



Public meeting

December 5, 2013

The Estero Recreation Center

9200 Corkscrew Palms Blvd.

**Members in Attendance:** Al O'Donnell, Bill Prysi, Joe McHarris, Vicki Pierson, Brent Addison, Gerald Simons, Jim Wallace

**Absent:** N/A

**Chaired By:** Bill Prysi

**Minutes By:** Vicki Pierson

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

**Approval of Meeting Minutes:** Joe McHarris made a motion to approve the November Meeting Minutes. Motion was seconded by Gerald Simons. Approved unanimously.

**Announcements:** N/A

**Presentations:**

**APPLICANT:** Race Trac

**Location of Project:** US 41 Near Coconut Point Ford

**Presented by:** Kristina Johnson, PE – DeLisi Fitzgerald

Others in attendance with the Presenter: Drew Fitzgerald, PE of DeLisi Fitzgerald, Tom Hardy from Race Trac, Scott Windam, PLA from Windam Studios

**Race Trac- Presentation by the Applicant:**

Kristina Johnson presented the Race Trac project noting that this was the second presentation to the panel. The project consists of a roughly 5,500 SF Main Building with a 287 LF Canopy that houses 20 pumps total. Ms. Johnson noted that Race Trac needed to file the following Variances on items that do not meet the letter of code:

Subject of the variances are as follows:

1. Deviation against the requirement for a maximum of 20% of the total parking being in front of the building.
2. Deviation of the Main Sign to setback 15' from the property line to a maximum of 5 feet or the width of the perimeter easement, whichever is greater.
  - Deviation against the maximum amount of sod allowed for internal landscaping of 10% to 45% withdrawn. Site will provide the required landscaping.
  - Sign location to be in front of berm. They would need setback variance of five foot.
  - Berm element deviation was withdrawn. Site will provide the required berm
  - LED price signs.

### **Race Trac – EDRC/Public Response – SITE PLAN:**

All of the following adjustments responded to concerns of the EDRC/Public noted at the previous meeting:

- Pedestrian pathway on the north side of the property - added access in. The pedestrian connection to the south has been shifted to the east. Bike rack moved closer to the building.
- Access drive along the rear of the building has been eliminated
- Eliminating the parking spaces that were there created planting beds around the north face of the building so they don't need betterment that was discussed at the last meeting.

Prysi appreciates the changes made. Eliminating the access road is an improvement and adequately addresses the revised building perimeter landscaping. Joe McHarris & Jim Wallace noted their approval of the site revisions.

Public Questions:

- Will the loading and unloading of deliveries be in the front of the store?
- It will be on the north side of the store and then wheeled around to the back of the store.
- Is this a 24 hour location? Yes
- What is the area at the back of the store that is still remaining?
- This area is 60 feet deep but will be undeveloped.
- Why didn't you buy the whole thing? We have been told the seller would not sell the whole parcel to Race Trac.
- That is not true. We approached the seller with a per sq foot price and an acreage amount and the dimensions worked out this way.
- Are there 20 pumps?
- No 10 pumps with a double row. Awning is 54 foot wide and 100 foot long.

## **Race Trac – EDRC/Public Response – SITE PLAN: ...cont.**

- The preserve area across the road is a 75 foot wide buffer. Race Trac is building a wall there that will be 8 feet tall. The wall will be the entire length of the Race Trac property.

Fountain lakes rep spoke in reference to the access road. They don't want additional traffic on that road. EDRC reps explained that is why the service road was built to be used for business connected with that road.

- Where are the underground tanks located?
- In front of the canopy.
- How tall is the canopy from ground to top?
- 18feet
- Will the canopy be lighted? Yes with down lighting.
- Did Hertz coming here make you want to come here?
- No we were here first.

Panel is happy with moving the delivery from the back of the building to the front and thinks it is a great improvement. Race Trac is listening and have reacted to every comment from the last meeting. Members from the public made it clear that the curb cut was an issue.

FDOT will not let you use the deceleration lane as an acceleration lane. Race Trac is still working with FDOT on the lanes.

- What is the distance from the back of the building to the Fountain Lakes Property? 175 feet.

*The General consensus of the public in attendance was that the requested curb cut on US-41 as illustrated by the site plan was not in the best interests of the Community and that it should at all costs be eliminated.*

## **Race Trac – EDRC/Public Response – ARCHITECTURE:**

Joe McHarris asked about the promised articulation on the canopy and he doesn't see any. Al O'Donnell noted that the use of Royal Palms in the front will break up the canopy. A more detailed conversation on the Canopy ensued. The Applicant agreed to add a dormer element in the middle of the Canopy that would not be less than 25% of the total length of the canopy and that all signage would be contained in that element.

Banding – banding being one color is ugly. Banding not associated with the logo but as an architectural treatment it is a benefit. Banding is recessed so it is an architectural element. Color adds to breaking down things. It is not a stick on band it is architectural. The banding will need a deviation. If the banding is an architectural element in the DO it is not banding for the logo. It is a stand-alone banding.

Canopy –

## **Race Trac – EDRC/Public Response – ARCHITECTURE: ...cont.**

Race Trac came back with the introduction of a barrel tile on the mansard roof with the architectural embellishments with the recessed element on the canopy face to carry the dark bronze and the earth tones to and from the canopy for the structures to match.

- Howard Levitan of the ECCL - There are other stations within one mile of this location that were required to have a band that was one color. Hess is a perfect example of a band that is not allowed. . Howard stated banding is not allowed in Estero. A Canopy 280 feet long and no architectural break to make it look shorter. Building signs are not allowed to have products advertised.
- Howard (ECP) – these deviations all need to be held as a public hearing so that all of Estero can weigh in with their opinions.

Public question –

Is the roof on canopy built to hurricane standards? Answer- Yes

Building – Gerald Simons would like roof above front door raised 2 or 3 feet. The Applicant agreed.

Al O'Donnell & Joe McHarris noted that the previous excessive stone use on the front took away from the desired mediterranean style. They noted that the stone sides of the building it won't be seen with 24" plants. The stone use on the sides needs to be at least 36" to 48" higher than the plant beds.

## **Race Trac – EDRC/Public Response – SIGNAGE:**

Signage – Took the roof element that was discussed last time and the base was expanded. The roof element was added and they took the same two tone elements as in the building and expanded them to the sign. Building signs are not allowed to have products advertised.

- EDRC ask the Race Trac representative to add width to each side of the sign and that will allow you to make it taller to get the sign out of the plants.
- No need for 3 ft. digital sign per Prys.
- Address must be on sign.
- Advertising signage is prohibited. No advertising of product, is an Estero rule. Need deviation if it is an advertising message or sales item and coffee is a sales item.
- Race Trac came to this meeting asking for four deviations and now it is three because of the buffer issue so to Howard's point and the coffee becomes an issue and that is the 4<sup>th</sup> deviation then let's discuss it. Discussion on the definition between all. If we ask that as my fourth deviation will you support it? Board says no they will not support it. If I remove freshly brewed coffee and enlarge Race Trac can I do that? Yes. If it is an item you are selling it is not allowed on the front of the building per Howard. Howard says ask for deviation.

### **Race Trac – EDRC/Public Response – SIGNAGE:**

The mention of coffee is what makes it advertisement. Therefore the EDRC cannot support it. Asking for three deviations: have the sign up front and board supports and deviation for LED lighting on the sign and dimmed and night. And committee supports those three. Howard says these deviations must be a public hearing. The access road must be deviation. Wallace ask who is we, ECCL and ECCP at this point Mr. Wallace tendered his resignation and walked out. Do we need deviation for canopy? No we support with the conditions noted tonight Further conditions on the Monument signs was that the maximum font size of the LED prices would be 24”.

### **Race Trac – EDRC/Public Response – LANDSCAPING:**

- A revised landscape plan was presented
- The use of Magnolia Trees has been deleted.
- The use of East Palatka Hollies is being replaced with Oak trees.
- Use of the open space is at approximately 41%.
- The panel suggest that they load up with Saw Palmetto that don't need maintenance. They will double row the Saw Palmetto.
- Changes made were: 41 Buffer will remain kind of intact. Kept Royal Palms on south end of the buffer. On the north end because of the Lee County question of the canopy palms were changed to a flowering tree they changed the Hollies to Cathedral Oaks.
- Big change was around the building where the large planting area was around the café space. At the Panels request they enlarged the planting island on the southeast corner and introduced Royal Palms with the enlarged planters on each side of the entry tower element. Single Cabbage Palms were added.

### **New Business:**

Jim Wallace tendered his resignation from the Committee effectively immediately.

**Old Business:** N/A

### **Adjournment:**

There being no further business to come before the committee, the meeting adjourned at 7:05 PM.

### **Next Meeting:**

Wednesday January 8, 2014