

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

**APPROVED BY BOARD
DECEMBER 14, 2021**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 14, 2021 4:30 p.m.**

1. **CALL TO ORDER:** 4:32 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Boardmember Naratil.
3. **ROLL CALL:**

Present: Co-Chairman Scotty Wood (via Zoom) and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones (via Zoom), Kristin Jeannin, Michael Sheeley, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

Board Questions or Comments:

Board Members Wallace, Sheeley, Jones, Gargano, Jeannin, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to approve the agenda with tabling agenda item 9 the architectural workshop at this time.

Motion by: Board Member Gargano
Seconded by: Board Member Sheeley

Action: Motion failed.

Vote:

Aye: Board Members Naratil, Sheeley, Tatooles, and Gargano.

Nay: Board Members Jones, Jeannin, Wallace, Chairman Wood, and Chairman Levitan

Abstentions:

Motion: Motion to approve the agenda.

Motion by: Board Member Gargano
Seconded by: Board Member Jeannin

Action: Approved the agenda.

Vote:

Aye: Board Members Jones, Naratil, Tatooles, Wallace, Jeannin,
Gargano, Chairman Levitan, and Chairman Wood

Nay: Board Member Sheeley.

Abstentions:

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.

The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

6. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Levitan provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(1) Via Coconut (District 5) – Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) Continued from the August 26th, meeting for review of revised zoning conditions. 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via Coconut Road.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by:

Rich Yovanovich, Esq., Coleman Yovanovich Koester
Matthew Kragh, AIA, MHK Architecture & Planning

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Jeannin, Gargano, Jones, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to recommend approval of the rezoning to the Council with the revised conditions and the revised Pattern Book and to approve the Right-of-Way Vacation.

Motion by: Board Member Naratil

Seconded by: Board Member Tatooles

Action: Recommended approval of the rezoning to the Council with the revised conditions and the revised Pattern Book and to approve the Right-of-Way Vacation.

Vote:

Aye: Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

- (1) School Property Three Oaks, AAAA PreK-8 School, Development Order (DOS2021-E004) (District 4)
20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Dana Hume P.E., Johnson Engineering, Inc
Steve Johnson, Harvard Jolly
Kathie Ebaugh, Lee County School District
Leah Holmes. Johnson Engineering

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatooles, Wallace, Jeannin, Gargano, Chairman Levitan, and Chairman Wood

Meeting went into recess at 7:05 pm and reconvened at 7:16 pm.

8. PUBLIC HEARING (Quasi-Judicial)

- (1) Extra Space of Coconut Point, Commercial Paint (Permit #3308592) (District 1)
Continued from June 8th meeting for further revisions.
8420 Murano Del Lago Drive, located East of US 41 and south of Pelican Colony Boulevard. Existing 4 story, 119,439 square foot self-storage building.
Public Information Meeting was held September 2, 2020 and Public Hearings were held December 9, 2020 and June 8, 2021.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Brian Thomas, Extra Space Storage

Public Comment: None.

Board Questions or Comments:

Board Members Wallace, Sheeley, Naratil, Jeannin, Chairman Levitan, and Chairman Wood.

No motion was taken on this matter. The applicant stated they are going to repaint the building the original colors.

9. **WORKSHOP**

- (1) Architectural Design and Colors - Board Member Levitan

Chairman Levitan suggested that the workshop be deferred until a later date.

10. **PUBLIC INPUT**

11. **BOARD COMMUNICATIONS**

- (a) Next meeting – September 28, 2021

A motion to adjourn was made and duly passed.

12. **ADJOURNMENT:** 8:47 pm.

Tammy Duran
Deputy Village Clerk

For an official copy of the signed minutes, please submit a [Public Record Request](#).