

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT

FINAL ACTION AGENDA/MINUTES

Planning and Zoning Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
May 21, 2019 5:30 p.m..**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
3. **ROLL CALL**

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

Also present: Community Development Director Mary Gibbs, Principal Planner Matthew Noble, and Deputy Village Clerk Tammy Duran.

4. **APPROVAL OF AGENDA**

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

5. **BUSINESS**

- (a) **Public Information Hearing**

- (1) Pavich Estero Planned Development (PD2019-E001) (District 5)
21256 Happy Hollow Lane and 8910 Corkscrew Road, located south of Corkscrew Road and west of Via Coconut. Rezone from AG-2 to Estero Planned Development to allow a two-story 10,000± square foot building for real estate office, retail and restaurant uses on less than 1 acre.

Principal Planner Noble provided a brief introduction about the applicant's proposal, staff's concerns and recommendations.

Presentation/Information by:

Fred Drovdic, Waldrop Engineering
Joe Pavich, Jr., Pavich Real Estate
Matthew Kragh, MHK Architecture and Planning

Public Comment: None.

Comments and Concerns:

Board Members Naratil, Allen, Gargano, King, Yarbrough, and Chairman Wood.

(b) Public Hearing

- (1) Miromar Outlet Mall Tract M-7 Replat (PLT2018-E001) (District 5) 10801 Corkscrew Road, located in the northwest corner of the Miromar Outlet parking lot. Re-plat Miromar Factory Outlet Lot M-7 and a portion of Tract L as recorded in Plat Book 77, pages 41-50 of Lee County. The re-plat combines the lots for a 135-room hotel on a 2.3 acre site approved by Village Council Zoning Ordinance No. 2018-24, on October 24, 2018.

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for hearings were sworn in by Deputy Village Clerk Duran.

No ex-parte communications or conflicts of interest noted.

Principal Planner Noble and Community Development Director Gibbs provided an introduction regarding the applicant's proposal, staff's concerns and recommendations.

Motion: Motion to recommend approval of the Re-plat of Miromar Factory Outlet Lot M-7 and a portion of Tract L as recorded in Plat Book 77, pages 41-50 of Lee County to Village Council.

Motion by: Board Member Allen

Seconded by: Board Member Naratil

Action: Recommended approval of the Re-plat of Miromar Factory Outlet Lot M-7 and a portion of Tract L as recorded in Plat Book 77, pages 41-50 of Lee County to Village Council.

Vote: (Roll call vote)

Aye: Board Members Allen, King, Gargano, Naratil, Yarborough, and Chairman Wood

Nay:

Abstentions:

- (2) Sprouts Farmers Market at Estero Grande - Monument Sign Variance (VAR2019-E001) (District 4) Sprouts is located in the Estero Grande Development, west of US 41 and north of Terracap Way. The monument sign location is 125 feet north of Estero Grande's main entry. Requesting approval of a variance from Land Development Code Section 33-385(a)(3) required setback of 15 feet to allow the Sprouts' Monument Sign to be located 5 feet from US 41 right-of-way.

No ex-parte communications or conflicts of interest noted.

Principal Planner Noble provided a brief introduction regarding the applicant's proposal, staff's concerns and recommendations.

Presentation/Information by:

Fred Drovdlc, Waldrop Engineering
Jim Ink, Waldrop Engineering
Alan Brewer, GBT Realty Corporation

Public Comment: None.

Comments and Concerns:

Board Members Naratil, Allen, Gargano, King, and Yarbrough and Chairman Wood.

Motion: Motion to approve the variance for the monument sign.

Motion by: Board Member Gargano

Seconded by: Board Member Allen

Action: Approved the variance for the monument sign.

Vote: (Roll call vote)

Aye: Board Members Allen, King, Gargano, Naratil, Yarborough, and Chairman Wood

Nay:

Abstentions:

6. **PUBLIC INPUT (Each individual will be given five minutes to speak):** None.

7. **BOARD COMMUNICATIONS:**

(a) **Next meeting June 18, 2019**

8. **ADJOURNMENT:** 6:32 p.m.

Tammy Duran
Deputy Village Clerk