

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
July 13, 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 (via Zoom), Anthony Gargano, James Tatoes, Barry Jones, Michael Sheeley, and Jim Wallace. Absent: Boardmember Kristin Jeannin.

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 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 INFORMATION MEETINGS**

(1) West Bay Club (DCI2021-E001) (District 1)

Applicant is proposing a zoning amendment to increase the height of a high rise building on Pod 5 at West Bay Club Residential Planned Development. West Bay

Club is an 866-acre residential golf course community off US 41 at the end of Williams Road. Pod 5 is located off of Baybridge Boulevard.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Gary Chensoff, West BayHill
Laura DeJohn, Johnson Engineering
Jorge Garcia, Garcia Stromberg GS4studios

Public Comment:

eComments:

Barbara Anderson, West Bay Club
Joan Fancher, West Bay Club
Steven Bartelstone, West Bay Club
Glenn Tatangelo, West Bay Club

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

(2) Miromar Mall Sign Package (District 5)

Applicant is proposing a zoning amendment to adopt a new “sign package” to modernize its signs. Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Neale Montgomery, Esq., Pavese Law Firm
Charlie Krebs, Holes Montes
John Konopka, US Sign & Mill Corp.

Public Comment: None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

(3) The Colonnade, Continuing Care Retirement Community (CCRC) aka Volunteers of America (DOS2018-E005) (District 4) 21± acres located on the northeast corner of Corkscrew Road and Sandy Lane.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Kevin Ahmadi – Owner/Developer, Volunteers of America
Andy Penry, LifeStar Living
Darren Azdell, LifeStar Living

Public Comment: None.

Board Questions or Comments:

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

The meeting recessed at 6:31 pm and reconvened at 6:44 pm.

7. 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) 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. Applicant is requesting a 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. Continued from June 8, 2021 Workshop. A Public Information Meeting was held January 27, 2021.

There were no ex-parte communications or conflicts of interest noted. Chairman Levitan disclosed he did visit the site.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by:

John Conroy, South Real Estate Group

Public Comment:

None.

Board Questions or Comments:

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

Motion: Motion to approve the Development Order with the stipulation staff is given a color sample of the stone and make sure it is coordinated with base color.

Motion by: Board Member Naratil
Seconded by: Board Member Sheeley

Action: Approved the Development Order with the stipulation staff is given a color sample of the stone and make sure it is coordinated with base color.

Vote:

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

Nay:

Abstentions:

- (2) Fifth Third Bank at Miromar Outlets (DO2020-E009) (District5)
10801 Corkscrew Road, approximately 450 feet north of the Corkscrew Road and Ben Hill Griffin Parkway intersection, north of Wells Fargo Bank, in an area currently used for mall parking. A Public Information Meeting was held December 9, 2020.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by:

Greg Walden, BTD Architects
Dayan Chindanusorn, P.E., Infinity Engineering Group
Tim Byal, Miromar Development

Public Comment:

None.

Board Questions or Comments:

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

Motion: Motion to approve the Development Order with the condition of revising the back wall .

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

Action: Approved the Development Order with the condition of revising of the back wall.

Vote:

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

Nay:

Abstentions:

Motion: Motion to approve the Monument Sign with the condition the base will be increased to a minimum of 24 inches.

Motion by: Board Member Jones

Seconded by: Board Member Sheeley

Action: Approved the the Monument Sign with the condition the base will be increased to a minimum of 24 inches.

Vote:

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

Nay:

Abstentions:

(3) Tides at Pelican Landing – Paint Permit (District 1)

Located on the west side of US 41, south of Coconut Road. Applicant was cited by Code Enforcement for repainting without a permit. Applicant is repainting condominium buildings grey and white. The buildings are partially repainted.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Kristie Mace, Esq., Goede, Adamczyk, DeBoest & Cross

Frank Russo, Tides at Pelican Landing

Linda Schwartz, Tides Property Manager

Public Comment:

None.

Board Questions or Comments:

Board Members Jones, Naratil, Sheeley, Tatoes, Wallace, Gargano, Chairman Levitan, and Chairman Wood.

Motion: Motion to approve applicant's request for a continuance.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved applicant's request for a continuance.

Vote:

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

Nay:

Abstentions:

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – August 10, 2021

A motion to adjourn was made and duly passed.

10. ADJOURNMENT: 8:06 pm.

Tammy Duran
Deputy Village Clerk