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**COVID-19 NOTICE:**

The June 8, 2021 Village Planning Zoning and Design Board 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 broadcast 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**

**PLANNING ZONING AND DESIGN BOARD**

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

**June 8, 2021**

**4:30 P.M.**

*Planning Zoning and Design Board: Co-Chairman - Scotty Wood; Co-Chairman Howard Levitan: Anthony Gargano; Kristin Jeannin; Barry Jones; Marlene Naratil; Michael Sheeley; James Tatoes; Jim Wallace*

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. BUSINESS**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. Note: Meetings have a curfew of 9:00 P.M.

**Consent Agenda**

- (1) Approval of April 20, 2021 meeting minutes.

**Attachment:** [April 20, 2021 Minutes](#)

**6. PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)  
The public will have an opportunity to speak for three minutes per agenda item.**

- (1) Estero Crossing (District 5) Oak & Stone Restaurant  
10500 Corkscrew Road, proposed one-story 5,300± square foot restaurant on an out-parcel located at the northeast portion of Estero Crossing which is located 1,000 feet west of the intersection of Corkscrew Road and I-75.

The applicant will provide an overview of the Oak and Stone Restaurant, the first Commercial Building to request a Development Order.

**Attachments:** [Oak & Stone Civil Site Plan](#)  
[Oak & Stone Architectural Elevations](#)  
[Oak & Stone Landscape Plans](#)  
[PowerPoint Presentation](#)

**7. WORKSHOP**

- (1) Estero Crossing (DOS2020-E007) (District 5) Art Sculpture  
10500 Corkscrew Road, ±43-acre site (total project size) located on the south side of Corkscrew Road, 1,000 feet west of the intersection of Corkscrew Road and I-75.

The applicant seeks the Planning Zoning and Design Board's review of the proposed art sculpture required by the development's zoning approval.

**Attachment:** [PowerPoint Presentation](#)

**8. PUBLIC HEARINGS (Quasi-Judicial)  
The public will have an opportunity to speak for five minutes per agenda item.**

- (1) Clean Machine Car Wash (DOS2021-E002) (District 3)  
Located on the east side of US 41 at the intersection of US 41 and Vintage Parkway. The vacant parcel is approximately 200 feet north of Aldi Grocery Store and opposite Breckenridge Drive.

- Public Information Meetings were held August 12, 2020 and January 13, 2021 and a Workshop was held May 11, 2021.
- Applicant seeks Development Order to construct a 3,610 square foot drive through car wash and associated infrastructure on a 1-acre vacant parcel.
- See Staff Report
- *Applicant requests approval of the Development Order and Monument Sign.*

**Attachments:** [Staff Report](#)

[Clean Machine Staff Report Exhibit Sound Study 1](#)

[Clean Machine Staff Report Exhibit Sound Study 2](#)

[Clean Machine Staff Report Exhibit Sound Study 3](#)

[Clean Machine Site Plan](#)

[Clean Machine Stacking Exhibit](#)

[Clean Machine Architectural Plans](#)

[Clean Machine Landscape Plans](#)

[Clean Machine Renderings](#)

[Clean Machine Monument Sign Package](#)

[PowerPoint Presentation](#)

- (2) Extra Space Storage at Coconut Point (Commercial Paint Permit Submittal #3308592) (District 1)

8420 Murano Del Lago Drive, 119,439 square foot, 4 story self-storage building located on Murano Del Lago Drive, East of US 41 and south of Pelican Colony Boulevard.

- Public Information Meeting was held September 2, 2020, Public Hearing was held December 9, 2021 and continued for further revisions.
- *Applicant requests approval to re-paint the existing building to shades of tan and pale green.*

**Attachment:** [PowerPoint Presentation](#)

- (3) Lee Health Medical Building – Shoppes at University Highlands (DOS2021-E003) (District 5)

19511 Highlands Oaks Drive, located on the southwest corner of Everblades Parkway South and Ben Hill Griffin Parkway.

- Request Development Order to build a 20,000± square foot medical building on a vacant parcel which is part of the partially developed Shoppes at University Highlands.
- A Public Information Meeting was held January 27, 2021.
- See Staff Report
- *Applicant requests approval of the Development Order.*

**Attachments:** [Staff Report DOS2021-E003 Lee Health at Miromar Outlets Village](#)

[Exhibit A - Excerpts from County Z-10-031](#)

[Exhibit B - Existing adjoining development photos](#)

[Development Order Plans](#)

[Lee Health Lighting Plan](#)

[Lee Health Landscape Plans](#)

[PowerPoint Presentation](#)

9. PUBLIC INPUT (Each individual will be given five minutes to speak)

10. BOARD COMMUNICATIONS

(a) Next meeting – July 13, 2021

11. ADJOURN

**COVID-19 INFORMATION AND INSTRUCTIONS**

**To view and/or participate in the Planning Zoning and Design Board Meeting, 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 prior to the meeting by utilizing the eComment Card on the Village website: <https://estero-fl.gov/ecomment-cards/>. Please fill out all required information. Comments must be received by noon on Monday, June 7<sup>th</sup> and they will be distributed to the Board but will not be read at the meeting.
- 3) Council Chambers will be open to the public during the meeting, in accordance with social distancing orders. Public who attend in person may speak during scheduled public comment periods. 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 at, [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 located on the table in the lobby and return it to the Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact 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.”