

North Fort Myers Planning Board May 6, 2025

- **Board Members Present**

- John Baker
- Wayne Daltry
- John Gardner
- Rudy Berndlmaier
- Charlie Krebs (arrived after final vote for Aroma Joes)

Agenda Items

- **Call to Order**
- **Approval of Agenda**
- **Review of Last Month's Meeting Minutes**
- **New Business**
 - **Aroma Joes Del Tura Plaza**
 - Presenter: Avalon Engineering – Mark Aral
 - Request for Deviation from Approved Zoning
 - Requesting relief from cross-access requirement to provide direct accessway between itself and outparcel to the north
 - Located at 18961 Del Tura Plaza Ln.
 - Proposed site design previously approved by the Board, no substantial changes have been made
 - Subject parcel is an existing outparcel of Del Tura Plaza, with Del Tura Plaza Ln. already provided as a shared access for use by itself and the neighboring outparcels, rendering the zoning requirement unnecessary and actively detrimental to site plan.
 - **Motion: No Objection**
 - **Motion Approved 4-0**
 - **Approved John B, Wayne D, John G, & Rudy B**
 - **Estates at Entrada RPD/Entrada Townhomes**
 - Presenter: RESPEC – Evan Barnwell
 - Request for Administrative Amendment / Public Information Meeting
 - **Entrada Townhomes – Public Information Meeting**
 - Under review for Lee County Development Order – DOS2025-00031
 - Located at NE of intersection of De Navarra Pkwy. And Playa Del Sol Blvd.
 - Proposed Site Improvements:
 - 278 fee-simple townhome units, small amenity center and associated infrastructure
 - Utilizes LCU service for potable water and FGUA for sanitary sewer
 - **Estates at Entrada RPD – Administrative Amendment**
 - Under review for Lee County Administrative Amendment – ADD2025-00004
 - Requests:

- Reduction in minimum lot area to equal the minimum width (16') times the minimum depth (65')
 - Relief from cul-de-sac requirement for three dead-end roadways proposed within the development – prior approval was given by fire department
 - Allowance for on-street parking
- **Motion: No Objection**
- **Motion Approved 5-0**
 - **Approved John B, Wayne D, John G, Rudy B & Charlie K**
- Old Business
- Other Business
- Adjournment