

# JOINT MEETING

## North Fort Myers Design Review Panel

## North Fort Myers Community Planning Panel

Held at the N.F.M. Recreation Center

Minutes

June 2, 2015

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

Lee County Representative: Tony Palermo, Senior Planner

Presenters: Carl Barraco of Barraco and Associates, Inc. regarding Enclaves Development

Jennifer Sapen, Land Planner, also with Barraco and Associates

Richard Robarts owner of Southern Trust Auto

Cathy Olsen, Conservation Lands Manager for Lee County Parks and Recreation

Guests: Nick Potts, Judith Faulkner, Robert Morrison, Ray Briggs, Florence Larson, Neal Montgomery, Andy Nielson, Sharail Cluck, and Al Giacalone.

1. Dick Thomas, Chairman, called the meeting to order.
2. The Agenda was approved with the addition of O'Reilly Auto Parts to New Business.
3. The minutes of the April 7, 2015 were reviewed and approved. (May mtg. was cancelled).
4. NEW BUSINESS:

A. Amendment to RPD Resolution re: Enclaves Development. This project had been approved by the Lee County Board of Commissioners in August of 2007. This amendment was to change the number of single family homes from 175 to 200, as well as address the abandoned eagle nest on this property. This site is located behind the Publix Store on Bayshore Road and bordered by Donald Road on the south. The main access will be on Bayshore Rd. between the Willow Stream ~~Development~~ and Publix. Two additional access roads will be located on Donald Road. Appropriate buffers will be placed along the north side of Donald Road. Residents along the south side of Donald Road raised concerns about increased traffic due to the two access points onto Donald. Also noted was that when cars exited from these two access points at night the automobile headlights would shine directly into the residences on the south side of Donald. No action was taken by the Design Review Panel.

**B. Richard Robarts will be relocating his Southern Trust Auto Outlet business, (currently just north of the Speedway gas station at Pondella and N. Cleveland Ave.) to the old Bob Evans site, (located on southbound N. Cleveland Ave.), just south of Hancock Bridge Parkway. No zoning change is required. The current building will be renovated to accommodate auto sales office space. New signage will be installed, and landscaping will be appropriately maintained. No mechanic work will occur on site. No objections were noted and the Panel recommended approval.**

**C. Prairie Pines Preserve rezoning. Cathy Olson, Conservation Lands Manager, for Lee County reviewed the proposed action to rezone a section of sensitive wetlands identified as Prairie Pines, (located north of the Del Prado Extension and extending northward to Interstate 75) to C-2 environmental critical. The Panel endorsed this action.**

**D. The O'Reilly Auto Parts Project was briefly discussed. The Site Plan notes the address as Pine Island Road, Cape Coral, FL. This location is between Home Depot and Pine Island Road next to the access Road into Home Depot. Due to the Cape Coral address we did not consider this Project. We did suggest earth tones, perhaps a canopy over the entrance, and an "Old Florida Style".**

**The Chair was turned over to Mike Land for Planning Panel Business.**

- 1. Mike reported that The N.F.M. Recreation Center has officially been designated as a shelter and relocation center in the event of severe weather. The capacity limit would be 1,794 people.**
- 2. John Gardner reported that the website established several years ago, FMCPP.org, though dormant is still operational. He has purchased the domain and suggested that we put this website to use. Panel consensus supported this action. Contact information for both Dick and Mike would be listed as well as for Tony Palermo, Lee County Laison, along with the protocol to be used by developers wishing to bring projects before our Panel. The minutes of our monthly meetings could be posted, along with Land Use Development Codes, plus other pertinent information. John agreed to monitor/manage the website.**
- 3. Wayne Daltry was not able to attend tonight but did provide a resolution supporting the EAA Land Acquisition. It was agreed to forward this resolution to the appropriate governing body.**
- 4. Tony Palermo noted that several changes have occurred in County Staff responsibilities. He mentioned specifically that David Loveland would be working with local community groups.**
- 5. John reported that the Economic Development Office will be looking at several corridors, such as in Lehigh Acres, Dunbar, and North Fort Myers that would benefit from efforts toward commercial revitalization.**

**There being no further business the meeting was adjourned. Next meeting: Tuesday, July 7<sup>th</sup>.**

**Respectfully submitted,**

  
**Lee Cummins, Secretary**