



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
July 9, 2014 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Prysi, Ryan Binkowski, Gerald Simons, Gerard Ripo, Joseph McHarris

Absent: Brent Addison, Nancy Cohen

Chaired By: Bill Prysi

Minutes By: Lindsay Rodriguez

The meeting was called to order by Bill Prysi at 5:03 PM

Approval of Meeting Minutes:

The approval of the June Meeting Minutes was made at an earlier date prior to the minutes being made public.

Presentations:

APPLICANT: Coconut Point ALF
Location of Project: Coconut Point, Tract 3B
Presented by: Ned Dewhirst, Oakbrook Properties, Inc.

Others in attendance with the Presenter: Samantha Eckout, Redeco; Greg Diserio, DMJA, Inc.; & Neale Montgomery, Pavese Law Firm

PRESENTATION BY THE APPLICANT

Ned Dewhirst gave the presentation of the Coconut Point Assisted Living Facility. Ned presented a PowerPoint with supporting graphics to illustrate the physical design of the facility. The PowerPoint also went through the Master Site plan, Landscape Plan and the Building ALF Elevations. The Senior Living Facility will have 194 units total, with 54 of those units being dependent care units. The facility will serve 3 meals a day; they also have a spa, salon, massage therapists, as well as other medical components. There will be at least 30-40 employees working on a given day depending on the shifts. The location is directly across from the proposed site for the new hospital. The plans that were presented were well-received by the Panel and by the public in attendance.

Greg from DMJA, presented the general design of the project. He noted that the interior courtyards and the outer courtyards behind the walls do not have and landscape designs yet, as those are still being developed. However, all of the code required material would be provided outside of these courtyards.

EDRC/Public Responses – Site Planning Related

No issues were raised with respect to the Site Plan of the facility. Adequate pedestrian and vehicular inter-connectivity was illustrated on the plan.

EDRC/Public Responses – Landscape Design Related

Members of the EDRC were supportive of the landscape plans and no major issues were raised.

Marleen Rodak, from the public audience, commented that she is happy to see so much landscaping at an assisted living facility because open space is important for the elderly as its one of the only things they have left to enjoy. Ryan Binkowski and Al O'Donnell made suggestions on types of trees to include, and noted that certain species will need to be approved at the DO level. There was discussion about the berms, Greg Diserio responded that the berms were for decorative purposes and would not serve water management purposes. Greg Toth commented on the pump station, asking if it was going to be screened, and if the Applicant had an elevation view of it. Greg responded by saying the pump station will be landscaped, which makes it fairly well hidden. He did not have an elevation view.

EDRC/Public Responses –Architecture Related

ARCHITECTURAL STANDARDS: Members of the EDRC seemed pleased with the plans that were presented. The style and architecture of the building itself was one factor that was very well received because of how well designed it was. The way the buildings have been designed makes it seem like multiple buildings instead of one big building with no architectural design to it. Joe McHarris presented the style of the facility. He discussed their intentions of purposely breaking up the roof line of the larger building and adding variations in the roof line that gives the site consistency and design. The roof is terracotta with earth tones in the building color to hold up shading and shadows. There are various balconies and a light tower as well that also add to the character and design of the facility. The design makes the building look like it has depth. The style of the proposed building design meets the LDC requirements within the Estero Planning Community.

The EDRC Panel and public were supportive of the architectural designs that were presented. Nick Batos from the public commented that it's lovely to see such a large building have so much effort put into it.

EDRC/Public Responses –Sign Related

Bill Prysi noted that the architectural design of the sign didn't translate the architecture of the building very well. The form of the sign was not very impressive with respect to the quality of the supporting architecture. The Applicant agreed to revisit the sign design.

APPLICANT: Hertz Global Headquarters- Main Campus
Location of Project: Williams Road and US 41
Presented by: Ned Dewhurst, Oakbrook Properties, Inc., & Tom McLean, Hole Montes & Associates

Others in attendance with the Presenter: Dan Wisk and other various Hertz representatives.

PRESENTATION BY THE APPLICANT

Ned Dewhurst presented the latest Phase of the Hertz Global Headquarters facility. The PowerPoint presentation included supporting graphics of the main building, proposed parking garage, landscape plans, as well as the Master Plan of the entire site. Ned pointed out the creation of the roundabout in the site plan, in order to add pedestrian friendly qualities to the site. He noted that the landscape plans were not yet completed for the main entry or supporting facilities near the main building entry and interior courtyard. These are currently being executed by another LA firm and will be in addition to the code minimum drawings being presented. The parking garage will have approx. 900 spaces and consist of 3 levels. There will be a covered walkway to get people from the garage to the main building. The two main entrances to the site will be gated. Ned noted that this site is highly secure and is not open to the public, or for anyone, to just walk in unnoticed. There will be a walkway from the bus stop to the main campus, and the entrance from the bus stop will also be gated. The Applicant is designing the project to be LEED Gold Certified. There will be electrical parking spaces and a cistern to collect rainwater from the parking garage to be used to flush toilets. A central bike rack courtyard will be provided for users on bikes.

The architectural elevations depicted solar paneling on the roof of the parking garage. The panels will be fixed. The non-solar panel roof parts will be made of corrugated metal in order to move the water down to be collected. The solar panels are anticipated to generate approx. 750KW. Ned Dewhurst noted that the sign package was not yet ready and would be presented in August.

Bill Pysi asked Hertz if they have presented the new designs to the Rapallo community, the Applicant responded that they have not done so.

EDRC/Public Responses – Site Planning Related

SITE DESIGN; The EDRC noted that Estero Community Plan (LDC Chapter 33) requires pedestrian access at all vehicular access points within a project, noting that people who may live at Rapallo and work at Hertz have no pedestrian access to the site unless they walk through the main vehicular entrance onto the driveway. The same would hold true for anyone traveling to the site off of William road. That was unacceptable to the committee/public. The EDRC noted that the pedestrian connections shown do not meet code because the plan as presented puts employees in harm's way if they were to choose to walk to work. The Applicant agreed to revise the site to

comply with pedestrian connections at all access points and to better integrate pedestrian activity throughout the site.

The following items were committed to by the Applicant:

1. The Applicant agreed to add pedestrian connection points at all driveway entrances that connect to an internal sidewalk that creates a seamless transition from the public sidewalk to all building entries.

EDRC/Public Responses – Landscape Architecture Related

LANDSCAPE DESIGN: The EDRC noted that the trees illustrated on the parking garage elevation will take anywhere from 10-15 years to reach the heights shown. The actual impact of the garage building would be far more severe than is illustrated in the short term. A member of the public noted that a condition of one of the deviations that Hertz requested was that they would heavily landscape the garage structure from both US-41 and Rapallo.

It was also noted that the detention area designs were not consistent with the initial concept and did not convey with the designs presented on the south sales site. The trees within the detention areas need to be better integrated into the actual basins to convey the Low Impact Design intent opposed to being on or on top of the banks.

The following items were committed to by the Applicant:

1. The Applicant agreed to revisit the proposed landscape around the project garage and to coordinate the design with pending revisions to the structure. The Applicant also agreed to redesign the detention areas to be more consistent with the original intent and south sales site.

EDRC/Public Responses – Architecture Related

ARCHITECTURAL DESIGN: The EDRC/Public noted that the main building, although slightly modified to address specific design parameters. Was consistent with the building presented during the Zoning Amendment process and took no exceptions to the structure presented. Numerous discussions took places with regards to the chillers, truck well, and other building utility areas all culminating with the concurrence of the EDRC/Public that they were consistent with the intended design concepts.

The EDRC/Public was unanimously unimpressed with the parking garage design presented. The EDRC/Public felt that Hertz missed the opportunity to do something artistic and creative with the design of the supporting structure in response to the exceptions given to the main building. Instead of designing a facility that acted as a supporting structure, a transitional design structure or even a structure consistent with the Estero Community Plan, the design presented did not relate to anything on site or with code. The EDRC/Public would have rather seen the same architectural style be carried over from the main building to the garage, rather than a departure; especially one that had no character at all. The EDRC/Public also noted that the project would have been better served if the building looked more like the main building rather than the repetitive nature of the columns trying to be something else. The fact that the parking lot structure footprint is now larger than the actual building itself, treating this structure appropriately is a mandatory aspect of making the site work altogether. Corrugated metal as part of the roof structure was not considered consistent with the design or design standards applicable.

Discussion ensued about the possibility of using landscaping to treat the proposed design. However, it was universally agreed that the building itself needed to be redesigned to meet standards and to provide a design consistent with either the proposed facility or with the Estero Community Plan that incorporated a better landscape design.

The following items were committed to by the Applicant:

1. The Applicant agreed to revisit the proposed landscape around the project garage and to coordinate a redesign of the structure. The Applicant agreed to present these revisions to the EDRC/Public at a later date.

EDRC/Public Responses –Sign Related

SIGN DESIGN: The Applicant committed to bringing the proposed signage forward at the August EDRC Meeting.

New Business:

N/A

Old Business:

ESTERO COMMUNITY PLAN – CHAPTER 33 WORKSHOP

Bill Prysi (Land Architects, Inc.) discussed the Estero Community Plan – Chapter 33 Revisions and provided an update. Please also refer to the PowerPoint Presentation summary made available on the Community Website and forwarded separately from these minutes.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 8:21 p.m.

Next Meeting:
Wednesday, August 13, 2014

	ESTERO RECREATION CENTER 9200 CORKSCREW PALMS BLVD. ESTERO, FLORIDA 33928 239-498-0415	
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MEETING SIGN-IN

Group Name: EDRC MEETING **DATE:** 7/9/14

Please sign your name on a line below. Signing in helps us determine how our facilities are being utilized. Thanks for your assistance.

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| 1. <u>Deale Montgomery</u> | 21. _____ |
| 2. <u>Samantha Eckart</u> | 22. _____ |
| 3. <u>Dave McKee</u> | 23. _____ |
| 4. <u>DAN WISK</u> | 24. _____ |
| 5. <u>JOE BLOUIN</u> | 25. _____ |
| 6. <u>FRANKIE SEPIC</u> | 26. _____ |
| 7. <u>Sharon Jenkins-Allen</u> | 27. _____ |
| 8. <u>GREG DISERIO</u> | 28. _____ |
| 9. <u>Greg Both</u> | 29. _____ |
| 10. <u>GERALD SIMONS EDRC</u> | 30. _____ |
| 11. <u>LISA BOSTE</u> | 31. _____ |
| 12. <u>Marlene Rodak</u> | 32. _____ |
| 13. <u>JACK LIENEBACH</u> | 33. _____ |
| 14. <u>Gerard Ripo EDRC</u> | 34. _____ |
| 15. <u>AL O'DONNELL</u> | 35. _____ |
| 16. <u>RAN BUKOWSKI</u> | 36. _____ |
| 17. <u>JOE MICHALS</u> | 37. _____ |
| 18. <u>Darren Brestin</u> | 38. _____ |
| 19. <u>Lindsay Rodriguez</u> | 39. _____ |
| 20. _____ | 40. _____ |

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