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DRAFT

FINAL ACTION AGENDA/MINUTES

Planning and Zoning Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 19, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:35 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood.
3. **ROLL CALL:**
Chairman Scotty Wood and Board Members Anthony Gargano, Robert King, Marlene Naratil, James Tatoes, and John Yarbrough. Absent: Board Member William Campos.

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) Public Hearings:

Chairman Wood provided information related to Board business and quasi-judicial proceedings. Staff and audience members providing testimony were sworn in by Village Land Use Attorney Stroud. Chairman Wood asked for Board Member declarations of ex parte communications and conflicts of interest, and whether written communications had been received; there were none.

- (1) Estero United Methodist Farmers' Market (Temporary Use #27071) (District 4) 8088 Lords Way Street, southeast of the intersection of Broadway and US 41. Request for a Temporary Use Permit to operate a Seasonal Farmers Market between 8 am and 1 pm one day a week from November 2017 through April 2018.

Community Development Director Gibbs provided a brief introduction.

Presentation/Information by: Dennis Stausbaugh, SW Florida Markets, LLC.

Board Questions or Comments: Questions were asked and brief comments were made on the location of the market.

Public Comment: None.

Motion: Move to approve the request with the five conditions stated in Resolution No. PZB 2017-10.

Motion by: Board Member Gargano

Seconded by: Board Member Tatooles

Action: Approved the request with the five conditions stated in Resolution No. PZB 2017-10.

Vote:

Aye: Unanimous (Board Member Campos absent)

Nay:

Abstentions:

- (2) Coconut Point City Mattress Re-Plat (Plat2017-E001) (District 6) 23240 Via Villaggio, adjacent to US-41 and west of Dillard's. Requesting the re-plat of City Mattress at Coconut Point to reconfigure lot lines between Lots 2A-1 and 2A-2. The adjustment allows for construction of a retail furniture store on Lot 2A-1.

Development Review Manager McCarthy provided a brief introduction. There were no ex parte communications or conflicts of interest.

Board Questions or Comments: None.

Public Comment: None.

Motion: Move to recommend approval of re-plat of City Mattress at Coconut Point.

Motion by: Board Member King

Seconded by: Board Member Naratil

Action: Recommended approval of re-plat of City Mattress at Coconut Point.

Vote:

Aye: Unanimous (Board Member Campos absent)

Nay:

Abstentions:

- (3) University Highland Parcel #10 Re-Plat (Plat2017-E006) (District 5) Requesting the re-plat of Parcel 10 at University Highland to reconfigure Parcel 10 into two tracts, Tract 10A containing 1.20 acres and Tract 10B containing 6.37 acres. Currently the parcels are vacant. Development plans propose a bank on Tract 10A and retail uses on Tract 10B.

Development Review Manager McCarthy provided a brief introduction. There were no ex parte communications or conflicts of interest.

Presentation/Information by:

David Hurst, Peninsula Engineering

Mr. Hurst gave an overview of the project location.

Board Questions or Comments: Questions were asked regarding engineering on the property in regards to flooding/water retention.

Public Comment:

Patty Whitehead, Old Estero

Summary of Public Comment: Stated the property was originally wetlands and expressed concern of potential flooding on the property.

Motion: Move to recommend approval of the replat of Parcel 10 at University Highland.

Motion by: Board Member Yarbrough

Seconded by: Board Member King

Action: Recommended approval of the replat of Parcel 10 at University Highland.

Vote:

Aye: Unanimous (Board Member Campos absent)

Nay:

Abstentions:

- (b) Comprehensive Plan Workshop - Review of Elements by Consultant

Presentation/Information by:

Laura DeJohn, Johnson Engineering, using a PowerPoint presentation, provided an overview of infrastructure, conservation and coastal management, and the public school facilities elements of the Comprehensive Plan.

Ben Smith, La Rue Planning, provided an overview of the transportation, housing, recreation and open space, intergovernmental coordination, capital improvement elements of the Comprehensive Plan.

Ms. DeJohn explained that the next steps will include presentation of the Future Land Use element at the October 2017 meeting and presented the timeline of the process.

Board Questions or Comments: Questions were asked and discussion was held on billboards; green infrastructure; and utilities. The Board requested that a comparison of plans between Lee County and the Village as well as a definition section be included.

Public Comment:

Mark Novitski, Bella Terra, provided the following suggestions: requiring the installation of solar lights in new housing developments; work with Lee County and Bonita Springs utilities to ensure sanitary sewer pumping stations have adequate generators; work with Lee County on access to Edison Park; hire a grant writer; and use Florida Gulf Coast University and/or Florida Southwest State College students to assist with metrics.

Patty Whitehead, Old Estero, stated the Comprehensive Plan touches on a few things but is not as integrated as it should be.

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

(a) Next Board meeting September 26, 2017 at 5:30 p.m. was canceled.

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 7:10 p.m.

Michelle Radcliffe, CMC
Recording Secretary