

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
July 16, 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 Tim Allen, Marlene Naratil, Anthony Gargano, James Tatoes, and John Yarbrough. Absent: Board Member Robert King.

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

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

(a) Public Hearings

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 Land Use Counsel Stroud. There were no ex-parte communications or conflicts of interest noted.

- (1) Tony Sacco's Coal Oven Pizza (COP2019-E001) (District 6) 8001 Plaza Del Lago Drive (Coconut Point Mall), east of US 41 occupying the same building as Bokampers Restaurant. Request to change existing alcoholic beverage license from 2COP to 4COP SFS.

Staff Presentation/Information by:

Community Development Director Mary Gibbs
Keith E. Long, Esq., Authorized Agent/Attorney, Long Law, P.A.

Board Questions or Comments: Board Members Naratil, Allen, Gargano, Tatooles, Yarbrough, and Chairman Wood.

Public Comment: None.

Motion: Move to approve Tony Sacco's Coal Oven Pizza request for consumption on premise of alcoholic beverages license from 2COP to 4COP SFS with the Staff conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Naratil

Action: Approved Tony Sacco's Coal Oven Pizza request for consumption on premise of alcoholic beverages license from 2COP to 4COP SFS with the Staff conditions.

Vote:

Aye: Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

Nay:

Abstentions:

- (2) Proposed Burger King Fast Food Restaurant - Estero Town Center CPD - Tract B (DCI2018-E003) District 4), 21301 Town Commons Drive, located east of Three Oaks Parkway in the Estero Town Commons Development (Lowe's Plaza) next to Ruby Tuesday.
 - (a) To add a cross-section C-1 to the design guidelines approved as part of the Zoning Resolution Z-03-032
 - (b) To add deviations specific to parking and stacking, and for no sidewalk adjustment to Tract B

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

Principal Planner Noble provided background and an overview of the applicant's request.

Presentation/Information by:

Neale Montgomery, Esq., Pavese Law Firm
Wayne Arnold, AICP, Principal & Director of Planning, Q. Grady Minor
Daniel B. Fitzpatrick, CEO, Quality Dining, Inc.

Board Questions or Comments: Board Members Allen, Naratil, Yarbrough, Tatooles, Gargano, and Chairman Wood.

Public Comment: None.

Motion: Motion to recommend that Village Council approve the amendment to the Commercial Planned Development Zoning with Staff conditions and deviations, except for deviation 3 which is not recommended for approval.

Motion by: Board Member Allen

Seconded by: Board Member Yarbrough

Action: Recommended that Village Council approve the amendment to the Commercial Planned Development Zoning with Staff conditions and deviations, except for deviation 3 which is not recommended for approval.

Vote:

Aye: Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough, and Chairman Wood

Nay:

Abstentions:

(b) Public Information Meeting

- (1) Estero Firestone – Estero Town Commons (District 5) 1.2 acres located in Tract A of Estero Town Commons (Lowe’s Plaza) at the corner of Three Oaks Parkway and Corkscrew Road. The applicant is requesting an amendment to the zoning permitted uses to add automotive repair and services.

Principal Planner Noble provided background and an overview of the applicant’s request.

Presentation/Information by:

Linda Miller, AICP, Senior Planner, Avalon Engineering

Brendan Sloan, P.E., Civil Engineer/Project Manager, Avalon Engineering

John Tate, Developer, Palmetto Capital Group

Board Questions or Comments: Board Members Allen, Gargano, Naratil, Tatooles, Yarbrough and Chairman Wood.

Public Comment: None

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS:

- (a) Next Board Meeting August 20, 2019

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 6:32 p.m.

Tammy Duran
Deputy Village Clerk