

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
May 11, 2021 4:30 p.m.**

- 1. CALL TO ORDER:** 4:30 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Levitan
- 3. ROLL CALL:**

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

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

- 4. APPROVAL OF AGENDA:**

A request has been made to move item #7 ahead of item #6.

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.

(a) Approval of Planning, Zoning and Design Board Rules of Procedure

Staff Presentation/Comments:

Nancy Stroud, Village Land Use Attorney

Board Questions or Comments:

Board Members Gargano, Jones, Naratil, and Chairman Levitan.

Motion: Motion to approve the Planning, Zoning and Design Board Rules of Procedure.

Motion by: Board Member Tatooles

Seconded by: Board Member Gargano

Action: Approved the Planning, Zoning and Design Board Rules of Procedure.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

(1) Eugenia Chojnowski Mobile Home Variance (VAR2021-E001) (District 5)

Located in Corkscrew Woodlands at 10825 Little Heron Circle. Applicant seeks a variance from the 10-foot setback between mobile homes. Due to the placement of the mobile home on the parcel and the configuration of the parcel, there is a portion of the home that encroaches in the 10-foot setback.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Matt Noble, Principal Planner

Nancy Stroud, Village Land Use Attorney

Public Comment:

eComments:

William Johnson, Corkscrew Woodlands

Timothy Fisher, Corkscrew Woodlands

Board Questions or Comments:

Board Members Jones, Naratil, Tatooles, and Chairman Levitan.

Motion: Motion to delegate this matter back to staff and have staff deal with this administratively.

Motion by: Board Member Naratil

Seconded by: Board Member Jones

Action: Approved to delegate this matter back to staff and have staff deal with this administratively.

Vote:

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

Nay:

Abstentions:

6. WORKSHOP

(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. Applicant seeks to construct a 3,610 square foot drive through car wash and associated infrastructure on a 1-acre vacant parcel.

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

Nancy Stroud, Village Land Use Attorney

Presentation/Information by:

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

Gregory J. Diserio, DMJA

Stephen Seaton, LINEA Design

Sam Shroyer, ED+A Acoustics

Colin Raskin, Clean Machine Car Wash Owner

James Banks, Traffic Engineer

Public Comment:

In-Person

Barry Freedman, Vines Community

Board Questions or Comments:

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

8. PUBLIC HEARING

- (1) Review Ordinance No. 2021-04 amending the Village Land Development Code to establish authority to appoint Co-Chairs. This minor revision is necessary due to the Council action approving two Co-Chairs to the Planning Zoning and Design Board.

Staff Presentation/Comments:

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

Public Comment:

eComments:

Charles Lyons, The Vines

Board Questions or Comments:

Boardmember Sheeley and Chairman Levitan.

Motion: Motion to recommend to Council the adoption of Ordinance 2021-04.

Motion by: Board Member Gargano
Seconded by: Board Member Jones

Action: Recommended to Council the adoption of Ordinance 2021-24.

Vote:

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

Nay:

Abstentions:

9. PUBLIC INPUT

10. BOARD COMMUNICATIONS

- (a) 2021 Planning Zoning and Design Board Meeting Schedule
- (b) Next meeting – June 8, 2021

11. Adjourn – 6:38 pm.

A motion to adjourn was made and duly passed.

Tammy Duran
Deputy Village Clerk

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