

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
January 21, 2020 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 Marlene Naratil, Tim Allen, James Tatooles, Anthony Gargano, and John Yarbrough.

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

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

(a) Consent Agenda

- (1) Approval of January 15, February 19, March 19, April 16, April 24, May 21, June 18, July 16, August 20, and November 19, 2019 meeting minutes.

A motion to approve the Consent Agenda was made and duly passed.

(b) 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.

- (1) Springhill Suites by Marriott (District 4) (COP2019-E002) 10370 Corkscrew Commons Drive, located in the Estero Interstate Commerce Park, north of Corkscrew Commons Drive and between Primrose School and Embassy Suites. The applicant is requesting approval for consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool. The hotel currently operates with a consumption on premises approval for the inside bar area. Request is for consumption on premises for the hotel's outdoor amenity area.

Staff Presentation/Information by:

Mary Gibbs, Community Development Director

Presentation/Information by:

Eric Glazer, Esq., Janus Hotel & Resorts

Public Comment: None.

Board Questions or Comments: None.

Motion: Move to approve consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool, with staff conditions.

Motion by: Board Member Tatooles

Seconded by: Board Member Naratil

Action: Approved consumption on premises of alcoholic beverages outdoors in the amenity area, which includes the pool, with staff conditions.

Vote:

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

Nay:

Abstentions:

- (2) Mamma Anna Restaurant Coconut Point Mall (District 6) (COP2019-E003) 23111 Fashion Drive, Suite 109, located in the central area of Coconut Point Mall in close proximity to the Cinema. The applicant is requesting approval for consumption on premises of alcoholic beverages (2COP) in the restaurant and in an outdoor seating area. Request is for consumption on premises for the Mamma Anna Restaurant and outdoor service area.

Staff Presentation/Information by:
Mary Gibbs, Community Development Director

Presentation/Information by: None.

Public Comment: None.

Board Questions or Comments: None.

Motion: Move to approve consumption on premises of alcoholic beverages outdoors in the restaurant and in the outdoor seating area, with staff conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Allen

Action: Approved consumption on premises of alcoholic beverages outdoors in the restaurant and in the outdoor seating area, with staff conditions.

Vote:

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

Nay:

Abstentions:

- (3) 98693 Bay Meadow (District 6) (ADD2020-E001) 9863 Bay Meadow, single-family residence located in Shadow Wood in the Brooks. The applicant is requesting an administrative variance from the required 5-foot side yard setback to 2.5 feet for the east side yard and 2.3 feet for the west side yard of an existing pool enclosure and pool deck.

Staff Presentation/Information by:
Mary Gibbs, Community Development Director

Presentation/Information by: None.

Public Comment: None.

Board Questions or Comments: None.

Motion: Move to approve request an administrative variance from the required 5-foot side yard setback to 2.5 feet for the east side yard and 2.3 feet for the west side yard of an existing pool enclosure and pool deck with staff conditons.

Motion by: Board Member Yarbrough

Seconded by: Board Member Gargano

Action: Approved request for an administrative variance from the required 5-foot side yard setback to 2.5 feet for the east side yard and 2.3 feet for the west side yard of an existing pool enclosure and pool deck with staff conditions.

Vote:

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

Nay:

Abstentions:

(c) Public Information Meeting

- (1) Via Coconut MPD (District 5)(DCI2019-E003) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road. Request is to rezone 19.53 acres to allow 330 multi-family dwelling units, and a maximum of 59,600 square feet of commercial retail/office or medical office space with an option to convert 30,000 square feet of commercial space to 124 hotel rooms. Building heights vary with the maximum at 59 feet.

Staff Presentation/Information by:

Mary Gibbs, Community Development Director

Presentation/Information by:

Noel J Davies, Quarles & Brady

Stacey Ellis Hewitt, AICP, Banks Engineering

D. Brent Addison, P.E., Banks Engineering

Matthew Kragh, AIA, MHK Architecture & Planning

Kelly Kenefick, Royal Properties

Christian Andrea, RLA, ASLA, Architectural Land Design

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

Public Comment:

Jim Wallace, Genova

William Englehart, Genova

Paul Denett, Genova

Merlin Kovark, Genova

Paul Bennett, Genova

Julie Gersh, Genova

6. PUBLIC INPUT: None.

7. BOARD COMMUNICATIONS: None.

- (a) 2019 Planning and Zoning Board Annual Report to the Village of Estero Council
- (b) Next meeting February 18, 2020

A motion to adjourn was made and duly passed.

8. ADJOURNMENT: 8:25 p.m

Tammy Duran
Deputy Village Clerk