

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
June 8, 2021 4:30 p.m.**

- 1. CALL TO ORDER:** 4:36 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
- 3. ROLL CALL:**

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones, 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:**

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Board Questions or Comments:

Boardmembers Gargano, Sheeley, Jones, Naratil, Chairman Levitan and Chairman Wood.

Motion: Motion to approve the agenda with moving item 8(3) to a Workshop instead of a Public Hearing and leave it last on the agenda.

Motion by: Chairman Levitan

Seconded by: Board Member Naratil

Action: Approved the agenda with moving item 8(3) to a Workshop instead of a Public Hearing and leave it last on the agenda.

Vote:

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

Nay:

Abstentions:

5. BUSINESS:

Consent Agenda

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

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

6. PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)

(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.

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:

eComments:

Tina Wainscott, The Groves

William Savage, Island Club

Jane Niehaus, Corkscrew Woodlands

Board Questions or Comments:

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

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.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc

Hunter Booth, Booth Design Group

Mark Aeling, MGA Sculpture Studio

Public Comment:

eComments:

Jane A Niehaus, Corkscrew Woodlands

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Jeannin,

Gargano, Chairman Levitan, and Chairman Wood

8. 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) 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.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

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

Gregory J. Diserio, RLA, DMJA

Stephen Seaton, LINEA Design

Public Comment:

In-Person

Karen Noble, The Vines
Barry Freedman, The Vines

eComments:

Barry Freedman, The Vines

Board Questions or Comments:

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

Motion: Motion to approve the Development Order with staff conditions and the additional condition regarding the sound attenuation and its installation.

Motion by: Board Member Gargano

Seconded by: Board Member Tatooles

Action: Approved the Development Order with staff conditions and the additional condition regarding the sound attenuation and its installation.

Vote:

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

Nay:

Abstentions:

The meeting recessed at 6:57 pm and reconvened at 7:08 pm.

- (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, 2020 and continued for further revisions.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan disclosed he visited the site many times over the years and has reviewed materials available with respect to architecture requirements and zoning requirements for Coconut Point.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Rob Burns Extra Space Storage
Brian Thomas, Extra Space Storage

Public Comment:

None.

Board Questions or Comments:

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

Motion: Motion to deny request to re-paint the existing building version 5.

Motion by: Chairman Levitan

Seconded by: None

Action: Motion Fails.

Motion: Motion for a continuance.

Motion by: Board Member Sheeley

Seconded by: Board Member Gargano

Action: Approved the continuance.

Vote:

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

Nay:

Abstentions:

9. WORKSHOP

- (1) 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.

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, Naratil, Tatooles, and Chairman Levitan.

10. PUBLIC INPUT

11. BOARD COMMUNICATIONS

(a) Next meeting – July 12, 2021

A motion to adjourn was made and duly passed.

12. ADJOURNMENT: 8:28 pm

Tammy Duran
Deputy Village Clerk

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