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**APPROVED BY BOARD: SEPTEMBER 21, 2021**  
**PLANNING ZONING AND DESIGN BOARD MEETING**

**Village of Estero Council Chambers  
9401 Corkscrew Palms Circle  
Estero, FL 33928**

**August 10, 2021, 4:30 pm**

**1. CALL TO ORDER**

at 4:41 pm.

**2. PLEDGE OF ALLEGIANCE**

Led Chairman Wood.

**3. ROLL CALL**

**Present:**

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

**Also present:**

Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, Principal Planner Matt Noble, 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. Consent Agenda**

## **a. Approval of Meeting Minutes.**

Approval of the December 15, 2020 Planning and Zoning Board Minutes, January 19, 2021 Planning and Zoning Board Minutes, and March 16, 2021 Planning and Zoning Board Minutes.

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

## **7. PUBLIC HEARINGS (Quasi-Judicial)**

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

### **a. Corkscrew Pines CPD Rezoning Amendment (DCI2020-E002) (District 5) 21-acre vacant site on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and south of Grandezza.**

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.

Chairman Levitan has had conversations with Mary Gibbs and Nancy Stroud, and also read a copy of the Hearing Examiner's Report dated October 15, 2008. Boardmember Tatooles has received emails that were forwarded to Mary. No conflicts have been noted.

#### **Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

#### **Presentation/Information by:**

Daniel Diserio, AICP, DeLisi, Inc.

Neale Montgomery, Esq., Pavese Law Firm

Greg Disario, RLA, David Jones & Associates

Joe McHarris, McHarris Planning & Design

#### **Public Comment:**

##### **eComments:**

Joseph Spanier, Grandezza

Roberta Kauffman, Grandezza

John McCarthy, Grandezza

Daniel Burger, Grandezza

Richard Pokorny, Grandezza

Debra Rudy, Grandezza

Theresa Richard, Grandezza

Maurice Richard, Grandezza

Susan Friedl, Grandezza

Mark Mertz, Grandezza

Stan Saucke, Grandezza

John Atkins, Grandezza

George Corey, Grandezza

Jeffrey Heiss, Grandezza

Kathy Heiss, Grandezza

Lisa Naftal, Grandezza

Cheryl and Douglas Weinrich, Grandezza

Steve Silverman, Grandezza

Cameron Snyder, Grandezza

James Shields, Grandezza

Maureen Listro, Stoneybrook

Lanell Shields, Grandezza  
Joseph Drummond, Grandezza  
Lydia Senese, Grandezza  
Paul Lesser, Grandezza  
Carl Albert, Grandezza  
Donna Lanza, Grandezza  
Thomas Horvath, Grandezza  
Andrew Hanson, Cyprus Cove B  
Regina Herron, WildCat Run and Grandezza  
Ross and Sally Madden, Grandezza  
Peggy Reynolds, Grandezza  
Katherine Tsouros, Grandezza  
Patricia Slauson, Grandezza  
Davis Wild, Grandezza  
Sue Abernathy, Grandezza  
Marilyn Spanier, Grandezza  
Kim Japinga, Grandezza  
Jeffrey Japings, Grandezza  
Robert Abernathy, Grandezza  
Teresa Long, Grandezza  
Stephen Hatch, Grandezza  
Celia Platt, Grandezza  
Kevin O'Neill, Grandezza  
Dan Miller, Grandezza  
Donald Platt, Grandezza  
Mary Jo Mack, Grandezza  
Thomas Mack, Grandezza  
Ann Regukla, Grandezza  
Deborah Almo, Grandezza  
Dan Miller, Grandezza  
Joyce Wong, Grandezza  
Patricia Lowe, Grandezza  
Kathy Verbrugge, Grandezza  
Michael Mainelli, Grandezza  
Tim Lenhard, Grandezza  
Renne Lenhard, Grandezza  
Robert Murphy, Grandezza  
Jim Barry, Grandezza  
Jennifer Stovall, Grandezza  
Barbara Hickson, Grandezza  
Steven Nichol, Grandezza  
Laurie Cohen, Grandezza  
Sheryl Sullivan, Grandezza  
Brian Hurwitz, Grandezza  
Ralph Strauser, Grandezza  
Felice Hurwitz, Grandezza  
Diana Skalski, Grandezza  
Jim Schleifer, Grandezza  
Richard Sherman, Grandezza  
Gary Sutherland, Grandezza  
Bruce and Mary Melhorn, Grandezza  
Diane Lipari, Grandezza  
Lawrence Taylor, Grandezza  
David East, Grandezza  
Brendan Sheehy, Solemar  
Ute Nevara, Grandezza

Dan Willams, Grandezza  
John Reyen, Grandezza  
Stephen Dryden, Grandezza  
Mike Cowman, Grandezza  
Jane Hersch, Grandezza  
Jeanette Pichler, Grandezza  
Thomas Hintz, Grandezza  
Aramis Sullivan, Grandezza  
Peter Dersley, Grandezza  
Roger and Judy Battista, Grandezza  
Barbara Anderson, Grandezza  
Kandala Chary, Grandezza  
Roberta Allis, Grandezza  
John McKelvey, Grandezza  
Kathryn Miller, Grandezza  
Patricia Gazda-Grace, Grandezza  
Gerri Silvestri, Grandezza  
Antoinette Macleod, Grandezza  
Susie Rozanczk, Grandezza  
Fran Orlofsky, Grandezza  
Ronald Brandman, Grandezza  
Kathryn Harrington, Grandezza  
Theodora Brandman, Grandezza  
Barbara Ginesi, Grandezza  
Robert Miller, Sabal Palm  
Peter Reilly, Grandezza  
William Baker, Grandezza  
Andrew Abel, Grandezza  
Michael Kuhn, Grandezza  
Thomas Ledbetter, Grandezza  
Larry and Ann Jensen, Grandezza  
C.G. Van Duyn, Grandezza  
Andrea LeBlanc, Savona  
Ann Cary, Grandezza  
Patricia Rothman, Grandezza  
Drew Kelly, Grandezza  
Timothy Burke, Grandezza  
Marie and Thomas Gorman, Grandezza  
Brian O'Boyle, Grandezza  
Sharon Campanese, Grandezza  
Philip McManus, Grandezza  
Mary Kelly, Grandezza  
Gary and Karen Neckorcuk, Grandezza  
Francis Richards, Grandezza  
Donald Caravella, Grandezza  
Shirley Dreffs, Grandezza  
Jim Alderfer, Grandezza  
Sandy Pinnel, Grandezza  
Dough Craft, Grandezza  
Timothy Verbrugge, Grandezza  
William Murphy, Grandezza  
Milton Goodman, Grandezza  
Marli Lefkovitz, Grandezza  
Joseph Trefaller, Grandezza  
Margaret Dempsey, Grandezza  
Dennis Dempsey, Grandezza

Jeanette Pollock, Grandezza  
Joe Kennedy, Grandezza  
JoAnn Van Degiff, Grandezza  
William Kelly, Grandezza  
Illiana Miller, Sabel Palm  
Joe Lanza, Grandezza  
Terry Miller, Grandezza  
Tia Doyle, Grandezza  
Mitch Korn, Grandezza  
Steven and Jeri Ojeda, Grandezza  
Robert Arcaro, Grandezza  
Karolyn Goslin, Grandezza  
Elizabeth Feldman, Grandezza  
Terrance Smith, Grandezza  
James Doepke, Grandezza  
Wendy Cohen, Grandezza  
Diana Dersley, Grandezza  
Betty Benson, Sabel Palms  
Barbara Sykes, The Club at Rapallo  
Justin Jordan, Stoneybrook  
Jeffrey Jekovitz, Grandezza  
Joan and John Jaron, Croscrew Woodlands  
Don Weaver, Stoneybrook  
Terrance Merryfield, Stoneybrook  
Sheree Marlow, Stoneybrook  
James Leonard, Grandezza  
Timothy Roberts, Grandezza  
Michael Kramer, Grandezza  
William Motzer, Grandezza  
Donna Dennis, Grandezza  
Charles Dennis, Grandezza  
James Oglethorpe, Genova  
Bob Mulcahy, Genova  
Deborah Graziani, Grandezza  
Kristina Renza, Grandezza  
Matthew Mancl, Grandezza  
Joel Graziani, Grandezza  
Otto Asgeirsson, Grandezza  
Peter Hart, Grandezza  
Robert and Mary Kaufmann, Grandezza  
Gary Skalski, Grandezza  
Joseph Laspina, Grandezza  
John Taylor, Grandezza  
Amy Kuchenbecker, Grandezza  
Susan Lowney, Grandezza  
Nancy and Floyd Taylor, Grandezza  
Nancy Austin, Grandezza  
Mercedes Aza, Grandezza  
Joseph Spanier, Grandezza  
Roberta Kauffman, Grandezza  
Cathy Jones, Grandezza  
Norbert Wheeler, Grandezza  
Freda Levin, Grandezza  
Jane Bruders, Grandezza  
Kathleen Geraci, Grandezza  
Michael Wasson, Grandezza

Marc Rose, Grandezza  
Jill Schneider, Grandezza

**In-Person:**

Michael Maurer, William Raceis Commercial Real Estate (Representing Applicant)  
Bill Reynolds, Stoneybrook  
Fred Thompson, Grandezza  
Gary Israel, Stoneybrook  
Helen Simich, Stoneybrook  
Mark Ruset, Stoneybrook  
Sharon Eyerly, Stoneybrook  
Sharon Fenstermaker, Stoneybrook  
Bob Lindgren, Grandezza  
Peter Dersley, Grandezza  
Bill Banfield, Stoneybrook  
Lourdes Price, Stoneybrook  
Scott Roark, Stoneybrook

**Board Questions or Comments:**

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

**Motion:** Motion to recommend denial of the applicant's request to the Village Council.

**Motion by:** Board Member Gargano

**Seconded by:** Board Member Naratil

**Action:** Approved recommendation of denial of the applicant's request to the Village Council.

**Vote:**

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

Nay: Board Member Wallace

Abstentions:

**The meeting went into recess at 7:03 p.m. and reconvened at 7:15 p.m.**

**8. PUBLIC INFORMATION MEETINGS**

(No votes are taken at Public Information Meetings)

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

**a. Marketplace at Coconut Point (District 6) -- Development Order 8001 Via Rapallo Drive, located on the southeast corner of US 41 and Via Rapallo Drive and north of Sweetwater Ranch Boulevard.**

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

Jeff Williams, Konover South

**Public Comment:**

**In-Person:**

David Yellen, Rapallo  
Frank Moser, Rapallo  
Chris Reiken, Rapallo

Gary Chard, Rapallo

**Board Questions or Comments:**

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

**b. Estero Crossing Residential (District 5) -- Development Order 43-acre site is located west of I-75, south of Corkscrew Road and east of the Lowe's Plaza. The residential units are south of the proposed commercial tract.**

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

John Wojdak, P.E., DeLisi Fitzgerald, Inc.  
Gerard Nadeau, Charlan Brock Architects

**Public Comment:** None.

**Board Questions or Comments:**

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

**9. PUBLIC HEARINGS (Quasi-Judicial)**

**a. Via Coconut (District 5) -- Rezoning (DCI2019-E003) & Right of Way Vacation (VAC2019-E001) 8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane.**

**Properties are located south of Corkscrew Road and west of Via Coconut Road.**

**Motion:** Motion for a continuance until the August 24, 2021 meeting due to the lack of time.

**Motion by:** Chairman Levitan

**Seconded by:** Board Member Tatooles

**Action:** Approved motion for a continuance until the August 24, 2021 meeting due to lack of time.

**Vote:**

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

**Nay:**

**Abstentions:**

**10. PUBLIC INPUT (Each individual will be given five minutes to speak)**

None.

**11. BOARD COMMUNICATIONS**

**Next meeting -- August 24, 2021**

**ADJOURN**

at 9:02 pm.

Attest: Village of Estero

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Tammy Duran  
Deputy Village Clerk

For an official copy of the signed minutes, please submit a Public Record Request.