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DRAFT

FINAL ACTION AGENDA/MINUTES

Planning and Zoning Board Special Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 29, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.
3. **ROLL CALL:**
Chairman Scotty Wood and Board Members William Campos, Anthony Gargano, Robert King, Marlene Naratil, and John Yarbrough. Absent: Board Member James Tatooles.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs and Development Review Manager Walter McCarthy.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

- (a) **Comprehensive Plan – Presentation by consultants and discussion**
Parks, Recreation and Open Space
Housing
Transportation

Community Development Director Gibbs provided a brief introduction.

Presentation/Information by:

Ben Smith, LaRue Planning and Management Services
Jim LaRue, LaRue Planning and Management Services

Parks, Recreation and Open Space

Mr. Smith provided an overview of the proposed plan regarding parks, recreation and open space. He explained that the Comprehensive Plan will help shape policy decisions within the Village.

Board Questions or Comments: Questions were asked and comments were made that there is not enough emphasis on inter-local agreements to access Estero Bay from Coconut Road; Estero River is unsafe for motorized boats; include a study of potential land for a regional park; look into having the 951 corridor for bike/pedestrian pathway; reference the Village ordinance regarding developer funding for open space acquisition; differentiate impact fees between regional parks and community parks and determine how the fees are distributed; provide a commuter railway corridor; and consider pedestrian/bicycle overpass on US 41.

Public Comment

Diane Smith, Estero River Heights, asked questions about property purchase located at Corkscrew Boulevard, US 41, and the Estero River with the DJamoos Group. Ms. Gibbs responded to her question.

Bill Carr, Carriage Court, urged the consideration of building a public indoor pool; create designated bike lanes and bus stops; and supported the creation of roundabouts.

Barbara Drabek-Doyle, Riverwood, urged the consideration of building a public indoor pool.

Jim Shields, Grandezza, supported the creation of walkways and trails in the Village.

Peter Cangioli, The Preserve, stated he sent suggestions from the ECCL to the Board, Village, and LaRue Planning and Management Services.

Mark Novitski, Bella Terra, stated he sent comments to the Board, Village, and La Rue Planning and Management services; allow only self-propelled or electric boats in the Estero River; provide beach access; create a deadline for the Recreation Master Plan; create a secondary exit from the Estero Recreation Center; and provide access to Edison Farms.

Don Eslick, ECCL, provided a brief history of the ECCL's conception of a Village Center; suggested that the Village work with Lee County to have an entrance west of the Community Park installed by the end of Calendar Year 2018; consider purchasing 10 acres on the western portion of the park from Lee County; and work with the State's Environmental Protection Department to determine how to open Koreshan State Park to more visitors.

Charles Jarrett, Sunny Grove Park, requested that a study on the impact of power boats on Estero River be conducted before decisions are made.

Patty Whitehead, Old Estero, urged to use existing open space lands for flood attenuation and consider using the rail corridor as a commuter rail instead of freight.

Richard Shine, Happehatchee Center, spoke about the omission of the Happehatchee Center in the consultant's plan and urged the inclusion of it in the plan.

Housing

Mr. LaRue provided an overview of the proposed plan regarding housing. He presented an overview of the Village's housing objectives which included residential neighborhoods, sustainable housing, aging and special needs populations, housing availability and variety, historic preservation, and substandard housing. Discussion was held on the variety of housing available in the Village.

Board Questions or Comments: Questions were asked and suggestions were provided for wordsmithing language in the plan.

Public Comment:

Jim Shields, Grandezza, suggested that the code identify homes as a stucco concrete block building due to the type of weather this area has; include public safety in creation of the plan; and require the installation of fire sprinklers in homes.

Don Eslick, ECCL, suggested the Board establish an older housing area study committee consisting of residents of older communities to identify best practices in preserving/sustaining older communities; conduct a survey of golf course communities to determine policies on golf course redevelopment; adopt an ordinance to require rental complex properties to provide an annual report on units to establish policies for anticipated issues. Ms. Gibbs responded to his comments.

Mark Novitski, Bella Terra, suggested that an annual report on housing be conducted and having stricter construction standards on new housing units. Ms. Gibbs responded to his comments.

Transportation

Mr. LaRue provided an overview of the proposed plan regarding transportation and explained that State Statute requires the Village to provide a complete multi-modal system that coordinates with future land use. He explained that roadways include vehicles, pedestrians, and bicycles.

Board Questions or Comments: Questions were asked and suggestions were provided on wordsmithing language on the plan. Comments were made on the need for more connectivity within the Village; adopt an evaluation criteria and rating system to evaluate and prioritize recommendations from the Kimley-Horn Study; conduct an annual/bi-annual road segment analysis to identify needed improvements; and expedite interim road improvements being made to I-75 and Corkscrew Road.

Public Comment:

Lowell Gerson, Copperleaf, requested that the definition of “complete streets” be included in the plan and spoke about lack of public transportation in the Village.

Irv Nathanson, Lighthouse Bay and ECCL Transportation Committee, spoke about traffic concerns from four high rise towers proposed to be built at the Raptor Bay location in Bonita Springs and urged working with neighboring municipalities on new building developments that could impact the Village.

Gary Green, Pensacola Avenue and ECCL Transportation Committee, stated the plan is a living document that will need to be updated as the Village’s needs grow and requested that the study be expanded to include US 41 north of Estero Parkway.

Phil Olive, Fountain Lakes, stated that about 40% of the population in the Village is under 50 years old and there is a need of equal representation on the Board to reflect that. He urged the Board to consider the needs of the entire community and requested that the Board build a recreation/sports facility for kids and to alleviate traffic congestion on Williams Road to create a third lane at the intersection of Williams Road and River Ranch Road for a turn lane.

Richard Shine, Happehatchee Center, requested that the written and oral comments he provided earlier be included in the transportation section of the meeting. He spoke about connectivity between the Happehatchee Center, Koreshan State Park, the historic areas between US 41 and Corkscrew Road, and the Estero Community Park and urged the creation of multi-use pathways along the Estero River with a 200-foot riparian buffer on both sides of the river.

Mark Novitski, Bella Terra, provided the following suggestions: that sidewalks on public streets be called “shared use paths” in the plan; obtain input from the Estero and San Carlos Park Fire Districts on the installation of traffic-calming devices; install a pedestrian bridge across US 41 to provide connectivity to various locations; and work with Lee County and State Department of Transportation to create a pull out for buses to stop on US 41.

Chairman Wood suggested that the infrastructure plan be reviewed by the Planning and Zoning Board again due to recent weather conditions and proposed development east of the Village’s boundary. Discussion ensued.

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Next Board meeting September 19, 2017 at 5:30 p.m.

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 7:20 p.m.

Michelle Radcliffe, CMC
Recording Secretary