

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 28, 2021 4:30 p.m.**

- 1. CALL TO ORDER:** 4:34 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
- 3. ROLL CALL:**

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

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.

Consent Agenda

- (1) Approval of August 10 and August 24, 2021 meeting minutes.

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

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) Corkscrew Crossing Development Order (DOS2020-E008) (District 7)
12840 Corkscrew Road, located between Wildcat Run and The Preserve at Corkscrew.
Development Order for Phase One of the three phases of a residential community with a total of 554 single family homes, and a common recreation area. The total project area is 395 ± acres. Public Information Meeting was held January 13, 2021.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

John Asher, G.L. Homes of Florida

Public Comment:

Michael Barr, Wildcat Run

Board Questions or Comments:

Board Members Wallace, Sheeley, Jeannin, Naratil, Tatooles, and Chairman Wood

Motion: Motion to approve the Development Order for phase one.

Motion by: Board Member Gargano

Seconded by: Board Member Naratil

Action: Approved the Development Order for phase one.

Vote:

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

Nay:

Abstentions:

- (2) West Bay Club Pod 5 (DCI2021-E001) (District 1)

Zoning Amendment to allow a height increase of a proposed high rise building on Pod 5 at West Bay Club Residential Planned Development. West Bay Club is an 866-acre residential golf course community west of US 41 at the end of Williams

Road. Pod 5 is located off Baybridge Boulevard. Public Information Meeting was held July 13, 2021.

There were no conflicts of interest noted. Boardmember Naratil has communications and emails from residents regarding this matter, but she never discussed it with them. Boardmembers received an invitation to meet with applicant, which they declined. Chairman Wood received several emails from West Bay Residents, had a meeting with the applicant in March, and he stated that he avoided discussing his opinion of the project.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Laura DeJohn, Johnson Engineering

Gary Chensoff, West Bay Hill

Peter Stromberg, Garcia Stromberg GS4studios

Public Comment:

In-Person:

Jerry Beaubien, West Bay

Steve Bartelstone, Jasmine Bay South

Jeff Agee, West Bay

Lynn and Ted Liddle, West Bay

Al O'Donnell, Williams Road

Bruce Charten, Natures Cove Court

eComments:

Steve Pierson, West Bay

Lisa Marlow, Marsh Landing

Norman Stockman, Estero

Lucien F & Cathy L Della Fera, West Bay

Barbara Anderson, West Bay

Debbie Hoffman, West Bay

Jeff & Jilene Framke, West Bay

Danie Anania, West Bay

Chris Kanios, West Bay

Michael White, Daniel Island

David Allen, West Bay

Elizabeth Dickerman, West Bay

Lawrence Kronick, West Bay

Arthur Kuketz, West Bay

Maurizio Nisita, West Bay

Glenn Tatangelo, West Bay

Randi Wien, West Bay

Catherine Colgan, West Bay

Paul Goldstein, West Bay

Gary Cattel, West Bay
Gary and Mary Ann Shamis, West Bay
Rhonda Silverleib, West Bay
Richard Arons, West Bay
Bill Darkoch, West Bay
Jeffrey Stamps, West Bay
Hilary Clements, West Bay
John Braive, West Bay
Brian Sclar, West Bay
Steven Bartelstone, West Bay
Michael Stevens, West Bay
Geoffrey Borda, West Bay
Bob Kallman, West Bay
Tom Welsh, West Bay
Gail Chensoff, West Bay
Derek Sutton, West Bay
Jeffrey Agee, West Bay
Mary Wilson, West Bay
Patrick Liely, West Bay
Jaon Kayser, West Bay
Patrick Mattingly, West Bay
Jill Force, West Bay
Todd Franklin, West Bay

Board Questions or Comments:

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

Motion: Motion to recommend approval of the zoning amendment to the Council with the original seven conditions in the staff report, the addition of the 8th condition regarding the geotechnical inspection, and the additional condition regarding the non-reflective glass.

Motion by: Board Member Sheeley

Seconded by: Board Member Jeannin

Action: Recommended approval of the zoning amendment to the Council with the original seven conditions in the staff report, the addition of the 8th condition regarding the geotechnical inspection, and the additional condition regarding the non-reflective glass.

Vote:

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

Nay:

Abstentions:

The meeting recessed at 6:37 pm and reconvened at 6:51 pm.

- (3) The Tides at Pelican Landing Paint Permit (20256505) (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. Prior application to re-paint exterior of 11 buildings within the community was not approved. (August 24, 2021)
Applicant requests review of 5 new exterior color schemes.

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

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Frank Russo, The Tides at Pelican Landing
Maureen Katz, The Tides at Pelican Landing
Brian McDonald, Mario's Painting
Joseph Gonzalez, Sherwin Willams Painting

Public Comment:

eComments:

Joe Eberhardt, The Tides

Board Questions or Comments:

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

Motion: Motion to approve scheme one and scheme three, for applicant to pick one scheme to use for the repaint of the exterior buildings.

Motion by: Board Member Sheeley

Seconded by: Board Member Tatooles

Action: Approved scheme one and scheme three, for applicant to pick one scheme to use for the repaint of the exterior buildings.

Vote:

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

Nay:

Abstentions

7. PUBLIC INFORMATION MEETING

- (1) Genova Zoning Amendment (District 5) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Amend the Estero Planned Development Zoning to construct townhomes on the remaining unbuilt portion of the site in lieu of condominium buildings 5 and 6.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Jamie Lopez, Barron Collier Companies

Steve Sammons, Peninsula Engineering

Public Comment:

Paul Denett, Genova One

Hal Korbee, Genova

eComments:

Hal Korbee, Genova

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatoes, Wallace, Jeannin, Gargano, and Chairman Wood

(2) Brightwork Real Estate (District 5)

10081 Estero Town Commons Place, located on the south side of Corkscrew Road on the parcel previously occupied by Ruby Tuesday in Estero Commons (Lowe's).

Zoning Amendment and Deviation to allow a convenience store with gas pumps on a 2.6 acre outparcel.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Daniel DeLisi, AICP, DeLisi, Inc

Public Comment:

eComments:

Nancy Hamlin, Grandezza

Patrick McGarry, Spring Ridge

Board Questions or Comments:

Board Members Naratil, Sheeley, Tatoes, Wallace, Jeannin, Gargano, and Chairman Wood

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – October 12, 2021

A motion to adjourn was made and duly passed.

10. ADJOURNMENT: 8:21 pm.

Tammy Duran
Deputy Village Clerk

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