

JOINT MEETING OF THE N.F. MYERS DESIGN REVIEW PANEL CAND THE N.F. MYERS PLANNING PANEL

Held at the N.F. Myers Recreation Center

On JULY 5,2016

Panel Members Present: Dick Thomas, Mike Land, Gregg Makepeace, John Gardner, Jack Howerton, Charlie Krebs, and Dr. Terry Tucker.

1. Dick Thomas, President of NFMDRP called the meeting to order at 6 p.m.
2. The Agenda was approved.
3. Minutes of the last meeting were reviewed and approved.
4. New Business:
 - A. Merchants Crossing Façade Renovations- Presentation by Kraig Maheu of Cuhaci & Peterson, Architects, with participation by Al Rossi, V. President of RD Management, LLC, new owner, and DMK Associates, Engineers & Surveyors of proposed renovations to northerly wing of Merchants Crossing Shopping Center, being a building that formerly housed Sears and then K-Mart, long vacant. Proposal includes removal of garden center at easterly end of building, building an 8,000 sq. ft. addition where garden center was, re-alignment of loading docks and subdivision of building into 3 large stores, 2 smaller stores and a restaurant, together with a striking façade on north and east sides featuring angular roofline and white stucco overlays at entranceways. There will be a wraparound sidewalk connecting the front façade to the easterly façade and upgraded landscaping including crepe myrtle trees for some shade and replacement of light fixtures. Representatives of Applicant stated leases are in final stage with well-known tenants, whose identity cannot yet be disclosed. Suggested by Dick Thomas that entryway seamed metal awnings or other elements of Old Florida architecture be incorporated into details of façade instead of the canopies shown on the renderings. Motion by Mike Land, second by Dr. Tucker and unanimously passed that approval is recommended subject to applicant incorporating into the façade elements of Old Florida architecture such as seamed metal awnings over each entryway.
 - B. Proposed Burger King at Shoppes of Del Prado- Proposal presented by Robin Kendall for new construction along Del Prado Extension immediately east of Walgreen's with 60 to 80 seats, 3200 square feet and two drive throughs at a cost of approximately \$1.6 million. It was suggested by Panel that the facades incorporate elements of Old Florida architecture into the exterior design, such as possibly seamed metal overhangs. Motion by Gregg Makepeace, second by Mike Land, that the application be recommended subject to incorporating elements of Old Florida architecture such as seamed metal overhangs, awnings or roofing. Passed unanimously.

- C. **Proposed NFM Land Development Code Amendment- As an outgrowth of a presentation on behalf of Enclaves, R.P.D. and objection by many neighbors concerning several safety issues after Lee County had already approved the project, and in the face of Applicant's representative's refusal to consider any safety modifications, a meeting was held on June 6, 2016 at 9 a.m. between Jack Howerton, Mike Land, Dick Thomas, John Bry and Gregg Makepeace on behalf of these organizations and Mikki Rozdolski and Sharon Jenkins-Owen of DCD Planning, Ben Dickson of DCD Dev. Services, Pam Houck of DCD Zoning and David Loveland of DCD to discuss what role the Panels could play in the face of refusal by an applicant to consider any changes based on safety considerations and on considerations of "Old Florida architectural elements. The short answer by the county reps was "none", but it was suggested that difficulties arose by virtue of language in the NFM Land Development Code stating that Old Florida architecture was "preferred" compared to mandatory in the preceding paragraph. Mike Land moved and Jack Howerton seconded a motion to submit proposed language changing references of "Preferred" to mandatory wherever it appears throughout the Code as contained in revision that Mike Land had circulated to Panel previously. Passed without objection. There being no further business, meeting was adjourned at 8:45 P.M. Respectfully submitted,**

MIKE LAND, in the absence of a Secretary