

JOINT MEETING NFM COMMUNITY PLANNING PANEL & DESIGN REVIEW PANEL

Held at the North Fort Myers Recreation Center

Minutes

December 1, 2015

Panel Members Present: John Gardner, Mike Land, Dick Thomas, Debbie Jackow, Gregg Makepeace, and Lee Cummins.

- 1. The Meeting was called to order by Dick Thomas.**
- 2. Agenda: The Racetrac at 41 presentation was postponed. This deletion being noted the Agenda was approved.**
- 3. The Minutes of the November 3, 2015 were reviewed. Motion to approve the Minutes by Gregg, second by Debbie. The motion carried.**
- 4. New Business:**
 - A. North Fort Myers Library Rezone. Mike Pavese, representing the County stated that the contract to purchase the two parcels is contingent on obtaining the rezoning of said parcels to allow for the construction of the new library. An aerial was provided showing the property adjacent to the current library on Business 41. A hearing on the rezoning will be held on December 17th at the County office at 1600 Monroe Street. He does not anticipate any problem with this request. He expressed hope that construction may begin early in 2017. Mike moved approval of this project. Second by Gregg. The motion carried.**
 - B. Jordon Haggerty, Civil Engineer, presented the Bayshore Davita Medical Office Project, located at One Lynx Way, just off Slater Road and Bayshore Road. The building will be 6500 square feet and will be similar in design to the Davita Office on Littleton Road. Elevations and aerials of the site were provided along with additional parking that is part of a trade agreement with the Lynx Office complex. No zoning change is necessary. Mr. Haggerty said he was aware of the "old Florida Style" and felt like this style could be incorporated in the canopy that will cover the drop off area for patients. It was suggested that he look at our website to see some examples of what the Panel favors. Mike moved conditional approval with the understanding that the developer will return with additional architectural features that would contribute to the "old Florida Style" appearance. Gregg provided the second. The motion carried.**
- 5. Old Business:**
 - A. Filling Board vacancies. The N.F. Myers Chamber of Commerce has appointed Dr. Terry Tucker and Jack Hess to serve on the Design Review Panel. Following brief introductions Dick moved to confirm these two appointments. Second by Lee. The vote was taken and the motion carried. There was some further discussion**

regarding the process for filling vacancies as we have had vacancies unfilled for quite some time on both the Design Review and Planning Panels. Mike moved that we amend the bylaws to address this concern by inserting that a vacancy be filled within 90 days. Debbie seconded the motion. Recognizing that this process requires more thought Jack Hess moved that we table this matter until our next meeting. Dick made the second. Carried.

- B. Mansard Roofs: Our experience of late seems to be that there is difficulty in pinning down County signage codes, (what's allowed and what's not allowed), and exactly what is the definition of a mansard roof. It was agreed that our County Commissioner, Brian Hamman, needs to be enlisted in this effort to use his influence with Bobby Stewart to either amend the definition or provide clear guidelines regarding mansard roofs that can be applied consistently to resolve this issue. Mike moved that this matter be brought to Commissioner Hamman for his assistance. Gregg provided the second. The motion carried.

There being no further business the meeting was declared adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee Cummins".

Lee Cummins, Secretary