



www.Estero-fl.gov

**COVID-19 NOTICE:**

The February 17, 2021 Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see page 3 of this agenda for further information and instructions for public participation.

**AGENDA**

**VILLAGE COUNCIL MEETING**

**9401 Corkscrew Palms Circle, Estero, Florida**

**February 17, 2021 9:30 a.m.**

*Village Council: District 1 – Bill Ribble, Mayor; District 2 – Howard Levitan; District 3 – Jon McLain; District 4 – Katy Errington, Vice Mayor; District 5 – James Boesch; District 6 – Nick Batos; District 7 – Jim Wilson*

**1. CALL TO ORDER**

**INVOCATION** – Pastor Jack Strom from Ocean Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**4. CONSENT AGENDA:**

**(a)** January 20, 2021 Council Meeting Minutes

**(b)** January 27, 2021 Council Meeting Minutes

**5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

**6. ACTION ITEMS:**

**(a) Planning, Zoning and Design Board Member Appointments**

**Recommended Action:** Set Council date of February 24, 2021 to conduct interviews of new applicants.

**Financial Impact:** N/A

**7. FIRST READING**

**(a) Pavich (Rezoning Case) Ordinance No. 2021-02**

Ordinance No. 2021-02 of the Village Council of the Village of Estero, Florida, Considering a Rezoning from Agriculture (AG-2) to Estero Planned Development (EPD) for a .73-Acre Parcel at the Intersection of Corkscrew Road and Happy Hollow Lane; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Recommended Action:** Pass First Reading and schedule Second Reading for March 3 or March 10, 2021.

**Financial Impact:** Minor cost for newspaper advertisement.

**8. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

**10. VILLAGE ATTORNEY'S REPORT**

**11. VILLAGE MANAGER'S REPORT**

**Adjourn Regular Session and Convene Workshop Items**

**12. WORKSHOP ITEMS:**

**(a)** Planning and Zoning Board Annual Report

**(b)** River Ranch Improvements

**(c)** Monument signs

**13. ADJOURNMENT**

To view and/or participate in the Council Meeting on February 17, 2021, which begins at 9:30 a.m., the following options are available:

- 1) View the meeting online, but not participate:

You may watch the meeting via the Village of Estero website link:

<https://estero-fl.gov/council/watch-meetings-online/>

- 2) View the meeting online as indicated above and provide public comment during the meeting by utilizing the eComment Card feature on the Village website: <https://estero-fl.gov/ecomment-cards/> Please fill out all required information. Comments received during the agenda item being discussed will be placed into the record.
- 3) The Council Chambers will be available for public comment, in accordance with social distancing orders. Participants are recommended to wear their own-supplied mask.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk/Executive Assistant, [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov) or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council 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**

### **VILLAGE COUNCIL MEETING**

**Village of Estero Council Chambers  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
January 20, 2021 9:30 a.m.**

#### **1. CALL TO ORDER**

**INVOCATION:** Pastor Kevin Morris Hope United Church

**PLEDGE OF ALLEGIANCE:** Led by Mayor Bill Ribble

**ROLL CALL:** Present: Mayor Bill Ribble - District 1, Vice Mayor Katy Errington - District 4, Councilmember Howard Levitan (via Zoom) - District 2, Councilmember Jon McLain - District 3, Councilmember Jim Boesch - District 5, Councilmember Nick Batos - District 6, and Councilmember Jim Wilson (via Zoom) - District 7.

Also present: Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Deputy Village Manager Kyle Coleman, Public Works Director David Willems, Community Development Director Mary Gibbs, Deputy Village Clerk Tammy Duran, and Executive Assistant to the Village Manager Carol Sacco.

#### **2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**Staff Presentation/Comments:**

Burt Saunders, Village Attorney

**Motion:** Motion to permit Councilmembers Levitan, and Wilson to participate remotely in Zoom Presentation, and to combine agenda items 7(a)/6(b).

**Motion by:** Vice Mayor Errington

**Seconded by:** Councilmember Boesch

**Action:** Approved to permit Councilmembers Levitan, and Wilson to participate remotely in Zoom Presentation, and to combine agenda items 7(a)/6(b).

**Vote:** (Roll Call)  
**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble  
**Nay:**  
**Abstentions:**

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

**4. CONSENT AGENDA**

- (a)** January 6, 2021 Council Meeting Minutes
- (b)** January 13, 2021 Council Meeting Minutes

**Motion:** Motion to approve the Consent Agenda.

**Motion by:** Councilmember Boesch  
**Seconded by:** Councilmember Batos

**Action:** Approved the Consent Agenda.

**Vote:** (Roll Call)  
**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble  
**Nay:**  
**Abstentions:**

**5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA**

**6. ACTION ITEMS:**

- (a)** RFB 2021-01 Mowing, Landscape, and Irrigation Maintenance

**Staff Presentation/Comments:**

Steve Sarkozy, Village Manager

**Council Questions or Comments:**

Councilmembers Levitan, McLain, Batos, Vice Mayor Errington, and Mayor Ribble

**Public Comments:** None.

**Motion:** Motion to approve award of Request for Bid No. RFB 2021-01, Mowing, Landscape, and Irrigation Maintenance for the Village of Estero to P & T Lawn and Tractor Service, Inc. to provide mowing, landscape, and irrigation maintenance services as provided in the contract for a one-year period, at a rate of \$127,075.00 per year, authorize the Village Manager to renegotiate and execute the renewal of this contract for three additional one year terms under the same terms and conditions, which would include adding Estero Parkway maintenance and US 41 maintenance, if doing so is in the best interest of the Village of Estero, approve a contingency fund amount of \$13,000 (10% contingency) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contract documents on behalf of the Village of Estero Council.

**Motion by:** Councilmember Levitan

**Seconded by:** Vice Mayor Errington

**Action:** Approved Motion to approve award of Request for Bid No. RFB 2021-01, Mowing, Landscape, and Irrigation Maintenance for the Village of Estero to P & T Lawn and Tractor Service, Inc. to provide mowing, landscape, and irrigation maintenance services as provided in the contract for a one-year period, at a rate of \$127,075.00 per year, authorize the Village Manager to renegotiate and execute the renewal of this contract for three additional one year terms under the same terms and conditions, which would include adding Estero Parkway maintenance and US 41 maintenance, if doing so is in the best interest of the Village of Estero, approve a contingency fund amount of \$13,000 (10% contingency) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contract documents on behalf of the Village of Estero Council.

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

**Nay:**

**Abstentions:**

#### **6(b)/7(a). SECOND READING AND PUBLIC HEARING/ACTION ITEM**

Mayor Ribble provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Clerk Sacco. Councilmember Boesch stated he spoke to the residents. Vice Mayor Errington stated she spoke to the residents years ago. Councilmember Levitan stated he was involved in the negotiation of the original zoning resolution with Stock and their lawyer, but has had no communication since then other than all the e-mails Council has been receiving. Councilmember Wilson stated he has been receiving emails. Mayor Ribble he stated he has been receiving emails. There were no conflicts of interest.

- 6(b) Estero Crossing - Corkscrew Road/Puente Lane Traffic Signal Agreement  
7(a) Second reading and public hearing of Ordinance 2020-11

Ordinance No. 2020-11 An Ordinance of the Village Council of the Village of Estero, Florida, Amending Ordinance 2019-29 To Revise Certain Transportation Conditions for The Estero Crossing Mixed Use Planned Development On Property Located 1,000 Feet West of Interstate 75 And South of Corkscrew Road Consisting of Approximately 43 Acres; Providing for Conflicts; Providing for Severability; And Providing an Effective Date.

**Staff Presentation/Comments:**

Steve Sarkozy, Village Manager  
Burt Saunders, Village Attorney  
Mary Gibbs, Community Development Director

**Presentation/Information by:**

Neale Montgomery, Pavese Law Firm  
Keith Gelder, Stock Development  
John Wojdak, Delisi Fitzgerald

**Council Questions or Comments:**

Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

**Public Comments:**

**In Person:**

William Savage, Island Club  
Jane Niehaus, Corkscrew Woodlands  
Kenneth Smith, Corkscrew Woodlands  
Jim Zoia, Corkscrew Woodlands  
Sherry Sutton, Corkscrew Woodlands  
Bonnie McIsaac, Corkscrew Woodlands

**eComment:**

Heidi & Kenneth Smith, Corkscrew Woodlands  
Jill Gill, Corkscrew Woodlands  
Sarah Logan, Corkscrew Woodlands  
Barbara Collette, Corkscrew Woodlands  
John Slayton, Corkscrew Woodlands  
Linda Umansky, Island Club  
Donna Pogliano, Island Club  
Sandra Linkey, Corkscrew Woodlands  
Cynthia & Will Lecrone, Corkscrew Woodlands  
Arthur Fisher, Corkscrew Woodlands  
Paul Mandelaro, Corkscrew Woodlands  
Lee Kaldor, Island Club at Corkscrew Woodlands HOA  
Laura DelPercio, Island Club

Arthur & Carol Schneider, Island Club  
Joan Stout, Corkscrew Woodlands  
Cathy Stephens, Island Club  
Michael T McCarty, Corkscrew Woodlands  
Michelle Michaels, Corkscrew Woodlands  
Dana Malone, Corkscrew Woodlands  
Maureen Smith, Island Club at Corkscrew Woodlands HOA  
Peter Thompson, Island Club  
Trisha Reinking, Corkscrew Woodlands  
Holly Bruzina, Island Club  
Mary O'Connell, Corkscrew Woodlands  
Sherrill Natzke, Island Club  
Darcie Finan-Morgan, Corkscrew Woodlands  
Nancy & Bill Crow, The Island Club  
Kathy Ellis, Corkscrew Woodlands  
Barbara Nelson, Island Club  
Richard Godesky, Island Club  
Janice Clapp, Corkscrew Woodlands & Island Club  
Tony and Peggy Lafata, Island Club  
Joy Steller, Corkscrew Woodlands  
Marla Burkland, Corkscrew Woodlands  
Harold and Darlene Boyle, Island Club  
Lynn Kimball, Corkscrew Woodlands  
Anita Miller, Corkscrew Woodlands  
James Kline, Corkscrew Woodlands  
Vicky and Joel Ward, Corkscrew Woodlands  
Gail Klamer, Corkscrew Woodlands  
Paul DiModica, Island Club  
Marie Singer, Corkscrew Woodlands  
Richard Singer, Corkscrew Woodlands  
Denise Gunckle, Corkscrew Woodlands  
Paul Mandelaro, Corkscrew Woodlands  
Jim & Dory Oravez, Island Club  
Carol Woodman, Corkscrew Woodlands  
Nancy Buchhop, Island Club  
Tama Smith, Corkscrew Woodlands  
Chris Rogers, Island Club  
Rosemary Christensen, Corkscrew Woodlands  
Joan Horan, Corkscrew Woodlands  
Carolyn DeLong, Corkscrew Woodlands  
Richard Knepper, Island Club  
Donna Pogliano, Island Club  
Judy McGinnis

**Adjourn for recess at 10:59 am and Reconvene at 11:11 am**



7(a) Second reading and public hearing of Ordinance 2020-11

**Motion:** Motion to approve Ordinance 2020-11 with the change to Section 2, adding one additional condition that says the Village Manager may waive the agreement that the traffic light be operational prior to the first certificate of completion for the vertical development, if the Village Manager determines that the light will be operational within four months.

**Motion by:** Councilmember Levitan

**Seconded by:** Councilmember Batos

**Action:** Approved Ordinance 2020-11 with the change to Section 2, adding one additional condition that says the Village Manager may waive the agreement that the traffic light be operational prior to the first certificate of completion for the vertical development, if the Village Manager determines that the light will be operational within four months.

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, Batos, Wilson, and Mayor Ribble

**Nay:** Councilmembers McLain, Boesch, and Vice-Mayor Errington

**Abstentions:**

6(b) Estero Crossing - Corkscrew Road/Puente Lane Traffic Signal Agreement

**Motion:** Motion to approve Estero Crossing - Corkscrew Road/Puente Lane Traffic Signal Agreement with the revision to remove the last sentence of paragraph 5 to be consistent with Ordinance 2020-11.

**Motion by:** Councilmember Levitan

**Seconded by:** Councilmember Wilson

**Action:** Motion to approve Estero Crossing - Corkscrew Road/Puente Lane Traffic Signal Agreement with the revision to remove the last sentence of paragraph 5 to be consistent with Ordinance 2020-11.

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

**Nay:**

**Abstentions:**

7. (b) Second reading and public hearing of Ordinance 2021-01, updating the Capital Improvements Schedule for Fiscal Year 2020/2021 and adopting the most recent Lee County School District CIP.

An Ordinance of the Village Council of the Village of Estero, Florida, Approving Updates to The Capital Improvements Element to Update the Capital Improvements Schedule for Fiscal Year 2020/2021 And Adopt the Most Recent Lee County School District Capital Improvement Plan; Providing for Conflict; Providing for Severability; And Providing an Effective Date.

**Presentation/Comments:**

Steve Sarkozy, Village Manager  
Mary Gibbs, Community Development Director

**Council Questions or Comments:**

Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

**Public Comments:** None.

**Motion:** Motion to approve Ordinance 2021-01.

**Motion by:** Councilmember Wilson  
**Seconded by:** Councilmember McLain

**Action:** Approved Ordinance 2021-01.

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

**Nay:**

**Abstentions:**

**8. PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

**9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmembers McLain, Batos, Levitan, Vice Mayor Errington, and Mayor Ribble

**10. VILLAGE ATTORNEY'S REPORT:** None.

**11. VILLAGE MANAGER'S REPORT:** None.

**12. ADJOURNMENT at 11:41 am.**

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: \_\_\_\_\_  
Carol Sacco, Village Clerk

By: \_\_\_\_\_  
Bill Ribble, Mayor

(td/CS)

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council 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**

### **VILLAGE COUNCIL MEETING**

**Village of Estero Council Chambers  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
January 27, 2021 9:30 a.m.**

#### **1. CALL TO ORDER**

**INVOCATION:** Pastor Frank Brand of First Baptist Church of Estero

**PLEDGE OF ALLEGIANCE:** Led by Mayor Bill Ribble

**ROLL CALL:** Present: Mayor Bill Ribble - District 1, Vice Mayor Katy Errington - District 4, Councilmember Howard Levitan (via Zoom) - District 2, Councilmember Jon McLain - District 3 (via Zoom), Councilmember Jim Boesch - District 5, Councilmember Nick Batos - District 6, and Councilmember Jim Wilson (via Zoom) - District 7.

Also present: Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Deputy Village Manager Kyle Coleman, Village Land Use Counsel Nancy Stroud, Public Works Director David Willems, Community Development Director Mary Gibbs, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

#### **2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**Staff Presentation/Comments:**

Burt Saunders, Village Attorney

**Motion:** Motion to permit Councilmembers Levitan, Wilson, and McLain to participate remotely in Zoom Presentation.

**Motion by:** Councilmember Nick Batos

**Seconded by:** Councilmember Jim Boesch

**Action:** Approved to permit Councilmembers Levitan, Wilson, and McLain to participate remotely in Zoom Presentation.

**Vote:** (Roll Call)  
**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble  
**Nay:**  
**Abstentions:**

**Motion:** Motion to approve agenda.

**Motion by:** Vice Mayor Errington  
**Seconded by:** Councilmember Boesch

**Action:** Approved agenda.

**Vote:** (Roll Call)  
**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble  
**Nay:**  
**Abstentions:**

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS: None.**

**4. ACTION ITEMS:**

(a) Resolution No. 2021-01 a Resolution of the Village Council of the Village of Estero, Florida, Affirming the Appointment of Carol Sacco as Village Clerk, In Addition to her Role as Executive Assistant; and Providing an Effective Date.

**Staff Presentation/Comments:**

Steve Sarkozy, Village Manager

**Council Questions or Comments:**

Councilmember Boesch and Vice Mayor Errington.

**Public Comment:** None.

**Motion:** Motion to approve Resolution No. 2021-01.

**Motion by:** Vice Mayor Errington  
**Seconded by:** Councilmember Batos

**Action:** Approved Resolution No. 2021-01.

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

**Nay:**

**Abstentions:**

**5. SECOND READING OF ORDINANCES:**

**(a) Land Development Code Second Public Hearing**

Ordinance 2020-10 An Ordinance of the Village Council of the Village of Estero, Florida, Adopting The Village Land Development Code and Official Zoning Map; Repealing The Transitional Land Development Code; Providing A Savings Clause, A General Repealer Clause, and an Effective Date.

**Staff Presentation/Comments:**

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Counsel

**Council Questions or Comments:**

Councilmembers Levitan, Batos, Boesch, Vice Mayor Errington, and Mayor Ribble.

**Public Comments:**

**In Person:**

Mark Geshwendt, Miromar Development

Colin Raskin

Neale Montgomery, Pavese Law Firm

Dan O'Berski

**eComment:**

Thomas Lenz, Pelican Sound

**Motion:** Motion to adopt the Land Development Code Ordinance 2020-10 and Official Zoning Map as amended in the "Addendum of Recommended Changes" document dated January 19, 2021 as well as the addition of a sentence to Table 3-405.C that states "A stand-alone car wash which has applied but has not been determined to be complete for an application for Development Order prior to January 27, 2021, and which submits a complete application for Development Order prior to April 27, 2021, a permitted use and not a special exception use shall apply."

**Motion by:** Councilmember Boesch

**Seconded by:** Vice Mayor Errington

**Action:** Adopted the Land Development Code Ordinance 2020-10 and Official Zoning Map as amended in the “Addendum of Recommended Changes” document dated January 19, 2021 as well as the addition of a sentence to Table 3-405.C that states “A stand-alone car wash which has applied but has not been determined to be complete for an application for Development Order prior to January 27, 2021, and which submits a complete application for Development Order prior to April 27, 2021, a permitted use and not a special exception use shall apply.”

**Vote:** (Roll Call)

**Aye:** Councilmembers Levitan, McLain, Boesch, Batos, Vice Mayor Errington, and Mayor Ribble

**Nay:** Councilmember Wilson

**Abstentions:**

**6. PUBLIC COMMENT ON NON-AGENDA ITEMS:** None.

**7. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Councilmembers Levitan, McLain, Boesch, Batos, Wilson, Vice Mayor Errington, and Mayor Ribble

**8. VILLAGE ATTORNEY’S REPORT:** None.

**9. VILLAGE MANAGER’S REPORT:** None.

**10. ADJOURNMENT at 12:45 pm.**

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: \_\_\_\_\_  
Carol Sacco Village Clerk

By: \_\_\_\_\_  
Bill Ribble, Mayor

(td/CS)

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**February 17, 2021**

---

**Agenda Item:**

Planning, Zoning and Design Board Member Appointments

**Description:**

The Land Development Code adopted by the Village Council on January 27, 2021 includes a section establishing a Planning, Zoning and Design Board for functions formerly assigned separately to the Planning and Zoning Board and the Design Review Board.

The Code provides for a range of 7 to 9 members on this new Board. Per Council direction, staff has advertised for Board members as well as verifying existing members' interest in serving on the new Board.

The Public Notice of Volunteer Positions (attached) deadline to submit applications was 5:00 pm February 12, 2021. As of February 11, 2021, there are a total of 15 applications from new and existing members. Staff recommends the following process:

- Council members review all applications prior to February 24<sup>th</sup>
- Conduct interviews of new applicants on February 24<sup>th</sup>
- Vote to appoint Planning, Zoning and Design Board members at the March 3, 2021 meeting to be effective on April 1, 2021

**Action Requested:**

Set Council date of February 24, 2021 to conduct interviews of new applicants.

**Financial Impact:**

n/a

**Attachments:**

1. Public Notice – Volunteer Positions
2. List of Applicants
3. Applications or Resumes
4. Current Member List - Planning and Zoning Board



## 5. Current Member List- Design Review Board

**PUBLIC NOTICE  
VILLAGE OF ESTERO, FLORIDA  
PLANNING, ZONING AND DESIGN BOARD  
VOLUNTEER POSITIONS**

The Village Council of the Village of Estero is seeking applications for volunteer positions on the PLANNING, ZONING AND DESIGN BOARD. This Board will review applications for rezoning, comprehensive plan amendments, site plan approvals (development orders) and similar items for conformance with the Village Land Development Code and Comprehensive Plan. Design aspects are important in Estero with particular attention to architectural design and landscaping. Diverse backgrounds are encouraged. Prior experience in land use, planning, zoning, engineering, architecture, or landscape architecture is helpful but not required for all members. The Board will meet in the evening two or three times monthly as needed at Village Hall, 9401 Corkscrew Palms Circle, Estero, FL 33928. At least 4 members of the Board shall be residents of the Village. All other members shall either (i) own a business in the Village, (ii) own property in Estero, or (iii) work in Estero. Applications may be obtained by contacting Carol Sacco, Village Clerk, phone: (239) 221-5035 or email: [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov), or on the [Village of Estero website](#). Submit applications and resumes by 5:00 p.m., Friday, February 12, 2021, to the Village Clerk via email: [sacco@estero-fl.gov](mailto:sacco@estero-fl.gov) or by mail or in person to: Village of Estero, Attention: Village Clerk, 9401 Corkscrew Palms Circle, Estero, FL 33928.

<b>VILLAGE OF ESTERO PLANNING, ZONING AND DESIGN BOARD MEMBERSHIP APPLICANTS</b>
<b>Existing Design Review Board</b>
William Glass
Michael K Sheeley
Barry Jones
Barry Freedman
Jim Wallace
Kristin Jeannin
<b>Existing Planning and Zoning Board</b>
Leonard E Scotty Wood, III
Marcus T (Tim) Allen PhD
Marlene Naratil
James Tatooles
Anthony Gargano
<b>New Applicants</b>
Donald L. Radcliff
Terry Santora
Howard Levitan
Kimberley Verleger
Jeffrey Ocean .

# VILLAGE OF ESTERO PLANNING AND ZONING BOARD MEMBERSHIP APPLICATION

Name: Anthony R Gargano

Address: 23923 Amalfi Coast Road

Community: Lighthouse Bay at the Brooks

Home Phone: 239.444.5525 Cell Phone: 609.221.4899

Email Address: argargano@n2ss.com

Year-round Resident: Yes

Years as Estero Resident: 2.5 full time; 3.5 previously as a part-time resident

Retired: Yes

Monthly Hours Available for Community Service: 10

Qualifications for Planning and Zoning Board: 1981-1984 served as a member of the Zoning Board of Adjustment, Washington Township, Gloucester County, NJ. 1984-1989 served as Chairman of that board. During my service on the board, this community of 50,000 residents was one of the fastest growing townships in the state of New Jersey.

Educational Background: BSBA, MBA Saint Joseph's University, Philadelphia PA

Relevant Professional Work Experience/Training: CEO, Agilevision LLC. Senior Vice-President, Sony Electronics

Prior Community Service: Currently Board President, Harbour Club, Lighthouse Bay. Previously: Board Member ITVA, Board member ITCA, Member of the Management Committee Vision Fund of America

Please explain what you hope to achieve in this position: Make a positive contribution in helping with balanced and responsible growth and participating in the vision of a rich community environment for the residents of Estero.



Signature

Date 18 February 2016

Thank you for your interest in serving the Village of Estero

**ANTHONY R. GARGANO**  
**23923 AMALFI COAST RD**  
**BONITA SPRINGS, FL 34135**

Home: 239-444-5525  
Cell: 609-221-4899  
email: argargano@n2ss.com

**INDEPENEDENT CONSULTANT: from May 2002**

Engaged in a variety of executive management consulting and strategic business and technology planning assignments in areas of sales and marketing strategy, sales and business development, and organizational assessment and design. Recent clients include: Digital Fountain, Leitch Technology Corp, MicroFirst and a number of private clients of the Gerson Lehrman Group. Monthly columnist for Broadcast Engineering Magazine.

**AGILEVISION: November 1999 to May 2002**

**President & CEO** – Recruited to lead newly formed start-up established by Sarnoff Corp and Mercury Computer Systems to commercialize patented, compressed digital video processing and splicing algorithms developed for HDTV and digital television applications. Built the existing team; launched the company; further developed and productized the core technology with a precedent setting sweep of all 3 major show awards at NAB 2001 product launch. Leveraged key customer contacts and partnerships to secure initial orders. First systems successfully deployed and on air and subsequently completed the sale of AgileVision to Leitch Inc.

- *Expanded original HDTV strategy to target cable, satellite and high bandwidth internet content distribution applications.*
- *Established high energy key management team.*
- *Led company from start-up to revenue to acquisition.*

**SONY ELECTRONICS, BROADCAST AND PROFESSIONAL GROUP: October 1989 to November 1999**

**Senior Vice-President, Communications Systems Division** – May 98-Nov 99. Promoted to lead this new division formed by merging Broadcast and Production, Professional Video, Data Systems, Duplication and Systems Integration Divisions and Software Development Center with \$600MM combined revenues. Reinvigorated the business, recovered eroding market share and turned around net loss. Successfully integrated divergent bi-coastal business groups. Repositioned company as a DTV systems solutions provider. Launched major HDTV initiatives: CBS first NFL broadcast in HDTV, NBC Jay Leno Show in HDTV.

- *Closed first year \$30MM ahead of Revenue Budget and \$1MM NIBT vs \$8MM Budgeted Net Loss.*
- *Responsible for Sony's most successful NAB (1999) ever.*
- *Developed alliance and co-development partnerships: General Instrument, Pluto, Tektronix, Laser Pacific.*

**Senior Vice-President, Applications Systems Division** – Oct 95-May 98. Selected to head newly formed strategic business focused in key areas of convergent technologies for digital imaging, audio, video, computers and communications and included a start-up Videoconferencing venture, Digital Photography, Medical Systems, Security Systems, Education Systems and Special Imaging divisions. Led group to fastest growing, most profitable division at Sony. Received Sony's prestigious President's Corporate Leadership Award.

- *Quickly established market presence and credibility with key industry analysts, customers and distribution partners.*
- *Conducted most successful product introduction ever in BPC with the launch of new digital still image camera.*
- *Achieved number three position in market by end of first year with new Videoconferencing business startup.*

**Senior Vice-President, Broadcast and Production Systems** – Apr 92-Oct 95. GM of \$300MM professional video and audio business addressing Production, Post-production, Television Broadcast, Music Industry, VHS Duplication and High Definition Television markets.

- *Achieved double-digit growth in revenue and profits three successive years.*
- *Initiated 'Century 21 Project' to assess future strategic technology and marketing needs.*
- *Developed field marketing and sales support specialist organization.*
- *Vice-President Product Management, Vice-President Marketing (1989-1992)*

**Previous Positions:** RCA , Manager, Video Systems Div; General Instrument, International Marketing Manager

**Other:** Member: Council of Technology, Media & Telecommunications Advisors

Former Member: Board of Directors, AgileVision; Management Committee, Vision Fund of America; Board of Directors, Webb (ITVA) Foundation; Board of Directors, ITCA

**EDUCATION and DEVELOPMENT**

- Executive Development Program, Babson College, Wellesley, MA
- Tokyo Management Seminar, Sony Institute, Tokyo, Japan
- Tuck Executive Program, Dartmouth College, Hanover, NH
- MBA, BSBA, St. Joseph's University, Philadelphia, PA



VILLAGE OF ESTERO  
DESIGN REVIEW BOARD  
MEMBERSHIP APPLICATION

RECEIVED  
APR 16 2019  
BY: ...K.H.....

Name: BARRY FREEDMAN  
Address: 19815 KINMAE TRAIL CIR  
Community: THE VILLAGES OF ESTERO COUNTRY CLUB  
Home Phone: 978-239-8818 Cell Phone: SAME  
Email Address: bfreedman@comcast.com  
Year-round Resident:  Snowbird:  Annual months in Estero: 12  
Years as Estero Resident: 2004  
Employed:  Retired:   
Monthly Hours Available for Community Service: 15+  
Qualifications for Design Review Board: GENERAL MANAGER  
IN COMMUNITY DEVELOPMENT  
Educational Background: BABA BABSON COLLEGE 1964  
CPL DEPT VETERAN 1975  
Relevant Professional Work Experience/Training: \_\_\_\_\_  
Prior Community Service: ECCL BOARD OF DIRECTORS  
2014 - current

Please explain what you hope to achieve in this position: Keep development  
in line & style with existing  
Mediterranean feel.

Please supplement this application by submitting a copy of your resume.

Signature  Date 9/10/19

Thank you for your interest in serving the Village of Estero

ECCL

ESTERO COUNCIL OF  
COMMUNITY LEADERS

PO BOX 424  
ESTERO, FL 33929  
esterotoday.org

**BARRY FREEDMAN**  
Membership Director

E: [ecclmshp@gmail.com](mailto:ecclmshp@gmail.com)  
C: 978.239.8818



Barry M. Freedman CFP®  
19875 Vintage Trace Circle  
Fort Myers, FL 33967  
978-239-8818, Email: [bfreedman9@gmail.com](mailto:bfreedman9@gmail.com)

Barry Freedman CFP® is the retired founder and chairman of Freedman Financial Associates Inc., ([www.freedmanfinancial.com](http://www.freedmanfinancial.com)) a MA & FL Registered Investment Advisor, since 1968.

He has served on the National Board of the Institute of Certified Financial Planners and served as Chairman & President of both the Greater Boston Chapter of the International Association for Financial Planning and the Greater Boston Society of the Institute of Certified Financial Planners.

He served as Chairman of the Foundation for Financial Planning ([www.foundation-finplan.org](http://www.foundation-finplan.org)) (2009-2010) and chaired the Grants Committee in 2007 - 2008.

He was a founding member of the Board of Trustees of Ironwood on the Green, a 204 unit condo complex in Middleton, MA and served as its Treasurer, (2007-2009).

He served on the Board of Governors of the Estero Country Club (2015-2018) as chairperson of the Long Range Planning Committee, and on the Finance Committee. Previously served as chairperson of the Membership and Marketing Committee, the Master Plan Committee & the Nominating Committee.

From 2000 to 2013 he served in various capacities on The Vines Community Association, President 2012-2013, Chair of the Community Relations Committee and Liason for VCA/ECC in negotiations with WamMart in Estero. He served as The Vines Representative on the Estero Council of Community Leaders 2009-2015.

Currently he serves as membership director of the Estero Council of Cimmunity Leaders.

Barry is an industry arbitrator for the FINRA and the NYSE. He has been a frequent speaker at industry meetings and has been quoted in The Wall Street Journal, Financial Planning Magazine, Investment Advisor, Changing Times, Money, The Boston Globe, The Boston Herald, The News-Press and several other national and local publications.

He received his BSBA from Babson College, Wellesley, MA in 1964, and his CFP designation in 1975.

He is married to Judy and is the father of three sons and grandfather to 10 grandchildren.



**RECEIVED**  
JAN 30 2017  
BY: KA

VILLAGE OF ESTERO  
DESIGN REVIEW BOARD  
MEMBERSHIP APPLICATION

Name: BARRY JONES

Address: 22675 FOREST VIEW DR ESTERO FL 33928

Community: FOUNTAIN LAKES

Home Phone: 239.495.2069 Cell Phone: 239.565.0427

Email Address: BJONESGTR@COMCAST.NET

Year-round Resident:  Snowbird:  Annual months in Estero:

Years as Estero Resident: 18

Employed:  Retired:

Monthly Hours Available for Community Service: 10-20

Qualifications for Design Review Board: PROFESSIONAL ENGINEER, ESTERO RESIDENT, FATHER W/ 3 KIDS IN SCHOOL, EXPERIENCE PRESENTING TO AND BEING A MEMBER OF THE BOARD

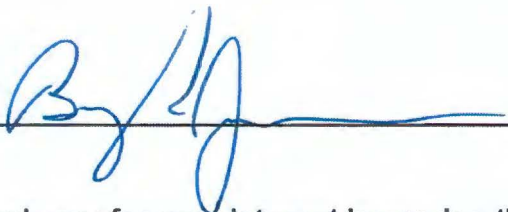
Educational Background: BACHELOR CIVIL ENGINEERING, UNIV. OF FLORIDA

Relevant Professional Work Experience/Training: 30+ YEARS AS PROFESSIONAL ENGINEER MANAGING WATER/SEWER COMPANY AND DESIGNING AND PERMITTING RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN S.W. FLORIDA

Prior Community Service: ORGANIZED OPPOSITION TO AQA UTILITIES CONTINUED OPERATION OF PACHA BE PLANT IN FOUNTAIN LAKES, FOUNDED FOUNTAIN LAKES IRRIGATION CO-OP, SOCCER COACH YMCA, LEE COUNTY STRIKERS, MEMBER ESTERO DESIGN REVIEW BOARD

Please explain what you hope to achieve in this position: PROVIDE PROFESSIONAL REVIEW AND FEEDBACK TO APPLICANTS TO INSURE THAT PROPOSED PROJECTS ARE CONSISTENT WITH ESTERO DESIGN GUIDELINES, ASSIST WITH DEVELOPMENT OF ESTERO DEVELOPMENT STANDARDS AS THEY EVOLVE, PROTECT QUALITY OF LIFE AND PROPERTY VALUES IN ESTERO, BE ACTIVE IN LOCAL ISSUES.

Please supplement this application by submitting a copy of your resume.

Signature  Date 1/30/17

Thank you for your interest in serving the Village of Estero



## Barry E. Jones, P.E.

### Senior Project Manager

Mr. Jones is a Senior Project Manager in the Naples Land Development Department. His civil engineering experience encompasses a broad spectrum of civil engineering disciplines from utility management and transportation engineering to residential and commercial development design and CDD engineer. His experience as agency reviewer, developer, and contractor gives him the insight and ability to maintain a holistic perspective during a project. He will be responsible for design, permitting, and post design management of private and public sector projects throughout Southwest Florida including residential and commercial land development projects, roadway improvement projects, pedestrian improvements, and on and off-site water/sewer improvements. He will also conduct due diligence studies and prepare code compliant site plans for residential and commercial development.

Prior to his arrival at Hole Montes, Mr. Jones has spent the majority of his civil engineering career working on Southwest Florida projects. He served as CDD Engineer for VillageWalk.

### Private Development Signature Projects

Orchid Run Apartments - Collier County Florida – 320 Unit apartment complex in Collier County. Responsible for design and permitting including SFWMD, Collier County SDP, FDEP, and City of Naples utilities.

Coastal Beverage Maintenance Facility - Naples, Florida. Fleet maintenance and fueling facility for Coastal beverage. Responsible for Collier County SDP approval, SFWMD permitting, City of Naples utilities, and FDEP utility permitting.

Reflection Lakes - Engle Homes aka TOUSA, Inc. Fort Myers, FL - Project Manager and Engineer of Record for a 390 acre mixed-use development.

Beachwalk - Beazer Homes, Premier Homes, and Throgmartin Development, Fort Myers, FL - Project Manager and Engineer of Record for a 120 acre mixed-use development.

Heatherwood Lakes - NBD Development, Cape Coral, FL - Project Manager and Engineer of Record for a 53 single-family development in the City of Cape Coral.

**Total Years Experience: 25**

**Years with Hole Montes: New Hire**

Colony Lakes - NBD Development, Fort Myers, FL - Project Manager and Engineer of Record for a 50 acre single-family development in Lee County.

Coral Lakes - Transeastern Homes, Cape Coral, FL - Project Manager and Engineer of Record for a 370 acre mixed-use development in the City of Cape Coral.

Bella Vida - DR Horton, Cape Coral, FL - Project Manager and Engineer of Record for a 160 acre master planned residential community in the City of Cape Coral.

### Public Signature Projects

- CAT Transfer Facility on Radio Road, Collier County Area Transit
- Burnt Store Road , Lee County Department of Transportation
- Downtown Fort Myers Streetscape Improvements , City of Fort Myers
- Lakes Park, Permit perimeter enhancements and entry feature, Lee County Parks and Recreation
- Traffic Signal Plans, Lee County Department of Transportation
- North Collier Boulevard Bridge over Smokehouse Bay, Marco Island Public Works
- Sanibel Toll Plaza, Parking & Pedestrian Improvements, Lee County Department of Transportation
- Summerlin Road Corridor Pedestrian Improvements, Lee County Department of Transportation
- Plantation Road CEI and Utility Coordination, Lee County Department of Transportation and City of Fort Myers

### Education

University of Florida, Associates of Arts, 1985  
University of Florida, Bachelor of Science in Civil Engineering, 1990

### Professional Registration

Professional Engineer, Florida #52675

### Professional Affiliations:

American Society of Civil Engineers  
Florida Engineering Society



VILLAGE OF ESTERO  
PLANNING, ZONING, AND DESIGN BOARD  
MEMBERSHIP APPLICATION

Name: Donald L. Radcliff

Address: 9250 Estero River Cir. Estero, FL 33928

Community: The Estates at Estero River

Home Phone: N/A Cell Phone: (678) 793-2676

Email Address: dtradcliff@aol.com

Year-round Resident:  Snowbird:  Annual months in Estero: 12

Years as Estero Resident: 9

Employed:  Retired:

Monthly Hours Available for Community Service: 20

Qualifications for Planning, Zoning, and Design Board:

Background in Engineering. Proven track record of leadership in Fortune 100 Company.

Lead team to totally redesign 13 Manufacturing Plants throughout U.S.

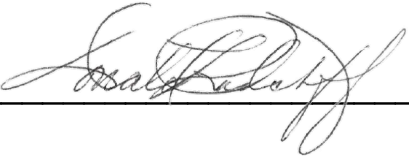
Educational Background: Mechanical Engineer (BSME), MBA, PhD. Organizational  
Diagnosis and Design

Relevant Professional Work Experience/Training: Strategic Planning and Design,  
Operations Manager Procter & Gamble, Manufacturing Plant Designs, Several Condo Redesign  
and remodeling projects. Chair, Architectural Review Board

Prior Community Service: Leadership Georgia, President Boys Clubs of Albany, VP Symphony  
Orchestra, YMCA Soccer Coach, United Way Section Leader, Church Lay Leader, HOA Boards,  
Board Secretary for Southwest Florida Junior Golf Association

Please explain what you hope to achieve in this position: Estero is a young rapidly growing village. Leaders need to assess and predict future growth needs while addressing current issues and petitions. I want to help Estero keep and achieve the Vision set down by the council. Estero has the chance to achieve what other towns can only wish for. I am excited about the future for our community and the realization of its potential. I think we all have an obligation to give back.  
I hope this is one of the ways I can do so.

Please supplement this application by submitting a copy of your resume.

Signature  Date 02/02/2021

Thank you for your interest in serving the Village of Estero



VILLAGE OF ESTERO  
PLANNING, ZONING, AND DESIGN BOARD  
MEMBERSHIP APPLICATION

Name: Howard J. Levitan

Address: 21711 Palmetto Dunes DR, Unit 201, Estero, FL 33928

Community: Pelican Sound

Home Phone: N/A Cell Phone: 239-292-1219

Email Address: hlevitan12@gmail.com

Year-round Resident:  Snowbird:  Annual months in Estero: 8 mo.  
but back + forth

Years as Estero Resident: 11

Employed:  Retired:

Monthly Hours Available for Community Service: 50+

Qualifications for Planning, Zoning, and Design Board:

former ECCL Vice Chair + Secretary to ECPP + DRB  
Village Council 2015-2021  
Division to Community Development + Land Use Boards 2016-2021

Educational Background: A.B. Tufts University 1967  
J.D. Boston College Law School 1970


Relevant Professional Work Experience/Training: \_\_\_\_\_

25 years as real-estate and land use lawyer

Prior Community Service: See above

Please explain what you hope to achieve in this position: I want to  
continue the work on community development  
and our Land Use Boards that we started pre-incorporation  
and we developed first in our Village Corps, Plans  
and Land Development Code.

Please supplement this application by submitting a copy of your resume.

Signature  Date 2/10/2021

Thank you for your interest in serving the Village of Estero





VILLAGE OF ESTERO  
PLANNING AND ZONING BOARD  
MEMBERSHIP APPLICATION

Name: JAMES E. TATOLES

Address: 8524 VIA LONGMARE CIRCLE, UNIT 101

Community: RAPALLO

Home Phone: - Cell Phone: 847 373-5166

Email Address: JETATOLES@PRODIGY.NET

Year-round Resident:  Snowbird:  Annual months in Estero:       

Years as Estero Resident: 8

Employed:  Semi-Retired:

Monthly Hours Available for Community Service: 25+

Qualifications for Planning and Zoning Board: FIFTY PLUS YEARS IN REAL ESTATE DEVELOPMENT - CONSTRUCTION, INVOLVED IN ALL PHASES OF PLANNING, ZONING, FINANCE, MANAGEMENT

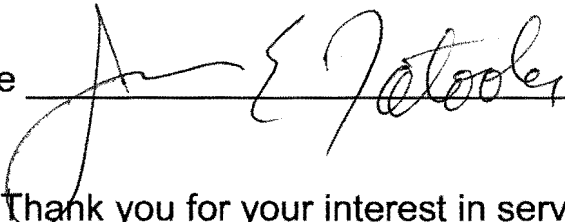
Educational Background: BSME ROSE-HOLMAN INST OF TECHNOLOGY, MBA KELLOGG SCHOOL OF NORTHWESTERN UNIV

Relevant Professional Work Experience/Training: OFFICER US ARMY CORP OF ENGINEERS, CEO PARTNER CONSULTANT TO VARIOUS DEVELOPMENT FIRMS, LICENCED COMMERCIAL REAL ESTATE ASSOCIATE, LECTURER IN BUSINESS

Prior Community Service: MEDICAL STATURE AVIATOR UNIT - TRANSPORT CHILDREN TO HOSPITALS, @ HOME TRUSTEE, BOY SCOUT REPRESENTATIVE, CITY BOARD ADVISOR, VARIOUS VOLUNTEER

Please explain what you hope to achieve in this position: CONTRIBUTE  
TO THE EXCITING PLANNING AND GROWTH OF  
ESTERO, A DYNAMIC VILLAGE, UNIQUE OPPORTUNITY  
TO HELP A COMMUNITY EVOLVE TO SOMETHING  
SPECIAL

Please supplement this application by submitting a copy of your resume.

Signature  Date MAR 9, 2014

Thank you for your interest in serving the Village of Estero

# James Tatooles



Commercial Real Estate Advisor  
39.489.3303 x340 Office  
tatooles@viprealty.com

## Career Summary

As a Chicago native, Jim brings a lifetime of Construction Management and Real Estate Development experience to the Sands Commercial Group. He graduated from Rose-Hulman Institute of Technology in Terre Haute, Indiana with a BS in Mechanical Engineering and then served as a Combat Engineering Lieutenant in Germany. Upon his return, he received a full scholarship and obtained his MBA in Production Management from the Kellogg Business School at Northwestern University. Jim was later introduced to the Real Estate Development industry as an Owners Representative for a private group of investors and subsequently became President of Intercontinental Engineering & Development Corp, a company working on both private and FHA projects where he directly oversaw development concepts, zoning, finance, construction, lease management and sales marketing. The private side was devoted to creating industrial parks; building and leasing spec flex and warehouses. The FHA side developed and built Section 8 multi-family units and planned unit housing communities, with over 3,000 units completed.

Jim left his position at Intercontinental to become the Director of Real Estate for Oakridge Holdings, a large national development and holding company with projects and interests throughout the United States where he traveled extensively doing work-outs and project modifications on everything from residential and commercial developments to golf courses and cemeteries. With this experience, Jim formed a partnership with his friend who was the Regional Manager of a major construction company doing heavy construction at O'Hare International Airport. Their company, Euclid Construction/Management, devoted one half of their efforts on construction projects for others and one half to projects for retention. There was a diversity of work which included new construction, retro-fitting and renovation and a specialty was developed in the automotive area. His partner oversaw the construction, while Jim was responsible for concept, design, financing and leasing.

Upon his partners' death, efforts were made to dispose of their investments which triggered Jim's move to Estero, Florida with his wife of over 55 years, "Didi". They were drawn to Southwest Florida's quality of life, weather and exciting growth potential as a place to expand Jim's career as a Real Estate Advisor.

In addition to Jim's successful and active career, he has always found time to be active in philanthropic endeavors. He served his church as a trustee, was an institutional representative to the Boy Scouts of America, Past President of his school's Alumni Associations and as a private pilot, Jim was most recently past commander of the Medinah Aviation Unit, transporting needy children to Shriner Hospitals.





VILLAGE OF ESTERO  
PLANNING, ZONING, AND DESIGN BOARD  
MEMBERSHIP APPLICATION

Name: JEFFREY OCEAN

Address: 10139 NORTH SILVER PALM DR

Community: COPPER OAKS

Home Phone: \_\_\_\_\_ Cell Phone: 703 298-3586

Email Address: JOcean47@YAHOO.COM

Year-round Resident:  Snowbird:  Annual months in Estero: \_\_\_\_\_

Years as Estero Resident: 9

Employed: \_\_\_\_\_ Retired:

Monthly Hours Available for Community Service: AS MUCH AS NEEDED

Qualifications for Planning, Zoning, and Design Board:

OVER 40 YEARS EXPERIENCE IN NEW HOME BUILDING,  
MARKETING & DESIGN


Educational Background: UNIVERSITY OF MARYLAND

Relevant Professional Work Experience/Training: WORKING WITH  
THE BUILDING INDUSTRY FOR OVER 40 YEARS

Prior Community Service: 17 YEARS COACHING BASEBALL  
FOOTBALL & HOCKEY  
KENNEDY CENTER PRODUCTION COMPANY FOR K.C. HONORS  
FOR 21 YEARS

Please explain what you hope to achieve in this position: \_\_\_\_\_  
ASSIST IN THE FUTURE GROWTH & PLANNING OF THE  
VILLAGE OF ESTERO  
\_\_\_\_\_  
\_\_\_\_\_

Please supplement this application by submitting a copy of your resume.

Signature  Date 2/11/21

Thank you for your interest in serving the Village of Estero

**PROFESSIONAL BIOGRAPHY**

Jeffrey S. Ocean is a native Washingtonian with over thirty years experience in the local Real Estate Industry. Active in Real Estate since 1972 and New Home & Condominium Sales and Marketing since 1974, Mr. Ocean began his career as an on-line New Homes Sales Manager. From Sales Manager to Vice President of Marketing, he was formerly associated with firms such as House and Home Realty, Panorama International Realty, IMG Homes, Capitol Homes, Trafalgar House Builders as well as his own firm, Ocean & Associates Realty, the partnership of The Bryan & Ocean Group, and now The Ocean Group.

Mr. Ocean has been involved in the research, planning, marketing and sales of many residential and condominium communities and numerous single family and townhouse residential communities for more the three decades.

In 1992 Mr. Ocean co-founded The Bryan & Ocean Group, a unique consulting, marketing and new home sales firm specializing in providing complete 'in-house' capabilities to a limited and select builder clientele. Operating under the premise that small and mid-size builders also deserve to have quality marketing and sales support, The Bryan & Ocean Group established a well deserved reputation of 'bottom line' oriented problem solving on existing under-achieving projects and of developing highly successful marketing plans when involved from project inception.

Mr. Ocean became a member of The Institute of Residential Marketing (MIRM), a NAHB Certified course, in 1985 becoming one of the first in our area to earn the designation. He has been an instructor having taught many courses for NVBIA and the NVAR Associations in Northern Virginia.

Mr. Ocean has been very active in the local Building Industry Association and Sales and Marketing activities. He has served two terms as president of the Home Builders Association of Maryland Sales and Marketing Council as well as being a member of the Board of Directors for the Sales and Marketing Council of NVBIA.

An advocate of the "Team Approach" to Sales and Marketing solutions, Mr. Ocean brings his expertise, on-site techniques and his "hands-on" skills to the business of sales and marketing for the home building industry.

**PROFESSIONAL HISTORY**

- 1992 - ~~1991~~ **2015**      The Bryan & Ocean Group LLC now The Ocean Group LC  
Vice-President and now President
- 1991 - 1992      The Metropolitan Registry  
President and Founder
- 1983 - 1992      Capital Homes, Trafalgar Homes  
Vice-President and Director of Sales & Marketing
- 1982-1983      I.M.G. Homes Ltd.  
Director of Sales & Marketing
- 1975 - 1982      Century 21/Ocean & Associates Realty, Inc.  
Owner, President, Principal Broker, and General  
Manager
- 1974 - 1975      Panorama International, Builder Services Division  
Director of Marketing



VILLAGE OF ESTERO  
DESIGN REVIEW BOARD  
MEMBERSHIP APPLICATION

Name: Jim Wallace

Address: 9510 Corkscrew Palm Circle #1, Estero m33928

Community: Genova

Home Phone: (239) 404-3208 Cell Phone: (239) 405-3208

Email Address: jimwallace.genova@outlook.com

Year-round Resident: yes Snowbird:      Annual months in Estero: 12

Years as Estero Resident: 19

Employed: Part time Retired: Semi

Monthly Hours Available for Community Service: 10

Qualifications for Design Review Board: Designed, marketed and built 6 communities and 2,300 condominiums including Lighthouse Bay at The Brooks, Rapallo at Coconut Point and my current development Genova on Via Coconut Point Road.

Previously served 6 years on Estero Design Review Committee.

Educational Background: 1963-1967 Studied economics and finance for 3 years at McGill University. 1967-1968 Studied world religions and economics at Loyola College. 1976-1978 Taught marketing and advertising at McGill University

Relevant Professional Work Experience/Training: 1990 - 2004 Designed and built 3 communities and 970 condominiums in North Naples. 2004 - 2019 Designed and built 3 communities and 1400 condominiums in Estero.

Prior Community Service: 6 years - Estero Design Review Committee  
8 years - Fundraising co-chair of Child Protection Team of Child Advocacy Council  
3 years - Board member of Education Foundation and co-chair of Take Stock in Children program.



Please explain what you hope to achieve in this position: \_\_\_\_\_

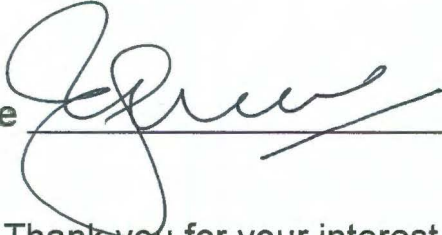
To be a catalyst to collaboration between applicants and the Estero Design Review Board.

To motivate applicants to exceed Estero code standards.

To recommend "low cost / no cost" improvements to sub-standard presentations to the benefit of Estero.

Please supplement this application by submitting a copy of your resume.

Signature

A handwritten signature in black ink, appearing to be "J. Green", written over a horizontal line.

Date April 25, 2019

Thank you for your interest in serving the Village of Estero

## James Peter Wallace Biography

Originally from Montreal, Quebec, Canada.

Born April 1946, the youngest of 3 sons of a Scottish immigrant and a Montreal native.

Jim's parents moved to Naples, Florida in 1963. Jim stayed in Montreal to attend McGill University from 1963 to 1966 but dropped out in third year (paradoxically taught marketing and advertising at McGill from 1976-1978).

While at McGill in 1965-66 Jim owned and operated a coffee house featuring artists like Richie Havens, Pete Seeger, Odetta, Green Briar Boys and Gordon Lightfoot.

In 1972 with no money and 3 employees Jim started Wallace Moore & Company, an advertising and sales promotion agency. This was the beginning of an 18 year career as a creative director and ad agency principal.

In 1982 Wallace merged with Toronto ad agency Saffer, Cravit & Friedman to become Publicite Wallace Saffer in Montreal. The affiliated offices in Montreal, Toronto and Chicago became the largest retail advertising agency in North America.

On July 29, 1989 Jim married Debbi Bruner (absolutely the best decision of his life).

Jim resigned his ad agency partnership in December 1989 to take four-year sabbatical with Debbi on-board their 47-foot ketch "Capricious".

Jim and Debbi immigrated to Naples, Florida in January 1990, lived on-board their sailboat and soon started a family...but never took the sabbatical.

In April 1990 Jim and his older brother Jack launched Piper's Pointe, a community of 240 condominiums in North Naples.

Jack retired in 1992 but Jim continued on his own with Piper's Grove (388 condominiums), Calusa Bay (342 condominiums) in 1995, Lighthouse Bay at The Brooks (654 villas and condos) in 2000 and Rapallo at Coconut Point (540 villas and condos) in 2005.

Jim and Debbi weathered the 2008 to 2014 real estate recession and in 2015 launched Genova, a gated, mid-rise community of 205 luxury condominiums on Via Coconut Point Road in Estero.

In all Jim has designed, marketed and built over 2300 condominiums in 6 communities in Southwest Florida, 970 in North Naples and 1400 in Estero.

As a creator of waterfront, resort-lifestyle communities Jim has been recognized for his design innovation, attention-to-detail and added-value, winning many national and regional awards. Each of his communities have in some way redefined the curve.

Jim is blessed with an incredible wife and partner, five loving children aged 25, 27, 43, 45 and 61 (adopted) and 7 "perfect" grandchildren aged 5 to 27.

Jim's community work has focused on kids...as the fundraising co-chair of Child Protection Team (advocacy against child abuse) for 8 years and as the co-chair of Take Stock in Children (mentoring and university scholarships) for 3 years.



VILLAGE OF ESTERO  
PLANNING, ZONING, AND DESIGN BOARD  
MEMBERSHIP APPLICATION

Name: Kimberly Verleger

Address: 19652 Villa Rosa Loop Estero FL 33967

Community: The Reserve @ Estero

Home Phone: — Cell Phone: 239-994-3518

Email Address: KimVerleger@outlook.com

Year-round Resident: — Snowbird: — Annual months in Estero: 9 months

Years as Estero Resident: 14

Employed: X Retired: —

Monthly Hours Available for Community Service: Negotiable

Qualifications for Planning, Zoning, and Design Board:

Realtor, office experience, working knowledge of  
who to contact for answers. Understanding of  
what is needed for successful businesses.

Educational Background: Some college, Realtor, property  
owner

Relevant Professional Work Experience/Training: Realtor, office  
manager, commercial property owner

Prior Community Service: Currently volunteer @ Naples  
Therapeutic Riding stable

Please explain what you hope to achieve in this position: Bring Fresh  
eyes + open mind to village, Help create  
diversity to village

Please supplement this application by submitting a copy of your resume.

Signature Kim Verlyck Date 1-29-2021

Thank you for your interest in serving the Village of Estero

## **METIS DESIGN KRISTIN JEANNIN, PRINCIPAL - PROFESSIONAL PROFILE:**

From her early days of working in coastal Maine as a landscape supervisor and laborer, Kristin knew the landscape industry was her place to expand and contribute. Whether entrenched in the construction field, advancing her education or exercising her design skills, Kristin has dedicated over 20 years of her life to the profession of Landscape Architecture. She brings 14 years of experience in South Florida with an in-depth understanding of its unique characteristics, habitat and the balance of using native plants species along with suitable tropicals. Kristin brings an added touch to her designs by drawing on her Fine Arts degree to create unique, specific and desirable landscape solutions.

## **PROJECTS - METIS DESIGN – KRISTIN JEANNIN**

**Provence of Naples** – Naples, FL Provence of Naples is a high rise on Gulf Shore Blvd. Like many of these Naples high rises they needed renovation to mitigate the leakage issues caused by failing planters on the upper levels of the building. Design challenges regarding planting choices included, high winds, salt spray, and shade at the entryway. Even with these limiting factors the Provence renovation resulted in a prestigious and elegant design. The planters' original, tired plantings were replaced with hardy yet attractive plants of varied textures in a pattern that is appealing as viewed from above. A wide border of large brookstone rock also accentuates this pattern, keeps the area clean and extends longevity. Several sculptural limestone rocks were used to add a unique character to the entryway at Provence. One of the rocks was placed upright, and features natural holes caused by water erosion.

**Hope Preserve** – Fort Myers, FL Hope Preserve is a 41-acre mixed use development for which we designed the monument signage, street lights and wayfinding signs in a style mindful of the fact that parts of this development provide medical and end of life services. We also designed the landscaping for the entrance and common areas of the development and oversaw the installation of modifications to the natural preserve area

**Moorings Park Botanical Garden** – Naples, FL The Owners wanted to renovate an undesirable, neglected, constructed pond to a lush, tropical, garden amenity for this leading-edge retirement and assisted living resort. Kristin Jeannin led all efforts in Conceptual Design Development, Budget Preparation, Planting Design, Plant Selection, Project Supervision, Grading and Drainage. After the efforts, Moorings Park invited Kristin to speak at the Grand opening event to welcome residents. Areas of the garden include a wide variety within families of plants: a native garden, croton garden, Tropical Ti Garden, Ginger garden, Fern garden, Bromeliad gardens, all under a canopy of unique and interesting collection of palms and native trees.

**Commons "V" Park** – Gulf Shore Blvd, Naples, FL Major landscape renovation of a 3 acre private shared high-rise Common Park along the Gulf of Mexico. This design, led by Kristin's vision allowed the space to become a refined, organized and enjoyable landscape space that incorporated coconut grove feature elements, utilized broad sweeps of beach appropriate color and texture. Underlying issues with standing water were also addressed with the design and implementation of a new drainage system.

**Garden of Hope And Courage** – Naples, FL 2.5 Acre healing and reflection garden adjacent to the Downtown NCH Hospital campus. Kristin was part of the original Design Development team, and led the design and coordination of many site specific upgrade projects throughout the life and further beautification of the garden. Her responsibilities included renovations to the children's garden, patio areas, rejuvenating several troubled areas, annual planting selections, as well as placement and coordination of new garden statuary elements.

**The Calabria** – Mediterra – Naples, FL Streetscape and Tree plan design and implementation, Entry way and Cul-Des-Sac design for High End Coach Home community in the prestigious Mediterra Community. The project challenge was large homes that were out of scale for the space. The solution was an allee of Royal palms to create a defined streetscape and atmosphere for the community that was further enhanced by several flowering trees placed in key open areas. Kristin assisted the community through all stages of the project resulting in greatly increased home values and community enjoyment.

**Naples Reserve** - Ashton Woods, East Naples/Marco Island, FL Designed 27 differing planting plan and hardscape layouts for all architectural options for this higher end and innovative production home builder. Kristin developed comprehensive installation strategy, coordinated with the builder and landscape contractor. This design created variety and options to keep an individualized feel throughout the community, as well as site specific adaptations to adjust plans for sunlight conditions and lot specific views.

**The Aria Condominium** – Gulf Shore Blvd, Naples, FL The client needed a unique solution for a challenging landscape problem at the main entry point: deep shade, salt spray, and heavy winds. Kristin produced a design that incorporated the use of pots, decorative stone, and hardy appropriate plantings that is in keeping with the prestige and modern flare of the building interior and exterior architecture. The innovative design has stood up through several years of weather, and remains an elegant entry that compliments the building.

**Madrid Club Condominium** - Gulf Shore Blvd, Naples, FL Metis Design created a master plan for phasing this 30+ year old property. The plan emphasizes transforming an underwhelming and aged landscape into a well utilized resort property. As the project unfolds the residents have voted overwhelmingly to move forward with phase one, adding outdoor seating, grills and patios while blending the existing architecture with clean and modern enhancements. The team is currently preparing the construction documents. Future phases will include a paddleboard and kayak storage ramp and dock, a shuffleboard court, additional shade cabanas, community firepit, renovated pool deck, fishing pier, and simple elegant plantings to unify and soften the luxurious bay front property.

**Solomar Condominium** - Gulf Shore Blvd, Naples, FL Metis Design created a renovation of this 30 year old high rise to simplify and upgrade the front and rear landscape plantings.

**Hope Preserve** – Fort Myers FL – A mixed use facility where Metis designed 6 showy contemporary Monument signs, complete with Custom LED logo's and lettering for this 41+ Acre project. Our work also included entry way landscape, streetscape, and lighting and wayfinding sign selections.

**Island Cove Pelican Bay** – Naples, FL A 41 unit single family home community where we designed unique renovations to update each individual home. Metis also redesigned the streetscape where the project meets the street and well represents what has transformed in to one of the most elegant and well-maintained properties in Pelican Marsh.

**Bridgewater @ Viera**- Viera, Florida, Master community housing development, Metis assisted in creating multiple options for entry monument and signage as well as entry planting and community buffer planting. The design options create classy yet eye-catching signage as well as water features, and trellising. We also preformed budget comparisons for all buffer options to help the development company determine the best solution for the community.

**Bocaire Country Club** - Boca Raton, FL Streetscape plan, presented community with best cost-effective way to unify an aging community with little cohesion. Introduced and implemented a palm planting plan – considering the various site constraints: street lighting, various driveway shapes, existing trees. The addition of foxtail palms greatly impacts the street and community experience and is seen community wide as a major improvement.

**Broken Sound Club House** – Boca Raton, FL Developed planting and schematic hardscape plan to correspond with expansion of Pool deck area, as well as additional parking. Presented plans to the City of Boca review committee. Calculated impact of tree removals and developed replacement strategies. Created Before and After renderings to communicate changes to residents and city officials.

### **RESIDENTIAL PROPERTIES COMPLETED OR IN PROCESS:**

2550 Lantern Lane, Naple, FL – Port Royal

3303 Gin Lane, Naples, Fl – Port Royal

802 Bentwood Drive Naples, FL- Pelican Bay

205 South Lake Drive Naples, FL (9,100sf under air) – Old Naples

781 Caxamabs Drive, Marco Island, FL (9,500sf under air) – Marco Island Waterfront

701 Hollybriar Lane, Naples Fl – Pelican Bay

717 Teal Court, Naples Fl – Pelican Bay

4113 Willowhead Way, Naples Fl – Old Naples

1270 Waggle Way, Naples, FL – Bay Colony Golf Estates

750 Sixth Ave North, Naples, FL – Old Naples

266 Central Ave, Naples, FL – Old Naples

610 West Lake Drive, Naples FL – Old Naples

794 South 9th Street, Naples FL – Old Naples

74 Ridge Drive, Naples, FL – Pine Ridge Estates

483 Clifton Court, Marco Island, FL

16982 Cortile Drive, Marco Island, FL

2074 Chapel Hill Dr. Petosky, MI

Marsh Cove Fiddlers Creek, Naples FL – Model Homes Ashton Woods, as well as 5 additional custom homes

### **EDUCATION:**

Bachelor of Landscape Architecture, Rhode Island School of Design, 2004

Bachelor of Fine Arts, Rhode Island School of Design, 2004

Professional Affiliations:

The Collier Building Industry Association CBIA,

Florida Home Builders Association FHBA

National Association of Home Builders NAHB,

American Society of Landscape Architects ASLA,

Florida Chapter ASLA FLASLA

### **AWARDS:**

CBIA Sandollar Award 2018 – Best Landscape Over 50,000

CBIA Sandollar Award 2018 – Best Landscape Under 30,000

CBIA Sandollar Award 2018 – Best Pool Design

CBIA Sandollar Award 2017 – Best Landscape 30,000-50,000

CBIA Sandollar Award 2017 – Best Landscape Under 30,000

CBIA Sandollar Award 2016 – Best Landscape 30,000-50,000

CBIA Sandollar Award 2016 – Best Landscape 30,000-50,000

CBIA Sandollar Award 2016 – Best Landscape Under 30,000

CBIA Sandollar Award 2015 – Best Landscape 30,000-50,000

Park Shore Community Improvement award - 2015

CBIA Sandollar Award – 2012 Best Landscape Renovation

Park Shore Community Improvement award – 2011

**PROFESSIONAL REFERENCES:**

Jerry Starkey – RE Partners International 239-591-6728

Gregg Seide – Arthrex facility Manager 239-253-3771

Lawrence Perillo - Owner BLUE Landscapes – 239-438-5818

Paul Drummond – Managing Partner AHA Hospitality 239-860-1002

Jason Wyrick – VP of Operation Beazer Homes Charleston SC 239-288-1544

Steve Fallon- President Home Owners Association - The Madrid Club – 1-617-549-3251

Diane Turner– Residential Home Client – 239-370-4642

Jim Krall- Facilities Director Moorings Park Foundation - 239-825-2370

Paul Wright - Aria Condominium Manager - 239-285-2040

Alan Suave – Island Cove HOA Board President – 239-293-5851

12:20:05 PM 10/21/2020

**Data Contained In Search Results Is Current As Of 10/21/2020 12:19 PM.**

**Search Results**

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Registered Landscape Architect	<b><u>JEANNIN, KRISTIN REINE</u></b>	Primary	LA6667267 Landscape Arc	Current, Active 11/30/2021

**Main Address\*:** 6210 TRAIL BLVD NAPLES, FL 34108

[Back](#)

[New Search](#)

**\* denotes**

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. [Copyright 2007-2010 State of Florida. Privacy Statement](#)

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.





VILLAGE OF ESTERO  
PLANNING AND ZONING BOARD  
MEMBERSHIP APPLICATION

Name: Leonard E. "Scotty" Wood, III

Address: 19000 Sapphire Shoes Lane, #202

Community: West Bay Club

Home Phone: 239-390-2881 Cell Phone: 239-222-1220

Email Address: lew1761@gmail.com

Year-round Resident:     Snowbird: x Annual months in Estero: 7

Years as Estero Resident: 15

I traveled from North Carolina at my expense to attend all summer meetings.

Employed:            Retired: x

Monthly Hours Available for Community Service: what ever it takes

Qualifications for Planning and Zoning Board: 15 years experience in city and regional planning and zoning, City of Lake Forest, Illinois and Village of Estero. Served as Chairman of the Village of Estero Planning and Zoning Board from 2015 to present

Educational Background: Associate degree in Civil Engineering; Bachelors Degree in Business with emphasis on city and regional planning

Relevant Professional Work Experience/Training: Land surveyor; Member Route 60 Presidents Council and Member Route 60 Sub Area Plan Commission, Lake Forest, Illinois; Commissioner, Winnetka, Illinois Park District and Chairman, Finance Committee

Prior Community Service: Chairman, Village of Estero Planning and Zoning Board (2015-present)  
Member Board of Directors and Executive Committee, Lee Health System Foundation (2015-present)  
Chairman Joint Insurance Committee, West Bay Club (2017 to present)- continued at bottom of page 2

Please explain what you hope to achieve in this position: \_\_\_\_\_

1. Oversee development, redevelopment and other changes to properties in such a way that Estero grows responsibly
2. Oversee the administration of the newly developed Village of Estero Comprehensive Plan
3. Oversee the development and implementation of the Village of Estero Land Development Code
4. Conduct business with the highest standards of ethics

Please supplement this application by submitting a copy of your resume.

See attachments - Resume and letter of recommendation

Signature Leonard E. "Swifty" Wood Date Feb. 1, 2018

Thank you for your interest in serving the Village of Estero

Prior Community Service continued:  
Vice President, Member Board of Directors West Bay Golf Club (2015-2016)  
Member South Lee County Hospital Development Committee (2009-2017)  
Chairman, ECCL Property Casualty Task force (2005-2008)  
President, Academy Wood Homeowners Association, Lake Forest, IL (2002-2014)

RESUMÉ  
LEONARD E. "SCOTTY" WOOD, III  
19000 Sapphire Shores Lane, unit 202  
Estero, Florida 33928  
lew1761@gmail.com  
239-222-1220 (cell)  
239-390-2881 (land line)

## SUMMARY

An experienced executive who has enjoyed success in general management, sales & marketing and community service roles. I enjoy a collaborative, team oriented environment where I can blend my skills with those of others to achieve a common goal. I am a hard worker and never averse to rolling my sleeves up and plunging into the depths of a challenge searching for the right people, the right solution or the right implementation.

## BACKGROUND

Village of Estero, Florida (2015-present)  
Chairman, Village of Estero Planning & Zoning Board

West Bay Club Community Association & West Bay Golf Club, Estero, Florida  
(2017-present)  
Chairman, Joint Insurance & Benefits Committee

Lee Health System Foundation (2015-present)  
Member, Board of Directors & Executive Committee

South Lee County, Florida Hospital Development Committee, Estero, Florida (2009  
to 2017)  
Member

Indigo Shores at West Bay Club, Estero, Florida (2004 to present)  
Vice President of the Board of Directors and Insurance Chairman

Golf Digest Magazine, New York, New York (2008-present)  
Member, Course Ranking Panel

Estero Council of Community Leaders, Estero, Florida (2004 to 2010)  
Chairman, Property & Casualty Insurance Task Force

West Bay Golf Club, Estero, Florida (2008 - 2016)

Vice President of the Board of Directors and Chair - Greens & Grounds Committee

West Bay Club Community Association (2015-2016)

Member, Board of Directors

Lake Forest, Illinois Fire Service Planning Task Force (2013-2014)

Academy Woods Homeowners Association, Lake Forest, Illinois (2005-2014)

President of the Board of Directors

Route 60 President's Council, Lake Forest, Illinois (2005- 2009)

Member

Route 60 Sub Area, Lake Forest, Illinois (2004-2006)

Comprehensive Plan Development Committee

Member

Winnetka Park District, Winnetka, Illinois (1996-1998)

Commissioner & Chairman - Finance Committee

Gallagher Benefit Administrators, Itasca, Illinois (1992-1997)

President and CEO

Blue Cross & Blue Shield Association, Chicago, Illinois (1986-1992)

Senior Vice President & Chief Marketing Officer

American Management Association, New York, New York (1986-1996)

Member, Board of Trustees, Executive Committee, Compensation Committee, Audit Committee,

Chairman, Sales and Marketing Council

Blue Cross & Blue Shield of Nebraska, Omaha, Nebraska (1984-1986)

Vice Chairman and Chief Operating Officer

HMO Nebraska, Omaha, Nebraska (1985-1986)

Vice Chairman of the Board of Directors

Nebraska State Comprehensive Health Insurance Program, Lincoln, Nebraska (1986)

Chairman of the Board of Directors

Group Health Association of America, Washington, D.C. (1986-1988)

Member, Board of Directors

BCS Financial Corporation, Chicago, Illinois (1986-1990)

Member, Board of Directors

Dental Network of America, Oak Brook, Illinois (1986-1990)  
Member, Board of Directors

Marketing Science Institute, Boston, Massachusetts (1986-1987)  
Member, Board of Trustees



April 8, 2015

Mayor Batos  
Village of Estero  
21300 Three Oaks Parkway  
Estero, Florida 33928

Dear Mayor Batos,

This letter is written in support of Leonard "Scotty" Wood. As a long-time resident of the City of Lake Forest, Illinois, Mr. Wood consistently played an active and very effective role in many community discussions. In fact, although he left our community only a few short months ago, the absence of his leadership on key issues is already greatly missed.

As Director of Community Development for the City of Lake Forest, I had the privilege of working with Mr. Wood on many occasions. I relied on him for input from a resident's perspective and always found his observations and questions insightful. The issues in which he was involved ranged from larger community issues such as visioning sessions for the Route 60 Corridor, a major gateway and key thoroughfare in Lake Forest, to neighborhood issues involving ongoing discussions between the Academy Woods residential development and the adjacent private high school campus, Lake Forest Academy. Mr. Wood played key roles in transportation issues supporting the City's efforts to get agreement from the State Department of Transportation to improve the safety of key intersections. Mr. Wood was also instrumental in strategizing and partnering with the City to gain significant concessions and improvements to various residential developments before they were presented to the City Council for final approval.

On various occasions, Mr. Wood looked beyond the interests of his own subdivision and offered support to appointed and elected officials at the City and County levels. Mr. Wood worked closely with a recent past Mayor to educate residents on the pros and cons of establishing Home Rule, through a referendum, in Lake Forest. In Illinois, Home Rule communities gain some greater flexibility to address issues at the local level. Thanks in large part to Mr. Wood's leadership, the referendum was approved.

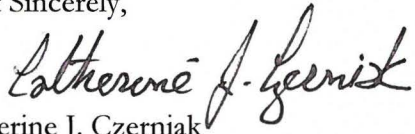
Mr. Wood also garnered support for a bicycle bridge connection, an important project to our local County Commissioner, which will greatly enhance bicycle and pedestrian access across the region. Mr. Wood provided important input through the years as the City considered various commercial and office development projects, helping guide community discussion and ultimately, the decisions of elected officials, to assure that the unique character of Lake Forest and the quality of life for its residents was protected over the long term.

Mr. Wood testified at numerous public hearings. He has a clear understanding and strong belief in the public process. He is respectful of all opinions. Speaking as a City staff member, Mr. Wood offered support, encouragement, creative ideas and words of wisdom to me on many occasions. His continuous interest in the

community, current issues and long term planning was always evident. It is people like him that have made my years of public service so rewarding. It has been my honor to know and work with Mr. Wood.

Lake Forest's loss is the Village of Estero's gain! Please do not hesitate to contact me with any questions.

Most Sincerely,

A handwritten signature in black ink that reads "Catherine J. Czerniak". The signature is written in a cursive style with a large, looped initial 'C'.

Catherine J. Czerniak

Director of Community Development

847-810-3504

[czerniac@cityoflakeforest.com](mailto:czerniac@cityoflakeforest.com)



VILLAGE OF ESTERO  
PLANNING AND ZONING BOARD  
MEMBERSHIP APPLICATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Community: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Year-round Resident: \_\_\_ Snowbird: \_\_\_ Annual months in Estero: \_\_\_\_\_

Years as Estero Resident: \_\_\_\_\_

Employed: \_\_\_\_\_ Retired: \_\_\_\_\_

Monthly Hours Available for Community Service: \_\_\_\_\_

Qualifications for Planning and Zoning Board: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Educational Background: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Relevant Professional Work Experience/Training: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Prior Community Service: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



Please explain what you hope to achieve in this position: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please supplement this application by submitting a copy of your resume.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Thank you for your interest in serving the Village of Estero

# Marcus T. (Tim) Allen, Ph.D., CCIM

(Updated 12/2/17)

## Address

<p><u>Campus Office</u> Florida Gulf Coast University 10501 FGCU Blvd. S. Lutgert Hall - 2301 Fort Myers, Florida 33965-6565 Phone: (239) 590-7321 E-mail: timallen@fgcu.edu</p>	<p><u>Home Office</u> 21474 River Ranch Road Estero, Florida 33928 Mobile Phone: (863) 599-2595 (preferred) E-mail: timallenusa@gmail.com</p>
--	---

## Experience

Alico Corporation Chair in Financial Management and Planning and Eminent Scholar, Department of Economics and Finance, Lutgert College of Business, Florida Gulf Coast University, 2012 to present. Graduate and undergraduate teaching assignments: Business Finance, Financial Management, Financial Policy, Real Estate Finance, and Real Estate Fundamentals.

Director of the Carter Commercial Real Estate Center and Distinguished Professor, Department of Economics and Finance, School of Business, College of Charleston, 2008 to 2012. Teaching assignments: Real Estate Principles, Real Estate Investment Analysis, Real Estate Market Analysis, Real Estate Finance, and Corporate Finance.

Professor, College of Business, Florida Atlantic University, 2003 to 2008. Graduate and undergraduate teaching assignments: Real Estate Principles, Real Estate Appraisal, Real Estate Investments/Development, and Real Estate Finance.

Acting Associate Dean of Undergraduate Studies, College of Business, Florida Atlantic University, July, 2002 to August, 2003. Responsible for coordinating undergraduate academic programs across all campuses of the College of Business, including online teaching initiatives.

Associate Professor, College of Business, Florida Atlantic University, 1997 to 2003. Graduate and undergraduate teaching assignments: Real Estate Principles, Real Estate Appraisal, Real Estate Investments/Development, Real Estate Finance, and Uniform Standards of Professional Appraisal Practice.

Assistant Professor, College of Business, Florida Atlantic University, 1992 to 1997. Graduate and undergraduate teaching assignments: Real Estate Principles, Real Estate Appraisal, Real Estate Investments/Development, Real Estate Finance, and Uniform Standards of Professional Appraisal Practice.

Instructor, Terry College of Business, University of Georgia, 1989 to 1992. Teaching assignments: Real Estate Principles and Real Estate Investment Analysis Seminar. Advisor to Rho Epsilon, a Professional Business Fraternity.

Editorial Board, American Real Estate Society, *Journal of Real Estate Practice and Education*, 2001 through present.

Academic Review Panel, Appraisal Institute, *The Appraisal Journal*, 2000 through present.

Editorial Board, *Decision Sciences Journal of Innovative Education*, 2008 through present.

Editorial Board, *Managerial Finance*, 2008 through present.

Editorial Board, *B>Quest Journal*, 2014 through present.

Co-Editor, American Real Estate Society, *Journal of Real Estate Literature*, 1992 through 2000.

Ad Hoc Reviewer for *Journal of Housing Research*, *Journal of Real Estate Finance and Economics*, *Journal of Real Estate Research*, and *Real Estate Economics*.

Member of American Real Estate and Urban Economics Association, American Real Estate Society, Appraisal Institute, CCIM Institute, and Urban Land Institute.

Certified Argus Specialist®

CCIM Designee, CCIM Institute

Graduate, ULI Sustainability Institute

Florida State-Licensed Real Estate Broker (BK 0672148): Commercial, industrial, agricultural and multi-family sales and leasing for investor clients.

Florida State-Certified General Real Estate Appraiser (RZ2591): Litigation support and valuation and investment analysis for commercial, industrial, agricultural, and residential properties with emphasis on econometric analysis, special-use properties, and USPAP compliance.

## **Education**

Doctor of Philosophy, Business Administration, University of Georgia, Athens, Georgia, 1992. Major in Real Estate, minors in Economics and Finance. Dissertation topic: "Capital Structure Determinants in Real Estate Limited Partnerships."

Bachelor of Business Administration, University of Georgia, Athens, Georgia, 1988. Major in Real Estate, concentration in Corporate Finance.

Numerous professional education and continuing education courses.

### **Selected Research Studies Currently in Progress**

1. "Conflicts of Interest in Residential Real Estate Transactions: New Evidence" with J. Rutherford, R. Rutherford, and A. Yavas. Under review at *RAND Journal of Economics*.
2. "Evidence of Faculty Salary Differences Across Business Disciplines and Employment Contracting Systems" with S. Schrouder, R. Rhodd, and T. Jones. Under review at *Journal of Education for Business*.
3. "Evaluating Backyard Views Using Spatial Regression: The Relative Values of Water, Golf, and Green Space" with S. Schrouder and R. Rhodd. Under review at *Central European Journal of Economic Modelling & Econometrics*.
4. "A Look at Corporate Control: The Case of Hertz Global Holdings" with T. Jones. Under review at *Managerial Finance*.
5. "One Beer to the River: A Spatial Analysis of the Impact of Float Distance to the River on the Value of Residential Canal Front Lots" with A. Jauregui and S. Weeks. Under review at *Journal of Real Estate Research*.
6. "Evidence of a Housing Wealth Effect on Municipal Bond Yields" with A. Nejadmalayeri, S. Faircloth, and S. Chelikhani.
7. "Differences in Distressed Property Sales: Short Sales versus Sales of Lender-Owned Property" with J. Benefield and C. Cain.
8. "Globalization of the Anti-Bribery Regime and Use of Bribes by MNEs" with M. Swaleheen.
9. "Sample Selection and TOM Endogeneity Influences on Residential Real Estate Cash Discounts" with A. Jauregui and A. Tidwell.
10. "Gates, Guards, and Patrols: Impacts of Community Security Provisions on Home Prices" with S. Fraser.

### **Peer Reviewed Journal Publications**

1. "Impact of Large Investor Buyers in Distressed Housing Markets" with J. Rutherford, R. Rutherford, and A. Yavas. Forthcoming at *Journal of Real Estate Finance and Economics*.
2. "MLS Information Sharing Intensity and Housing Market Outcomes" with W. Dare and L. Li. Forthcoming at *Journal of Real Estate Finance and Economics*.
3. "Faculty Research Productivity Under Alternative Appointment Types: Tenure vs. Non-Tenure Track" with C. Sweeney. Forthcoming at *Managerial Finance*.
4. "Golf Course Design and Real Estate Values: The Impact of Cart Paths on Condominium Prices" with S. Fraser. *The Appraisal Journal*, Spring, 2017.

5. "Have Multilateral Conventions Lowered Bribery Around the World?" with M. Swaleheen. *Cato Journal*, Vol. 37, No. 1 (Winter 2017).
6. "Aging Populations and Master Bedroom Location in Housing" with J. Benefield and C. Cain. *Journal of Housing Research*, Volume 25, Number 2, 2016.
7. "The Salary Value of Academic Journal Articles at an AACSB Accredited Business School: Quantity and Quality" with T. Jones and A. Volkan. *Journal of Financial Education*, Fall, 2016.
8. "Differential Bargaining Power in Real Estate Transactions" with S. Fraser and M. Swaleheen. *Real Estate Finance*, Volume 33, Number 2, 2016.
9. "Using MLS Data for Hedonic Price Modeling: An Experiential Learning Activity" with M. Swaleheen. *Journal of Real Estate Practice and Education*, Volume 19, Number 1, 2016.
10. "The Effect of Appurtenant Golf Memberships on Residential Real Estate Prices" with S. Fraser. *International Real Estate Review*, Volume 19, Number 2, 2016.
11. "Faculty Salary Compression: Years at the Institution or Years in the Profession?" with T. Jones and R. Rhodd. *Financial Decisions*, 2015, [http://www.financialdecisionsonline.org/fall2015\\_index.htm](http://www.financialdecisionsonline.org/fall2015_index.htm).
12. "Reported Price Errors: A Caveat for Appraisers" with K. Lusht and S. Weeks. *The Appraisal Journal*, Fall, 2015.
13. "Measuring the Highway Noise Pollution Discount in House Prices Using Spatial Regression" with G. Austin and M. Swaleheen. *Journal of Sustainable Real Estate*, Volume 7, 2015.
14. "An Analysis of Investment Returns to Condominium Flipping: Evidence from South Florida" with K. Lusht and H. Weeks. *Real Estate Finance*, Volume 32, Number 2, 2015.
15. "Effects of Real Estate Brokers' Marketing Strategies: Public Open Houses, Broker Open Houses, MLS Virtual Tours, and MLS Photographs" with A. Cadena, J. Rutherford, and R. Rutherford. *Journal of Real Estate Research*, Volume 37, Number 3, 2015.
16. "A Note on the Premiums and Discounts Embedded in VIX Futures Prices" with T. Jones. *Journal of Investing*, Volume 24, Number 2, 2015.
17. "Determinants of Earnest Money Amounts in Real Estate Sell/Buy Contracts" with T. Jones and H. Weeks. *Journal of Real Estate Practice and Education*, Volume 17, Number 1, 2014.
18. "Determinants of Dividend Policies for ADR Firms" with G. Perretti and H. Weeks. *Managerial Finance*, Volume 39, Issue 12, 2013.
19. "Pet Policy and Housing Prices: Evidence from the Condominium Market" with C. Carter and Z. Lin. *Journal of Real Estate Finance and Economics*, Volume 47, Issue 1, 2013.
20. "Another Look at the Effects of "Adults-Only" Age Restrictions on Housing Prices" with C. Carter, W. Haloupek, and Z. Lin. *Journal of Real Estate Finance and Economics*, Volume 46, Issue 1, 2013.

21. "The Effects of Estate Sales of Residential Real Estate on Price and Marketing Time" with J. Benefield and R. Rutherford. *Journal of Real Estate Finance and Economics*, Volume 45, Issue 4, 2012.
22. "Cyclical Determinants of Brokerage Commission Rates" with J. Benefield and J. Wiley. *Journal of Real Estate Finance and Economics*, September, 2012.
23. "A Method for Determining Optimal Tenant Mix (Including Location) in Shopping Centers" with C. Carter. *Cornell Real Estate Review*, Volume 10, Number 1, 2012.
24. "Technology in Residential Brokerage: Showing Appointment Scheduling Services, Property Prices, and Marketing Times" with J. Benefield. *Journal of Real Estate Practice and Education*, Volume 15, Number 1, 2012.
25. "Weekend Business School Degrees: Leveling the Playing Field" with R. Rhodd and S. Schrouder. *Applied Economics Letters*, Volume 18, Number 13, 2011.
26. "Do the Phrases 'Below Market Value' or 'Below Appraised Value' in MLS Listings Convey Useful Information to the Market?" with C. Carter. *Journal of Housing Research*, Volume 19, Number 2, 2010.
27. "Vertical Inequity in the Tax Assessment of Lodging Properties" with W. Dare and C. Riegel. *International Journal of Hospitality Management*, Volume 29, 2010.
28. "An Update on Property Rights Compensation Law for Appraisers" with C. Carter. *The Appraisal Journal*, Volume 78, Number 2, Spring, 2010.
29. "Evaluating Co-Author Contributions in Real Estate Research" with W. Dare. *Journal of Real Estate Practice and Education*, Volume 10, Number 2, 2009.
30. "Investigating the Determinants of Academic Success for Undergraduate Finance Students" with C. Carter and K. Wiant. *Journal of Business Disciplines*, 2009.
31. "Does Performance in Principles of Economics Courses Affect the Overall Academic Success of Undergraduate Business Students?" with R. Rhodd and S. Schrouder. *International Review of Economics Education*, Volume 8, Number 1, 2009.
32. "Residential Asking Rents and Time on the Market" with R. Rutherford and T. Thomson. *Journal of Real Estate Finance and Economics*, Volume 38, 2009.
33. "Changes in the Progressivity of Florida's Property Tax System after the 'Save Our Homes' Amendment" with W. Dare. *Journal of Real Estate Research*, Volume 31, Number 1, 2009.
34. "Rent Setting and Marketing Time in the Residential Property Market" with C. Carter and K. Wiant. *International Journal of Business, Marketing, and Decision Sciences*, Volume 1, Number 1, 2008.
35. "Is There a Link between Performance in International Economics Courses and Academic Success?" with R. Rhodd and S. Schrouder. *Journal of Economics and Finance Education*, Volume 7, Number 2, 2008.

36. "Investigating Academic Success Factors for Undergraduate Business Students" with M. Kaighobadi. *Decision Sciences: Journal of Innovative Education*, Volume 6, Number 1, 2008.
37. "Home Builder Stocks in Mixed-Asset Portfolios" with P. Cheng. *Journal of Real Estate Portfolio Management*, Volume 14, Number 1, 2008.
38. "Academic Success Determinants for Undergraduate Real Estate Students" with C. Carter. *Journal of Real Estate Practice and Education*, Volume 10, Number 3, 2007.
39. "Appraisers' Role Under Property Rights Compensation Statutes" with C. Carter. *The Appraisal Journal*, Summer, 2007.
40. "An Analysis of Factors Affecting Academic Success of Undergraduate Management Students" with M. Kaighobadi. *International Journal of Education Research*, Volume 2, Number 1, 2007.
41. "Charm Pricing as a Signal of Listing Price Precision" with W. Dare. *Journal of Housing Research*, Volume 15, Number 2, Fall, 2006.
42. "The Impact of Securitized Real Estate on Portfolio Performance Under Alternative Market Conditions" with K. Wiant. *Journal of Business and Leadership*, Fall, 2006.
43. "Some Observations of the Impact of the Save Our Homes Amendment on Florida's Property Tax System." *International Journal of Business and Public Administration*, Volume 3, Number 2, Fall, 2006.
44. "The Impact of Range Pricing on Marketing Time and Transaction Price: A Better Mousetrap for the Existing Home Market?" with S. Faircloth and R. Rutherford. *Journal of Real Estate Finance and Economics*, Volume 31, Number 1, 2005.
45. "Additional Evidence of the Relationship Between Airport Noise and House Prices" with M. Kaighobadi. *International Journal of Business and Public Administration*, Volume 2, Number 1, 2005.
46. "The Effects of Charm Listing Prices on House Transaction Prices" with W. Dare. *Real Estate Economics*, Volume 32, Issue 4, 2004.
47. "Factors Influencing Interest Rates on Delinquent Property Tax Certificates" with S. Faircloth and A. Nejadmalayeri. *Journal of Real Estate Finance and Economics*, Volume 28, Number 4, 2004.
48. "Salesperson Compensation and Performance in the Housing Market" with S. Faircloth, F. Forgey, and R. Rutherford. *Journal of the Academy of Finance*, Volume 1, Number 2, Fall, 2003.
49. "Auctioning the Lazy H Ranch: A Case Study." *Journal of Real Estate Practice and Education*, Volume 6, Number 2, 2003.
50. "Measuring Vertical Property Tax Inequity in Multi-Family Property Markets." *Journal of Real Estate Research*, Volume 25, Number 2, 2003.
51. "Identifying Determinants of Horizontal Property Tax Inequity: Evidence from Florida" with W. Dare. *Journal of Real Estate Research*, Volume 24, Number 2, 2002.

52. "The Role of Formal Survey Research Methods in the Appraisal Body of Knowledge" with G. Austin. *The Appraisal Journal*, October, 2001.
53. "Using Auction Simulation to Demonstrate Real Estate Market Dynamics" with M. Kaighobadi. *Journal of Real Estate Practice and Education*, 2001.
54. "Discounts in Real Estate Auction Prices: Evidence from South Florida." *The Appraisal Journal*, January, 2001.
55. "An Analysis of the Price Formation Process at a HUD Auction" with J. Swisher. *Journal of Real Estate Research*, Volume 20, Number 3, 2000.
56. "Smoothing the Wrinkles in the Spread: A Review of the Issues Facing Appraisers in Special Assessment Assignments" with H. Newstreet. *The Appraisal Journal*, April, 2000.
57. "REIT Characteristics and the Sensitivity of REIT Returns" with T. Springer and J. Madura. *Journal of Real Estate Finance and Economics*, Volume 21, Number 2, 2000.
58. "The Relationships Between Mortgage Rates and Capital Market Rates Under Alternative Market Conditions" with M. Wiley and R. Rutherford. *Journal of Real Estate Finance and Economics*, Volume 19, Number 3, November, 1999.
59. "Reexamining the Price Effects of Assumption Financing: The Case of Above-Market Interest Rates" with T. Springer. *Journal of Real Estate Finance and Economics*, Volume 17, Number 3, November, 1998.
60. "Measuring the Effects of 'Adults Only' Age Restrictions on Condominium Prices." *Journal of Real Estate Research*, Volume 14, Number 3, 1997.
61. "Reexamining the Impact of Employee Relocation Assistance on Housing Prices" with R. Rutherford and T. Springer. *Journal of Real Estate Research*, Volume 13, Number 1, 1997.
62. "A Comparison of Federal Government Office Rents with Market Rents" with R. Rutherford and L. Warner. *Journal of Real Estate Finance and Economics*, Volume 15, Number 2, October, 1997.
63. "Additional Evidence on the Variability of Residential Rents" with T. Springer and N. Waller. *The Appraisal Review Journal*, 1996.
64. "Implicit Pricing Across Residential Rental Sub-Markets" with T. Springer and N. Waller. *Journal of Real Estate Finance and Economics*, Volume 11, Number 2, 1995.
65. "Capital Structure Determinants in Real Estate Limited Partnerships." *Financial Review*, Volume 30, Number 3, August, 1995.
66. "Commercial Bank Exposure and Sensitivity to the Real Estate Market" with J. Madura and K. Wiant. *Journal of Real Estate Research*, Volume 10, Number 2, 1995.



67. "An Examination of the Role of Security Clauses and Deposits in Residential Lease Contracts" with R. Buttner and N. Waller. *Journal of Real Estate Finance and Economics*, Volume 10, Number 3, 1995.
68. "Overreactions in U.S. Agricultural Commodity Prices" with C. K. Ma and R. D. Pace. *Journal of Agricultural Economics*, Volume 45, Number 2, May, 1994.
69. "The Wealth Effects of Corporate Real Estate Leasing" with R. Rutherford and T. Springer. *Journal of Real Estate Research*, Volume 8, Number 4, Fall, 1993.
70. "The Impact of Financing Decisions on the Security Returns of Real Estate Corporations" with R. Rutherford. *Journal of Real Estate Finance and Economics*, Volume 5, 1992.
71. "Contributing Authors and Institutions to the *Journal of Urban Economics*: 1974-1989" with J. Kau. *Journal of Urban Economics*, Volume 30, 1991.
72. "Alternative Financing Techniques in Funding Major Highway Reconstruction Projects" with C.F. Floyd. *Transportation Quarterly*, Volume 45, Number 3, July, 1991.
73. "What Does the Future Hold for the Hong Kong Property Market?" with C.F. Floyd. *Real Estate Finance*, 1990.

#### **Textbooks**

1. *Real Estate Principles*, 11th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 2014.
2. *Real Estate Principles*, 10th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 2011.
3. *Real Estate Principles*, 9th ed., with C.F. Floyd, Dearborn Financial Publishing, Chicago IL, 2008.
4. *Real Estate Principles*, 8th ed., with C.F. Floyd, Dearborn Financial Publishing, Chicago IL, 2005.
5. *Real Estate Principles*, 7th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 2002.
6. *Real Estate Principles*, 6th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 1999.
7. *Real Estate Principles*, 5th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 1997.
8. *Real Estate Principles*, 4th ed., with C.F. Floyd. Dearborn Financial Publishing, Chicago IL, 1994.

#### **Other Publications**

1. "Examining Property Tax Value Assessment Error." *Journal of Advances in Economics and Finance*, Volume 2, Number 1, February, 2017.
2. "Can You Hear Me Now? – Reduction in Fair Market Value Due to Highway Noise under Florida's Bert J. Harris Act" with A. Figares. *Real Estate Finance Journal* (Thomson-Reuters), Winter/Spring, 2017.

3. "Valuing the Interests of Billboard Advertising Firms in Eminent Domain: Property Loss or Business Loss?" with C. Floyd, *Real Estate Finance Journal* (Thomson-Reuters), Fall/Winter, 2016.
4. "The Role of Formal Survey Research Methods in the Appraisal Body of Knowledge" with G. Austin, reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*. Roddewig, R. J., ed., Appraisal Institute, Chicago, 2014, 197-204.
5. "Hedonic Pricing Model" in *The Encyclopedia of Housing*, 2<sup>nd</sup> edition, (Andrew Carswell, ed.) Sage Publishers, 2012.
6. "Multiple Listing Service" in *The Encyclopedia of Housing*, 2<sup>nd</sup> edition, (Andrew Carswell, ed.) Sage Publishers, 2012.
7. "Lease" in *The Encyclopedia of Housing*, 2<sup>nd</sup> edition, (Andrew Carswell, ed.) Sage Publishers, 2012.
8. "An Analysis of the Impact of 'Point of Sale' Property Tax Assessment on the South Carolina Real Estate Market." Carter Real Estate Center, College of Charleston and South Carolina REALTORS®, 2009.
9. "Evidence of Grade Inflation at an AACSB-Accredited Business School" with C. Carter and K. Wiant. *Proceedings of the Academy of Business Education*, 2008.
10. "Review of *The Green Building Revolution* by Jerry Yudelson (2008)." *Journal of Real Estate Literature*, 2008.
11. Review of *Discriminating Risk: The U.S. Mortgage Lending Industry in the Twentieth Century*, by Guy Stuart (2003). *Journal of Real Estate Literature*, Volume 15, Number 3, 2007.
12. "An Analysis of the Potential Impact of a 'Within-County Portable' Save Our Homes Amendment on Property Tax Revenues in Florida." Florida Association of Realtors, Office of Public Policy, 2006.
13. Review of *Financing Residential Real Estate* by M. Dorsey and D. Rockwell (2005). *The Appraisal Journal*, Summer, 2006.
14. "An Analysis of the Potential Impact of a 'Portable' Save Our Homes Amendment on Property Tax Revenues in Florida." Florida Association of Realtors, Office of Public Policy, 2005.
15. "Do Auction Prices Equal Market Value?" *Auctioneer*, October, 2003.
16. Review of *Water Use, Management and Planning in the United States* by Stephen A. Thompson (1999). *Journal of Real Estate Literature*, 2000.
17. Review of "First Along the River: A Brief History of the U.S. Environmental Movement" by Benjamin Kline (1997). *Journal of Real Estate Literature*, 1999.
18. "Negotiation in Corporate Real Estate Tasks" with H. Nourse and R. Pittman. *Real Estate Review*, Volume 23, Number 4, Winter, 1994.

19. "The Economic Impact of the Georgia Hospital Industry on the State's Economy" with C.F. Floyd and W. Schaffer. *Georgia Business and Economic Conditions Journal*, 1990.
20. "Productivity in Georgia: An Analysis of the Gross State Product." *Georgia Business and Economic Conditions Journal*, 1989.

### **Conference Papers**

1. "One Beer to the River: A Spatial Analysis of the Impact of Float Distance to the River on the Value of Residential Canal Front Lots" with A. Jauregui and S. Weeks. Annual Meeting of the American Real Estate Society, Coronado, CA, 2017.
2. "Sample Selection and TOM Endogeneity Influences on Residential Real Estate Cash Discounts" with A. Jauregui and A. Tidwell. Annual Meeting of the American Real Estate Society, Coronado, CA, 2017
3. "Gates, Guards, and Patrols: Impacts of Community Security Provisions on Home Prices" with S. Fraser. Annual Meeting of the American Real Estate Society, Coronado, CA, 2017.
4. "Impact of Large Investors in Distressed Housing Markets" with R. Rutherford, J. Rutherford, and A. Yavas. American Real Estate and Urban Economics Association International Conference, Alicante, Spain, 2016.
5. "Nice House – Wouldn't Want to Live There" with S. Fraser. Annual Meeting of the American Real Estate Society, Denver, CO, 2016.
6. "MLS Information Sharing Intensity and Housing Market Outcomes" with W. Dare and L. Li. Annual Meeting of the American Real Estate Society, Denver, CO, 2016.
7. "School Accountability Ratings and Housing Prices: Testing No Child Left Behind" with D. Woodward, P. Guimaraes, and J. Von Nessen. American Real Estate and Urban Economics Association Conference, San Francisco, CA, 2016.
8. "Conflicts of Interest in Residential Real Estate Transactions: New Evidence" with J. Rutherford, R. Rutherford, and A. Yavas. American Real Estate and Urban Economics Association Conference, San Francisco, CA, 2016.
9. "Measuring the Highway Noise Discount in House Prices" with G. Austin and M. Swaleheen. Annual Meeting of the American Real Estate Society, Fort Myers, FL, 2015.
10. "Bargaining Outcomes in House Transactions: A Spatial Regression Analysis Examining Buyer Seller Combinations" with S. Fraser and M. Swaleheen. Annual Meeting of the American Real Estate Society, Fort Myers, FL, 2015.
11. "Evidence of a Housing Wealth Effect on Municipal Bond Yields" with S. Faircloth, A. Nejadmalayeri, and S. Chelikhani. Academy of Finance MBAA Conference, Chicago, IL, 2014 (McGraw-Hill/Irwin Distinguished Paper Award).

12. "Master Bedroom Up: Aging Populations and Master Bedroom Location" with J. Benefield and C. Cain. Annual Meeting of the American Real Estate Society, San Diego, CA, 2014.
13. "Co-Listing Strategies: An Aid to Making Deals Happen or Unnecessary Commission Dilution?" with J. Benefield and H. Weeks. Annual Meeting of the American Real Estate Society, San Diego, CA, 2014.
14. "Pet Companionship for Retirees: The Interaction of Pet Policies and Age Restricted Housing in South Florida" with C. Carter and T. Anderson. Annual Meeting of the American Real Estate Society, Hawaii, 2013.
15. "Determinants of Condo Appreciation Rates: South Florida's Boom and Bust" with K. Lusht and S. Weeks. Annual Meeting of the American Real Estate Society, Hawaii, 2013.
16. "The Time-Varying Nature of Short Sale Price Discounts, Marketing Time Impacts and Probability of Sale Effects" with J. Benefield and C. Cain. Annual Meeting of the American Real Estate Society, Hawaii, 2013.
17. "The Takings Clause, Economics, & Sustainability" with C. Carter. Annual Meeting of the American Real Estate Society, St. Petersburg, Florida, 2012.
18. "Pet Policy and Housing Prices: Evidence from the Condominium Market" with C. Carter and Z. Lin. Annual Meeting of the American Real Estate Society, St. Petersburg, Florida, 2012.
19. "Home Purchase Transaction Structures: How the Steep Drop in Condo Housing Prices in South Florida Effected the Apartment Market" with C. Carter. Annual Meeting of the American Real Estate Society, St. Petersburg, Florida, 2012.
20. "An Objective Method for Determining Tenant Mix (Including Location) in Shopping Centers" with C. Carter, Z. Lin, and W. Haloupek. Annual Meeting of the American Real Estate Society, Seattle, Washington, 2011 (Best Paper Award).
21. "Another Look at Effects of 'Adults-Only' Age Restrictions on Housing Prices" with C. Carter. Annual Meeting of the American Real Estate Society, Naples, Florida, 2010 (Best Paper Award).
22. "An Update on Property Rights Compensation Law for Appraisers" with C. Carter. Annual Meeting of the American Real Estate Society, Naples, Florida, 2010.
23. "The Impact of One-Way to Two-Way Street Traffic Conversions on Commercial Property Values: Evidence from Charleston, South Carolina" with M. Baco. International Academy of Business and Public Administration Disciplines Conference, Memphis, Tennessee, 2009.
24. "Pets, Politics & Condominium Prices" with C. Carter. Annual Meeting of the American Real Estate Society, Monterey, California, 2009.
25. "Another Look at Age Restrictions on Housing Prices" with C. Carter. Annual Meeting of the American Real Estate Society, Monterey, California, 2009.

26. "Do the Phrases 'Below Market Value' Or 'Below Appraised Value' In MLS Listings Convey Useful Information to the Market?" with C. Carter. Tenth Annual Academy of Business Disciplines Annual Conference, Fort Myers, Florida, 2008.
27. "Evidence of Grade Inflation at an AACSB-Accredited Business School" with C. Carter and K. Wiant. Academy of Business Education Annual Conference, Hilton Head, South Carolina, 2008.
28. "An Examination of Appraisal Error Resulting from Advocacy and Task Complexity" with C. Carter and P. Cheng. Annual Meeting of the American Real Estate Society, Captiva Island, Florida, 2008.
29. "Rent Setting and Marketing Time in the Residential Property Market" with C. Carter and K. Wiant. International Academy of Business and Public Administration Disciplines Conference, Orlando, Florida, 2008 (IABPAD Research Paper Award).
30. "Investigating the Determinants of Academic Success for Undergraduate Finance Students" with C. Carter and K. Wiant. Ninth Annual Academy of Business Disciplines Conference, Fort Myers, Florida, 2007 (*Wall Street Journal* Best Paper Award).
31. "An Analysis of Factors Affecting Academic Success for Undergraduate Management Students" with M. Kaighobadi. International Academy of Business and Public Administration Disciplines Conference, Dallas, Texas, 2007 (IABPAD Research Paper Award).
32. "Investigating Academic Success Factors for Undergraduate Business Students" with M. Kaighobadi. 18<sup>th</sup> Annual Conference of the Production and Operations Management Society, Dallas, Texas, 2007.
33. "Changes in the Progressivity of Florida's Property Tax System after the 'Save Our Homes' Amendment" with W. Dare. Annual Meeting of the American Real Estate Society, San Francisco, California, 2007.
34. "Measuring Vertical Property Tax Inequity for Hotels" with W. Dare and C. Riegel. Annual Meeting of the American Real Estate Society, San Francisco, California, 2007.
35. "Appraisers' Role Under Property Rights Compensation Statutes" with C. Carter. Annual Meeting of the American Real Estate Society, San Francisco, California, 2007.
36. "Issues in the Appraisal of the Interests of Outdoor Advertising Firms in Eminent Domain" with C. Floyd. Annual Meeting of the American Real Estate Society, San Francisco, California, 2007.
37. "Differential Impacts of the "Save Our Homes Amendment" on Property Tax Equity in Florida" with W. Dare. Eighth Annual Academy of Business Disciplines Conference, Fort Myers, Florida, 2006.
38. "The Impact of Securitized Real Estate on Portfolio Performance Under Alternative Market Conditions" with K. Wiant. Business and Leadership Conference, Fort Hays State University, Hays, Kansas, 2006.
39. "Issues in the Appraisal of Billboard Assets" with C. Floyd. National Alliance of Highway Beautification Agencies Annual Conference, Cleveland, Ohio, 2006.
40. "Charm Pricing as a Signal of Listing Price Precision" with W. Dare. Annual Meeting of the American Real Estate Society, Key West, Florida, 2006 (Best Paper Award).

41. "Home Builder Stocks in Mixed Asset Portfolios" with P. Cheng. Annual Meeting of the American Real Estate Society, Key West, Florida, 2006.
42. "Some Observations of the Impact of the Save Our Homes Amendment on Florida's Property Tax System." International Academy of Business and Public Administration Disciplines Conference, Orlando, Florida, 2006.
43. "The Impact of Securitized Real Estate on Portfolio Performance Under Alternative Market Conditions" with K. Wiant. Annual Meeting of the American Real Estate Society, Santa Fe, New Mexico, 2005.
44. "The Impact of Securitized Real Estate on Portfolio Performance Under Alternative Market Conditions" with K. Wiant. 32<sup>nd</sup> Annual Meeting of the Academy of Finance and Economics, Myrtle Beach, South Carolina, 2005.
45. "The Effects of Charm Listing Prices on House Transaction Prices" with W. Dare. Southern Finance Association Annual Meeting, Naples, Florida, 2004.
46. "The Effects of Charm Listing Prices on House Transaction Prices" with W. Dare. Annual Meeting of the American Real Estate Society, Captiva Island, Florida, 2004.
47. "The Impact of Range Pricing on Marketing Time and Transaction Price: A Better Mousetrap for the Existing Home Market?" with S. Faircloth and R. Rutherford. Annual Meeting of the Academy of Finance, Chicago, Illinois, 2004.
48. "Additional Evidence of the Relationship Between Airport Noise and House Prices" with M. Kaighobadi. International Academy of Business and Public Administration Disciplines Conference, New Orleans, Louisiana, 2004 (IABPAD Research Paper Award).
49. "Salesperson Compensation and Performance in the Housing Market" with S. Faircloth, F. Forgey, and R. Rutherford. Annual Meeting of the Academy of Finance, Chicago, IL, 2003.
50. "The Effects of Charm Listing Prices on House Transaction Prices" with W. Dare. 39<sup>th</sup> Annual Meeting of the Eastern Finance Association, Lake Buena Vista, Florida, 2003.
51. "Identifying Determinants of Implied Property Tax Inequity: Evidence from Florida" with W. Dare. 10<sup>th</sup> Annual International Real Estate Conference of the American Real Estate and Urban Economics Association, Cancun, Mexico, May, 2001.
52. "The Impact of Range Pricing on Marketing Time and Transaction Price: A Better Mousetrap for the Existing Home Market?" with S. Faircloth and R. Rutherford. American Real Estate Society Annual Meeting, Santa Barbara, California, 2000.
53. "An Analysis of the Price Formation Process at a HUD Auction." American Real Estate Society Annual Meeting, Tampa, Florida, 1999.
54. "Investigating the Sensitivity of REIT Returns to Interest Rate Changes." American Real Estate Society Annual Meeting, Monterey, California, 1998.

55. "Measuring the Effects of 'Adults Only' Age Restrictions on Condominium Prices." American Real Estate Society Annual Meeting, Sarasota, Florida, 1997.
56. "Reexamining the Price Effects of Assumption Financing: The Case of Above-Market Interest Rates" with T. Springer. American Real Estate Society Annual Meeting, Lake Tahoe, California, 1996.
57. "The Impact of Transfers and Corporate Ownership on Housing Prices" with T. Springer and R. Rutherford. Annual Conference of the American Real Estate and Urban Economics Association, San Francisco, California, 1996.
58. "Commercial Bank Exposure and Sensitivity to the Real Estate Market" with J. Madura and K. Wiant. American Real Estate Society Annual Meeting, Hilton Head, South Carolina, 1995.
59. "Changes in the Speed of Adjustment Coefficient for REIT Stocks: The Impact of the Tax Reform Act" with C. K. Ma. American Real Estate Society Annual Meeting, Hilton Head, South Carolina, 1995.
60. "Implicit Pricing Across Residential Rental Sub-Markets." Annual Conference of the American Real Estate and Urban Economics Association, Boston, Massachusetts, 1994.
61. "The Wealth Effects of Corporate Real Estate Leasing." American Real Estate Society Annual Meeting, Key West, FL, 1993.
62. "The Wealth Effects of Corporate Real Estate Leasing." Financial Management Association Annual Meeting, Toronto, Canada 1993.
63. "Capital Structure Determinants in Real Estate Limited Partnerships." American Real Estate Society Annual Meeting, San Diego, California, 1992.
64. "The Impact of Financing Decisions by Real Estate Corporations." American Real Estate Society Annual Meeting, Lake Tahoe, Nevada, 1990.
65. "Transportation Strategies to Develop Rural and Smaller Urban Areas." Fifth World Conference on Transportation Research, Yokohama, Japan, 1989.

#### **Honors and Awards**

1. 2016 Richard U. Ratcliff Award, Appraisal Institute
2. 2016 Best Paper Award (Real Estate Valuation), American Real Estate Society
3. 2015 Real Estate Research Institute Grant Award
4. 2015 CCIM Institute Research Paper Award, American Real Estate Society.
5. 2015 Red Pen Award, *Journal of Housing Research*.
6. 2014 Research Grant Award, Real Estate Research Institute, Chicago.

7. 2014 MBAA International McGraw-Hill/Irwin Distinguished Paper Award, Academy of Finance, Chicago.
8. 2013 Red Pen Award, *Journal of Real Estate Practice and Education*.
9. 2010 Best Paper Award (Seniors Housing), American Real Estate Society Annual Meeting, Naples, Florida.
10. 2010 Best Paper Award (Retail), American Real Estate Society Annual Meeting, Naples, Florida.
11. 2009 Research Grant Award, Office of Tourism Analysis, College of Charleston.
12. 2008 IABPAD Research Paper Award (Economics), International Academy of Business and Public Administration Disciplines Conference, Orlando, Florida.
13. 2007 *Wall Street Journal* Best Paper Award, Academy of Business Disciplines Conference, Fort Myers Beach, Florida.
14. 2007 Best Research Paper Award (Education), International Academy of Business and Public Administration Disciplines Conference, Dallas, Texas.
15. 2007 Nominee for Researcher of the Year, College of Business, Florida Atlantic University.
16. 2007 Nominee for Distinguished Teacher of the Year, College of Business, Florida Atlantic University.
17. 2006 Best Paper Award (Housing), American Real Estate Society Annual Meeting.
18. 2006 Nominee for Researcher of the Year, College of Business, Florida Atlantic University.
19. 2006 Nominee for Distinguished Teacher of the Year, College of Business, Florida Atlantic University.
20. 2005 Nominee for Researcher of the Year, College of Business, Florida Atlantic University.
21. 2005 Finalist for the Stewart Distinguished Professorship for dedication to undergraduate teaching, College of Business, Florida Atlantic University.
22. 2004 IABPAD Research Paper Award (Economics), International Academy of Business and Public Administration Disciplines Conference, New Orleans, Louisiana.
23. 2004 Finalist for the Stewart Distinguished Professorship for dedication to undergraduate teaching, College of Business, Florida Atlantic University.
24. 2003 FAU College of Business International Business Research Grant Award: "Determinants of Success in Real Estate Auction Marketing: Lessons from Australia"
25. 2001 FAU College of Business Summer Research Award: "Factors Influencing Interest Rates on Delinquent Property Tax Certificates"



26. Distinguished Teacher of the Year Award, 1999-2000, College of Business, Florida Atlantic University.
27. 1997 Best Paper Award (Seniors Housing), American Real Estate Society Annual Meeting. Sponsored by the National Investment Conference for the Senior Living and Long Term Care Industries.
28. 1997 Dean's Stipend, awarded for leadership provided in the development of the FAU Office of Real Estate Research and Education, November 1997.
29. Inducted into Lambda Alpha International, Honorary Land Economics Society, 1997.
30. TIP Award for Undergraduate Teaching. Florida Board of Regent's Teaching Incentive Program, November, 1995.
31. Summer Research Award. Office of the Dean of Graduate Studies and Research, Florida Atlantic University, 1995.
32. Inducted as a Founding Member of Alpha Sigma Gamma, The International Real Estate and Land Economics Honorary Society, 1995, International Chapter.
33. Initiated as First Chapter President of Alpha Sigma Gamma, The International Real Estate and Land Economics Honorary Society, 1995, Florida Atlantic University.
34. Recipient of the first annual "Outstanding Contributions Award" from Rho Epsilon, The Professional Real Estate Fraternity, 1992, University of Georgia Chapter.

## Professional Biography – Professor Tim Allen, Ph.D., CCIM

Tim Allen joined the faculty of the Lutgert College of Business at Florida Gulf Coast University as the Alico Corporation Chair in Financial Management and Planning and Eminent Scholar in 2012. He holds a doctorate degree in Real Estate Finance and Economics from the University of Georgia and was previously on faculty at Florida Atlantic University and the College of Charleston. In addition to teaching finance and real estate courses at FGCU, he serves on the editorial boards of several academic journals, maintains an active academic research agenda, and operates a private appraisal, brokerage, and consulting practice. His private consulting practice focuses on providing detailed market research and statistical/econometric analysis to assist individuals, corporations, and state and federal government agencies in their financial decision making processes regarding corporate financial management and real estate acquisition, disposition, litigation, valuation, system evaluation, and political lobbying decisions. His experience includes analysis of office, retail, industrial, hotel/resort, residential, agricultural, recreational, billboards, and vacant land properties and development projects.

Since beginning his career in 1989, Professor Allen has published more than 100 academic writings, including journal articles, textbooks, white papers etc. His work has appeared in *Journal of Real Estate Finance and Economics*, *Journal of Real Estate Research*, *Real Estate Economics*, *Financial Review*, *Journal of Housing Research*, *International Real Estate Review*, *The Appraisal Journal*, *Journal of Real Estate Literature*, *Journal of Real Estate Practice and Education*, *Financial Decisions*, *Journal of Sustainable Real Estate*, *Journal of Financial Education*, *Managerial Finance*, and other outlets. More than 60 of Professor Allen's research papers have been presented at conferences around the world, including those held by the American Real Estate Society, the American Real Estate and Urban Economics Association, the National Alliance of Highway Beautification Agencies, the Southern Finance Association, the Academy of Finance and Economics, the Eastern Finance Association, and the World Conference on Transportation Research.

Professor Allen is a Florida State-Certified General Real Estate Appraiser, a Florida Licensed Real Estate Broker, a CCIM designee, a Certified Argus® Specialist, a member of the Urban Land Institute, a graduate of the ULI Sustainability Institute, a member of the American Real Estate Society, a member of the American Real Estate and Urban Economics Association, and an Associate Member of the Appraisal Institute.

### Contact Information

Professor Tim Allen

#### Campus Office

Florida Gulf Coast University  
10501 FGCU Blvd. S.  
Lutgert Hall - 2301  
Fort Myers, Florida 33965  
Phone: (239) 590-7321  
E-mail: [timallen@fgcu.edu](mailto:timallen@fgcu.edu)

#### Home Office

21474 River Ranch Road  
Estero, Florida 33928  
Mobile Phone: (863) 599-2595 (preferred)  
E-mail: [timallenusa@gmail.com](mailto:timallenusa@gmail.com)





VILLAGE OF ESTERO  
PLANNING AND ZONING BOARD  
MEMBERSHIP APPLICATION

Name: Marlene Narati, I

Address: 19796 Chapel Trace Estero, FL 33928

Community: West Bay Club

Home Phone: <sup>239</sup> 498-8988 Cell Phone: <sup>239</sup> 287-7618

Email Address: Topstep61@gmail.com

Year-round Resident:  Snowbird:  Annual months in Estero: 11<sup>+</sup>

Years as Estero Resident: 11 years

Employed:  Retired:

Monthly Hours Available for Community Service: 20<sup>+</sup>

Qualifications for Planning and Zoning Board: Current member of PZB serving a one year term. Former member + chair of Town of Newburgh N.Y. Planning Board (7 yrs) ARC member, West Bay Club

Educational Background: BS, MS Central Connecticut State University, MAIS College School of Planning + Zoning.

Relevant Professional Work Experience/Training: Former High School Teacher Newburgh, NY

Adjunct Professor Cornell University School of Management + labor

Prior Community Service: Literacy Council, Lee Memorial Health System Design Team for Health Village

Please explain what you hope to achieve in this position: I wish to continue providing my experience + input to the PRZ. I feel I don't serve our beautiful Village as Chair of the Board to facilitate the process of providing our residents w. th the best possible growth + development.

Please supplement this application by submitting a copy of your resume.

Signature Marlene A. Karatel Date 3/14/16

Thank you for your interest in serving the Village of Estero

RESUME FOR MARLENE NARATIL

ADDRESS - 19790 CHAPEL TRACE, ESTERO, FLORIDA 33928-1917

I have been a resident of West Bay Club since 2001, first as a part time resident, then since 2005, a full time resident.

PLACE OF BIRTH - DERBY CONNECTICUT

I have lived most of my adult life in Newburgh, New York.

EDUCATION - B.S. CENTRAL CONNECTICUT UNIVERSITY, NEW BRITAIN, CONNECTICUT.

M.S. CENTRAL CONNECTICUT UNIVERSITY, NEW BRITAIN, CONNECTICUT.

POST-GRADUATE STUDY AT STATE UNIVERSITY OF NEW YORK AT NEW PALTZ, NEW YORK.

ADVANCED TRAINING AT MARIST COLLEGE, POUGHKEEPSIE, NEW YORK AT THE SCHOOL OF PLANNING AND ZONING WHERE I WAS AWARDED A MCCANN FELLOWSHIP.

WORK EXPERIENCE - TAUGHT HIGH SCHOOL SOCIAL STUDIES FOR 27 YEARS AT NEWBURGH FREE ACADEMY ( A PUBLIC 10-12 HIGH SCHOOL). MY DUTIES INCLUDED TEACHING ADVANCED PLACEMENT POLITICAL SCIENCE AND ADVANCED PLACEMENT ECONOMICS AS WELL AS AMERICAN HISTORY AND WORLD HISTORY.

ADJUNCT PROFESSOR FOR CORNELL UNIVERSITY SCHOOL OF MANAGEMENT AND LABOR RELATIONS.

PLANNING AND ZONING EXPERIENCE - MEMBER FOR 5 YEARS AND CHAIRMAN FOR 2 YEARS OF THE TOWN OF NEWBURGH, NEW YORK, PLANNING BOARD.

DUTIES INCLUDED REVIEWING MAJOR SITE PLANS FOR RESIDENTIAL PROJECTS. KNOWLEDGE AND EXPERTISE IN ENVIRONMENTAL REVIEW

PROCESSES IN A TOWN OF 26,000 RESIDENTS LOCATED IN THE HUDSON VALLEY 60 MILES FROM MANHATTAN.

ELECTED TO THE WEST BAY CLUB'S ARCHITECTURAL REVIEW COMMITTEE FROM 2006-PRESENT.

PARTICIPANT IN THE DESIGN REVIEW TEAM DEVELOPING THE ESTERO HEALTH VILLAGE IN CONJUNCTION WITH LEE MEMORIAL HEALTH SYSTEMS.

VOLUNTEER EXPERIENCE IN THE LOCAL COMMUNITY - INITIATED A PROGRAM ALONG WITH THE LITERACY COUNCIL AT WEST BAY CLUB IN PREPARING GOLF COURSE PERSONNEL TO LEARN ENGLISH AND TO TAKE THE U.S. CITIZENSHIP TEST.



VILLAGE OF ESTERO  
DESIGN REVIEW BOARD  
MEMBERSHIP APPLICATION

Name: Michael K. Sheeley, AIA

Address: 15661 Old Wedgwood Court

Community: Devonwood Estates

Home Phone: \_\_\_\_\_ Cell Phone: 239-850-1440

Email Address: mike@lotusarchitecture.com

Year-round Resident: Yes Snowbird: \_\_\_ Annual months in Estero: \_\_\_\_\_

Years as Estero Resident: N/A

Employed: Yes Retired: \_\_\_\_\_

Monthly Hours Available for Community Service: 8

Qualifications for Design Review Board: Registered Architect in Florida since 1984. Strong local practice experience with offices in Fort Myers and Naples.

Previously served on City of Fort Myers Code Enforcement Board, and am interested in assisting with the beautification of our local area.

Educational Background: Master of Architecture Degree from Georgia Tech, Atlanta Georgia. Post Graduate work at the Graduate School of Design, Harvard University and Studies at the Architectural Association, London, England.

Relevant Professional Work Experience/Training: Large Multi-Family, Commercial, Hi-Rise, and Custom residential projects in my work experience.

Prior Community Service: Past President, Rotary Club of N fort Myers  
Vice President of The Symphony of SW Florida  
Past Board Member of the Lakes Park Enrichment Foundation

Please explain what you hope to achieve in this position: \_\_\_\_\_  
I would like to ensure compliance with the Estero Codes through a thoughtful \_\_\_\_\_  
process, and would like to add my experience and background to common-sense \_\_\_\_\_  
codes that protect the community. \_\_\_\_\_  
\_\_\_\_\_

Please supplement this application by submitting a copy of your resume.

Signature  Date 1-22-18

Thank you for your interest in serving the Village of Estero

**Michael K. Sheeley, AIA**

*LEED Accredited Professional (LEED AP)*

*President- Commercial Architecture*

**EDUCATION**

- 2000      The Harvard School of Design, Harvard University,  
Cambridge, Massachusetts  
Mid-size Firm Management
- 1992      The Harvard Institute of Affordable Housing, Harvard University,  
Cambridge, Massachusetts  
Process, Financing, Design, and Management of Affordable Housing
- 1985      Graduate School of Design, Harvard University  
Cambridge, Massachusetts  
Studies in Elderly Housing
- 1979      Master of Architecture, Georgia Institute of Technology,  
Atlanta, Georgia
- 1978      Graduate Program, Architectural Association,  
London, England
- 1977      Bachelor of Science, Georgia Institute of Technology,  
Atlanta, Georgia

**EXPERIENCE**

- 2016-Present      Founder and Co-Owner of LOTUS Architecture Group, LLC, Fort Myers and  
Naples, Florida. Performing Architectural Services on all types of commercial  
and residential projects.
- 2007      Founder and Organizing Director,  
Preferred Community Bank of Southwest Florida,  
Fort Myers, FL
- 2006      Sheeley Architects, Inc. recognized as "Architectural Firm of the Year"  
by the Lee County BIA Summit Awards (2006, 2007, 2010, &2013)
- 1992 – Present      Founder and Owner of Sheeley Architects, Inc., Fort Myers, Florida  
Performing Architectural services on all types of commercial and residential  
projects.
- 1983 – 1992      Wilson & Sheeley Architects, Inc., Fort Myers, Florida  
President of the firm and Registered Architect in the State of Florida involved in  
full range of Architectural services on all types of projects. Responsible for  
supervision of architects, engineers, project management and coordination.



1979 – 1983 Captain, United States Army Corps of Engineers, Fort Campbell, Kentucky  
Duties included construction officer and combat line officer.

## **LICENSES AND PROFESSIONAL REGULATIONS**

LEED Accredited Professional (LEED AP)

Alabama, Registered Architect, License Registration No. 6369

Arkansas, Registered Architect, License Certificate No. 4132

Florida, Registered Architect, License No. 10,564

Florida, Certified Structural Threshold Inspector, No. 929

Georgia, Registered Architect, License No. RA012108

Iowa, Registered Architect, License No. 3,663

Mississippi, Registered Architect, License No. 4269

NCARB Certified (National Council of Architectural Registration Boards), No. 43,015

American Institute of Architects, Member No. 30020657

## **PROFESSIONAL ORGANIZATIONS**

Member, American Institute of Architects, AIA

Member, Technical Advisory Committee of the Florida Building Commission  
(Developing of the Unified Florida State Building Code)

Former Member, Lee County Executive Regulatory Oversight Committee

Former Member, Plumbing Board of Adjustments and Appeals, Lee County, Florida

Member, Lee Building Industry Association

Member, Real Estate Investment Society (REIS)

Member, National Association of Home Builders

Former Vice Chairman, Code Enforcement Board, City of Fort Myers, Florida

Former Member, Construction Licensing Board, Lee County, Florida

Former Member, Board of Governors, Real Estate Investment Society (REIS)

## **COMMUNITY ORGANIZATIONS**

Founding Director, Lakes Park Enrichment Foundation

Past President / Current Vice President, Southwest Florida Symphony Orchestra and Chorus, Inc.

Past-President, Rotary Club of North Fort Myers, Florida

## **AWARDS AND RECOGNITIONS**

Paul Harris Fellowship Rotary International Award



VILLAGE OF ESTERO  
PLANNING, ZONING, AND DESIGN BOARD  
MEMBERSHIP APPLICATION

Name: Terry Santora

Address: 20060 Seagrove St Estero

Community: Grandezza

Home Phone: \_\_\_\_\_ Cell Phone: 973-876-3228

Email Address: terrrysantora@gmail.com

Year-round Resident:  Snowbird:  Annual months in Estero: \_\_\_\_\_

Years as Estero Resident: 3

Employed: \_\_\_\_\_ Retired:

Monthly Hours Available for Community Service: open

Qualifications for Planning, Zoning, and Design Board:

\_\_\_\_\_  
See attached document

Educational Background: \_\_\_\_\_

\_\_\_\_\_  
See attached

Relevant Professional Work Experience/Training: \_\_\_\_\_

\_\_\_\_\_  
See attached document

Prior Community Service: \_\_\_\_\_

\_\_\_\_\_  
See attached document

Please explain what you hope to achieve in this position: \_\_\_\_\_

\_\_\_\_\_  
**See attached document**  
\_\_\_\_\_  
\_\_\_\_\_

Please supplement this application by submitting a copy of your resume.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Thank you for your interest in serving the Village of Estero

## **Qualifications for Planning, Zoning and Design Board**

As an active member of Green Village, which is part of Chatham Township NJ, I became interested in local government. I ran for a position on the Township Council. In preparation, I attended Planning Board meetings. I realized that no thought was given to architecture or the environment. There were 3 major components of the platform that I ran on : 1. The creation of an Architectural Review Board, so that neighborhoods and property values were considered in planning, 2. Keep Colony Pool open and add it to the Recreation Department, 3. Create a bike lane on the major roads in the community. Unfortunately, I lost my bid for Township Council. Background on Colony Pool, it was part of the New Deal Project during the Depression. The pool has sloping cement sides and a sandy bottom. At the time, Colony Pool was it's own entity. However, it was not making money and the Town Council was going to close it. I became a voice in the community to keep it open during my run for Township Council. Even though I lost, I continued to remain active in my community by serving as President of the Colony Pool Commission. In that role, I worked closely with members of the Township Council and the Recreation Department.

## **Educational Background**

Bachelors Degree in Education

Masters Degree in Special Education

Certificate in Educational Leadership

## **Relevant Professional Work Experience/Training**

I served as an Educator/Administrator in NY, NJ and Florida

President of Millburn Education Association

President of Millburn Association of Supervisors and Adminstrators

I was a Middle School teacher at Three Oaks Middle School for the past 2 years. I retired due to the pandemic.

## **Prior Community Service**

As a resident of Chatham, NJ is I was very involved in my community. I was a member of the Green Village Fire Department, Ladies Auxiliary. I served as

President of the Green Village Historical Society. Served as the liaison for the community pool to Township Council for 20 years.

**Explain what you hope to achieve in this position**

My hope is that when looking at applications for building, that the board considers the following; impact on the community at large, architecture, environment, zoning and open space.

TERRY E SANTORA  
20060 Seagrove Street  
Unit 1802  
Estero, Florida 33928  
973-876-3228  
[TSGV@VERIZON.NET](mailto:TSGV@VERIZON.NET)

## EDUCATION:

Masters in Special Education, CW Post College, Greenvale NY 1984  
BS in Education, Bloomsburg State College, Bloomsburg PA 1979

## CERTIFICATIONS:

Florida Educator's Certificate-EXCEPTIONAL STUDENT EDUCATION (K-12) #1219971 2013  
National Principal's Test-SCHOOL LEADERS LICENSURE ASSESSMENT- SCORE 173 2008  
New Jersey Supervisor Certificate-SUPERVISOR #00056076 1989  
New Jersey Teaching Certificate-TEACHER OF THE HANDICAPPED #00013135 1986  
New York Permanent Teaching Certificate-SPECIAL EDUCATION #134421056 1984  
Pennsylvania Teaching Certificate-SPECIAL EDUCATION 1979

## EXPERIENCE:

Lee County Public Schools, Lee County Florida: **ESE Support Facilitator; Three Oaks Middle School** 2018-2020  
-Case Manage 25 students with Disabilities  
-Write IEP's  
-Conduct IEP Meetings  
-Co-teach in Math Classes  
-Social Skills Instructor

Broward County Schools, Broward County Florida: **ESE Support Facilitator; Western High School** 2015-2018  
-Case Manage 85 Students with Disabilities  
-Write IEP's  
-Evaluate Students  
-Co-teach in Math Classes

Montclair State University, Montclair NJ **ADJUNCT PROFESSOR GRADUATE PROGRAM** 2013-2015  
Practicum and Seminar in Inclusive Elementary Education  
-Guide students in assessment, problem solving, pedagogy and collaborative practice.  
-Supervise students in field experience within a diverse setting, serving students with and without disabilities

Livingston BOE, Livingston NJ **DISTRICT SUPERVISOR OF SPECIAL EDUCATION** 2013-2015  
-Observe, evaluate and guide Special Education Teachers, Therapists and Child Study Team members.  
-Developed, implemented and supervised District ESY Program  
-Developed and opened Self Contained Classes;  
-ABA  
-High School Life Skills Class  
-Supervise High School Mental Health/Counseling Program  
-Effectively contribute to the development and management of the Special Education budget.

Millburn BOE, Millburn NJ **DISTRICT SUPERVISOR OF SPECIAL EDUCATION** 2001-2013

- Observe, evaluate and guide Special Education Teachers, Therapists and Child Study Team members.
- Developed, implemented and supervised District ESY Program
- Developed and opened Self Contained Classes;
  - ABA
  - High School Life Skills Class
  - Behavior Disabilities
- Provide and coordinate Staff Development for Teachers, Therapists and Paraprofessionals
- Make decisions IAW District Policy

Millburn BOE, Millburn NJ **RESOURCE ROOM TEACHER, MILLBURN HS** 1992-2001

Hillsborough BOE, Hillsborough NJ **RESOURCE ROOM TEACHER, HILLSBOROUGH HS** 1986-1992

**TERRY E SANTORA** Continued

William Floyd BOE, William Floyd NY **SELF CONTAINED TEACHER WILLIAM PACA MS** 1979-1985

**ADDITIONAL EDUCATION EXPERIENCE:**

Advisory Board, NJ Principals and Supervisors Association	2008-2013
President, Millburn Association of School Administrators	2006-2013
ABA Coursework- Morris Union Jointure, New Providence NJ	2006
Language ! Reading Curriculum, Millburn NJ	2004
President, Millburn Education Association	1998-2002



VILLAGE OF ESTERO  
DESIGN REVIEW BOARD  
MEMBERSHIP APPLICATION

Name: William K. Glass

Address: 11554 Woodmount Lane

Community: Stoneybrook

Home Phone: 239-877-2500 Cell Phone: 239-877-2500

Email Address: wkglass@gmail.com

Year-round Resident: Yes Snowbird: \_\_\_ Annual months in Estero: \_\_\_

Years as Estero Resident: 7

Employed: Yes Retired: \_\_\_

Monthly Hours Available for Community Service: 10

Qualifications for Design Review Board: Current Member of Estero Design Review Board,  
active professional, licensed architect, licensed contractor, LEED AP, MBA,

Educational Background: Bachelor of Architecture, Tulane University, 1976,

Master of Business Administration, Tulane University, 1982

Master of Architecture, Tulane University, 2003

Relevant Professional Work Experience/Training: \_\_\_

-10 Years as General Contractor/Developer, 40 Years as Licensed Architect in Practice, 6 Years as Director of Design Management  
in New Products Development with the Marriott Corporation, CEM (Pending), LEED AP

Prior Community Service: President Neighborhood Improveent Association of the Irish Channel, New  
10 years on Planning Commission, Town of Washington Grove, MD



Please explain what you hope to achieve in this position: \_\_\_\_\_

Guide and promote good design practice for Estero

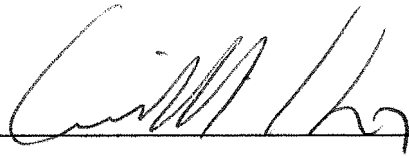
---

---

---

---

Please supplement this application by submitting a copy of your resume.

Signature  Date 02/08/18

Thank you for your interest in serving the Village of Estero

## **William K. Glass, AIA, MBA, NCARB, LEED AP**

9990 Coconut Road, Bonita Springs, Florida 34135, (239) 877-2500, [wkglass@gmail.com](mailto:wkglass@gmail.com) [www.g2archinc.com](http://www.g2archinc.com)

### **Senior Living Design & Development Architect / Construction/ Sustainable Energy Design**

Experienced architect, contractor, energy design, R/E development, senior living, sustainability and construction. 30+ yrs experience in senior living R/E development: acquisitions, building dynamics/forensics, design & construction. Directed Design Management process for prototypes, acquisitions and CCRCs for Marriott Corporation. Implemented prototype process. Recent focus on Energy Conversions & efficient groundwater heat exchange, waste heat recovery.

- **Selected by Mitsubishi in 2010 for Japan trip to study City-Multi VRFZ HVAC technologies**
- **Managed Product Development process for Prototype & Custom at Marriott including Acquisitions**
- **Introduced & implemented innovative "Systems Integration" concept to senior living industry**
- **Directed Project Design Management for \$1B in Senior Projects, A/L & acquisitions at Marriott**

MBA, Tulane University, 1982; **Master of Architecture**, Tulane, 2003; **Bachelor of Architecture**, Tulane, 1976, AIA; American Institute of Architects, NCARB; National Council of Architectural Registration Boards: FL, GA, LA, NY, FL **General Contractor, Deployed FEMA Mitigation Specialist 2011, USGBC LEED AP, CEM (pending)**

---

#### **Selected Achievements**

**Product R&D on Innovative Water Source Heat-Exchangers and Commercial "Nega-Wattling" Process.** Founded Catalyst Energy Collaborative to a) design & install "nega-wattling" on commercial projects and b) continue developing innovative energy systems with wide application. Developed "green" non-contact heat exchangers and 80% heat reclamation devices for ware-washing. Re-designed comm. buildings & systems for 50-70% energy savings.

**Implemented A-B-C-D project system at Marriott SLS Corporate.** Enabled cost control and quick evaluation of new sites. Delivered timely entitlement/zoning materials, reduced time for civil/site review, accelerated CDs & permitting.

**Pioneered integrated "LV Systems" design in healthcare and senior living communities.** Integrated senior living / healthcare low-voltage systems including wandering, PERS, security, telecom, television, data and audio-visual.

**Spearheaded Design Process for \$1 Billion in SLS Construction/Acquisition Projects at Marriott.** Design managed seven large custom CCRC projects, several acquisitions & multi-State prototypes for rapid rollout including criteria, design & development process for Senior Living division. Led acquisition teams.

**Created nationally recognized AIA program for innovation in senior facilities.** Initiated & chaired Design for Aging Center of Excellence at AIA (15 years). Credited as most influential factor in national senior living industry innovation.

---

#### **Career History**

**Principal, G2 Architecture, 2006–Present,** Diverse project range architecture firm; thin-shell precast concrete, commercial renovations TI, medical, precast Alamo gun range design, new commercial, hospitality renovations. Design Competition winner for Youth Haven Youth Services Building, many luxury res/condos in Port Royal, Bay Colony & Ft. Myers Beach, FL.

**President, Catalyst Energy Collaborative, 2011- Present,** Design/Build Energy "Nega-Wattling"; Hydrogen fuel cells vs. combustion cogen. Phys. plant evaluation, conversion strategy, project management, design, implementation and construction.

**COO, Energy Transfer Systems, Inc., 2008-2009,** Start-up company developing plastic heat exchangers using ground water

**Project Manager, Pelican Bay Development, 2004-05,** PM for 2 \$4M+ spec homes, PM for \$1.6M residential renovation for the President. 20 acre mixed-use, renovated multi-tenant commercial building, roofing and open tile patios over living space.

**Principal, The Horizons Company, LLC, 2001-Present,** Design & Project Consulting; development of three senior projects in Naples & Marco Island & project proformas on HUD 232 (lean) projects in 2009-10. Design, estimating, research, programming, prepared proformas & business plans. Consulting architect for Bonita Bay Development; 2005

**Principal, PROSOURCE Systems Corp., 1992-2001.** Specialized in design and installation of integrated low voltage systems in senior and healthcare facilities. Directed technical design, specifications for integration of systems in CCRCs.

**Director of Design/Product Development, Marriott Corporation, 1985-1991.** Arch. & Construct. Div., New Product Development. Directed RFPs, consultant contracts, hired staff & consultant teams, design/project management, permits.

**Principal, Hawthorne Corporation & Olivier & Glass Architects, 1980-1985.** Principal in "design/build" architecture, development and construction firm including new residential construction, renovation, and restoration projects up to \$7 million.

## PROJECTS:

**G2 Architecture**, Bonita Springs, FL 2006-Present, SkyZone Parks (various), Alamo Gun Range, Tranquility Lake RV Resort, Vanderbilt Beach Equity Senior Living, Barefoot Beach Clubhouse, Gatehouse Renovations & New Guardhouse, Old Cypress Golf Club & Cart Barn, Youth Haven Child Services Building & Maintenance Compound, Penta Residence: Custom Residence in Bay Colony, 2 Luxury Spec Homes in Port Royal on Gin Lane, Tenant Improvement projects all over SW FL, Medical office/exam additions, New Condo Office Buildings, Condo Office Renovations, Tellus Innovative Thin-Shell Concrete Pre-cast Systems.

**Catalyst Energy Collaborative**, Bonita Springs, FL 2010-Current, “Nega-Watting” work on Municipal buildings, Golf Clubs, Senior Living, other large existing facilities. Comprehensive energy retrofit, design, construction, with goal to cut energy by + 75%.

**Energy Transfer Systems**, Naples, FL 2008-Current, Innovative development of open-loop polyurethane water source heat exchanger devices and effluent water heat reclamation for commercial dishwashers & washers. Multiple commercial and residential projects all over South Florida & mid Atlantic; new construction, retrofit and replacement of existing cooling towers.

**Pelican Bay Development**, Bonita Springs, FL, 2004-05, Project Manager, Planning of 20 acre commercial development, conversion of Eckerd Drug Store to condo retail space, scouting several condo conversion candidate projects, fast-track \$1.6M renovation of President’s home, 2 - \$4M spec homes in Naples, FL.

**The Horizons Company, LLC** Naples, FL, 2000-2009, Managing member of development groups planning equity senior living developments in Naples and Marco Island. General architectural services and senior living energy consulting and proforma creation.

**Beachwalk**, Ft. Myers, FL & **Randall Terrace**, Aurora, IL, 2010-11. 2009-2011, development of A/L and Memory Care

**The Aviary**, Marco Island, FL 2003-04, Manager of re-development of an equity senior living project including Business Plan, redesign, and packaging for investment groups

**Horizons at Naples & Overlook at Naples**, Equity Senior Communities

**PROSOURCE Systems Corporation**, Rockville, MD 1991-2001 Low-voltage systems company specializing in campus systems integration primarily **non-profit senior living communities** and hospitals all over the US. Hundreds of facilities served with consulting, design and some with full service coordination of systems installations.

**Marriott Corporation HQ**, Bethesda, MD 1985-1991 Director of Design Management, Projects included CCRC developments, acquisitions, surveys, criteria development for all products and four prototypes (Independent and Assisted Living)

### Custom CCRCs:

-Responsible for All “A” Phase Site Planning for Custom CCRC Sites

-**The Fairfax**, Fairfax County, VA

-**The Vista at Canyon Lakes**, San Ramon, CA

-**The Quadrangle**, Haverford, PA

-**The Colonnades**, Charlottesville, VA

-**The Jefferson**, Arlington, VA

-**Bedford Court**, Silver Spring, MD

### Prototypes:

-Low Rise Independent Full Service Prototype

-Mid-rise (**Stratford Court**) Independent Full Service Prototype (Tampa and Boca Raton)

-**Brighton Gardens** (Gen 1 - Va. Beach, Scottsdale, Sun City) Assisted Living and Skilled Nursing

-**Brighton Gardens** Midrise (Bethesda) Assisted Living and Skilled Nursing

-Over 100 Pipeline A & B Phase Sites in 12 States

### Other Projects:

-Acquisition Survey for CCRC, Sun City, AZ

-Acquisition Survey for **Hotel Utah**, Salt Lake City

-Renovation/ Additions to **Villa Villencia**, Laguna Hills, CA

-Acquisition of **Calusa Harbor**, Ft. Myers, FL

-Acquisition of 5 **Basic America** Rental Senior Living Projects incl. acquisition studies

-Merrillville, IN, Canton, OH, Arlington Heights, IL

-Custom CCRC in Aurora, Ontario, CA

**Hawthorne Construction & Development**, Principal, New Orleans, LA, 1980-1985

-16 Unit Luxury Condominium; Renovation and new construction; Design/Build

-Historic St. Charles Avenue Condo Conversion; Design/Build

-New residential single family and townhouses; Design/Build

-Numerous historic renovation projects, both residential and commercial

**Olivier & Glass** Architects, Principal, New Orleans, LA, 1980-1985

-All above for Hawthorne Construction & Development; nursing homes and equity/rental senior living projects

-Concept and Development of Senior Development “**The Commons**”, 1985

**S. Stewart Farnet Architects**, Project Architect, New Orleans, LA, 1977-79

- Multiple French Quarter projects
- Preliminary design of Sheraton Hotel, New Orleans. LA

**Lee R. Connell, Jr. – Architect**, Intern Architect, New Orleans, LA, 1976-77

- Renovation of entire block of historic Irish Channel Greek Revival buildings

**Skidmore, Owings and Merrill**, NYC, Intern Architect, 1974 & 75

- Banque Lambert, Brussels, Belgium
- Chase Manhattan Trust Department, NYC
- NYU Biology Laboratory Building, NYC
- Interiors for Mount Sinai Hospital, NYC

#### **PUBLICATIONS:**

Force D&A Forum Publication for CCRC Directors and Officers, Apply New Technologies to CCRCs to Improve Resident's Quality of Life, Summer 1999

National Home Builders, Senior Housing Council Report, Systems Integration: Are Your Systems Costing You \$ ?, Winter 1993

Retirement Community Business Article, "Retirement Community Systems; Protecting Your Residents", Part 1 of a Continuing Series, Fall AAHA Issue 1992

AIA Memo (Magazine Masthead), A Better Way for the ADA?, American Institute of Architects, Convention Issue, May 1991

Surviving the Approvals Process, Hospitable Design - Healthcare and Senior Communities, Bush-Brown/Davis, Van Reinhold, '90

Chapter entitled, Marriott Corporation's "Kit of Parts" Approach to Seniors Design, New Roles in Society, AARP Press, 1990

1224-26 Edmond Street, Case Studies in Business Ethics, Donaldson, Prentice Hall, 1984, pp.26 - 37

Save the Orpheum?, Strategic Management, Thompson/Strickland, Strategic Business Publications, 1984, pp. 988 - 1012

#### **CIVIC**

Design Review Board, Village of Estero, Florida, 2016 -

Planning Commissioner, Town of Washington Grove, MD, 1993-2000

Board of Directors, Agawam Council, Boys Summer Camp, Raymond, ME, '96-'08 -Plant Committee '92-'08, Chair '98-'01

Treasurer, MFC Corporation, Flying Club, 1999-01

Senior Member, Civil Air Patrol MD Squadron, 1987-99

President, Neighborhood Improvement Association of the Irish Channel (NIAIC), New Orleans, LA 1976-80

#### **PROFESSIONAL / CORPORATE AFFILIATIONS – 1985 - 2016**

American Institute of Architects (AIA, 1984-current)

- Housing Committee 1986-92, Chair; Aging Design Research Program, 1991-96, Board, Design for Aging Center, 1997 -2005

American Association of Homes and Services for the Aging (AAHSA)

National Association of Home Builders (NAHB), National Council on Senior Housing (NCOSH-Past)

National Council of Architectural Registration Boards (FL, Past: GA, LA, NY, ME, MS)

National Trust for Historic Preservation (Past)

Experimental Aircraft Association

Association of Energy Engineers

#### **SPEAKING ENGAGEMENTS - 1986 -2016**

AIA National Headquarters, "Marriott Corporation's Entry into Lifecare", Washington, D.C., June 1986

NASLI, National Convention, San Antonio, Texas, April 1989, "Prototypes; What Are They?, Why Use Them?, Do They Work?"

NASLI, National Convention, San Antonio, Texas, April 1989, Organizer and Moderator for "Architects on the Hot-Seat"

Stein Gerontological Center and Miami Home for the Aged, Symposium on Aging, Miami, Florida, January 1990, "Current Work of Marriott Senior Living Industries"

AAHSA, Joint Conference with the AIA Committees on Architecture for Health and Housing, San Diego, CA, January 1990, "What Are the For-Profits Up To?"

NASLI, National Convention, Nashville, Tennessee, April 1990, Organizer and Moderator for "Architects on the Hot-Seat"

University of Wisconsin, School of Engineering Summer Cont. Education Series, Aug 1990, "What's Happening In Senior Living?"

Alliance on Aging Research, National Convention, Orlando, Florida, October 1990, "Housing of the Twenty First Century"

AAHSA, National Convention, New Orleans, November 1990, "Kit of Parts: A Prototype Design in Senior Living?", with Glen

Tipton, AIA and Martin Valins, RIBA

International Hotel/ Motel and Restaurant Show, New York, New York, December 1990, "Environments for the Aging; What Are We Doing Wrong?", with Earl Swenson, FAIA

NAHB, National Convention, Atlanta, Georgia, January 1991, "Review of Fair Housing Amendment of 1988; "What Are the Real Housing Cost Impacts?", with Elaine Ostroff & William Wasch

NASLI, North Central Conference, February 1991, "What's Up in Assisted Living" and " The Senior Industry Impact of The Fair Housing Amendment"

AIA, Roundtable for the Taskforce on Aging, Washington, D.C., April 1991, Speaker, Coordinator and Moderator

CS&D Architects, Firm Seminar, Baltimore, Maryland, April 1991, "Impact of the Fair Housing Amendment and the ADA"

Prince George's County, MD Department of Aging, Housing for the Elderly: Lifestyle Choices, "Fair Housing Amendment Impact on Senior Housing", Sept 1991

National Multi Housing Council, "The Senior Industry Impact of the Americans with Disabilities Act", Washington, D.C., 9/1991

American Association of Homes for the Aged, National Convention, San Francisco, California, November 1991, "The Fair Housing Amendments Act and The Americans with Disabilities Act", with Joan Pease

Greater Baltimore Committee, Symposium, "The Americans with Disabilities Act Design Guidelines", Baltimore, MD, Dec. 1991

AAHA/AIA Joint Conference, Post Occupancy Evaluation Presentation, (Plymouth Harbor, Sarasota, FL.), Orlando, FL., Jan. 1992

Conf. for Retail and Developer Design and Construction Execs (CRAMM), "The American with Disabilities Act's Effect on the Shopping Mall Industry", Orlando, FL, February 4, 1992

Urban Land Institute, Conference on Opportunities in Elderly Housing, "What's New?, What Works, and What's on the Cutting Edge?", Washington, DC, April 1992.

National Council on Governments, Aging Seminar, "Aging Markets", Washington, DC, June 11, 1992

AIA Convention, "The Fair Housing Amendments Act and Universal Design", Boston, MA, July 1992

AAHSA, "ADRP Post Occupancy Evaluation Presentation of 1992 AIA Senior Facility Citation Winners; Judson Clinic and Rosewood", Boston, MA, October 1992

AAHSA, "Design for Aging Competition Citation Winners 1993-1994", San Diego, CA, November 1993

AAHSA, "DFA Citation Winners, Post Occupancy Evaluation of Menorah Campus, Buffalo, NY", Orlando, FL, October 1994

AIA, DFA Competition Citation Winners and POE of Menorah Campus, Annual Convention, Atlanta, GA, May 1995

North Carolina Chapter, American Institute of Architects, "Graying Architecture", Annual Convention, Asheville, NC, August 1995

AAHSA, "The Role of Integrated Systems to Creating Efficient Resident Centered Environments", New Orleans, LA, 9/97

AAHSA, "Getting More For Your Money: The True Cost of Innovative Design and Technology", Los Angeles, Nov 1998

Life Services Network of Illinois, New Developments in Response and Security Systems, Chicago, IL, April 1999

AAHSA, Moderator of Design for Aging Jury Presentation, Chicago, IL, November 1999

SFCS Architects, "...Beam Me Up Ethel...Leave Ethel Beaming..." with Dr. Lorraine Hiatt, Roanoke, VA, February 2000

New Jersey Association of Non-Profit Homes for the Aging (NJANPHA), New Developments in Safety and Security Systems for Long Term Care Providers, Atlantic City, NJ, May 2000

North Carolina Association of Non-Profit Homes for the Aging (NCANPHA), "Taming Medusa", Asheville, NC, May 2001

Florida Gulf Coast University, "Use of Ground & Surface Water for HVAC Systems", Ft. Myers, FL, March 31, 2009

Leading Age Convention, "Nega-Watting & the Status of Energy", Orlando, FL, 2012

Construction Specifications Institute (CSI), "Nega-Watting & the Status of Energy", Ft. Myers, FL, 2013

Rotary Club of Bonita Springs, "Nega-Watting & the Status of Energy", Ft. Myers, FL, 2013

Florida Southwest University, Punta Gorda, "Nega-Watting & the Status of Energy", Punta Gorda Campus, FL, 2014

Construction Specifications Institute, "Nega-Watting & the Status of Energy", Ft. Myers, FL., 2015

## DESIGN REVIEW BOARD

<p>William Glass (State-registered architect for quorum purposes)            9990 Coconut Road            Bonita Springs, FL 34135            Home: 239-676-8470            Cell: 239-877-2500            Email: <a href="mailto:glass@estero-fl.gov">glass@estero-fl.gov</a>  <a href="mailto:wkglass@gmail.com">wkglass@gmail.com</a></p>	<p>Reappointed: 3/4/2020            Term Expires: 3/31/2022</p>
<p>Michael Sheeley            15661 Old Wedgwood Court            Fort Myers, FL 33908            Cell: 239-850-1440            Email: <a href="mailto:sheeley@estero-fl.gov">sheeley@estero-fl.gov</a>  <a href="mailto:mike@mk-arch.com">mike@mk-arch.com</a></p>	<p>Reappointed: 3/4/2020            Term Expires: 3/31/2022</p>
<p>Barry Jones - Chairman as of 4/1/2019            22675 Forest View Drive            Estero, FL 33928            Home: 239-495-2069            Cell: 239-565-0427            Email: <a href="mailto:jones@estero-fl.gov">jones@estero-fl.gov</a>  <a href="mailto:bjonesgtr@comcast.net">bjonesgtr@comcast.net</a></p>	<p>Reappointed: 3/20/2019            Term Expires: 3/31/2021            Reappointed as Chairman: 3/4/2020</p>
<p>Barry Freedman            19875 Vintage Trace Cir            Estero, FL 33928            Cell: 978-239-8818            Email: <a href="mailto:freedman@estero-fl.gov">freedman@estero-fl.gov</a>  <a href="mailto:Bfreedman9@gmail.com">Bfreedman9@gmail.com</a></p>	<p>Appointed: 6/17/2020            Term Expires: 3/31/2021 or upon the effective date of the Land Development Code.</p>
<p>Jim Wallace            9510 Corkscrew Palm Circle #1            Estero, IL 33928            Home: 239-404-3208            Cell: 239-405-3208            Email: <a href="mailto:wallace@estero-fl.gov">wallace@estero-fl.gov</a>  <a href="mailto:Jimwallace.genova@outlook.com">Jimwallace.genova@outlook.com</a></p>	<p>Appointed: 6/17/2020            Term Expires: 3/31/2021 or upon the effective date of the Land Development Code.</p>
<p>Kristin Jeannin            State-Registered Landscape Architect            4499 E. Alhambra Circle            Naples, FL 34105            Phone: 239-738-0929  <a href="mailto:kristin@metislandscapes.com">kristin@metislandscapes.com</a></p>	<p>Appointed: 11/4/2020            Term Expires: 3/31/2021 or upon the effective date of the Land Development Code.</p>
<p>Vacant since 3/31/2020            To be filled            Term Expires: 3/31/2022</p>	
<p>Vacant since 3/31/2020            To be filled            Term Expires: 3/31/2022</p>	

(11/4/2020)

I:\Village Design Review Board\DRB Member Lists\Design Review Board Members - 2020.docx

## PLANNING AND ZONING BOARD

<p>Leonard "Scotty" Wood III, <b>Chairman</b>          19000 Sapphire Shores Lane, Unit 202          Estero, FL 33928          Home: 239-390-2881          Cell: 239-222-1220          Email: <a href="mailto:wood@estero-fl.gov">wood@estero-fl.gov</a>  <a href="mailto:lew1761@gmail.com">lew1761@gmail.com</a></p>	<p>Reappointed: 3/21/2018          Term Expires: 3/31/2021          (Reappointed Chairman 3/4/2020)</p>
<p>Tim Allen, PhD          21474 River Ranch Road          Estero, FL 33928          Cell: 863-599-2595          Email: <a href="mailto:allen@estero-fl.gov">allen@estero-fl.gov</a>  <a href="mailto:timallen@fgcu.edu">timallen@fgcu.edu</a></p>	<p>Appointed: 4/18/2018          Term Expires: 3/31/2021          (filled expired term of William Campos)</p>
	<p>Term Expires: 3/31/2021          (pending: filling Bob King vacancy          as of 8/14/2019)</p>
<p>Marlene Naratil          19790 Chapel Trace          Estero, FL 33928          Home: 239-498-8988          Cell: 239-287-7618          Email: <a href="mailto:naratil@estero-fl.gov">naratil@estero-fl.gov</a>  <a href="mailto:topstep61@gmail.com">topstep61@gmail.com</a></p>	<p>Reappointed: 3/20/2019          Term Expires: 3/31/2022</p>
<p>James Tatoes          8524 Via Lungomare Circle, Unit 101          Estero, FL 33928          Cell: 847-373-5166          Email: <a href="mailto:tatoes@estero-fl.gov">tatoes@estero-fl.gov</a>  <a href="mailto:jtatoes@viprealty.com">jtatoes@viprealty.com</a></p>	<p>Reappointed: 3/20/2019          Term Expires: 3/31/2022</p>
<p>Anthony Gargano          23923 Amalfi Coast Road          Estero, FL 34135          Home: 239-444-5525          Cell: 609-221-4899          Email: <a href="mailto:gargano@estero-fl.gov">gargano@estero-fl.gov</a>  <a href="mailto:argargano@n2ss.com">argargano@n2ss.com</a></p>	<p>Reappointed: 3/4/2020          Term Expires: 3/31/2023</p>
<p>John Yarbrough          4755 Riverside Drive          Estero, FL 33928          Cell: 239-405-1093          Email: <a href="mailto:yarbrough@estero-fl.gov">yarbrough@estero-fl.gov</a>  <a href="mailto:jhyarbrough@comcast.net">jhyarbrough@comcast.net</a></p>	<p>Reappointed: 3/4/2020          Term Expires: 3/31/2023</p>

(3/25/2020)

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**February 17, 2021**

---

**Agenda Item:**

Pavich Rezoning First Reading

First Reading of Ordinance 2021-02 to consider a rezoning from Agricultural (AG-2) to Estero Planned Development (EPD) for a site located at the intersection of Corkscrew Road and Happy Hollow Lane, ¼ mile east of US 41.

**Description:**

The property is a .73-acre site located in the Village Center Future Land Use category of the Comprehensive Plan which proposes a two-story Old Florida style 8,950 square foot building with a potential mix of commercial uses such as café, retail, personal services, office and breezeway for outdoor seating for the café. Six deviations are requested, primarily for setbacks and buffers due to the size of the property. Access is proposed from Happy Hollow Lane.

The Planning and Zoning Board held a public hearing on December 15, 2020, continued from September 15, 2020 and recommended approval with staff conditions.

Staff recommends approval with conditions.

**Action Requested:**

Pass First Reading and schedule Second Reading for March 3 or March 10, 2021.

**Financial Impact:**

Minor cost for newspaper advertisement.

**Attachments:**

1. Ordinance 2021-02
2. Staff Report



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2021-02**

14  
15  
16  
17  
18  
19  
20  
21  
22

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, CONSIDERING A  
REZONING FROM AGRICULTURE (AG-2) TO ESTERO  
PLANNED DEVELOPMENT (EPD) FOR A .73-ACRE  
PARCEL AT THE INTERSECTION OF CORKSCREW  
ROAD AND HAPPY HOLLOW LANE; PROVIDING FOR  
CONFLICTS; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

23  
24  
25  
26  
27  
28  
29  
30

**WHEREAS**, Joseph Pavich, Jr. and Jennifer Sassi, represented by Fred Drovdllic, Waldrop Engineering, Inc. (the “Applicant”), filed for a rezoning on two properties located at 8910 Corkscrew Road and 21256 Happy Hollow Lane (“Property”) for a project known as **Pavich EPD**; and

31  
32  
33  
34  
35  
36  
37

**WHEREAS**, the Property STRAP numbers are 33-46-25-E2-U1960.2366 and 33-46-25-E2-U1960.2363, and the Properties are legally described in Exhibit A attached hereto; and

38  
39  
40  
41  
42  
43

**WHEREAS**, the Applicant requested a rezoning from Agriculture (AG-2) to Estero Planned Development (EPD) (Case number DCI 2019-E002); and

**WHEREAS**, the Applicant is requesting an 8,000 square foot commercial mixed-use building, and 950 square feet of exterior breezeway for café seating; and

**WHEREAS**, the Applicant has requested several deviations; and

**WHEREAS**, a public information meeting was held on May 21, 2019 at the Planning and Zoning Board; and

**WHEREAS**, a meeting to discuss the Pattern Book was held on June 26, 2019 at the Design Review Board, as required by the Land Development Code for Estero Planned Development zoning; and

**WHEREAS**, at a duly noticed public hearing held on September 15, 2020 the Planning and Zoning Board continued the rezone request for additional consideration; and

**WHEREAS**, at a continued public hearing held on December 15, 2020 the Planning and Zoning Board recommended approval with conditions of the rezoning request; and

44           **WHEREAS**, a duly noticed first reading was held before the Village Council on  
45 February 3, 2021; and

46  
47           **WHEREAS**, a duly noticed second reading and public hearing was held before the  
48 Village Council on \_\_\_\_\_, 2021, at which time the Village Council gave consideration  
49 to the evidence presented by the Applicant and the Village staff, the recommendations of the  
50 Planning and Zoning Board and the comments of the public.

51  
52           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
53 Florida:

54  
55           **Section 1.     Rezoning.**

56  
57           The Village Council approves with conditions the rezoning from Agriculture (AG-2)  
58 to Estero Planned Development (EPD) to allow for up to 8,000 square feet of  
59 commercial mixed uses including office, retail, and café, and up to 950 square feet of  
60 breezeway area for outdoor café seating, subject to the following conditions.

61  
62           **Section 2.     Conditions.**

63  
64           1.     Master Concept Plan

65           Development of this project must be consistent with the Tiered Development Plan  
66 (TDP) titled “Tiered Development Plan, Pavich Estero PD”, stamped “Received  
67 January 4, 2021”.

68  
69           2.     Development Parameters

70           This project is limited to a maximum of 8,000 square feet of commercial mixed uses  
71 and 950 square feet of outdoor seating area. Uses must be consistent with the Schedule  
72 of Uses below. The project must contain a mix of uses such as office, retail, or food  
73 service. The site is not permitted for solely one type of use based upon the requirements  
74 of Estero Planned Development zoning. The mix of uses will be demonstrated at time  
75 of development order for at least 2 uses.

76  
77           3.     Maximum Building Height

78           45 feet (including architectural features)

79  
80           4.     Lot Recombination

81           Prior to a Development Order being issued for this project, a lot recombination must  
82 be approved.

- 88 5. Uses and Site Development Regulations
- 89 The following uses and limits apply to the project:
- 90
- 91 a. Schedule of Uses
- 92 Accessory Uses and Structures
- 93 Administrative Offices
- 94 Art Galleries and Studios
- 95 Bait and Tackle Shop
- 96 Business Services: Group I
- 97 Contractor and Builders: Group I
- 98 Consumption on Premises – In conjunction with a restaurant. Any Outdoor
- 99 Seating will require further approval as to hours of operation as specified in
- 100 the LDC
- 101 Food Stores: Group I
- 102 Essential Services
- 103 Essential Service Facilities: Group I
- 104 Excavation: Water Retention – No Blasting
- 105 Fences, Walls
- 106 Gift and Souvenir Shop
- 107 Hobby, Toy, and Game Shops
- 108 Insurance Companies
- 109 Nonstore Retailers: All Groups
- 110 Offices, Including Medical and Health Care Facilities, Group III
- 111 Parking Lot, Accessory
- 112 Personal Services: Groups I and II (Laundry Drop-off/Pick-up, Beauty Spas
- 113 Health Clubs and Spas, Barbershops, and Beauty Shops limited to 2,000 square
- 114 feet)
- 115 Real Estate Sales Office
- 116 Restaurants: Groups I and II
- 117 Signs, in compliance with the LDC, except where deviation permits alternative
- 118 Social Services: Group I
- 119 Specialty Retail Shops: Groups I and II
- 120 ~~Temporary Uses~~
- 121
- 122 b. Building Setback Requirements for Corkscrew Road Overlay
- 123 Minimum Lot Area - .73 acres
- 124 Maximum Lot Coverage - 60%
- 125 Minimum Lot Width - 100 feet
- 126 Minimum Lot Depth - 100 feet
- 127 Street /Front (Corkscrew Road) - 25 feet
- 128 Street/Side (Happy Hollow) - 10 feet

129 Side - 10 feet  
130 Rear Principal - 25 feet  
131 Rear Accessory - 5 feet  
132 Maximum Height - 45 feet  
133

134 6. Estero Fire Rescue

135 Radio Enhancement: The owner or owner’s representative shall conduct an assessment  
136 model at the time of development order to determine if the minimum radio signal’s  
137 strength for the fire department communication is in compliance with NFPA1:11.10,  
138 NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If  
139 minimum signal strength is not available, the applicant shall install radio enhancement  
140 in the building.  
141

142 7. No Blasting

143 No development blasting is permitted as part of this project.  
144

145 8. Utilities

146 The project must be connected to centralized potable water service and centralized  
147 sewer service.  
148

149 9. Pattern Book

150 The project must be consistent with the Pattern Book date stamped “Received  
151 December 1, 2020”, except that the Pattern Book must be revised prior to second  
152 reading so that the predominant color is not gray or white.  
153

154 10. Buffers

155 As part of local development order approval for the project, the development order  
156 plans must demonstrate buffering consistent with the Master Concept Plan, the Land  
157 Development Code, and the Pattern Book. As part of local development order approval,  
158 all required buffer plantings must be 100% native vegetation.  
159

160 11. Public Gathering Area

161 The applicant shall provide details regarding the trellis and outdoor furniture associated  
162 with the Public Gathering Areas at the time of Development Order.  
163

164 12. Concurrency

165 Approval of this rezoning does not constitute a finding that the proposed project meets  
166 the regulatory concurrency requirements set forth in the Land Development Code and  
167 the Comprehensive Plan. The developer is required to demonstrate compliance with  
168 mandatory concurrency requirements prior to issuance of a local development order.  
169

170 13. Lee County Development Order

171 A Lee County Type ‘D’ Limited Development Order (LDO) will be required for the  
172 offsite improvements within the County maintained right-of-way.

173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215

14. Land Development Code (LDC)  
Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable.

15. Turn Lane Analysis  
Evaluation of the necessity of a right-turn lane on Corkscrew Road at Happy Hollow Lane shall be required at the time of Development Order.

**Section 3. Deviations**

1. A Deviation from LDC Table 34-2020(b), Minimum Required Spaces for Multiple-Use Development to permit a 5% reduction in the required spaces due to multi-modal access as the property abuts the bikeway/sidewalk on Corkscrew Road. Determination of the required number of parking spaces will be reviewed at Development Order.

Deviation 1 is approved.

2. A Deviation from LDC Section 33-351, Landscaping Buffer Table, which requires a 20-foot buffer, to allow for a variable buffer from 10 to 16 feet as shown on the Tiered Development Plan.

Deviation 2 is approved.

3. A Deviation from LDC Section 33-385(a)(3) which requires a commercial sign be located on the frontage of the primary access to the site, to allow for the monument sign to be located on Corkscrew Road.

Deviation 3 is approved

4. A Deviation from LDC Section 33-385(a)(3) which requires a 15-foot setback from any street right-of-way or easement to allow for a monument sign 10 feet from any street right-of-way or easement, rather than the required 15 feet.

Deviation 4 is approved.

5. A Deviation from LDC Section 34-2192(a) which requires a 20-foot setback from Happy Hollow Lane, to allow a 10-foot setback as shown on the Tiered Development Plan.

Deviation 5 is approved.

216 6. A Deviation from LDC Section 34-935(b) which requires a 15 feet setback form  
217 development perimeter boundaries on the western property line, to allow for  
218 buildings within 10 feet of the development perimeter boundaries.

219

220 Deviation 6 is approved.

221

222 **Section 4. Findings and Conclusions.**

223

224 Based upon an analysis of the application and the standards for approval in the Land  
225 Development Code, and the conditions of approval, the Council finds and concludes as  
226 follows:

227

228 1. The applicant has provided sufficient justification for the zoning amendment by  
229 demonstrating compliance with the Comprehensive Plan, the Land Development  
230 Code, and other applicable codes.

231

232 2. The request, with proposed conditions and deviations, will meet or exceed all  
233 performance and locational standards set forth for the potential uses allowed by the  
234 request.

235

236 3. The request is consistent with the densities, intensities and general uses set forth in  
237 the Village of Estero Comprehensive Plan.

238

239 4. The proposed uses are compatible with existing or planned uses in the surrounding  
240 area and will be served with streets with the capacity to carry traffic generated by  
241 the development.

242

243 5. Approval of the request will not place an undue burden upon existing transportation  
244 or planned infrastructure facilities.

245

246 6. Urban services are available and adequate to serve the proposed use.

247

248 7. The request will not adversely affect environmentally critical areas and natural  
249 resources.

250

251 8. The mix of uses is appropriate at the subject location.

252

253 9. The recommended conditions provide sufficient safeguards to the public interest  
254 and are reasonably related to impacts on the public's interest created by or expected  
255 from the proposed development.

256

257 10. The deviations recommended for approval:

258

259 a. Enhance the planned development; and

260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303

- b. Preserve and promote the general intent of the LDC to protect the public health, safety and welfare.
11. The proposal, as conditioned, is consistent with the general criteria of the Estero Planned Development zoning district as follows:
- a. Goals The creation of the public amenity area will help create social vitality and enhance the pedestrian experience along this section of Corkscrew Road.
  - b. Reasonable Standards The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.
  - c. Accessibility Accessible public spaces are proposed with the public amenity area, breezeway, interconnection through the building, and the sidewalk along Happy Hollow Lane.
  - d. Streets N/A due to size of project.
  - e. Street Design N/A due to size of project.
  - f. Lots and Blocks N/A due to size of project.
  - g. The Visual Edge A visual edge is created by the structure and landscaping from the railroad corridor to Happy Hollow Lane. The proposed massing of the two-story, 40-foot tall building has a hipped roof, awnings, and a shed roof between the two building levels which define the edge.
  - h. Architecture The Old Florida building design is consistent with the Village architectural standards and though a departure from the nearby Mediterranean style is an attractive building that will contribute to the framework of the Village Center.
  - i. Quality of Buildings The structure should allow for adaptive reuse consistent with the goals of the Village.

**Section 4. Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

Exhibit A Legal Description and Sketch

Exhibit B Tiered Development Plan titled “Pavich EPD” and stamped “Received January 4, 2021”

304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347

Exhibit C Pattern Book entitled “Pavich EPD Tier 1 Pattern Book” stamped  
“Received December 1, 2020”

**Section 5. Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 6. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 17<sup>th</sup> day of February, 2021.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida on second reading this \_\_\_\_\_ day of March, 2021.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Carol Sacco, Village Clerk

By: \_\_\_\_\_  
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	_____	_____
Vice Mayor Errington	_____	_____
Councilmember Levitan	_____	_____
Councilmember McLain	_____	_____
Councilmember Boesch	_____	_____
Councilmember Batos	_____	_____



348 Councilmember Wilson \_\_\_\_\_

***RHODES & RHODES LAND SURVEYING, INC.***

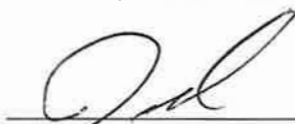
*23100 BONITA GRANDE DRIVE, SUITE 107  
BONITA SPRINGS, FL 34135  
PHONE (239) 405-8166 FAX (239) 405-8163*

## SURVEYOR'S DESCRIPTION

BEING ALL OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED WITHIN OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

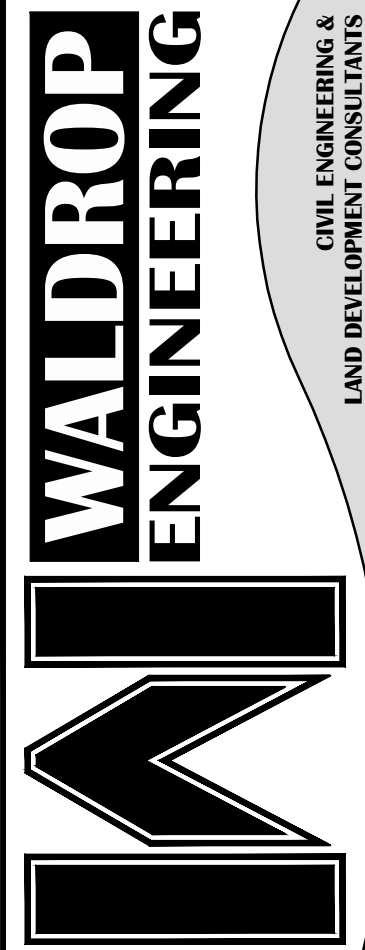
COMMENCE AT THE NORTHEAST CORNER OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE SOUTH 01°11'50" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 33, A DISTANCE OF 86.58 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF CORKSCREW ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 89°39'50" WEST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 388.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT WESTERLY BOUNDARY OF A 50.00 FEET WIDE ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 02°51'48" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 218.59 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL INSTRUMENT 2018000127432; THENCE SOUTH 87°11'50" WEST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 146.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD AS DESCRIBED IN SAID OFFICIAL INSTRUMENT NUMBERS 2018000060503 AND 2018000127432; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE; COURSE NO. 1: NORTHERLY, 76.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5,664.67 FEET, THROUGH A CENTRAL ANGLE OF 00°46'27" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 01°37'26" WEST, 76.54 FEET; COURSE NO. 2: NORTH 01°13'45" WEST, 148.37 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE NORTH 89°44'18" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 141.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,954 SQUARE FEET OR 0.734 ACRES, MORE OR LESS.



JOHN SCOTT RHODES, P.S.M., NO. 5739  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA

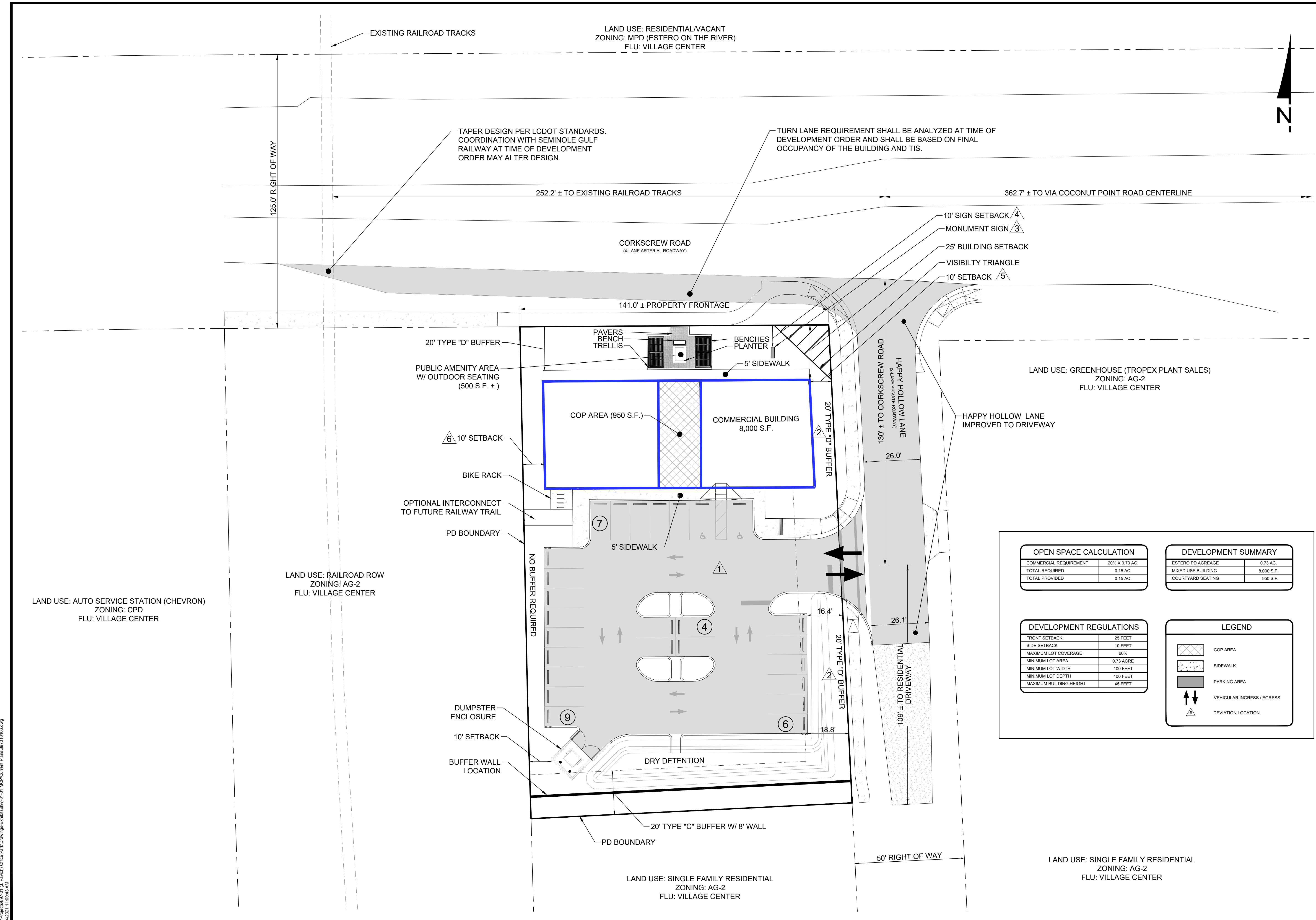




WALDROP ENGINEERING & CONSULTANTS  
 28100 RONITA GRANDE DRIVE - SUITE 205 RONITA SPRINGS, FL 34135  
 P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

TIERED DEVELOPMENT PLAN  
**PAVICH ESTERO PD**

CLIENT:  
 JOE PAVICH, JR.



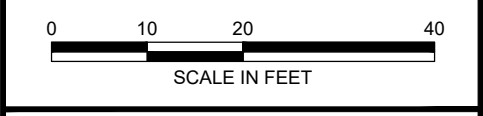
OPEN SPACE CALCULATION	
COMMERCIAL REQUIREMENT	20% X 0.73 AC.
TOTAL REQUIRED	0.15 AC.
TOTAL PROVIDED	0.15 AC.

DEVELOPMENT SUMMARY	
ESTERO PD ACREAGE	0.73 AC.
MIXED USE BUILDING	8,000 S.F.
COURTYARD SEATING	950 S.F.

DEVELOPMENT REGULATIONS	
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
MAXIMUM LOT COVERAGE	80%
MINIMUM LOT AREA	0.73 ACRE
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MAXIMUM BUILDING HEIGHT	45 FEET

LEGEND	
	COP AREA
	SIDEWALK
	PARKING AREA
	VEHICULAR INGRESS / EGRESS
	DEVIATION LOCATION

PLAN REVISIONS	REVISED	SUBMITTED	BY	DATE



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 897-01-01  
 SHEET: 1

B:\Projects\897-01 (J. Pavich) Office Plans\Drawings-E\897-01-01\_MCP\Current Plans\897-01-01-08.dwg  
 1/4/2021 11:06:43 AM

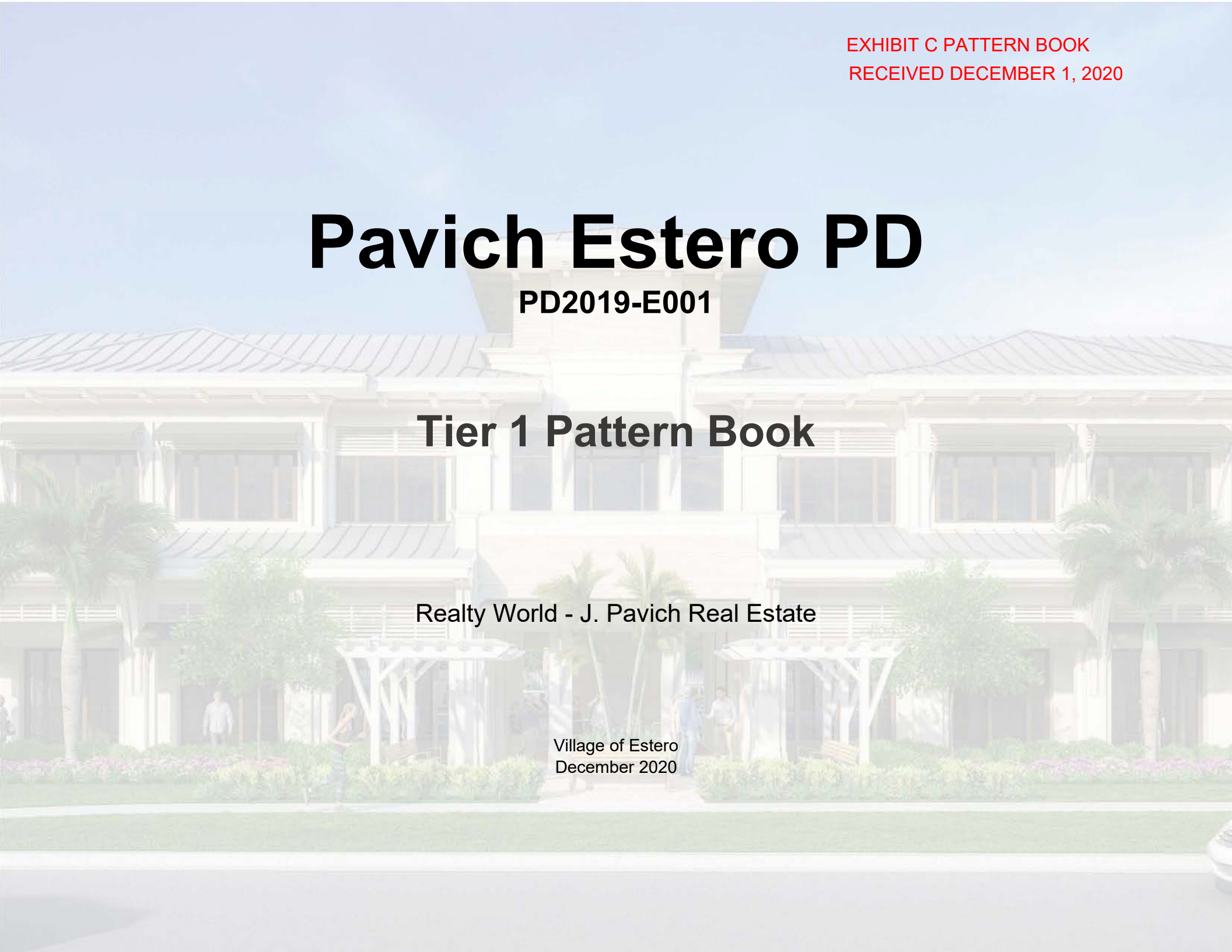
# Pavich Estero PD

PD2019-E001

## Tier 1 Pattern Book

Realty World - J. Pavich Real Estate

Village of Estero  
December 2020



## CONTENTS

ILLUSTRATIVE COLORED SITE PLAN: Aerial Overlay .....	2
CONCEPTUAL ARCHITECTURAL RENDERING: Street View.....	3
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 1 .....	4
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 2 .....	5
CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 3 .....	6
CONCEPTUAL ARCHITECTURAL RENDERING: Rear Facade .....	7
ELEVATIONS – Front (North) and Rear (South) .....	8
ELEVATIONS W/COLOR PALETTE – Sides (East and West).....	9
CONCEPTUAL MONUMENT SIGN.....	10
LIGHTING DETAILS W/COLOR PALETTE.....	11
LANDSCAPE LIGHTING DETAILS.....	12
CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED .....	13
PUBLIC AMENITY .....	14
CORKSCREW ROAD LANDSCAPE BUFFER: Type ‘D’ Exhibit .....	15
TYPICAL SOUTH WALL BUFFER VIEW FROM RESIDENTIAL PROPERTY .....	16
CONNECTIVITY MAP.....	17
REFUSE ENCLOSURE PERSPECTIVE.....	18

*The images and references contained herein are conceptual.  
Minor changes or adjustments may occur during development order approval.*

**ILLUSTRATIVE COLORED SITE PLAN: Aerial Overlay**



**CONCEPTUAL ARCHITECTURAL RENDERING: Street View**

**ARCHITECTURAL DESCRIPTION**

The Pavich Mixed Use Building is a two-story commercial building influenced by the Coastal Olde Florida style. The building includes clean lines with timeless elements such as elongated coastal brackets, Caribbean influenced metalwork and a simple color pallet – whites, off-whites gray-browns and grays. The rooflines are simplified by clean parapets and hipped roof configurations including vertical roof plane changes. The roof is accentuated by a standing seam metal roof system in a natural galvalume color finish. The building includes large windows with aluminum finishes.



ALL RIGHTS RESERVED. THIS IS A CONCEPTUAL RENDERING. THE ARCHITECTURE, MATERIALS, AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

8210 Corkscrew Road  
Estero, Florida

8210 CORKSCREW ROAD  
ESTERO, FLORIDA 33928  
WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**SK2**  
10-01021 10 2022



CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 1



FOR ALL YOUR ARCHITECTURAL AND ENGINEERING NEEDS, CONTACT US TODAY. CONTACT US TODAY AT 813-941-1111 OR WWW.MHAP.COM

8210 Corkscrew Road  
Estero, Florida

813-941-1111  
11415 FLORIDA AVE  
ESTERO, FLORIDA 33422  
WWW.MHAP.COM

**MHAP ARCHITECTURE & PLANNING**

**SK3**  
NOVEMBER 10, 2016

CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 2



FOR EDUCATIONAL PURPOSES ONLY. NOT FOR REPRODUCTION. SUBJECT TO A CHANGE. COPYRIGHT © 2016 WALDROP ENGINEERING, INC.

8910 Corkscrew Road  
Estero, Florida

© 2016 MKAP & PLANNING  
11001 S. FLORIDA AVE  
P.O. BOX 11001  
WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**SK6**  
NOVEMBER 30, 2016

**CONCEPTUAL ARCHITECTURAL RENDERING: Birdseye 3**



© 2016 WALDROP ENGINEERING, INC. ALL RIGHTS RESERVED. SUBJECT TO TERMS AND CONDITIONS OF OUR PROFESSIONAL SERVICES AGREEMENT.

8210 Corkscrew Road  
Estero, Florida

888-746-6111  
WALDROP ENGINEERING  
PHONE: (239) 331-1062  
WWW.MH-KAP.COM

**MH ARCHITECTURE & PLANNING**

**SK 4**  
NOVEMBER 16, 2016

**CONCEPTUAL ARCHITECTURAL RENDERING: Rear Facade**



8710 Corkscrew Road  
Estero, Florida

10/28/14 11:41 AM  
11/10/14 11:41 AM  
WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**SK5**  
NOVEMBER 10, 2016

**ELEVATIONS – Front (North) and Rear (South)**

T.O. HIGHEST ROOF  
48'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")



T.O. HIGHEST ROOF  
48'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")



*8210 Corkscrew Road  
Estero, Florida*

WYOMING & STATE  
REGISTERED ARCHITECTS  
INCORPORATED 1987  
WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**EL-1**  
SECTION 01, 2009

**ELEVATIONS W/COLOR PALETTE – Sides (East and West)**



**ROOF**



**WINDOW FRAMES**



**TRIM**



**WALLS**

T.O. HIGHEST ROOF  
40'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")



**WEST ELEVATION**

T.O. HIGHEST ROOF  
40'-0" A.F.F.

T.O.B.  
28'-0" A.F.F.

ENTRY LEVEL SLAB  
0'-0" FIN. FLR.  
(FLOOD ZONE "X")



8210 Corkscrew Road  
Estero, Florida

4000 W. US HWY 1  
SUITE 100  
PALM BEACH, FL 33411  
WWW.MHP.COM

**MHP ARCHITECTURE & PLANNING**

**EL-2**  
DECEMBER 01, 2020

**CONCEPTUAL MONUMENT SIGN**



*NOTES: DEVIATIONS #4 AND 5 APPLY TO THE SIGN SETBACK OF 8' (RATHER THAN 15') AND LOCATION ON CORKSCREW ROAD*

# LIGHTING DETAILS W/COLOR PALETTE

## TEGEL 18 WALL SCONCE



## TEGEL 18 WALL SCONCE



Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

**High quality LM80-tested LEDs**  
 for consistent long-life performance and color

**Outstanding protection against the elements:**

- Powder coat finishes
- Impact-resistant, UV stabilized frosted acrylic lensing
- Up light and down light options, with 10° and 36° beam spread options

### SPECIFICATIONS

DELIVERED LUMENS	2419 Up-Downlight / 1212 Downlight
WATTS	29.9 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photoscontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight: BI-US-G0 / Downlight: BI-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 9 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-10°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	176,700 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

\* Visit [techlighting.com](http://techlighting.com) for specific warranty information and details.

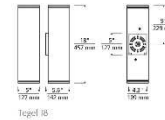
### ORDERING INFORMATION

7000WTEG	CR/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
827	840 CRI, 2700K	18" 18"	N 12° 36°/36°	C CLEAR	B BLACK	DD DOWN LIGHT ONLY	UNV 120V/277V	PC PHOTOCHROMIC COLORED
828	840 CRI, 3000K		W 36°/36°		F BRONZE	UD UP LIGHT DOWN LIGHT		SP SURGE PROTECTION
840	80 CRI, 4000K		NW 12° UP AND DOWN		W CHARCOAL			POP SURGE PROTECTION & SURGE PROTECTOR
			NW 36° UP AND DOWN		Y GRAY			
			NW 12° AND 36°					

\* 10° AND 36° BEAM SPREAD OPTIONS ONLY AVAILABLE FOR DOWNLIGHT ONLY OPTION

[techlighting.com](http://techlighting.com)

[techlighting.com](http://techlighting.com)



TEGEL 18 shown in bronze

TEGEL 18 shown in charcoal

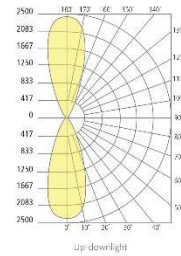
TEGEL 18 shown in gray

### PHOTOMETRICS\*

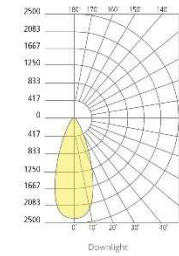
\*For latest photometrics, please visit [www.techlighting.com/OL10004](http://www.techlighting.com/OL10004)

**TEGEL 18 UP/DOWN**  
 Total Lumen Output: 2419  
 Total Power: 29.9  
 Luminaire Efficacy: 80.6  
 Color Temp: 3000K  
 CRI: 80+  
 BUG Rating: BI-US-G0

**TEGEL 18 DOWN**  
 Total Lumen Output: 1212  
 Total Power: 15.6  
 Luminaire Efficacy: 77.7  
 Color Temp: 3000K  
 CRI: 80+  
 BUG Rating: BI-U0-G0



Up-downlight



Downlight

### PROJECT INFO

REVISED TYPE & QUANTITY	DESCRIPTION & PHOTO	NOTES



**VISUAL COMFORT & CO.**  
 1460 Livestock Avenue, Skokie, Illinois 60077  
 T 847.438.4400 F 847.438.4500

© 2022 Tech Lighting, LLC. All rights reserved. The "Tech Lighting" logo is a registered trademark. Tech Lighting reserves the right to change specifications to product improvements without notification.

8710 Corkscrew Road  
 Estero, Florida

ISSUE: 2-2022  
 WALL: 12/26/2022  
 P.C.: 02/07/2022  
 WWW.MKP.Arch.com

**MK ARCHITECTURE & PLANNING** EL-4  
 DECEMBER 01, 2020



# LANDSCAPE LIGHTING DETAILS

## 1" INGROUND - SQUARE

1051



### PRODUCT DESCRIPTION

Landscape 1" recessed in-ground luminaire for up, down, side light applications.

### FEATURES

- IP68 rated. Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or downlight applications
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

### ORDERING NUMBER

		Color Temp		Finish	
1051	Square	30	3000K	SS	Stainless Steel

1051-30SS

## WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

### SPECIFICATIONS

**Inputs:** 9 - 15VAC (Transformer is required)  
**Power:** 1.5W / 3VA  
**Brightness:** 80 lm  
**Beam Angle:** 50°  
**CBI:** 85  
**Rated Life:** 70,000 hours

wacighting.com  
 Phone (800) 526.2588  
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
 44 Harbor Park Drive  
 Port Washington, NY 11050

Central Distribution Center  
 1600 Distribution Ct  
 Lithia Springs, GA 30122

Western Distribution Center  
 1750 Archibald Avenue  
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

## 1" INGROUND - SQUARE

1051

### Magnetic Transformers



**9075-TRN-SS** 75W Max  
**9150-TRN-SS** 150W Max  
**9300-TRN-SS** 300W Max  
**9600-TRN-SS** 600W Max

Stainless Steel, 12-15V output.  
 IP68 rated, UL 1838 listed  
 See transformer spec sheet for details and its accessories

## WAC

## LANDSCAPE LIGHTING

### 1" Concrete Pour Adapter



For installation in concrete.  
 Use with a 4" outdoor rated junction box  
 and a trade size 1" schedule 40 PVC pipe

**1000-CON-PVC**

### TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

Luminaire	Manufacturer	Family	Model	Dimmer		Note
				Power Rating	Range*	
1051	Lutron	Divo	DVLV-600	600W	28% - 100%	Output maxes at 70% dimming level
		SkyLark	SLV-600P	600W	20% - 100%	Output maxes at 70% dimming level
		SkyLark	S-10P	1000W		Not recommended

\*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC Lighting professional at 800-526-2388.

wacighting.com  
 Phone (800) 526.2588  
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
 44 Harbor Park Drive  
 Port Washington, NY 11050

Central Distribution Center  
 1600 Distribution Ct  
 Lithia Springs, GA 30122

Western Distribution Center  
 1750 Archibald Avenue  
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

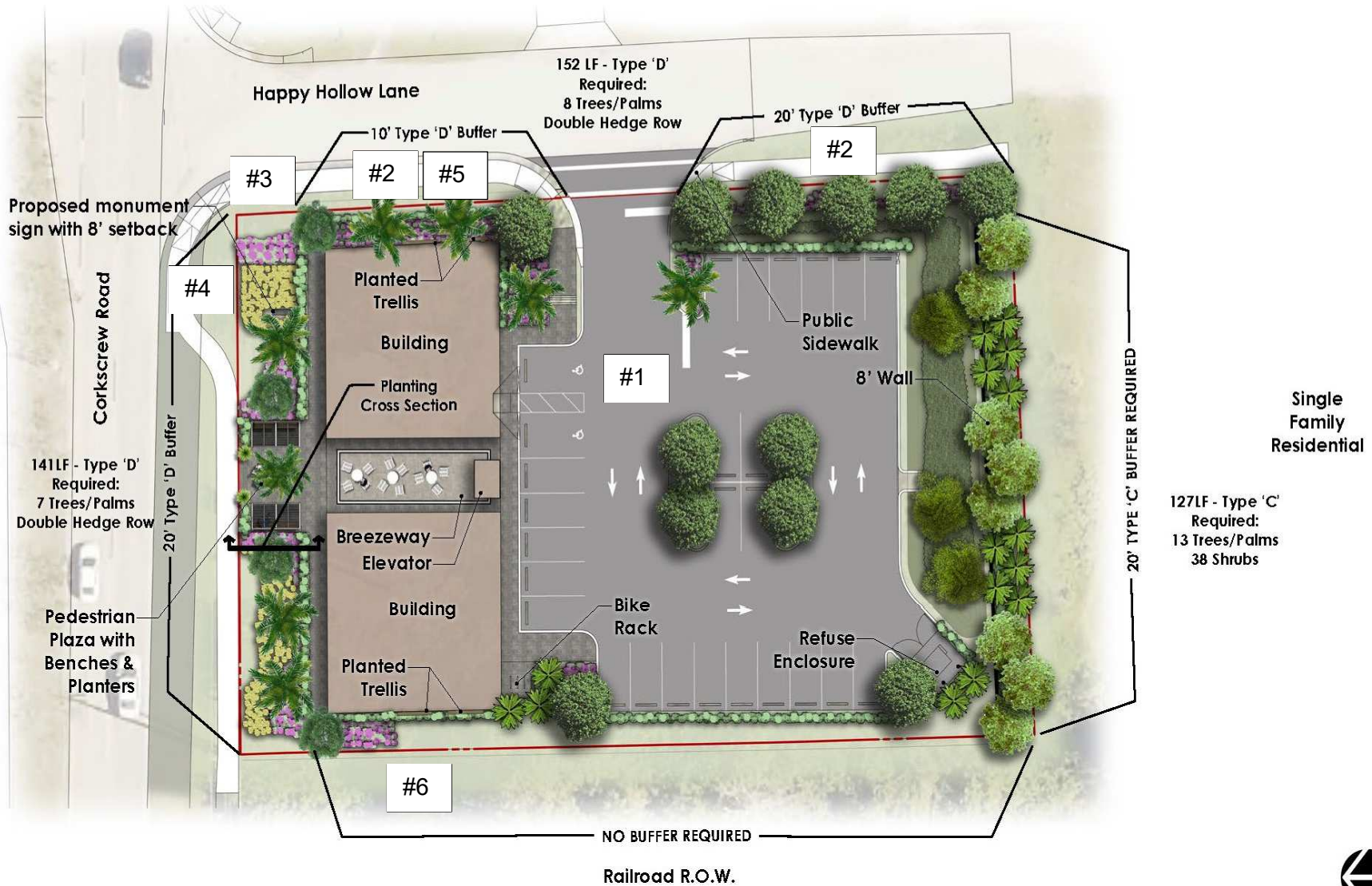
8710 Cortiscrew Road  
 Estero, Florida

ESTERO, FLORIDA 33928  
 PHONE: (888) 777-7777  
 WWW.MKAP.COM

**MK ARCHITECTURE & PLANNING**

**EL-3**  
 DECEMBER 01, 2016

**CONCEPTUAL LANDSCAPING AND OPEN SPACE PLAN AERIAL WITH DEVIATIONS LOCATED**



**NOTES: SEE SOUTHERN BUFFER WALL PERSPECTIVE AND REFUSE ENCLOSURE (PAGES 16 & 18)**



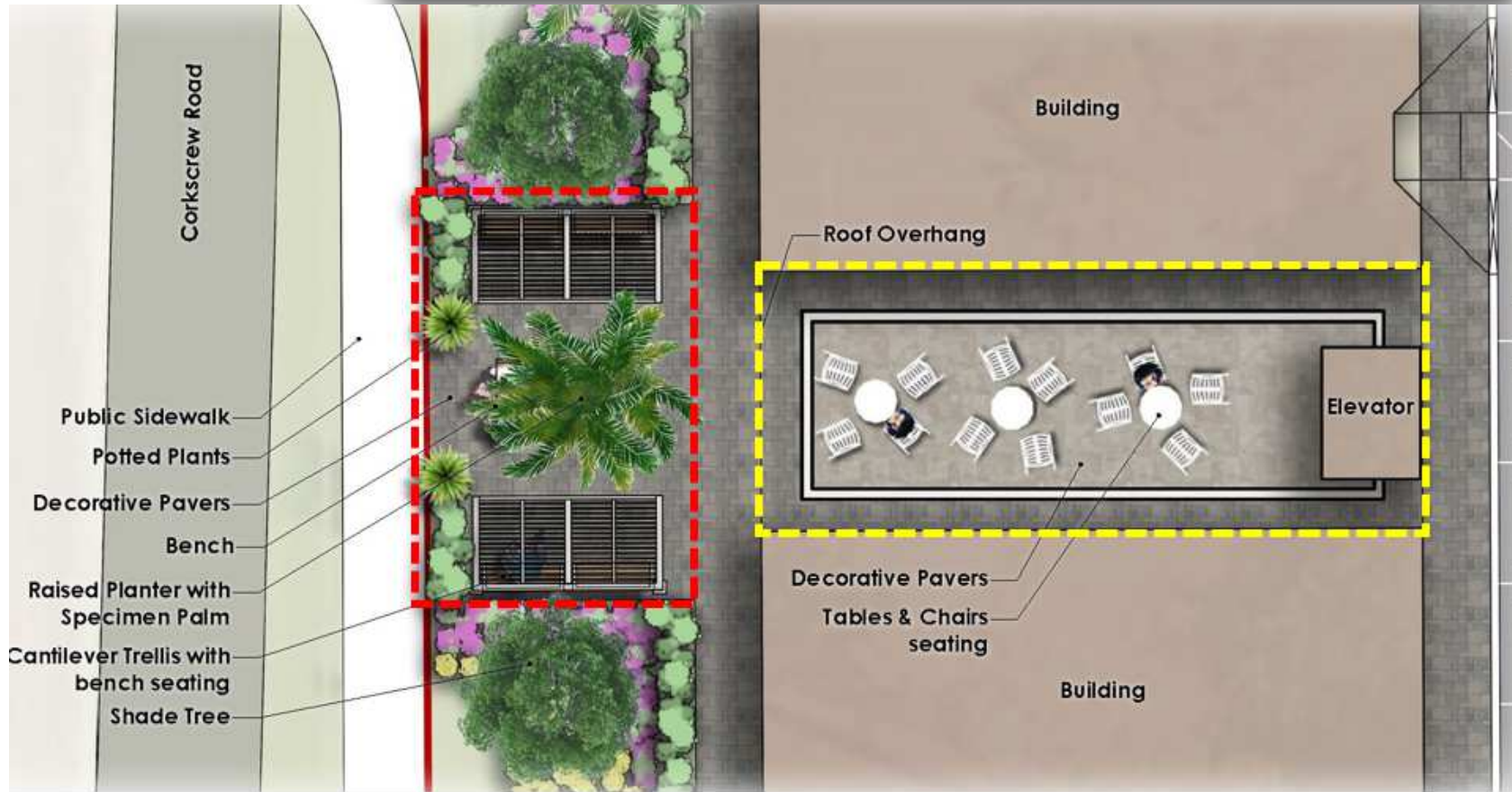
**PUBLIC AMENITY**

**AREA #1**

Approximately 500 sf dedicated to public seating

**AREA #2**

Breezeway outdoor seating for commercial seating for ground floor units.



## CORKSCREW ROAD LANDSCAPE BUFFER: Type 'D' Exhibit

LDC Section 33-351. Landscaping Buffers

Proposed Use: Commercial Existing Use to Right of Way

Requires a Type D Buffer : A Type "D" Buffer is 20' wide and requires 5 Trees per 100 LF and a double hedge row

Notes:

- The Type "D" buffers required between commercial uses and rights-of-way may be waived, or reduced if the proposed building setback is within 25 feet of the right-of-way. This is not intended to allow for a reduction in general tree requirements or building
- Trees within the ROW buffer must be appropriately sized in mature form so that conflicts with overhead utilities, lighting and signs are avoided. The clustering of trees and use of palms within the ROW buffer will add design flexibility and reduce conflicts.
- A Type D Buffer for a Commercial Building that is within 25' of the right-of-way may have flexibility in the buffer plantings. The hedge varies in height from 18"-36" planting that will provide visual barrier but not block the building, pedestrian plaza views and the sign monument.

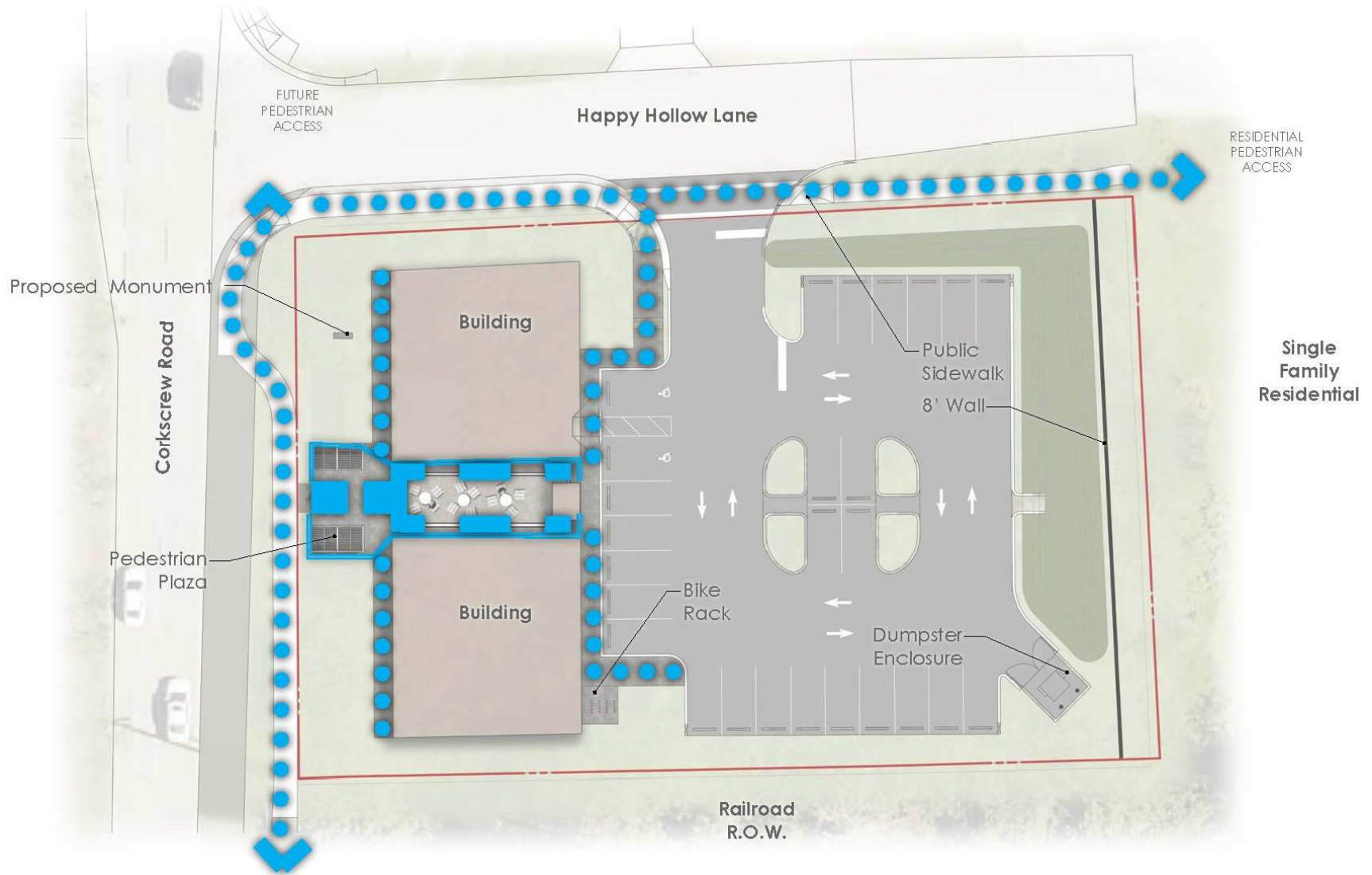
-Per LDC Section 33-353. Landscape Design.

All required trees must be a minimum 45 gallon container, 12-foot to 14-foot planted height, six-foot spread and 32-inch caliper, or field grown equivalent, at the time of planting.





## CONNECTIVITY MAP



**REFUSE ENCLOSURE PERSPECTIVE**



NOTE: ENCLOSURE TO BE BUFFERED WITH 24"HT SHRUB MATERIAL (AT TIME OF INSTALLATION)



***PAVICH EPD – Rezoning to Estero Planned Development***  
**Zoning Staff Report**  
**For Village Council**  
**February 17, 2021**

---

**PROJECT NAME:** Pavich EPD  
**CASE TYPE:** PLANNED DEVELOPMENT REZONING  
**CASE NUMBER:** DCI2019-E002  
**FIRST READING:** FEBRUARY 17, 2021

**SUMMARY OF REQUEST**

The applicant is requesting to rezone a .73-acre site at 8910 Corkscrew Road and 21256 Happy Hollow Lane from Agriculture (AG-2) to Estero Planned Development (EPD) to allow for an 8,000 square foot commercial structure on the site, in addition to 950 square feet of breezeway café seating area. A proposed schedule of uses has been submitted which indicates a broad array of potential uses including retail, office, and service oriented businesses. The property is located at the southwest intersection of Corkscrew Road and Happy Hollow Lane, east of the CSX/Gulf Seminole Railroad corridor.

The request also seeks approval of six deviations as discussed later in this report.

**PLANNING AND ZONING BOARD AND STAFF RECOMMENDATION**

The Planning and Zoning Board held a public hearing on September 15, 2020 at which time they continued the hearing to December 15, 2020. The applicant revised the proposal based upon PZB comments and a recommendation of approval with conditions was issued on December 15, 2020.

Staff also recommends approval with the conditions included in the Ordinance.

*Council will need to make specific findings in the Ordinance to be adopted, based on the Council decision.*

**GENERAL INFORMATION**

**APPLICANT**

Joseph Pavich, Jr. and Jennifer Sassi



## AUTHORIZED AGENT

Fred Drovdic, AICP, Waldrop Engineering, Inc.

## ADDITIONAL AGENTS

Steven Hartsell, Pavese Law Firm  
Tyler King, W. Dexter Bender & Associates, Inc.  
Reid Fellows, TR Transportation Consultants  
Jack Morris, Waldrop Engineering  
Matthew Kragh, AIA, MHK Architecture & Planning

## LOCATION

The subject property is at 8910 Corkscrew Road and 21256 Happy Hollow Lane, at the southwest intersection of Corkscrew Road and Happy Hollow Lane. An access drive currently exists on Happy Hollow Lane. The STRAP numbers are 33-46-25-E2-U1960.2366 and 33-46-25-E2-U1960.2363.

## PROJECT HISTORY

A vacant home exists on the northern lot, adjacent to Corkscrew Road. The southern lot is heavily treed but otherwise vacant.

## SURROUNDING ZONING

North Corkscrew Road then vacant land zoned Mixed Planned Development (MPD)

East Happy Hollow Lane then Greenhouse zoned Agricultural (AG-2)

South Residential uses zoned Agricultural (AG-2)

West CSX/Gulf Seminole Railroad Corridor and Corkscrew Village Shopping Center zoned Commercial Planned Development (CPD)

## COMPREHENSIVE PLAN LAND USE CATEGORY

Village Center, as shown right.

## PUBLIC INFORMATION MEETING/PATTERN BOOK

A Public Information Meeting for this application was held on May 21, 2019 with the Planning and Zoning Board, and a required Pattern Book review on June 26, 2019 with the Design Review Board. At each meeting the applicant's representatives provided an overview of the proposed project including the conceptual site plan and architectural elevations for the proposed development. The applicant submitted a summary of these meetings on July 25, 2020 which included issues raised by the Planning and Zoning Board and Design Review Board. The summary did not include the applicant's response to any of the issues.

The Planning and Zoning Board raised questions concerning general access and circulation, including installation of turn lanes. Comments included support for a café or restaurant and for the project generally.



Figure 1 - Village Center Future Land Use

The Design Review Board meeting was held to discuss the Pattern Book, required as a part of the Estero Planned Development rezoning. The DRB had questions about access and turn lanes as well as parking requirements, and had comments regarding continuation of building details to the east and west elevations. Other design comments included that color enhancement should be considered to avoid the appearance of a 'medical building', as well as support for the 'transition away from Mediterranean' style.

Changes have occurred to the building which may require additional review and comment of the Pattern Book by the Design Review Board at the time of development order.

The minutes provided for these meetings are included in Attachment C.

## **REZONE REQUEST**

### **Rezone from AG-2 to Estero Planned Development (EPD) Zoning:**

The rezone seeks to establish a Tiered Development Plan, a Schedule of Uses, and Property Development Regulations for the site including six deviations.

### **TIERED DEVELOPMENT PLAN (Master Concept Plan)**

The applicant has provided a Tiered Development Plan as required by Section 33-503 of the LDC, entitled "Tiered Development Plan" stamped "Received January 4, 2021" that depicts the following:

- An 8,950-square foot two-story commercial building consisting of 8,000 square feet of interior space;
- 950-square feet of covered "breezeway" area for outdoor seating related to the café;
- 500-square feet of public amenity area located adjacent to Corkscrew Road;
- 45-foot maximum building height;
- Access from Happy Hollow Lane;
- Dry detention area for stormwater management located at south property boundary;
- Trash enclosure in the southwest corner of the parking area;
- ADA accessible sidewalks on Corkscrew Road (existing) and Happy Hollow Lane (proposed);
- Setbacks include 25-feet from Corkscrew Road, 10-foot side setbacks subject to deviations, and a 25-foot rear setback (5-feet for accessory structures);
- A 7-foot tall monument sign on Corkscrew Road

## **DEVIATIONS**

Six deviations are proposed:

1. Relief from Table 34-2020(b), minimum parking space to allow for a 5% parking reduction to allow 26 spaces rather than 28 spaces. The application justifies the request as there is a sidewalk that is part of the Bikeways/Pedestrian system, and the site connects the sidewalk to a bike rack;
2. Section 33-351 that requires a 20-foot Type D Buffer to a 10 to 16-foot Type D Buffer on Happy Hollow Lane. The justification provided is that the property line is at an angle while the site design is parallel to Corkscrew Road necessitating the deviation.
3. Deviation from Section 33-385(a)(3) to allow a monument sign on Corkscrew Road rather than Happy Hollow Lane, rather than the required sign location on the access street.

Justification for this deviation is that the sign would ‘serve a purpose for wayfinding for traffic on Corkscrew Road.’

4. Section 33-385(a)(3) which requires 15-foot setback for the monument sign on Corkscrew Road to allow a 10-foot setback. Justification includes the small lot size, the lot being a corner lot subject to sight triangle standards, and the lack of access to the site from Corkscrew Road.
5. Section 34-2192(a) that requires a 20 foot building setback along Happy Hollow Lane to allow a 10-foot setback due to the local street status of Happy Hollow Lane, and the tradeoff of having a ‘breezeway’ to ‘add activity and interaction to the site’. Additional reasons include the Corkscrew Road Overlay and recommendation for a visual edge.
6. Relief from Section 34-935(b)(1) which requires all structures be set back 15 feet from the development perimeter of property zoned Planned Development, to allow a 10-foot side setback on the western boundary. Justification is the Corkscrew Road Overlay intent to reduce the setback, and that the west side “abuts the open space of the railroad right-of-way.”

## **STAFF REVIEW**

### Site Planning

The small site (.73 acres) is a corner lot subject to two street rights-of-way, an arterial and a local private street. The applicant’s proposed development of commercial uses on the site necessitates reductions in both setbacks and buffers in order to construct 8,000 square feet of interior mixed use (office and retail or restaurant) and a 950 square foot breezeway, as well as the required parking and stormwater management to support the uses. The building size has been reduced from what was previously requested.

### Architecture

The rendering below shows the building façade including enhanced brackets, grillwork, shed roof, and awnings proposed. This rendering also includes the trellis area with seating in the proposed amenity area.

The proposed colors are Englert Dove Gray for the roof, Kawneer Dove Gray for the window frames, Agreeable Gray for the walls, and Nebulous White for the wall trim. These colors do not meet the code requirement for earth tones, and the predominantly gray color does not provide for sufficient contrast to the façade elements.

A variety of elevations and renderings are provided in the Pattern Book; however, the colors appear to vary dramatically, dependent upon the graphic. The building appears white in the rendering below, while the building appears dark gray in the elevations. This inconsistency should be corrected prior to second reading so that it is clear what is being proposed.

The architecture was modified between hearings at the Planning and Zoning Board to more closely align with Old Florida architecture. Some of the Florida style components are highlighted in the figure below, and include a hipped metal roof, a shed roof on the façade between the two floor, large windows with awnings, large brackets on the eaves, and metal grillwork along the windows. This figure also shows the proposed amenity area with shade structure along Corkscrew Road.



Figure 5 - Proposed façade

**Landscaping**

Development of the site complies with the landscape requirements of applicable buffers areas along Corkscrew Road and Happy Hollow Lane. These areas include 5 trees per 100 linear feet and a double hedge row. Statement palms as well as mid-story shade trees are included along with shrubs and groundcover to minimize and soften the façade. The trees provide shade to the pedestrian plaza seating area, along with a shade structure, inviting passersby and visitors to the site to sit and socialize and minimizing the heat island effect.



The Happy Hollow Lane Type “D” Buffer width is subject to a deviation to minimize the 20-foot width along the northern end of the site, due to the building setback of 10-feet and tapering to 16-feet at the south. The Type “C” buffer at the south property line, adjacent to a single-family home, is a 20-foot buffer with 13 trees and 38 shrubs as required. The proposed landscaping brings color and depth along the corner streets and softens the facade.

### Public Amenity Area

There are two proposed outdoor seating areas, one of which is a 950-square foot breezeway that will provide seating for the proposed café. The other is a public amenity area in compliance with the Village Center Future Land Use category which requires demonstration of public benefit, and this is proposed to be satisfied by the Pavich EPD providing a 500-square foot amenity area along Corkscrew Road with Staff met with the applicant to discuss the proposed architectural changes, as well as the details on the proposed public amenity area on Corkscrew Road. The area has been increased in size to 500 square feet and includes a trellis shade structure and benches. The applicant has also said that this area will extend into the breezeway area, thus tying the amenity area to the activities within the building.

The Village Center Future Land Use includes a specific goal to create socially vital centers, and the provision of the public amenity area for this project will create a gathering area at the front of the building that will be visible to the Corkscrew Road area. This will allow customers to sit and congregate in a shaded area and, given the small project size, this is a reasonable attempt to provide a public benefit and social vitality on the site. The code does state that the public benefits would be calibrated to the needs of each tier and the particular proposed development plan. This project is a Tier 1 development, the smallest and least intense of the tiers. The proposed public amenity area could create social vitality along Corkscrew Road in staff's opinion.

### Deviations

The proposed deviations have been minimized and reduced from the number of deviations originally submitted. The applicant has reduced the size of the building and shifted the location of the building to comply with the buffers and setbacks to the extent possible given the size of the development site. Deviations proposed are related to parking reduction, Happy Hollow Lane buffer and side setbacks, as well as the location and setback of the monument sign. These deviations are acceptable to allow for a better site layout and design.

## **STAFF ANALYSIS**

The staff analysis section of this report addresses environmental issues, transportation impacts, stormwater management, utilities (water and sewer), pattern book, Estero PD requirements, and Comprehensive Plan considerations.

Staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of the issues.

### **Summary of Advantages and Disadvantages**

#### Advantages:

- Development of the site will result in removal of a vacant older residential structure;
- The development could provide activity in a currently vacant area.

#### Disadvantages:

- Project could add 1,385 vehicle trips per day to area roads (worst case scenario);
- It is unknown if a right turn lane will be warranted now or in the future.

### **Pattern Book**

The applicant submitted a Pattern Book dated December, 2020 and stamped "Received December 1, 2020", as required by Chapter 33 of the Land Development Code. The Pattern Book includes the proposed building elevations of all four façades depicting architectural style and building height, proposed colors and materials, a monument sign, lighting and design details, connectivity and 'courtyard' area, and landscape images. No images or standards were included

for walls or fences, which are proposed to be allowed in the development. A wall is required on the south property line as a component of a Type “C” Buffer to provide protections to the single family home currently existing to the south of the subject site.

Staff review finds that the elevations in the Pattern Book generally comply with the architectural design standards in Section 33-517 of the Land Development Code which requires *‘the developer choose either a Mediterranean or Old Florida design for buildings in the Village, each such design standard allows for a broad palette of historical choices’*. The proposed architectural style is Old Florida as noted by the hipped metal roof, enhanced brackets, large windows with awnings, and metal work. However, the predominantly gray building does not meet the requirements of Section 33-334 which states that *‘the colors for commercial structures must be neutral, warm earth tones or subdued pastels’*. Staff recommends a condition that the colors be amended to include colors other than gray or a mixing of colors.

### **Environmental Issues**

The applicant submitted a Protected Species Assessment that included a vegetation analysis which identified the southern portion of the site as mixed hardwoods consisting of Brazilian pepper and dense vegetation such as slash pine, melaleuca, cabbage palm, laurel oak, live oak, lead tree, wedelia and air potato. A Heritage Tree Survey stated that “No heritage trees were observed on site.”

The site was reviewed and no Protected Species were found during the survey.

Staff review was conducted by EcoPlanz, Inc. for the Village, and determined that:

- Indigenous Preserves are not applicable to small projects;
- Heritage Tree Protection and/or replacement are not applicable to small projects;
- The Protected Species Survey meets the LDC requirements.

### **Flood Issues**

There are no floodways designated on the site and the site is not within a Special Flood Hazard Area. The area is in Zone X which is a flood insurance rate zone that corresponds to the areas of 0.2 percent annual chance of flooding.

### **Stormwater Management**

A Stormwater Management Narrative was not submitted but the Applicant has stated that ‘The existing drainage pattern is an uncontrolled surface flow, topographic survey indicates that there is only a generalized westward flow.’ The applicant also states that the open detention will be provided at the southern end of the site and any additional required storage will be in a storm chamber vault system under the western parking area. This storage would then be discharged via a control structure into an acceptable offsite discharge area at an appropriate rate. Pre-development off-site flows will be routed around improved infrastructure and not included in the requirements of the proposed development.

Further review of this issue will occur at development order which could result in plan revisions.

### **Transportation Issues**

The Applicant has provided a Revised Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc. dated February 12, 2020. The TIS is based on a 10,000 square foot commercial building (no revision has been received regarding the reduction in size which will impact the traffic generated by the proposal) that has been analyzed by using the most traffic intensive uses proposed (worst case scenario); Retail and Fast Casual Restaurant. Assumptions

within the TIS include the use of “pass-by” traffic in order to determine the number of new trips the development will generate. Pass-by is determined by the average rate of 34% as surveyed for the use by the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 3<sup>rd</sup> Edition. The analysis uses a more conservative pass-by rate of 30%.

It was determined that 1,709 daily trips would be generated by the project and a 30% pass-by rate would reduce the new daily trips by 324 trips, or a resultant 1,385 daily trips. Daily traffic volume (AADT) on Corkscrew Road in 2017 was 17,000 average annual daily trips. This project constitutes an 8% increase in AADT on Corkscrew Road.

An analysis of the potential impacts of these trips to the surrounding roadway network was performed to determine if sufficient capacity was available. An existing Level of Service (LOS) C was found for Corkscrew Road east and west of the project driveway.

The TIS concludes that Corkscrew Road would continue to operate at a LOS C with the addition of the traffic resulting from the developed site. Village staff has reviewed this documentation and concurs that the proposal will not cause the level of service to be exceeded. The applicant will provide a more detailed traffic analysis as part of the development order.

Two items of note regarding transportation issues:

1. The TIS did not include a turn lane analysis regarding provision of a right turn lane from Corkscrew Road to Happy Hollow Lane which is proposed to provide access to the site. Lee County has commented that a right turn lane on Happy Hollow Lane may be required to mitigate traffic impacts to the operation of Corkscrew Road as a result of the development. The applicant responded that ‘Site related turn lane analysis is not required for rezoning. However, the warrant for a right turn lane into the site is 60 vehicles with the 8k retail and 2k fast casual restaurant (café). There are 55 turns into the site so no turn lane at the site access would be required if the uses stay the same at DO. There is enough projected eastbound right turns along Corkscrew Road with the added traffic, however, it is an offsite improvement.’ In the above figure, from Corkscrew Road traveling east, the turn onto Happy Hollow Lane is difficult to see and the approach after the railroad comes quickly at 45 miles per hour. Staff is concerned as the railroad improvements and speed on Corkscrew Road make this right turn, and necessity for a right turn lane, a potential safety issue. Again, the reduction in the building size will impact the necessity for this turn lane.
2. The intersection of Corkscrew Road and Happy Hollow Lane is limited by the median which does not allow for left turns onto Happy Hollow Lane when traveling westbound on Corkscrew Road, nor does it allow for a left turn out of Happy Hollow Lane onto Corkscrew Road. The result is that access to Happy Hollow Lane (and the site) is limited to a right-in, right-out only – making the safety issue and right turn lane more critical. Exiting Happy Hollow Lane to travel westbound on Corkscrew Road will necessitate a U-turn at the signal for Via Coconut Point/Sandy Lane. If attempting to access Happy Hollow Lane (and the site) when traveling westbound on Corkscrew Road, a U-turn will be necessary at the Publix shopping center to Corkscrew Road eastbound to the right-in at Happy Hollow Lane. All traffic to the development will result in a right-in/right-out only to and from Happy Hollow Lane.

### **Utilities**

The property is located in the Lee County Utilities franchise service areas for both potable water and wastewater services.

A letter from Lee County Utilities states that *'the property is located within Lee County Utilities Future Service Area'* and that potable water and sanitary sewer lines are in operation adjacent to the site. System enhancements may be required.

The applicant will need an updated service availability letter from Lee County Utilities indicating sufficient capacity for the project in conjunction with any development order site plan approval.

Capacity was said to be sufficient for the 2,546 gallons of flow demand per day that would be required to serve the development. Potable water service would be through the Pinewood Water Treatment Plant.

Sanitary sewer service would be provided by the Three Oaks Wastewater Treatment Plan and the Applicant will be required to perform hydraulic computations to determine the impact the project will have on the existing system.

### **Fire**

Estero Fire Rescue has reviewed the request and had several comments:

- That at least 1 fire hydrant will need to be added if this is to become a commercial property/building - this issue will be further reviewed at development order;
- An auto-turn analysis is required if the building will not be constructed with fire sprinklers;
- Radio enhancement – an assessment must be completed regarding ingoing and outgoing signal strength and quality that may result in required radio enhancement;

The applicant responded that access is possible to the back of the building via direct pull-in then back out onto Happy Hollow Lane in a hammerhead-like fashion, and confirmed that the building will be constructed with fire sprinklers.

### **Height**

Section 33-229 of the Land Development Code limits the height of buildings outside of the Highway Interchange Areas to a maximum of three stories or 45 feet, whichever is less. This section of the code also provides that *"Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation."* The submitted Pattern Book demonstrates that the proposed development of the building at its highest point is 40 feet to the top of the central roof element, however the proposed dimensional standards would allow of a maximum height of 45 feet.

### **Schedule of Uses**

The applicant has not identified building tenants, but has included a list of proposed uses for the site. The proposed uses are appropriate in the Village Center, however it must be noted that the uses must include a mix of uses, such as office and retail, so that the project is not a single use (such as office) as recommended in the Village Center.



### **Estero Planned Development Criteria**

Section 33-502 – General Criteria - The Land Development Code contains general criteria which set out the defining principles used to create the standards for the Estero PD district and provide the rationale to be followed with respect to any rezonings or other applications for development in such district.

- a. Goals – The specific goals set forth in the Comprehensive Plan for the Village Center Area include creating socially vital centers, supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, preservation of community history, and the protection of the environment, particularly along the Estero River.

Staff Comment: The proposed commercial development offers a public amenity area that could create some social interaction and vitality on Corkscrew Road. This amenity area is approximately 500-square feet and is consists of benches and a shade structure. This area leads to the breezeway which is proposed for outdoor seating for a café use within the project. There is an existing sidewalk along Corkscrew Road, and a sidewalk is proposed along Happy Hollow Lane that could result in pedestrian traffic to the project. The potential for trail development along the railroad corridor could create additional pedestrian and bicycle traffic in the area.

- b. Reasonable Standards – The provisions of the Land Development Code implementing the Estero PD district are designed as reasonable standards and guidelines to foster consistent and high quality built results and public spaces by using the physical form (rather than separation of uses) as the organizing principle for achieving the goals and objectives set forth in the comprehensive plan related to the Village Center Area. Such standards designate the requirements for the required pattern books; the locations where different building forms standards apply; the relationship of buildings to the public space; and public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such standards also permit other reasonable means that accomplish the goals and objectives of the comprehensive plan in a different or complementary manner by the Village’s ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

Staff Comment: The applicant has used physical form and the relationship of the building with the landscaping and public space to meet the Village Center goals.

- c. Accessibility – The criteria implementing the Estero PD district of the Village Center Area are designed to make the public space accessible, both socially and physically, connected, and walkable.

Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) are designed to balance private property interests and property rights with public goals, and (c) employ simple, understandable, and physically determined methods to achieve these goals.

Staff Comment: The proposed public amenity area and the breezeway area will promote or activate street activity that could create a more social and vibrant atmosphere along

this area of Corkscrew Road. The application also indicates that a Consumption on Premise (COP) permit is requested for the courtyard area.

- d. Streets – In these criteria, the street becomes the key part of the public space. All streets must in some way become a part of a connected, continuous street network which are designed to encourage the mixing of uses in the Village Center Area. A variety of different types of streets, which connect neighborhoods and destinations, will serve the public interest by minimizing the traffic load and the need for increased capacity on any one street. Except as specifically set forth in this Division 5, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

Staff Comment: These criteria appear to be applicable to larger developments that would be creating new streets, however the concept of connection to other Village Center areas, mixing of uses, and public spaces is intrinsic to the criteria. The proposed Pavich Estero PD connects to any future development by the existing sidewalk on Corkscrew Road and proposed sidewalk on Happy Hollow Lane, the latter of which is a dead-ends in a residential area.

- e. Street Design – Distances between intersections of streets should favor the goals and objectives of enhancing walkability of streets and connectivity. The design of streets shall favor their proper use by pedestrians; where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve those goals and objectives by reducing the apparent width of streets and providing safer crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

Staff Comment: Not applicable due to the size of the development.

- f. Lots and Blocks – The proper application of the principles regarding connectivity of streets will then create a network of local streets which will result in varieties of blocks of land and differing sized lots within such blocks. Rather than specify a particular grid of lots and blocks, which may differ within the Tiers, variations in size and dimensions of lots and blocks are permitted so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However, lots or blocks may be ultimately designed, the side may form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service roads, and allow the outer faces of blocks to become more intensely pedestrian in nature. Within the blocks that are created by the streets, a variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

Staff Comment: Not applicable due to the size of the development.

- g. The Visual Edge – The sidewalks, setbacks, building facades and other characteristics of the visual edge of a publicly accessible street area also important features under the standards for the Estero PD district. The height of the buildings, setbacks, and projections define the enclosure of the street. The maximum width and height of the building define a buildings mass, while the architectural features of the building, especially the interrelationship of the design and the public space, will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design which are deemed to be mutually dependent.

Staff Comment: This development will certainly create an edge along Corkscrew Road and Happy Hollow Lane as the building proposes a 121-foot façade along Corkscrew Road. There is a requested deviation to reduce the side setbacks to 10 feet. The building mass and 40-foot height will create a presence for the building, however the appearance is softened by the proposed landscaping and window awnings. A ±7-foot tall monument sign is proposed to be located within 10 feet of the Corkscrew Road right-of-way to provide way-finding for the project.

The color of the structure does contribute to a monochromatic and somewhat bland appearance of the architecture, with a predominantly gray building with gray trim, which does not comply with the Land Development Code.

- h. Architecture – Architectural variety of buildings and unique approaches to design and structure are to be valued under the standards for the Estero PD district, however equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a sense of cohesive framework in the Village Center Area.

Staff Comment: The proposed Old Florida architecture complies with the LDC, however the color does not comply. The color and style may be considered a unique approach to the architectural variety and design of the area but it does vary from the nearby Mediterranean projects in the Village Center, such as Genova.

- i. Quality of Buildings – Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with sufficient material and of such high technical quality to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use of cost recovery. Building design and construction are encouraged to be cognizant of SW Florida’s unique climate and ecologically sensitive in their use of materials, particularly recyclables, and with respect to their energy demands.

Staff Comment: The application did not discuss the materials to be utilized in the construction of the building but the structure itself appears to be able to be reused, or renovated to be used, by a variety of types of uses.

### **Comprehensive Plan Considerations**

The project is located in the Village Center, an area that the Comprehensive Plan describes as the heart of the Village of Estero. This area has specific goals to create socially vital centers which could support relatively intense commercial and residential development. The walkable, mixed use areas have anticipated uses that include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses. It is important to recognize that development in the Village Center requires some degree of public benefit which “...***shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.***”

### **Comprehensive Plan Policies**

Policies from the Comprehensive Plan that are relevant to this project are cited below.

**FLU-1.1.1** Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- A. Implement and maintain high quality development standards for architecture, landscape architecture, hardscaping, site planning, landscaping and buffering, signage, lighting designs and visual appearance of developments, transportation facilities, pedestrian circulation and community amenities including public spaces and parks within mixed use and non-residential developments;
- B. Promote the use of low impact design, sustainable energy, water, and other environmental features;
- C. Encourage higher density, compact mixed-use development in designated locations as a means of increasing internal capture and reducing overall vehicle miles travelled;
- D. Promote targeted industries in appropriate areas of Estero, e.g.: healthcare, arts and culture, technology, and Class A office facilities;
- E. Encourage the redevelopment of underutilized commercial and residential lands for older properties seeking to comply with current comprehensive plan policies and LDC standards; and
- F. Facilitate public participation in the land development approval process by having the owner or agent applying for Planned Developments, Rezoning, Variances, Special Exceptions, Plan Amendments, and other amendments and Development Orders, within the Village, participate in a public information meeting pursuant to adopted Village regulations and policies.

Staff Comment: The redevelopment of this site proposes commercial uses that are appropriate for the Village Center, however the small size of the property and the limited development on the site is not keeping with the intent of the comprehensive plan to create higher density, mixed-use developments within the Village Center area. The proposed small commercial project does propose a mix of commercial uses which differs from standard commercial development.

**FLU 1.2.10 Village Center** The Village Center area is characterized by primarily undeveloped or underdeveloped land lying near US 41 in the heart of the Village of Estero. The Village Center is intended to improve the quality of life for Estero's residents and visitors by providing a variety of neighborhood and housing types and more diverse economic activity in the heart of Estero. The specific goals of the Village Center include creating: socially vital centers supportive of business both big and small, a central location for a hospital with full range of medical services, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River. Urban services are in place or readily expandable to support relatively intense commercial and residential development in the Village Center. The Village Center area has some of the larger undeveloped parcels of land left in the Village in close proximity to Village Neighborhoods, Transitional Mixed-Use area, major attractions of the County and state parks and Estero River, and major corridors of the CSX Railway, US 41 and Corkscrew Road.

- A. *Uses:* Uses in the Village Center include housing, employment, hospital, shopping, office, hotel, recreation, park and civic uses, Public schools, assisted living, public and quasi-public uses are allowed in the village Center future land use category.

Staff Comment: The proposed non-residential uses in the Pavich EPD include retail, services, office/medical office, and café. There is a proposed mix of commercial uses,

such as retail and office, however mixed use of residential and non-residential (including institutional or cultural) is not proposed and could be considered a critical component in the Village Center land use category.



Figure 6 Corkscrew Road Character

B. *Development type: Future development in the category is encouraged to be interconnected neighborhoods and mixed-use of low to midrise residential, commercial and mixed use building types in an urban form and including passive and active recreation facilities.*

Staff Comment: The small size of this proposal limits compliance with the interconnections and desired mixed use urban form of development that is supported by Village Center. There are proposed sidewalk connections to surrounding areas.

C. *Density/Intensity: Landowners in the Village Center Area may develop within the standard density range of one dwelling unit per acre (1du/acre) to six dwelling units per acre (6 du/acre); however, the Village encourages land to be developed or redeveloped with a greater mix of uses and higher densities per a tiered system described further below, with up to a maximum of 27 dwelling units per acre when the highest degree of walkable mixed-use pattern is achieved, subject to the public hearing process. Commercial development must not exceed 2 FAR.*

Staff Comment: The current agricultural zoning is requested to be changed to allow commercial uses on the site. The development will not exceed 2 FAR.

D. *Implementation: The Village Center is implemented through LDC standards, plans, and incentives that address the community's need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, the Estero River, the Old Estero area, the Estero Community Park, and other parks and recreational facilities.*

1. *The Land Development Code establishes the Estero Planned Development Zoning District which contains tiered standards that apply to the Village Center Area and which may include sub-districts which may have specific policies applying to therein. Rezoning to the Estero Planned Development Zoning District must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is the use this new zoning district whenever increases in density and intensity are requested in the Village Center Areas (as "increase in intensity" is defined in this Plan). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and I-75.*



Figure 7 Genova as seen from Estero Park

Staff Comment: The applicant is requesting an increase in intensity from what is allowed by the current zoning on the site, and therefore is required to rezone to Estero Planned Development in compliance with LDC standards. This site is located within the heart of the Village Center area but currently appears disconnected from any activity due to the location next to the railroad corridor and the lack of existing nearby development. This rezoning proposal has the opportunity to set a standard of compliance with architectural standards, landscaping, and provision of public benefit that would extend to other proposals for development in the area.

2. *The Land Development Code provisions that implement the Village Center Future land use category consider such reasonable guidelines as are necessary in order to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving such objectives. Such guidelines may consider designating locations where difference building form standards apply, the relationship of building to the public space, public standards for such elements in the public space as sidewalks, travel lanes, street parking, street trees, street furniture, and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality and walkability in the Village Center Area. The Land Development Code provisions may also consider other alternative types of reasonable guidelines that may accomplish such goals in a different or complementary manner.*

Staff Comment: The proposal includes a public amenity area along the front entry to the development. The proposed breezeway is an open area for café seating on the first level of the building which is covered by the second level of the building and extends to the parking lot in the rear. These improvements could foster interconnection, social vitality, and walkability.

3. *Properties in the Village Center Area which have vested rights under the law may proceed under such vested rights as otherwise provided in the comprehensive plan and land Development Code, and shall not be required by virtue of this policy to seek rezoning to the Village Center standards if the property owner seeks no increase in either intensity beyond such vested rights, or in density beyond the 10% of vested dwelling units, as such terms “density” and “intensity” are defined in the definitions section of this Plan.*

Staff Comment: Not applicable.

4. *The Land Development Code provides standards for four levels of development in the Village Center Area that will contribute to the walkable mixed-use environment in the Village Center Area:*
  - a. *Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.*

Staff Comment: This proposal was submitted as a Tier 1 development which requires a minimum network of connecting streets. This development accesses from Happy Hollow Lane and solely utilizes sidewalks to promote connectivity.

- b. Tier 2 accommodates residential neighborhoods with higher densities and a potential for greater variety of housing types, as well as mixed-use neighborhoods with higher levels of non-residential uses, and, in each case, greater connectivity than tier 1.
  - c. Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well.
  - d. Tier 4 allows an entire development tract to be planned as a compact community as provided in Chapter 32 of the Land Development Code.
- E. *Public Benefits: The Land Development Code provides minimum standards for each tier and describes public benefits that developers may offer to obtain specified density/intensity incentives in each tier. Public benefits shall be calibrated to the needs of each Tier and the particular proposed development plan, and must meet or exceed the goals and objectives of the comprehensive plan; meet or exceed the general land development code criteria for the Village Center; and create significant public benefit appropriate to the tier and the particular development plan.*

*Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an applicant's compliance with this comprehensive plan and the specific standards and requirements of each tier. Increases in base residential densities may be allowed after consideration of incentives offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges.*

Staff Comment: The proposed development is requesting a rezone to increase the intensity of the site beyond what is currently allowed in the AG-2 zone. The developer may offer public benefits to obtain this additional intensity, such as providing street trees and street furniture along Corkscrew Road or providing public amenity areas above what is required. The proposal is to provide a 500 square foot amenity area with seating and a trellis for shade. Adequate landscaping and buffers will soften the façade and provide a nice place to sit and congregate.

**FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS.** *New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:*

- A. *Provide visual harmony and screening;*
- B. *Reduce dependence on the automobile;*
- C. *Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;*
- D. *Utilize joint parking, access and loading facilities;*
- E. *Avoid negative impacts on surrounding land uses and traffic circulation;*
- F. *Protect natural resources;*
- G. *Provide necessary services and facilities where they are inadequate to serve the proposed use;*

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

1. Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety that may be achieved through the use of liner buildings.
2. Limited number and size of signs.
3. Landscaping and use of pocket parks and courtyards adequate to soften large building masses.



Figure 9 - East Elevation

I. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

**Staff Comment:** The proposal as submitted satisfies some of the various components of this policy including:

- The building massing provides a continuous street front along Corkscrew Road with a public amenity area and landscaping to soften the façade;
- There is a series of smaller customer entrances and architectural features to provide pedestrian scale;
- There is one proposed monument sign on Corkscrew Road;
- The Old Florida architectural style is allowed but the color is not earth tone or pastel as required;
- The proposal will result in an automobile dependent development as little has been proposed to promote pedestrian or bicycle usage. Perhaps the development of projects in the vicinity will create a more walkable area that would include the Pavich project.

**FLU-1.10.3** Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

**Staff Comment:** A sidewalk currently exists along Corkscrew Road. The development proposes to provide a dead-end sidewalk along Happy Hollow Lane the length of the



property. There is also a pedestrian connection through the building from Corkscrew Road to the rear parking lot.

**TRA-1.5.4** *During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.*

Staff Comment: The applicant has provided pedestrian and vehicular interconnections between Happy Hollow Lane and Corkscrew Road, and the rear of the building. An evaluation of vehicle, bicycle and pedestrian safety will be required at development order.

### **Deviations**

The applicant is proposing six (6) Deviations from the Village's Land Development Code. Discussion of each request, the applicant's explanation, and staff recommendations are below.

Generally, staff finds that sufficient information has been provided to support the requests.

1. Relief from Table 34-2020(b), minimum parking spaces to allow for a 5% parking reduction to allow 26 spaces rather than 28 spaces. The application justifies the request as there is a sidewalk that is part of the Bikeways/Pedestrian system, and the site connects the sidewalk to a bike rack;

Staff Comment: Determination of the required parking spaces will occur at the time of development order based upon the proposed uses. The 5% reduction will not adversely impact the required parking.

Staff recommends approval.

2. Section 33-351 that requires a 20-foot Type D Buffer to a 10 to 16-foot Type D Buffer on Happy Hollow Lane. The justification provided is that the property line is at an angle while the site design is parallel to Corkscrew Road necessitating the deviation.

Staff Comment: The justification is adequate and the applicant proposes to meet the landscape requirement in the reduced buffer area.

Staff recommends approval.

3. Deviation from Section 33-385(a)(3) to allow a monument sign on Corkscrew Road rather than Happy Hollow Lane, rather than the required sign location on the access street. Justification for this deviation is that the sign would 'serve a purpose for wayfinding for traffic on Corkscrew Road.'

Staff Comment: Staff agrees that a deviation is justified.

Staff recommends approval.

4. Section 33-385(a)(3) which requires 15-foot setback for the monument sign on Corkscrew Road to allow a 10-foot setback. Justification includes the small lot size, the lot being a corner lot subject to sight triangle standards, and the lack of access to the site from Corkscrew Road.

Staff Comment: The applicant has increased the setback from the 5 foot and 8 foot setbacks originally proposed. Staff agrees that a 10- foot setback should be sufficient.

Staff recommends approval.

5. Section 34-2192(a) that requires a 20 foot building setback along Happy Hollow Lane to allow a 10-foot setback due to the local street status of Happy Hollow Lane, and the tradeoff of having a 'breezeway' to 'add activity and interaction to the site'. Additional reasons include the Corkscrew Road Overlay and recommendation for a visual edge.

Staff Comment: The proposed 10-foot setback along Happy Hollow Lane is reduced due to the intent to create a street presence along Corkscrew Road, as well as to allow adequate area for required landscaping. Staff agrees that the proposed setback will not impact the Sight Triangle required at the intersection.

Staff recommends approval.

6. Relief from Section 34-935(b)(1) which requires all structures be set back 15 feet from the development perimeter of property zoned Planned Development, to allow a 10-foot side setback on the western boundary. Justification is the Corkscrew Road Overlay intent to reduce the setback, and that the west side "abuts the open space of the railroad right-of-way."

Staff Comment: Staff agrees that the Overlay does recommend a visual edge along Corkscrew Road therefore the request is justified on the east and west.

Staff recommends approval.

### **STAFF RECOMMENDATION**

Staff has reviewed the Estero Planned Development criteria and suggests the following:

The project is considered a Tier 1 development which is defined as a project that 'accommodates residential neighborhoods and incidental commercial use with a minimum network of connecting streets for the general public and residents to move by car, bike, and on foot'. The proposed development is consistent with this definition due to its small scale as well as the location at the intersection of an arterial roadway and a local road.

EPD regulations in Section 33-518 require public benefit of projects in the Village Center. The provision of a public amenity area meets this requirement as it will contribute to the project's social vitality by creating a gathering space for customers of the project as well as the general public along the Corkscrew Road corridor.

The proposal is consistent with Section 33-512, Visible Edges, which states that the edges of development tracts can function as transitions between private and public spaces, and that where the edges adjoin public streets the goal is for an 'attractive public face that contributes to public life and activity in the Village Center Area'. The provision of the public amenity area along Corkscrew Road will contribute to the Visible Edge of this project.

Section 33-517, Architectural Diversity and High Quality Development discusses the importance of high quality architecture and landscaping in the Village Center. The Modern Old Florida style proposed is a departure from the Estero signature Mediterranean architecture but has been revised from the prior design to incorporate additional Old Florida style elements. The color palette

is an issue that needs to be resolved, staff recommends that the Pattern Book be revised to change the colors so that gray is not a predominant color of the building, or that secondary colors be included to create a greater contrast. This issue should be resolved prior to Second Reading before the Village Council.

Staff believes that the project complies with the goals of the Village Center and the Estero Planned Development zoning district to the extent possible given the project size and lot size. The remaining staff issue is regarding the color of the building which is not an earth tone as required by the LDC.

Staff recommends approval, subject to conditions contained in the Ordinance.

### **ATTACHMENTS**

- A. Future Land Use Map
- B. Zoning Map
- C. Minutes of Public Information Meeting
- D. Applicant Comprehensive Plan Compliance Narrative

Attachment A

THE ESTATES  
AT ESTERO RIVER

GAS  
STATION

PUBLIC

STORAGE

HAPPY HOLLOW LN

GENOVA

LEGEND

PARCEL

FUTURE LAND USE

Conservation

Public Parks and Recreation

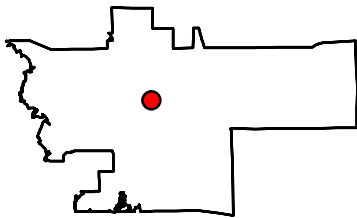
Village Center

Village Neighborhood 1

0 150 300 600'

SCALE: 1" = 300'

LOCATION MAP



SCALE: 1" = 25,000'

21250 & 21256 HAPPY HOLLOW LANE

VILLAGE OF ESTERO \ FLORIDA



# Attachment B

THE ESTATES  
AT ESTERO R VER

GAS  
STAT ON

PUBL K

STORAGE

GENOVA

HAPPY HOLLOW LN

### LEGEND

PARCEL

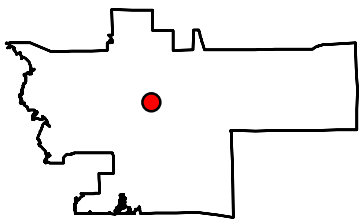
### ZONING

- AG-2
- CC
- CPD
- CF
- MPD
- RPD
- RS-1
- RV-3

0 150 300 600'

SCALE: 1" = 300'

### LOCATION MAP



SCALE: 1" = 25,000'



## 21250 & 21256 HAPPY HOLLOW LANE

VILLAGE OF ESTERO \ FLORIDA



# Pavich Estero PD

## Public Information Meeting Notes

---

### Planning & Zoning Board May 21, 2019

- Dr. Tim Allen, Anthony Gargano, Bob King, Chairman Scotty Wood, Marlene Naratil, Jim Tatooles, John Yarbrough.
- The Board asked if the TIS accounted for a sit-down restaurant. The answer is not quite. It accounted for a quick serve restaurant. Applicant agreed to resubmit with a revised TIS using a sit-down restaurant.
- The Board asked what traffic circulation was to go to and leave the site from all directions. It was discussed that it is right-in, right-out and that u-turns are needed at Publix and Sandy Lane. Applicant agreed to provide an exhibit showing circulation at the P&ZB hearing.
- The Board mentioned to check with the County if a turn-lane was to be included in future improvements at Happy Hollow. Applicant felt the answer was no but Staff asked the applicant to check.
- Marlene Naratil: Commented it would be nice for the restaurant café.
- Tim Allen: Stated. "I would just like to say I respect and appreciate that Mr. Pavich wants to create something that's lasting and consistent with the vision of estero. as a point of disclosure, analyzed this property well before I knew what Fred and Mr. Pavich were going to do. we did it as a highest and best use study the students came to the conclusion that a mixed use with a cafe, with a courtyard was all important to them. I think it's a good fit and I look forward to your success, working through all the details and staff to sign off on."
- Anthony Gargano: Commented it is a well-done project.
- Marlene Naratil: Asked if there is a single-family residence right on that is going to stay behind the two subject parcels. The answer from the applicant was yes.
- No public input.

**Design Review Board**  
**June 26, 2019**

- William Glass, Scott Anderson, Thomas Barber, Chairman Barry Jones, and Vice-Chairman Michael Sheeley. Absent is Edward Zachariah.
- Ones – commented on the ingress/egress through the center of the building. Rendering wasn't clear it was open through the building to the parking lot. Applicant confirmed it was.
- Glass and Sheeley loved the building and feel the transition away from Mediterranean fits the market shift and provides a variety of designs for the Estero market.
- Jones – commented to enhance the east and west facades with continuations of design elements including a living wall. Feels pedestrian level will be important even on the western façade as the Gulf-Seminole Railroad transitions to a multi-modal recreation path.
- Jones – will turn lanes be necessary on Corkscrew Road? Is there room for them if so? Applicant commented that there is room and that the project does not warrant the need and there are no other plans for turn lanes but the design could accommodate if there were.
- Jones and other members asked about parking calcs. Applicant commented that there is sufficient parking with the deviation approval but without the reduction of up to 10% for required parking spaces the tenant mix will change, primarily there will not be enough parking for a sit-down (traditional) restaurant if the reduction is not granted.
- Sheeley – likes everything except need details extended to east and west façade and look at the option of a color enhancement to avoid it looking like a medical building. Perhaps color on the center portion of the building.

# Pavich Estero PD

## Request Statement & Lee Plan Compliance Narrative

---

### I. Request Statement

Joe Pavich, of Realty World-J.Pavich Real Estate (“applicant”), is requesting to rezone a .73+/- acre subject property (“Property”) from AG-2 (Agricultural) to an Estero Planned Development (PD) to permit a 2-story multiple-use commercial development with up to 8,000 square feet of mixed uses, 1,050 square feet of **office, medical office, retail or cafe** and 950 square feet of courtyard/outdoor seating.

The proposed Estero PD rezone will allow for the transition of a residential property to a mixed-use commercial property in an urbanized portion of the Village of Estero where adequate public infrastructure exists to support the proposed intensity. The current residential use is no longer the highest and best use of the property, which is accessed from Happy Hollow Lane with frontage on Corkscrew Road, a 4-lane major arterial and essential corridor serving Estero and Lee County. The site is in close proximity to all urban services as detailed in this application.

The rezoning will serve to meet the intent, goals and objectives for the Corkscrew Road Overlay (even though it is not included in the proposed district), Tier 1 Development Plan requirements, and the Village Center future land use category of the Estero Comprehensive Plan. In doing so there are several notable site design distinctions that will be highlighted here and discussed in detail in the narrative below.

1. The building and site plan are oriented to create a sense of place within the Corkscrew corridor and a visual edge with a maximum of a 25-foot setback (because of a site triangle) including parking in the back of the building hidden from view of Corkscrew Road.
2. A two-story building is proposed that maximizes the northern street frontage with 5 feet or less side setbacks so the height, scale and mass is not lost against the Corkscrew right-of-way and the intent of a visual edge is accomplished. This is consistent with Section 33-403 regarding corner lots where Section 33-403 where buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way and must provide pedestrian access from the street intersection. It also accommodates the intent of the Corkscrew Road overlay that provide a maximum of 5-foot side setbacks and allows 0-foot setbacks in Section 33-406.
3. The architectural design is intended to be harmonious with intended development in the area. The architecture and building quality are high-quality with a flexible floor plan allowing for long-term use and adaptive reuse.
4. Visually the building is appealing and inviting and will make a significant contribution to the long-term viability of this corridor as an active commercial area.
5. Interconnections to the pedestrian and bicycle routes are provided to encourage multi-modal access and a socialization and gathering place with an open seating area or courtyard space is on the first floor.



## II. Existing Conditions & Property History

The site is comprised of two parcels, one of which abuts Corkscrew Road and has been used as a residence since the early 70's, and a second parcel to the south which has not been developed. Both properties are accessed via Happy Hollow Lane, a two-lane local road serving a handful of properties south of its intersection at Corkscrew Road. Currently, both parcels are owned by Joe Pavich and Jennifer Sissi.

The site contains an unused residential home on the property abutting Corkscrew Road. The rear parcel of the subject property is wooded and has never been developed. Abutting this wooded site is a residential home to the south. To the east is a greenhouse agricultural use and southeast residential homes.

## III. Development Location

The subject property is located along the Village's central major east-west corridor, Corkscrew Road, specifically ¼ mile east of US 41 and abutting the Gulf Seminole Railway to the west and Happy Hollow Lane to the east (and approximately 500 feet west of Via Coconut Point Road).

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>LEE PLAN FUTURE LAND USE</b>	<b>ESTERO FUTURE LAND USE</b>	<b>ZONING</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Urban Community	Village Center	MPD (Estero on the River)	Corkscrew Road and Residential/Vacant
<b>SOUTH</b>	Suburban	Village Center	AG-2	Residential
<b>EAST</b>	Suburban	Village Center	AG-2	Greenhouse and Residential
<b>WEST</b>	Suburban	Village Center	AG-2	Gulf Seminole Railroad ROW

The subject property is requesting a mixed-use commercial development. This development can be considered infill or possibly more accurately as a logical extension of the commercial property that extends from US 41 east to the railroad tracks: Publix shopping center and Chevron Gas Station. Commercial uses are most appropriate for properties with frontage on Corkscrew Road and the converse is that the former residential uses are no longer appropriate or desirable or the highest and best use.

#### **IV. Public Infrastructure**

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed commercial uses at the maximum intensity of 10,000 square feet of commercial mixed use. Potable water and sanitary sewer services are available to the subject property by Lee County Utilities. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Impact Statement prepared by TR Transportation. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, Post Office and Parks. Please refer to the enclosed Urban Services Map for the locations of public infrastructure and services available to service the proposed development.

#### **V. Proposed Uses/Design Standards**

This property is part of Central Estero area fronting on Corkscrew Road which is to be developed as a corridor of architecturally appealing buildings with uses to include retail and office and other uses that cater to the needs of the community. This rezoning proposes office, café, retail in a mixed use 2-story building. The proposed development is depicted on the Tiered Development Plan (TDP) as it is in the Village Center and is considered a Tier 1 Estero PD rezoning.

According to the criteria for Tier 1 Estero PD in Division 5 of Chapter 33 of the Village of Estero LDC, the intended site plan addresses the intent of Section 33-501 (Estero PD) and Section 33-512 (Visible Edges). The building has interesting detail and variations in the façade with a courtyard seating area and open patio along Corkscrew Road. The courtyard areas and the building as a whole are accessible from the sidewalk integrated into the existing walkway on Corkscrew Road and it is continued down Happy Hollow Lane to the back of the building and parking area.

The parking is in the back hidden from the public view along Corkscrew Road which allowed the setback to be no more than 25 feet which creates a visible edge and attractive public space. The parking is accessed by Happy Hollow lane at a point central to the two properties to prevent traffic from travelling deep into the residential area to the south and east.

The building mass is maximized along Corkscrew Road by applying side setbacks of less than 5 feet so that the structure is in proper scale to the large right-of-way and the intent of a visual edge is accomplished. This is consistent with Section 33-403 regarding corner lots where Section 33-403 where buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way and must provide pedestrian access from the street intersection. It also accommodates the intent of the Corkscrew Road overlay that provide a maximum of 5-foot side setbacks and allows 0-foot setbacks in Section 33-406. It is moved forward to the property line as far as it can be given the required site triangle at the corner of Happy Hollow Lane and Corkscrew Road.

The site is landscaped to code with a Type "C" buffer and wall on the rear property line to protect the residential home to the south and a Type "D" buffer abutting Happy Hollow Lane (except where a deviation is requested). The deviations requested are not attempting to lower the buffer standards, rather they are because of the lot layout shape and the building aligning parallel to Corkscrew Road. The parking lot angles causing a few parking spaces on the eastern and southern boundary to encroach slightly into the 15-foot setback area. The encroachment should not interfere with any of the required buffer planting or wall. The vegetative buffers are not required along the railroad nor is there a right-of-way buffer required against Corkscrew Road; however, general trees and other planting will be

volunteered to make an attractive frontage on Corkscrew Road. The development will adhere to the open space requirement of 20%.

**VI. Decision-Making Compliance**

The application is consistent with the uses and intensities set forth for the Urban Community Future Land Use Designation in the current Lee Plan codification, but since the Village Center future land use category in the proposed Village of Estero Comprehensive Plan has been adopted we will be addressing this primarily. Section VII below addresses the Comprehensive Plan compliance statements.

Additionally, the project will meet or exceed the performance standards set forth in the transitional Land Development Code and revised and adopted Chapter 33 – Estero Community Regulations as they apply to the Estero Planned Development zoning districts.

The request will meet or exceed all performance and locational standards set forth for the proposed 10,000 square foot commercial development, except where a deviation is requested, and demonstrates the protection of public health, safety and welfare. The proposed intensity is compatible and appropriate for the area. The site represents the highest and best possible use for the corridor. The building height is limited to 45 feet above grade and setbacks are consistent with the intent of the Estero PD Tier 1 development requirements. Public infrastructure and services are available to service the proposed development.

**PARKING**

As shown in the table below, which is the same table included on the Tiered Development Plan (TDP), it is important to note that the applicant is proposing the use parking space requirements for a mixed-use development (Section 34-2020(b)) and is requesting a reduction of 5% based on connection to bicycle/pedestrian facilities (§34-2020(c)). These are described in detail in the Deviations Justifications section of this submittal.

**Table 2: Intensity and Parking**

Use	Building Square Feet	Parking Ratio	Required Parking Spaces
<b>1<sup>st</sup> Floor Mixed Use (Office/Retail/Café)</b>	4,150	1/350	11.86
<b>1<sup>st</sup> Floor Courtyard Seating</b>	950	1/350	2.71
<b>2<sup>nd</sup> Floor Mixed Use (Office)</b>	2,450	1/350	7.0
<b>2<sup>nd</sup> Floor Mixed Use (Medical Office)</b>	2,450	1/250	9.8
<b><i>totals</i></b>	<b>10,000</b>	<b>-</b>	<b>31.37</b>
<b>With 5% parking reduction</b>			<b><u>29.80</u> 30 spaces provided</b>

The Schedule of Uses balances tenant flexibility with uses that are a community benefit and likely to be desired along this corridor including uses that would generate socialization areas a sense of activity like outdoor seating area, café and retail shops.

## TRAFFIC

Approval of the request will not have a significant impact upon the surrounding roadway network. Access will be provided from Happy Hollow Lane and enter directly onto Corkscrew Road which has adequate capacity. As outlined in the enclosed Traffic Impact Statement (TIS) prepared by TR Transportation, all impacted roadways can accommodate the traffic associated with the 10,000 square feet of café and retail commercial uses. The report also concludes that the project will not create any transportation deficiencies that require mitigation with Corkscrew continuing to operate at a Level of Service "C" with added project trips. **The TIS states that if fully occupied as retail and café the project will trip the need for a right turn-lane onto Happy Hollow Road. However, the need for a turn lane will be determined at the time of Development Order because it greatly depends on tenant mix.** For example, if the project were to be all office a turn lane would not be warranted – the café in combination with retail creates the need for the turn lane while offices would not.

In terms of potable water and sanitary sewer services, Lee County Utilities has provided an availability letter demonstrating adequate capacity to service the commercial development. Additional services, such as schools, libraries, parks, EMS and fire protection are available within a 3-mile radius of the project, as shown on the enclosed Urban Service Map.

This request will not adversely affect environmentally critical areas and natural resources as no significant resources are found on site.

## VII. Comprehensive Plan Compliance

The following is an analysis of the Pavich estero PD's consistency with goals, objectives and policies of the Lee County Comprehensive Plan (transitional Lee Plan as amended by Ordinance 2016-04 for Village Center FLU) and the pending Village of Estero Comprehensive Plan.

### VILLAGE'S TRANSITIONAL COMPREHENSIVE PLAN (LEE PLAN)

**POLICY 1.1.4:** *Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases or urban services and expand and strengthen them accordingly. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre).*

The subject property is located in an urbanized area of the Village of Estero, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined in the above narratives, the general area is developed with a mix of commercial uses to the west, a few single-family residential homes to the south and a greenhouse to the east. The PD rezoning will allow for the continuation of the commercial development pattern along Corkscrew Road and will direct new development to an area with an existing base of urban services. The proposed intensity and mix of uses are in direct compliance with the Urban Community Future Land Use category.

**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The proposed rezoning will allow for a compact and contiguous development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents a bonafide infill development within an urbanized area of the Village of Estero.

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** *Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.*

The applicant has provided a detailed explanation of the public facilities and services available to support future development of the property at the requested density. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the Village.

**OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS.** *Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

The project fully intends to connect to both services which have been verified to have adequate capacity by a Letter of Availability received January 30, 2019.

**STANDARD 11.1 & 11.2: WATER & SEWER**

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

**STANDARD 11.3. TRANSPORTATION**

TR Transportation has prepared the enclosed Traffic Impact Statement (TIS) in accordance with the county requirements. Per this analysis, all roadways within the project's area of impact have sufficient capacity to accommodate the traffic associated with the 10,000 square feet mixed-use commercial development. The report also concludes that the project will not create any transportation deficiencies that need to be mitigated.

## **VILLAGE'S TRANSITIONAL COMPREHENSIVE PLAN FUTURE LAND USE AS AMENDED BY ODINANCE 2016-0 (Village Center)**

**POLICY 19.2.1:** *Where feasible, provide for the development of walkable mixed-use centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community's natural resources through Lee Plan comprehensive plan policies and LDC regulations that support Estero's distinct community character and the following community priorities:*

*h. Provide ample and varied public gathering places including, without limitation, parks, plazas, sidewalks, benches, restaurants, shops, civic spaces, green spaces, community recreation centers, and other recreational facilities.*

The site design allows for a courtyard of outdoor seating in the center of the site with access directly from the sidewalk abutting the property along Corkscrew Road.

*i. Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments.*

The site is designed as one building so the look and feel being unified and consistent is easily accomplished.

**POLICY 19.2.4:** *Ensure that future commercial and mixed-use developments meet the community's planning priorities by requiring that all new commercial development which requires rezoning within Estero must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time.*

This application is a commercial planned zoning; however, it is within the Village Center FLU which has established an Estero PD zoning district (19.8.2) accomplishing the intent of this policy.

**POLICY 19.2.5:** *Except as set forth in Policy 19.2.S(a), the following uses are prohibited within Estero: "detrimental uses" (as defined in the Land Development Code, as amended); nightclubs or bar and cocktail lounges unless within a Group III Restaurant; tattoo parlors; and retail uses that require outdoor display in excess of one acre.*

The Schedule of Uses & Site Development Regulations attachment to this submittal adhere to these restrictions. None of the listed uses have been requested as part of the Estero PD rezoning.

**POLICY 19.8.1:** *This comprehensive plan includes a Village Center category on the future land use map (also referred to as the "Village Center Area") which encourages higher densities and intensities of housing, employment, shopping, recreation, park and civic uses in a series of interconnected neighborhoods and mixed-use areas. Policy 1.1.12 allows landowners in the Village Center Area to develop within the standard density range and other requirements of the Urban Community category; however, the Village of Estero encourages land to be developed or redeveloped with a greater mix of uses and higher densities when placed in walkable mixed-use patterns. The glossary defines "density", "mixed-use", "walkable", and "mixed-use pattern". The specific goals of the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that*

*are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.*

Several features of the site design make this project consistent with this policy including: parking behind the building, minimal setback from Corkscrew Road, interconnection to bicycle and pedestrian walkways, a mix of out door courtyard and uses such as retail, restaurant and café that create activity and social areas.

***POLICY 19.8.2:*** *The Village will create a new planned development zoning district in the Land Development Code (the "Estero Planned Development Zoning Central Planning District") to help implement these policies. This zoning district will contain tiered standards that apply to the Village Center Area and may include sub-districts which may have specific policies applying therein. Rezoning to the new planned development zoning district must be sought to take advantage of the new tiered standards and densities with respect to specific development tracts. The Village's intention is to use this new zoning district whenever increases in density and intensity are requested in the Village Center Area (as such term is defined in the Land Development Code). The Village will coordinate with FDOT in the review of any new "Village Center" land development or redevelopment project to assess potential impacts of density increases on State and SIS transportation facilities, such as US 41 and 1-75.*

This submittal is an Estero PD in the Tier 1 development standards. It is consistent with the applicable requirements, standards and intensities sought after.

***POLICY 19.8.5:*** *The Land Development Code will provide standards for four levels of development in the Village Center Area that will contribute to a walkable mixed-use environment in the Village Center Area:*

*a. Tier 1 provides a minimum network of connecting streets that will allow the general public and residents to move by car, bike, or on foot within and through development tracts.*

The site is less than one acre making the applicable development standards to adhere to met with the bicycle and pedestrian interconnections that are central to the proposed development plan.

***POLICY 4.1.1:*** *Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing and potential street pattern on surrounding sites.*

While the site does not have outstanding topographic or natural features that need preserved such as wetlands or protected species, it was important to integrate it into an existing residential area and make it an attractive piece of the Corkscrew Road corridor. These existing constraints were addressed in several ways. The building was placed in the front of the property to keep the imposing structure from impacting existing residential. The parking area will be buffered with attractive plantings and a wall on the southern border. The building orientation is also important to the streetscape of Corkscrew Road and the overall goal of creating an attractive visual edge and a sense of place with activity from commercial uses near the pedestrian and bicycle infrastructure.

**POLICY 6.1.2:** *Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policy 32.2.4 or if located in the Mixed Use Overlay and utilizing the Compact PD zoning category.*

**1. MINOR COMMERCIAL**

- a. Major function: Provides for the sale of convenience goods and services.*
- b. Location: The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):*
  - (1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads.*
- c. Site Area: Two acres or less.*
- d. Range of Gross Floor Area: Less than 30,000 square feet.*

The site qualifies as a minor commercial development: it is less than one acre, 10,00 square feet of commercial uses and is located on the corner of Corkscrew road (arterial) and Happy Hollow Lane (local road).

**VIII. SOUND PLANNING PRINCIPLES**

The proposed Estero PD will address several sound planning principles that are currently of interest to the Village of Estero. In direct compliance with the Transitional Comprehensive Plan, the amendment will allow for infill development within an urbanized portion of Estero that is currently serviced by public infrastructure. As presented above, the Property is adjacent to existing development ranging from low density single-family residential south and a greenhouse to the east and railroad to the west. It is located on a major arterial next to pedestrian and bicycle accessways as well as with 500 feet of a future bus route. Therefore, approval of this zoning will accommodate population growth within an appropriate area of Estero with the requisite level of public services.

In summary, approval of this request will allow the Property to be developed in a manner that is consistent with the underlying Village Center Future Land Use Category and is compatible with the surrounding land use pattern and the Village of Estero as a whole. The request directly supports Estero's desire to direct new growth to infill locations in urban areas appropriately utilizing the public investment in infrastructure and services. The proposed rezoning will meet or exceed the standards set forth in the LDC for planned developments, except where a deviation has been requested. For these reasons, the Applicant respectfully requests approval of this rezone as proposed.



**VILLAGE OF ESTERO, FLORIDA**  
**Planning & Zoning Board**  
*2020 Annual Report to the Village Council*

**INTRODUCTION**

The Planning and Zoning Board (PZB) serves as the Village of Estero's state required Local Planning Agency. The PZB is responsible for conducting all public hearings on zoning requests for proposed Estero land developments and then makes recommendations to the Village Council and/or takes actions itself on variances, deviations and special exceptions.

The PZB usually meets monthly to review action items and conduct Public Information Meetings (PIM). A PIM is a workshop session where applicants can make presentations, questions can be asked but no decisions are made. Public input is invited and encouraged at all meetings.

The PZB is directly accountable to the Village Council. Board members serve staggered three-year terms. The District 2 Village Councilor serves as the liaison to the PZB. The Village Director of Community Development and staff provide necessary staff support, field studies, developer/owner dialogue and reports and recommendations to the PZB. The Village has also retained a prominent land use attorney who advises the PZB on all legal matters that come before the PZB. Their efforts are immeasurably helpful to the PZB, enabling it to conduct its assigned responsibility.

**THE GOAL OF THE PZB**

The PZB has the goal of overseeing the development, redevelopment and other changes to various properties within the Village in such a way that Estero grows responsibly. This means that proposals need to be consistent with the Village's Comprehensive Plan (CP) and Land Development Code (LDC) and are consistent or complimentary with the values and design concepts that Estero has created over a continuum predating its incorporation in 2014 and continuing as an incorporated government unit.

It also includes monitoring and planning to make sure that the Village infrastructure is able to support new development without overtaxing existing infrastructure. The PZB, being the Local Planning Agency under the State of Florida Community Planning Act, recommends to the Village Council, after review of land development regulations and development proposals, whether they are consistent with the Village Comprehensive Plan. In concert with the Village Council and staff, the PZB properly evaluates development proposals' effect on infrastructure and makes necessary recommendations to the Village Council to ensure that Village growth occurs responsibly and in a fashion that maintains the safe and efficient operation of the Village.

The PZB seeks to effectively serve several constituencies. First the residents, second the Village Council, and third, landowners and developers who wish to develop properties within the Village.

## **PZB PROCESS**

The PZB reviews a wide variety of requests from landowners, developers or their representatives. These items range from minor changes to reviewing complex zoning change proposals and Comprehensive Plan Amendments.

The PZB often conducts zoning hearings in a quasi-judicial capacity. Quasi-judicial hearings occur with regard to site-specific zoning applications. The purpose of a quasi-judicial procedure, which is somewhat more formal than normal public hearings, is to assure due process to all concerned parties and to bring evidence to the PZB (and ultimately the Village Council) that allows the PZB to apply the existing adopted regulations/policies/requirements to a specific application (i.e. to determine whether the application for the requested action meets the existing requirements). Presenters and witnesses are sworn in; ex parte communications and any conflicts of interest are disclosed. The hearing is open to the public with public comment encouraged. Witnesses are subject to cross-examination.

## **2020 POLICY DEVELOPMENT**

During 2020, the PZB along with the Village Council and the Design and Review Board (DRB) continued to operate under the transitional Land Development Code (LDC) which is in use in unincorporated Lee County. As the year closed, Estero completed the development, review and approval of Estero's own LDC. The resulting 539 page document is significant because it sets the standards for the Village's future development and redevelopment.

Estero's LDC is specific to Estero and will implement the policy direction indicated in the Estero Comprehensive Plan which was previously adopted and implemented. It ensures that the Village's development regulations are modernized and aligned with contemporary zoning best practices.

The LDC becomes the adopted law of the Village of Estero that regulates land use, growth and development. It divides the Village into twenty different zoning districts. Regulations for the various zones govern the types of uses and the location and size of development within each zoning district. It also includes procedures for how development proposals are reviewed.

The new LDC is important because it includes the Village's standards for architecture, landscaping, zoning, open space, sidewalks, bicycle/pedestrian improvements, traffic, stormwater and other items which aim to provide and protect the high quality of life in Estero. These standards govern the quality and form of all new development and redevelopment, such as standards for parking, landscaping, building location and architectural design.

## **FIVE YEAR REVIEW OF MAJOR MILESTONES**

During 2020, the PZB observed the completion of its first five years as the Village's Local Planning agency. Since its first meeting on May 5, 2015, the PZB has met 61 times with agendas covering a wide variety of topics principally relating to zoning and plan development. The activity numbers below reflect the demand for growth and development in Southwest Florida generally

and Estero in particular. The highlights follow:

- Ten new residential developments of various sizes were approved, eight by Estero, and two by Lee County during Estero's transition as an incorporated government.
- The approved developments, which will take several years to build and occupy, account for 4649 new residential units which with an established multiplier of 2.2 residents per unit will serve to increase the Estero Florida resident population from the present 34,500 to 44,500 (excluding seasonal residents who are not Florida domiciled).
- Thirteen retail store locations or development sites were approved. Five hotel sites were approved. Three storage sites were approved.
- The Village acquired a 62 acre site east of US41 and north of Corkscrew Road to support future responsible development in the new area designated as Village Center while also protecting the Estero River from excessive development. The five acre Happehatchee Center site, contiguous with the 62 acre parcel, was also acquired and will continue its respected mission to provide environmental education enrichment.
- A new church formed, and an existing church completed a major addition and renovation.
- Estero realized a long sought after goal of gaining timely access to healthcare with the opening of the 163,500 square foot Lee Health Coconut Point Medical Center with its 24/7 Emergency Department, Observation Unit and state of the art testing and diagnosis capabilities. Also, three new assisted living communities were approved.
- The Lee County School District developed plans to construct a fifth blended elementary and middle school.
- Several improvements to major roadways were completed, underway or approved including Estero Parkway, US 41, I-75 and Corkscrew Road.
- The Estero Fire District began development work to construct a fifth fire station on the Corkscrew Road corridor to the east.
- The Village's Comprehensive Plan was developed, reviewed by the state, approved and implemented.
- As 2020 closed. Estero's new Land Development Code was approved and implemented. The new LDC combines the PZB and the DRB into a single board, the Planning, Zoning and Design Board to facilitate development review and streamline process.

### **ESTERO IS GROWING**

In 2000, the Florida resident population of Estero was just over 9,000. The 2018 US census update calculation calculated the resident population at 34,631. Most of this growth occurred when Estero's 35 existing, completed and occupied gated communities were built, but development continues principally along the Corkscrew Road corridor, Coconut Point, US41 and Coconut Road.

Adding all current developments pending, approved or under construction in both Estero and unincorporated Lee County immediately east of Estero and along the Corkscrew Road corridor, the total exceeds 8,000 new residential units. Using a 2.2 resident per household multiplier, the potential Florida resident population growth from these developments is over 17,500.

As previously noted, this growth will take several years to mature but it requires advance planning to provide necessary infrastructure including not only roads, storm water management, water supply and utilities but also public safety (police, fire and EMS), public education and other essential

public services.

The work of Village staff, the Village Council and the new Planning, Zoning and Design Board, will grow along with new development activity. All efforts serve the goal of responsible development in Estero.

Respectfully submitted to the Village Council:

The Village of Estero Planning & Zoning Board

Scotty Wood, Chairman  
Marlene Naratil, Vice Chairman  
Dr. Tim Allen  
Anthony Gargano  
James Tatoes  
John Yarborough

**WORKSHOP ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**February 17, 2021**

---

**Agenda Item:**

River Ranch Road Improvements

**Description:**

The Village of Estero's Stormwater Master Plan, Bicycle and Pedestrian Master Plan and Area-Wide Traffic Study each recommended improvements to River Ranch Road to address flooding and safety issues.

Some of the issues identified in the master plans that this project will address include the following:

- Roadway flooding
- Bicycle and pedestrian access and safety
- Traffic flow around Estero High School

The Village hired CW3 Engineering to prepare preliminary designs for drainage, roadway, bicycle and pedestrian improvements along River Ranch Road. CW3 will provide a presentation to Council on the project background and preliminary design for the proposed roadway, bicycle and pedestrian improvements. Proposed improvements include the following:

- Sidewalks on both sides of road from Corkscrew Road to Williams Road
- Addition of paved shoulder
- Estero High School Intersection Improvements
- Williams Road & River Ranch Road Intersection Improvements

Drainage improvements will be designed after roadway, bicycle and pedestrian improvements are selected.

Village staff is requesting input from Council and the public on the proposed designs.

CW3 and Village Staff are recommending the Village move forward with the following improvements:

1. 6-8 ft. sidewalks on both sides of the road from Corkscrew Road to Williams Road.
2. Intersection improvements at Estero High School

3. Roundabout at the intersection of Williams Road and River Ranch Road.
4. 1-2 ft paved shoulders

**Financial Impact:**

There is no direct financial impact with this agenda item as it only approves the preliminary roadway, bicycle and pedestrian concept designs. The approval of the construction of River Ranch Road Improvements will occur at future Council Meetings.

The Fiscal Year 2020-2021 CIP include \$310,000 for design and permitting and \$1,532,743 for construction in Fiscal Year 2021-2022

**Attachments:**

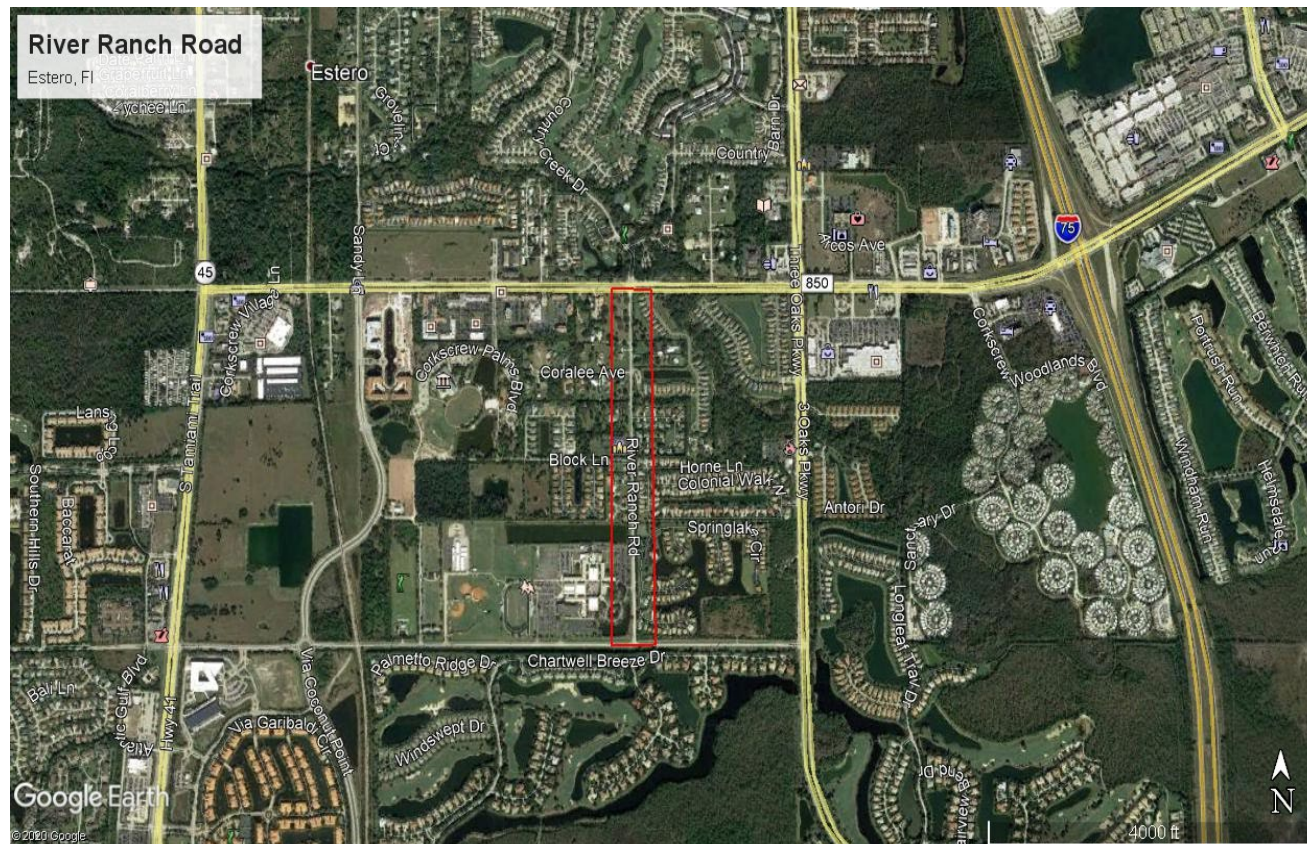
1. PowerPoint Presentation



**CW<sup>3</sup>**  
***Engineering, Inc.***

*Village of Estero*  
*River Ranch Road Improvements*  
*February 17, 2021*

1. Project Overview
2. Drainage Issues
3. Pedestrian Issues
4. Resident Concerns
5. Traffic/Intersection Issues
6. Proposed Typical Section
7. Pedestrian Recommendations
8. Estero High School Recommendations
9. Intersection Improvements
10. Traffic Calming
11. Recommendation Summary





## River Ranch Road

- ¾ Mile North – South two-lane undivided major collector roadway
- Estero High School located at River Ranch Rd./Williams Rd. Intersection
- Estero Community Park located within walking distance to corridor
- Roadway constructed prior to SFWMD criteria



## Roadway

- Road Elevation is Low Compared to Surrounding Roads

## Stormwater Conveyance Issues

- Inconsistent Ditch Sizes & Elevations
- Inconsistent Pipe Sizes & Elevations
- Outfalls Overgrown with Vegetation



Outfall - North of Lakes of Estero

- 1 Side of Roadway
- Close to Travel Lanes
- Does Not Extend to Williams Road
- Pedestrians Forced into Roadway or Grass
- Pedestrians Must Cross Roadway to Access Sidewalk
- Destinations: EHS & Estero Community Park
- No Crosswalks at EHS or Estero Community Park



Numerous local resident complaints regarding speeding along River Ranch Rd.





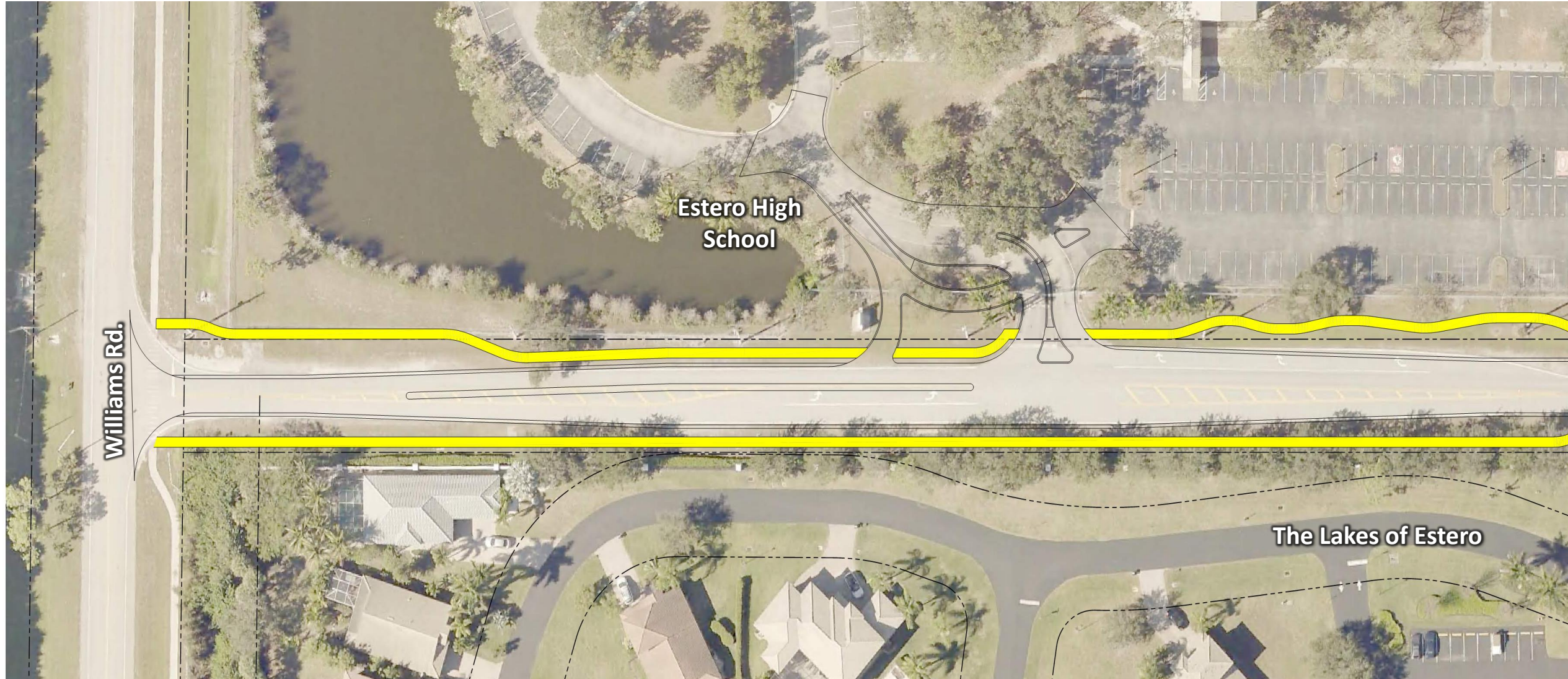
## SCHOOL ACCESS ISSUES

- Existing 1 Lane Ingress, 1 Lane Egress
- Lack of NB Pick Up/Drop Off Storage Queue
- Lack of Ability to Travel North on River Ranch Rd.
- Vehicles Making U-Turn Through Grass

## RIVER RANCH RD./WILLIAMS RD. INTERSECTION ISSUES

- Morning Backup Due to Left Turn at Williams Rd.
- Thru Lanes Blocked During Pickup/Drop Off
- Edge of Roadway Rutting – Right Turn Lane at Williams Rd.





## Estero High School Entrance

- Divided Entrance for North and Southbound traffic







### Estero High School Entrance

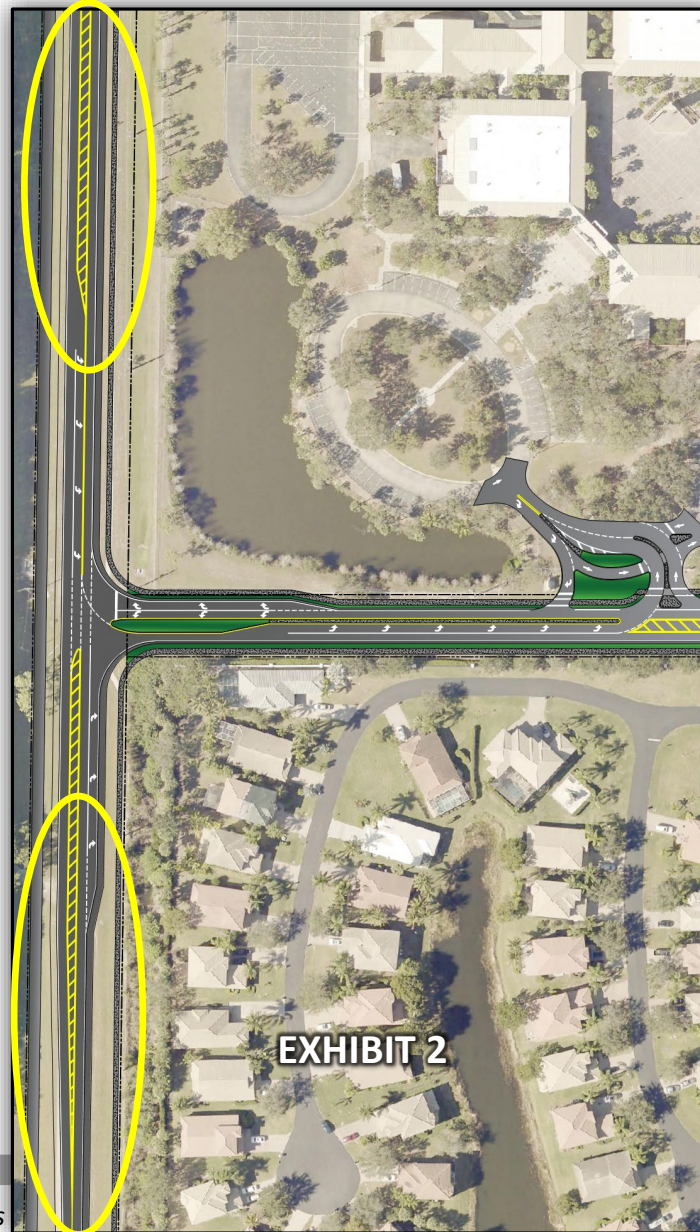
- Divided Entrance for North and Southbound traffic
- Dedicated Exit from EHS
- Extended Northbound Left Turn Lane Into EHS



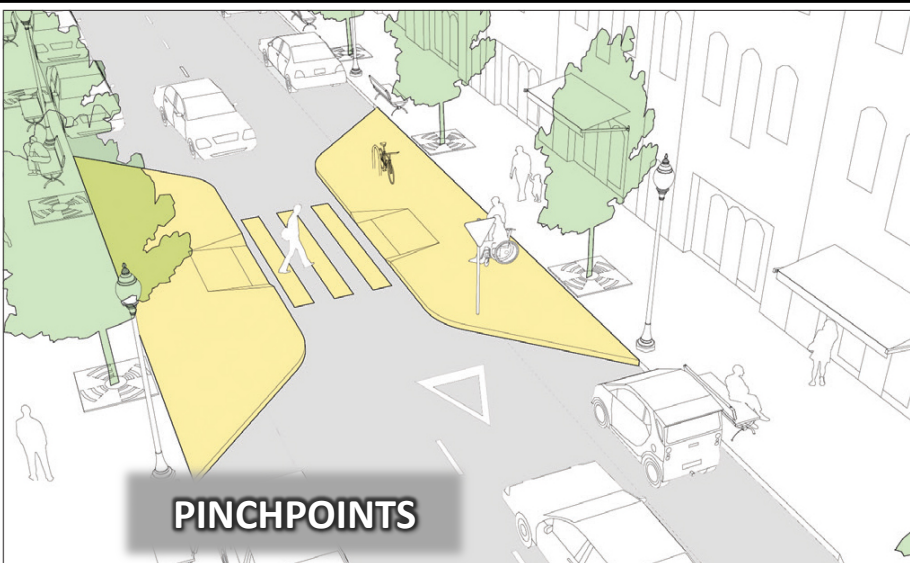
## River Ranch Rd./Williams Rd. Intersection



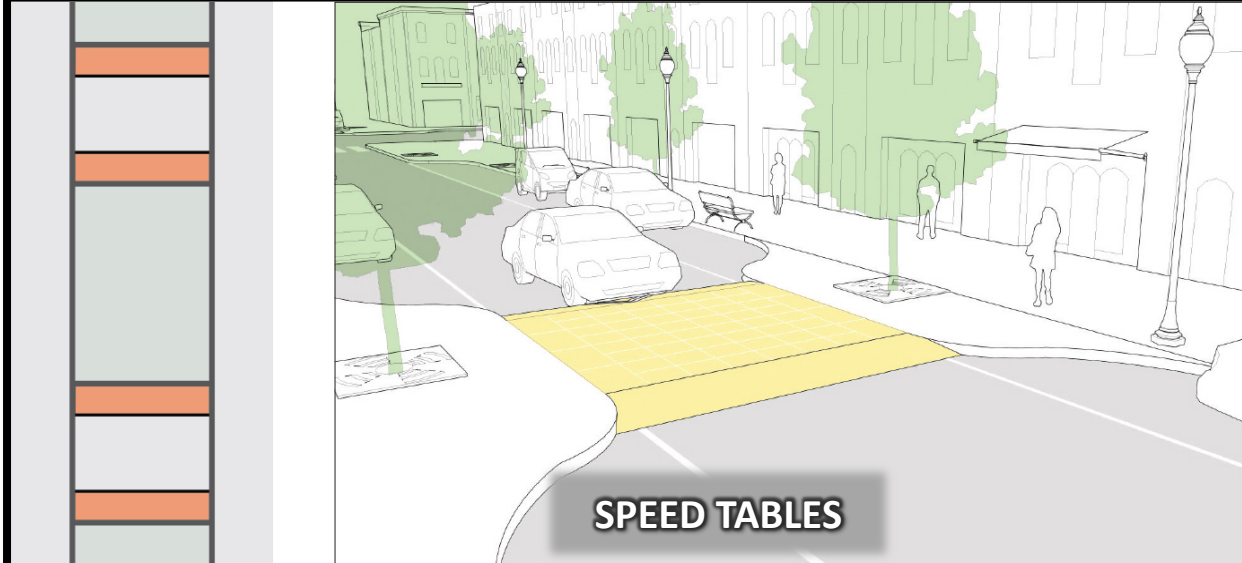
# INTERSECTION IMPROVEMENTS



# TRAFFIC CALMING OPTIONS



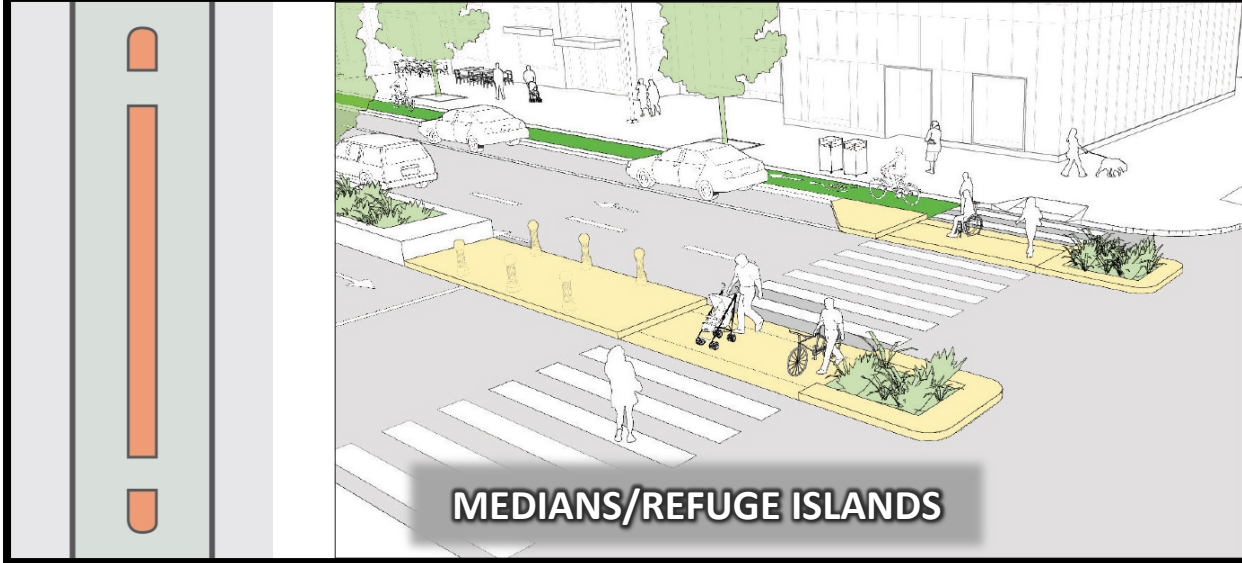
**PINCHPOINTS**



**SPEED TABLES**



**NARROW LANES**



**MEDIANS/REFUGE ISLANDS**





**WORKSHOP ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**February 17, 2021**

---

**Agenda Item:**

Monument Signs

**Description:**

At the November 4, 2020 Village Council meeting, Staff presented preliminary locations for large monument signs at each entry point into the Village. Staff has updated the presentation to focus on the first four potential locations along US 41 and Three Oaks Parkway, as well as concepts for smaller entry monument signs.

The Fiscal Year 2020-2021 Village of Estero budget includes funding for the design, permitting and construction of monument signs along US 41 and Three Oaks Parkway.

Staff is requesting direction from Council on the preferred monument sign concept and the order in which the monument signs should be designed, permitted and constructed.

**Financial Impact:**

There is no direct financial impact with this agenda item as it only approves the preliminary monument sign concept and locations. The approval of the construction of each monument sign will occur at future Council Meetings.

**Attachments:**

1. PowerPoint Presentation



# MONUMENT SIGNS

Concepts & Locations

David Willems, P.E.



# Monument Sign Concepts







# Concept 1





# Concept 2



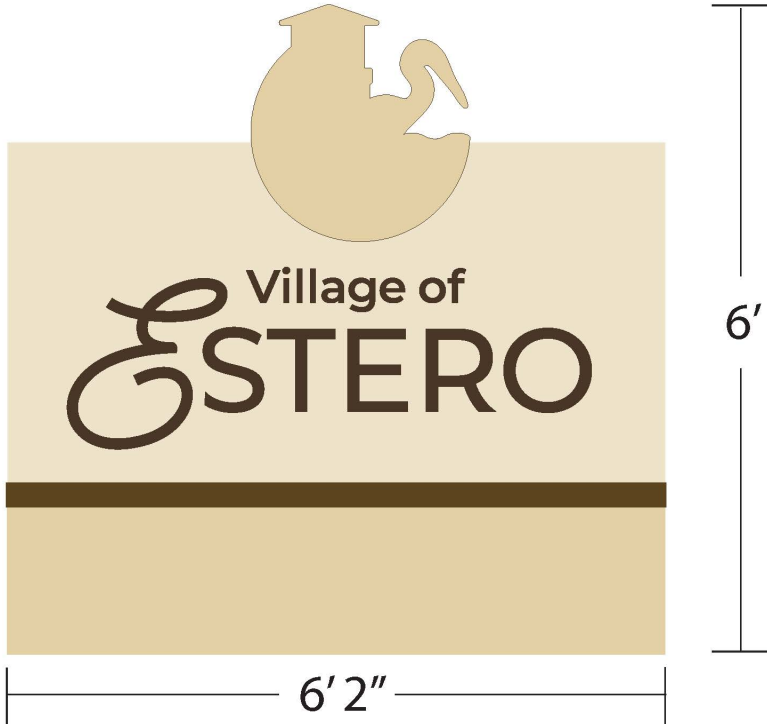


# Concept 3



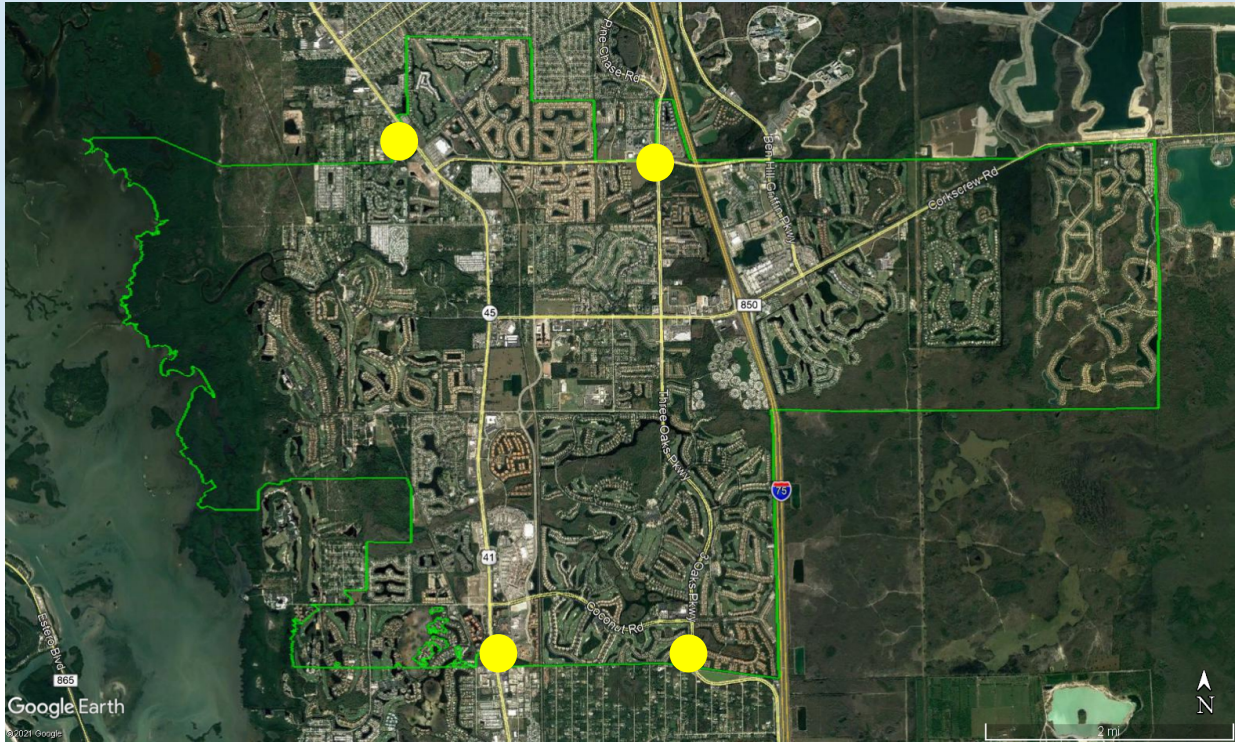


# Dimensions





# Monument Sign Locations





# Three Oaks Pkwy - South





# Three Oaks Pkwy - South





# US 41 - South







# Three Oaks Pkwy - North





# Three Oaks Pkwy - North





# US 41 - North





# Proposed Schedule

1. Three Oaks Parkway - South (median)
2. US 41 - South
3. Three Oaks Parkway - North (S of Estero Pkwy)
4. US 41 - North

Other signs will follow with roadway landscape designs



# QUESTIONS?

