

MINUTES

Joint Meeting North Fort Myers Design Review Panel & North Fort Myers Community Planning Panel

North Fort Myers Recreation Center

2000 North Recreation Park Way
North Fort Myers, Florida 33903

Tuesday, April 5, 2016

6PM

Panel Members Present: (Debbie Jackow, Wayne Daltry, Gregg Makepeace, Dick Thomas, Mike Land, John Gardner, Terry Tucker, Jack Hess, Charlie Krebs, and John Bry)

1. The meeting was called to order by Dick Thomas
2. The Agenda was accepted as printed.
3. Minutes approved with the correction panel member Gregg Makepeace was present at previous meeting. Motion made by Wayne Daltry. Seconded by Mike Land.

New Business:

A. Dollar General Store- Pondella

Presentation by developers of proposed Dollar General on Pondella. Discussion centered on the site plan of the now vacant parcel. Access road to Hancock Bridge Plaza would be improved. Per Lee County comments, sidewalk would be extended to bus stop. Review of landscape plan that meets minimum Lee County requirements discussed. Reveal of architect's rendering of building as the developers have been asked again to design the structure in the Old Florida style of architecture or mimic the Dollar General location on New 41. First round of comments received from the county, and developers have re-submitted to the county and hope to hear within the next 30 days for feedback. The question was posed whether the site would be connected into sewer system, or be on septic. The developer plans to request a permit to utilize a septic system rather than tie into nearby sewer network. The elevation of the septic field to be determined. Drain field will be to the east of the proposed building. Should the overflow occur, it would be diverted to lines that empty into to the river. Panel member Jackow questioned why the county would allow for septic verses being tied into the system. The developer responded Lee County is not requiring them to connect to system. Much discussion ensued with the panel overwhelmingly not being satisfied with the responses of the developer, or with the project not being connected to a sewer system. The Panel strongly feels allowing the development to proceed with septic is not concurrent with the goals, plans, and concerns facing the North Fort Myers area for future development and water quality, and continues to position the river and waterfront park at risk of contamination. The Panel will communicate to the county its objections. The Panel also found the proposed design not consistent with the architectural goals established for North Fort Myers development. Wayne Daltry made the motion to convey

disapproval to the county the use of the septic system for this project, and the need for further revisions to be made to the front elevation of the store to be in keeping with Old Florida Architecture, Mike Land seconded. Motion carried unanimously.

A. Bayshore Gardens

Michelle Salberg presented the Bayshore Gardens project that will move the business from their existing facility to the proposed location on Bayshore. Applicant is requesting rezoning with retail, office, and special events areas proposed at the new site. The project is preparing to submit to Lee County for Planned Development Zoning. An overview of the site plan and architectural elevations will include storage, and potential caretaker residence all done in Old Florida style of architecture. The proposed café will be on a floating deck to preserve a large old Oak Tree on the site. There is a desire to preserve and create open space and maintain some of the heritage landscape by the owner. The project will be requesting some variation on the buffer to the east to allow more landscaping verses the use of a wall, and the same to the south. The business owner hopes to utilize some of the area for an event center for educational and small functions. There was a favorable response by the Panel to the project and design. Motion made by Wayne Daltry to support the project and its request for zoning and variance changes. Second by Mike Land. Motion carried unanimously.

B. Cape Coral Storage Expansion

Project site plan reviewed by project engineer Robert Farnsworth. The project is an expansion of an existing storage facility contiguous to the subject property on a vacant lot that has served various functions in the past such as car sales. Project is proposing landscape buffer and green fenced mesh for screening purposes. Discussion followed over the current Lee County requirement of the minimum buffer requirements. The project will serve as outside storage for boats, RVs, and trailers. The project is in the phase of submitting for a Development Order. There were no objections to the project as presented. Motion made by Wayne Daltry for the panel to support the project. Second Dick Thomas. Motion carried unanimously.

C. Planning Panel Business

Wayne Daltry opened a lengthy discussion among the panel members as to the apparent lack of coordination with Lee County Planning and Economic Development, the Planning Panels, and utilization of existing plan work already completed for North Fort Myers. There appears to be inadequate communication and conflict among county departments as to who is guiding processes, and the appearance of conflicting messages or a perceived circumvention, to established plans and goals established in prior planning efforts. There was also a follow up discussion on Social Services Corridors information as received in an email communication from Tony Palermo concerning a question posed to Lee County Planning of zoning types allowed for social services. The panel then discussed potential issues existing related to social services, or that may arise in the future on the subject for North Fort Myers. No course of action was determined at this time.

Adjournment

Motion to adjourn made by Charlie Krebs. Seconded by Wayne Daltry

Respectfully Submitted,

John Bry, Secretary