

JOINT MEETING NFM COMMUNITY PLANNING PANEL & DESIGN REVIEW PANEL

Held at the North Fort Myers Recreation Center

Minutes

January 5, 2016

Panel members Present: Dick Thomas, Charlie Krebs, John Gardner, Debbie Jackow, Mike Land, Jack Howerton, Jack Hess, Gregg Makepeace, and Lee Cummins.

1. The meeting was called to Order by Dick Thomas.
2. Agenda was approved.
3. The Minutes of the December 1, 2015 were reviewed and approved.
4. New Business:
 - A. RaceTrac at Hwy 41 Junction. This will be a 5500 sq. foot prototype building following the same pattern as the RaceTrac on Pine Island Road across from McDonald's. It will have a bigger focus on outdoor seating. They are asking for a deviation on the size of the signage on the canopy. 96 sq. ft. monument signs will be placed on both 41s. A deviation is requested for the set-back as opposed to the 15 foot set-back. The building will face Hwy 41 with the back toward Business 41. Metal awnings will be on the front. Windows will be tinted. A suggestion was made by Mike that they take a look at Bob's Storage for an example of some features that are aesthetically pleasing. He asked that they also consider a sidewalk on the Business 41 side, as this would likely be where pedestrian traffic will occur. They agreed that this could be done. Access will be from both 41s. They will meet County Code regarding lighting, landscaping, buffering. Wayne moved no objection to this project, noting that they include the sidewalk and consider additional landscaping on the back side of the building. Gregg seconded the motion and the motion carried.
 - B. Pondella Dollar Store. Kyle Morale, presented this project. This site is on the south side of Pondella, next to the Sheriff's Substation. A sidewalk along Pondella will be built. There will be no vehicle traffic access directly off of Pondella. Access will be from the existing road that connects Pondella to the Hancock Square Shopping Center. A retention pond will be located behind, (south) the building. They will likely have an on-site septic system. Landscaping, parking, buffering will meet County code. No deviations are requested. The store will mimic the existing Dollar Store located on N. Tamiami Trail, (Hwy 41). They are hoping to move forward with a development order in the next few weeks. The Panel members had several

concerns about this project, the chief issue being that it appears that there has been no effort to meet with County Planners as to understanding the overview of the redevelopment of the entire Hancock Square site. They should contact County planner Tony Palermo to gain a larger perspective of what is in the future for Hancock Square. The Panel took no action on this project at this time.

5. Old Business:

- A. **NFM Sign Ordinance:** Lee County has provided some direction on electronic signs. Noted that a place of worship located on an arterial road should be allowed to have electronic messaging signs. Holy Trinity Church stated they are comfortable with this new rendition of County direction. The question seems to be what do we want to allow and what do we want to deny County wide. Dick moved that we support the concept suggested by the County, subject to further guidance from the County. Jack Hess provided the second. The motion carried.
- B. **Mansard Roofs:** It appears that mansard roofs are not well defined in County Code. John Gardner reported that the County wants to fix the code and clarify the language on nonconforming signs. Bobby Stewart, in charge of enforcing County code regarding signage will be consulting with interested parties with knowledge/expertise to develop a workable definition for the County. Stay tuned.
- C. **Filling Board Vacancies:** this matter was previously tabled. No motion was offered to take this item from the table so it remains tabled.
- D. **Town Hall Meeting:** Set for February 23rd. We will have one of our County Commissioners, either Frank Mann or Brian Hamman as Guest Speaker.
Issues/concerns that may be on the agenda:
 - 1) North Shore Park often is flagged for pollution, (4 times in last 7 months), and not maintained in an attractive manner. This is a County matter not just NFM.
 - 2) We have 18 miles of river front along NFM and no public boat ramp. What is happening with Waterway Estates? Lee County owns the boat slips. John ~~Pat~~ *CRISSEY* Mulhern suggested that we develop 5 points noting areas of concern/potential improvements that our Commissioner could address.
 - 3) Explore the idea of a cultural center for NFM.
 - 4) What is the status of the NFM redevelopment plan? ?
 - 5) Concern about the transient population in NFM. ?

There being no further business the meeting was declared adjourned.

Respectfully submitted,



Lee Cummins, Secretary