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**DRAFT**

**FINAL ACTION AGENDA/MINUTES**

**Planning and Zoning Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
January 15, 2019 4:30 p.m.**

1. **CALL TO ORDER:** 4:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
3. **ROLL CALL:**

Present: Board Members Tim Allen, Robert King, Marlene Naratil, James Tatoes, Anthony Gargano, and John Yarbrough. Absent: Chairman Scotty Wood.

Also present: Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Senior Planner Mark Muraczewski, and Principal Planner Matthew Noble.

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

**(a) Public Information Meeting**

- (1) Cascades of Estero Residential Planned Development (RPD) (District 3)  
The Cascades of Estero is an existing development located south of Estero Parkway and to the east and west of Sandy Lane. The request is to amend Cascades of Estero RPD zoning to allow the construction of pickleball courts, bathroom facilities and parking in the area shown as the future Sandy Lane Extension.

Community Development Director Gibbs provided a brief introduction about the applicant's proposal, and staff's concerns and recommendations.

**Presentation/Information by:**

Kristina Johnson, J.R. Evans Engineering, provided a PowerPoint addressing the project location, the existing master concept plan, the proposed master concept plan, and proposed schedule of uses.

Joanne Susko, President of the Cascades at Estero Residents' Association, answered the questions of the board.

**Questions and Comments:**

Board Members King, Yarbrough, Allen, Naratil, and Chairman Wood asked about the time table for the internal voting of approving the additional pickleball court and the addition of bathrooms at the courts; the enforcement of the sound restrictions and how they would be enforced; and the additional parking that may be needed.

**Public Input:**

Tom Munich, The Cascades, is against the pickleball courts going in.

Dianna Genadie, The Cascades, is upset that she was never told about the pickleball court location. She is not against pickleball, just the location.

Adrian Genadie, Resident of the Cascades, against the pickleball courts.

Linda Ruck, The Cascades, against the pickleball court location.

Rita Meehan, The Cascades, against the pickleball court location.

Aldan McGee, The Cascades, against the pickleball court location.

**(b) Public Hearings**

- (1) Sclafani Variance (District 3) (ADD2018-E008) 9729 Heatherstone River Court Unit #20 in the Rookery Pointe Development located south of Estero Parkway and west of Three Oaks Parkway. Request is for a variance from the front setback for a multi-family residence to reduce the required 20-foot setback by less than one inch to 19.96 feet.

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for all hearings were sworn in by Village Land Use Counsel Stroud.

There were no ex parte communications or conflicts of interest noted.

Mark Muraczewski, Senior Planner provided a brief introduction regarding the applicant's proposal.

**Board Questions or Comments:** None.

**Public Comment:** None.

**Motion:** Move to approve a variance from the front setback for a multi-family residence to reduce the required 20-foot setback by less than one inch to 19.96 feet.

**Motion by:** Board Member Allen

**Seconded by:** Board Member Gargano

**Action:** Approved a variance from the front setback for a multi-family residence to reduce the required 20-foot setback by less than one inch to 19.96 feet.

**Vote:**

**Aye:** Board Members Allen, King, Gargano, Naratil, Tatoes, Yarbrough, and Chairman Wood

**Nay:**

**Abstentions:**

- (2) Estero Crossing (District 5) (DCI2015-00001)  
The 43-acre site is located on the south side of Corkscrew Road, 1,000 feet west of the intersection of Corkscrew Road and I-75. The request is to rezone 43 acres from Commercial to Mixed Use Planned Development to allow for 350 multi-family residential units; 60,000 square feet of commercial use and 130-room hotel or alternative 100,000 square foot self-storage facility.

The Board Members and Community Development Director Gibbs stated they have received emails regarding this item. Board Member King had a general conversation regarding this subject with a member of the public.

Community Development Director Gibbs provided a brief introduction about the applicant's proposal, and staff's concerns and recommendations.

**Presentation/Information by:**

Daniel Delisi, Delisi Fitzgerald

John T. Wojdak, Delisi Fitzgerald

Trent Eversole, McMahon Associates

Keith Gelder, Stock Development

Neale Montgomery, Pavese Law Firm

A PowerPoint Presentation was provided regarding the questions and concerns from the previous Planning and Zoning Board meeting. Items addressed were: deviations, interchange area, Transitional Mixed Use, future land use, Estero Plan Compliance, open space, Island Club views, photos of line of sight of communities that were next to the proposed project, transportation, frontage road, expectations of Stock Development, and the concerns of the neighborhood.

**Board Questions or Comments:** Board Members Gargano, King, Naratil, Allen, Tatoes, Yarbrough and Chairman Wood raised concerns regarding traffic studies, right-of-way issues, the amount of buildings going on that parcel, and stormwater runoff.

**Public Comment:**

Nancy Buckhop, Island Club  
Jane Niehaus, Corkscrew Woodlands  
Darcie Morgan, Corkscrew Woodlands  
Bill Savage, Corkscrew Woodlands  
Tony Pecoraro, Villa Palmeras  
Barbara Johnson, Corkscrew Woodlands

**Motion:** Move to approve the rezoning of 43 acres from Commercial to Mixed Use Planned Development to allow for 350 multi-family residential units; 60,000 square feet of commercial use and 130-room hotel or alternative 100,000 square foot self-storage facility with the staff conditions and deviations are acceptable except for the stacking for the parking.

**Motion by:** Board Member Allen  
**Seconded by:** Board Member

**Action:** Motion failed.

**Motion:** Motion to continue until February 19, 2019 meeting.

**Motion by:** Board Member Gargano  
**Seconded by:** Board Member King

**Board Questions or Comments:** Board Members King and Naratil feel that the issues with the staff recommendations and applicant need to be addressed.

**Action:** Continued until February 19, 2019 meeting.

**Vote:**

Aye: Board Members King, Gargano, Naratil, Tatoes, Yarbrough, and Chairman Wood.  
Nay: Board Member Allen  
Abstentions:

**6. PUBLIC INPUT:**

Jane Niehaus, Corkscrew Woodlands

**7. BOARD COMMUNICATIONS:** None.

(a) Next Board Meeting February 19, 2019

A motion to adjourn was made and duly passed.

**8. ADJOURNMENT: 8:25 p.m.**

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Tammy Duran  
Deputy Village Clerk