

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  
November 9, 2021 4:30 p.m.**

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

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

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Principal Planner Matt Noble, and Deputy Village Clerk Tammy Duran

4. **APPROVAL OF AGENDA:**

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

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 Wood 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) Shoppes at University Highlands, Building #5 – Development Order (DOS2021-E006) (District 5) Located on the west side of Ben Hill Griffin Parkway and immediately south of the Lee Health Parcel. Development Order for a 7,300 square foot commercial building located on Parcel 10B of the University Highlands MPD.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan drove by the site.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

John Conroy, South Real Estate Group

**Public Comment:** None.

**Board Questions or Comments:**

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

**Motion:** Motion to approve the Development Order with the additions of the awnings and the color scheme as presented.

**Motion by:** Board Member Naratil

**Seconded by:** Board Member Gargano

**Action:** Approved the Development Order with the additions of the awnings and the color scheme as presented.

**Vote:**

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

**Nay:**

**Abstentions:**

- (2) Oak & Stone Restaurant, Estero Crossing Building #4 –Development Order (DOS2021-E005) (District 5) 10500 Corkscrew Road, located 1,000 feet west of the intersection of Corkscrew Road and I-75. Development Order for a 5,300± square foot restaurant on a 5-acre out-parcel located at the northeast portion of Estero Crossing.

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

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc  
Ramon Acevedo, GMA Architects  
Hunter Booth, Booth Design Group

**Public Comment:** None.

**Board Questions or Comments:**

Board Members Wallace, Sheeley, Naratil, Tatoes, and Chairman Levitan.

**Motion:** Motion to approve the Development Order subject to the applicant working with staff to find a warmer color for the roof tiles, and if a warmer color is not found in adequate supply, the applicant will have to come back to the board with a rendering of what is being recommended.

**Motion by:** Board Member Sheeley

**Seconded by:** Board Member Naratil

**Action:** Approved the Development Order subject to the applicant working with staff to find a warmer color for the roof tiles, and if a warmer color is not found in adequate supply, the applicant will have to come back to the board with a rendering of what is being recommended.

**Vote:**

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

**Nay:**

**Abstentions:**

**7. PUBLIC INFORMATION MEETING**

(1) Downtown Estero - Development Order (District 4)

34-acre site located on the east side of US 41, north of Broadway and east of the Broadway Shoppes. Applicant is requesting a Development Order for 2 mixed-use buildings and a residential building with amenity space. This initial phase includes; project's backbone infrastructure, perimeter buffers, landscape and streetscape.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc  
Victor Buchholz, LRK Architects  
Chris Mulloy, Buckingham Properties

**Public Comment:**

Victor Talerico  
Jerry Ammons, Cypress Bend

**Board Questions or Comments:**

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

**8. PUBLIC INFORMATION MEETING AND WORKSHOP**

- (1) Arby's #7155 – Limited Development Order (District 4)  
9975 Corkscrew Road, immediately west of the 7 Eleven gas and convenience store  
at Corkscrew Road and Three Oaks Parkway. Interior/exterior remodel with exterior  
façade improvements.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

Justin Polk, Mosaic Red Hat Group, LLC dba Arby's

**Public Comment:** None.

**Board Questions or Comments:**

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

**9. PUBLIC INPUT**

**10. BOARD COMMUNICATIONS**

- (a) 2022 Planning Zoning and Design Board Meeting Schedule  
(b) Next meeting – December 14, 2021

A motion to adjourn was made and duly passed.

**11. ADJOURNMENT: 7:31 pm.**

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Tammy Duran  
Deputy Village Clerk

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