

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  
October 12, 2021 4:30 p.m.**

- 1. CALL TO ORDER:** 4:33 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 (via Zoom), and Boardmembers Marlene Naratil, Michael Sheeley , Anthony Gargano, Barry Jones (via Zoom), Kristin Jeanin, James Tatoes (arrived 4:34 p.m.), and Jim Wallace (via Zoom).

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, 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.

**(a) Public Hearings**

The public will have an opportunity to speak for five minutes per agenda item.

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

- (1) Trust Bank Monument Sign (formerly BBT Bank) (District 7) 20280 Grand Oaks Shoppes Boulevard located north of Corkscrew Road, and just north of Dunkin Donuts on east side of Ben Hill Griffin Parkway.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

Lance Oij, Sign Permits Plus

**Public Comment:** None.

**Board Questions or Comments:**

Board Member Wallace and Chairman Levitan.

**Motion:** Motion to approve of the design for the monument and directional signs.

**Motion by:** Board Member Naratil

**Seconded by:** Board Member Tatooles

**Action:** Approved the design for the monument and directional signs.

**Vote:**

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

**Nay:**

**Abstentions:**

- (2) Christ Community Ministries Development Order (DOS2021-E001) (District 4) 20810 Highlands Avenue, located on the northwest corner of County Road and Highlands Avenue, immediately east of Estero Fire Rescue Station 41.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

Dean Martin, P.E., TDM Consulting  
Robert Massengale, AIA, Robert L. Messengle  
David Kulsveen, Landesco, PLLC  
Mark Goodwin, Pastor of Christ Community Ministries

**Public Comment:** None.

**Board Questions or Comments:**

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

**Motion:** Motion to approve Development Order to expand the existing church by 2,972 square feet and to expand the parking on a 2.3-acre site

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

**Action:** Approved Development Order to expand the existing church by 2,972 square feet and to expand the parking on a 2.3-acre site

**Vote:**

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

Nay:

Abstentions:

- (2) AAAA PreK-8 School Development Order (DOS2021-E004) (District 4)  
20897 Three Oaks Parkway, 68.5-acre undeveloped parcel south of Copper Oaks, bounded by Three Oaks Parkway on the west and I-75 on the east.

No conflicts have been noted. Chairman Levitan and Chairman Wood received emails from Land Use Attorney Nancy Stroud and Community Development Director Mary Gibbs.

**Staff Presentation/Comments:**

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

**Presentation/Information by:**

Dana Hume, P.E., Johnson Engineering, Inc.

**Public Comment:****eComments:**

Christine Gallagher, Villages at Country Creek

Jon Malita, Villages of Country Creek  
Betty Sayad, Villages at Country Creek  
Patrick McGarry, Spring Ridge

**In-Person**

Marc Szakaly, Villages of Country Creek

**Board Questions or Comments:**

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

**Motion:** Motion to approve Development Order for construction of elementary and middle school site and monument sign with the staff conditions, requested variations, and the addition of emergency access on the site.

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

**Action:** Approved Development Order for construction of elementary and middle school site and monument sign with the staff conditions, requested variations, and the addition of emergency access on the site.

**Vote:**

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

Nay: Board Members Wallace and Gargano

Abstentions:

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:** None.

(a) **Next meeting November 9, 2021**

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 6:39 pm

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Tammy Duran  
Deputy Village Clerk

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