Brent Addison, PE (Grady Minor & Assoc.)

PRESENTATION BY THE APPLICANT

Brent Addison took the floor to give a presentation of the site plan changes that have been made since the last presentation. Several drawings were presented to the board members via email prior to this meeting. The EDRC was appreciative and thanked Mr. Addison for submitting plans prior to the meeting. Mr. Addison explained the internal roads are already built, the master water management system is already in place, and there are existing buffers in place that will be worked into the design. The Culver's restaurant will be approximately 4000 square foot, Culver's is out of Wisconsin and there will be locations in Naples, Port Charlotte with more being proposed.

PRESENTATION BY THE APPLICANT... continued

Their motto is Fresh Food Fast Not Fast Food. All orders are prepared to order, nothing is premade. There will be a drive-thru where you will place your order and then pull up in a hold pattern until your order is ready. One owner of the Culver's is currently an Estero resident.

EDRC/Public Responses – Site Planning & Landscape Architecture Related

The main entrance is on the frontage road. Cars will exit on to Puente Lane per a Lee County request. There are existing sidewalks on all sides of the project. The location of the sidewalk on the first site plan has been moved because of safety concerns for the pedestrians. The south elevation is the front entrance. Patio area and the functionality of the patio area was a concern of the EDRC, it has now been shifted and landscaping moved to accommodate the covered patio area. The EDRC was concerned about cars pulling forward and being in the waiting area and the ability to see the cars while they were waiting. The Applicant has proposed Seagrape at 48" minimum height, 7G specimen at installation on a 2'H The EDRC stated that the concerns for the site have been met and the current plans are much better. There is one area on the property where they will be connecting to a sidewalk that is already there. The Puente Lane median is a 2 foot wide raised area. Neal Noethlich from the public asked if anyone knew the percentage of the business that is done in the drive-thru. Jeff Maas, a Wisconsin resident familiar with Culver's, said he doesn't remember a lot of traffic in the drive thru. Mr. Addison said he does have a percentage number at this office but he could not recall the number at this time. Discussion on the drive thru issue went on for a while.

The following items were committed to by the Applicant:

- A continual row of Seagrape (48"H, 7G) on a 2'H berm with facing plants on the Corkscrew Road side along the entire frontage of the que line waiting area in front of the building to allow for the wrap around drive through currently restricted on the Corkscrew overlay.

EDRC/Public Responses – Sign Related

The Applicant presented the Culver's signage, he took all of the comments presented to him from the EDRC and came up with a design that was similar to the building and still stay with the Culver's logo and stay with the design of the existing signs on the property. The sign will need to have the address on it. The EDRC suggested that they place that address on the sign post facing Corkscrew. The EDRC asked to have a more substantial 'base' developed for the sign to be consistent with the requirements of Chapter 33 and the Applicant agreed to modify accordingly.

EDRC/Public Responses – Sign Related... cont.

The Applicant is requesting to have a small electronic board because Culver's will need the ability to do a once a day change of sign to show what the flavor of the day is. The EDRC board was willing to approve and agree with the Applicant need for this type of sign element with the following conditions (agreed to and committed by the Applicant):

1. The Electronic Sign Board would have colors that matched the colors of the main sign area and that those colors would be permanently consistent therewith.
2. The Electronic Sign Board would not be more than eighteen inches (18") in height and would be enclosed within the main sign area.
3. The message on the electronic sign board would not change more than once per day.
4. The light intensity of the Electronic Sign Board would be consistent with the signage itself and would not glare or stand out in a way to take away from the overall design of the sign monument.
5. The EDRC would support the Applicant's submission for a variance to the electronic sign restrictions so long as the measures noted herein are followed in perpetuity.

A second monument sign is also proposed for the rear access road as is required by the CPD. The EDRC took no exception to this proposed sign. It was noted after the Meeting that the numerical address for this project was not Corkscrew Road and that by placing the number on the main sign may cause confusion. The EDRC Agreed and felt it would be best to have the address number on the rear sign.

EDRC/Public Responses – Architecture Related

Mr. Jason Tramonte, the architect representing the Applicant for the Culver's project made his presentation for the architectural changes in the plan. The EDRC had suggested that there be a change in the pitch of the roof. Mr. Tramonte explained this was not possible because of the amount of air conditioning equipment on the roof of this building. To accommodate they changed the location of the patio and added the covering for the patio. The area that was suggested that it was too flat was brought out and created the offset. Creating the offset in a narrow elevation creates room for the signage in the front. The patio will be open and have seating. The EDRC commented that the north and the west elevations were weak and thought that the mansard should continue. The cost was put in the patio instead of putting a mansard on partially. The discussion then went to the back of the building in the dumpster area, this area contains a lot of utilities. The EDRC suggested some landscaping changes in the dumpster area. The pine trees that are shown in the plan should be changed to sabal palms at least 10 to 14 feet tall. The suggestion was made that the north elevation of the building should include one more light on that side of the building.

The EDRC felt that the architecture that was presented was consistent with the intent of Chapter 33 with the following conditions added (agreed to and committed by the Applicant):

1. A cluster of not less than 5-7 Sabal Palms ranging in height from 10'-14'CT be placed in areas between the dumpster and the rear of the building to augment the lack of detail in the architecture in this location.

The EDRC/Public complimented Mr. Tramonte on a job well done. He succeeded in taking the changes suggested at the first meeting and made them into something much better.

New Business:

Mr. Prysni noted that the Estero Community Plan Goal 14 Language will be wrapped up in the next few weeks and the first work shop on Chapter 33 will be sometime in October when more of the committee members are back.

Old Business:

Coconut Point Hyatt

A private Discussion between various Members of the EDRC & ECPP took place with respect to the maintenance area at the Hyatt and their previous presentations to the EDRC.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 7:40 p.m.

Next Meeting:

Wednesday, September 10, 2013, 5:00 P.M. at the Estero Community Center.