

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council 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 COUNCIL
NOVEMBER 16, 2022**

VILLAGE COUNCIL MEETING

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

November 2, 2022 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Jan Chance River of Life Church

PLEDGE OF ALLEGIANCE

Led by Councilmember Ribble

ROLL CALL

Present: Mayor Katy Errington - District 4, Vice Mayor Jon McLain - District 3, Councilmember Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Jim Boesch - District 5, Councilmember Jim Ward - District 6, and Councilmember Jim Wilson - District 7.

Also present

Village Manager Steve Sarkozy, Interim Village Attorney Robert Pritt, Land Use Attorney Nancy Stroud, Community Development Director Mary Gibbs, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda with item 6a deferred to the November 16th agenda.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Boesch

Action: Approved agenda with item 6a deferred to the November 16th agenda

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Wilson, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

In Person

George Zalucki, Estero Forever Foundation

4. CONSENT AGENDA

- (a)** October 19, 2022, Council Meeting Minutes

Motion: Motion to approve the Consent Agenda.

Motion by: Councilmember Wilson

Seconded by: Councilmember Ribble

Action: Approved the Consent Agenda.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Wilson, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

6. ACTION ITEM

- (a)** Greater Estero Chamber of Commerce approval of financial support for Strategic Plans for Future Growth and Impact.

Item deferred to the November 16, 2022 agenda.

7. FIRST READINGS

- (a)** First Reading of Ordinance No. 2022-17 adopting new Flood Insurance Rate Maps.

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting New Flood Insurance Rate Maps (FIRM) for Flood Zones in the Village of Estero; Providing for Severability; and Providing for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
David Willems, Public Works Director

Council Questions or Comments

Councilmembers Boesch, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Public Comments

None.

Motion: Motion to pass first reading of Ordinance No. 2022-17 and set second reading and public hearing for November 16, 2022.

Motion by: Councilmember Boesch

Seconded by: Councilmember Ward

Action: Passed first reading of Ordinance No. 2022-17 and set second reading and public hearing for November 16, 2022.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Wilson, Ribble,
Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

8. SECOND READINGS AND PUBLIC HEARINGS

(a) Second Reading and Public Hearing of Ordinance No. 2022-12 Land Development Code Amendment for Lot Coverage

An Ordinance of the Village Council of the Village of Estero, Florida, Amending the Village Land Development Code to Amend Section 10-3 Rules of Measurement to Revise the Definition of Lot Coverage; Providing a Severability Clause, a General Repealer Clause, and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments

Vice Mayor McLain.

Public Comments

None.

Motion: Motion to approve Ordinance No. 2022-12.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Boesch

Action: Approved Ordinance No. 2022-12.

Vote: (Roll Call)

Aye: Councilmembers Fiesel, Wilson, Boesch, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

(b) Second Reading and Public Hearing of Ordinance No. 2022-13, Land Development Code Amendment Flood Hazard Reduction Standards

An Ordinance of the Village Council of the Village Of Estero, Florida, Amending Land Development Code Section 7-3 “Flood Hazard Reduction Standards” to Update the Effective Flood Insurance Study Applicable to the Village, Amend the Process for Determining Substantial Improvement and Substantial Damage Determinations, Update Reference to the Florida Building Code Historic Buildings Chapter, Specify Elevation of and Foundations for Manufactured Homes in Flood Hazard Areas, Provide Standards for Non-Elevated Accessory Structures in Flood Areas, and Amend Definitions; Clarifying and Reenacting the Repeal of Ordinance 2015-16; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Council Questions or Comments

Councilmembers Ward, Wilson, and Vice Mayor McLain.

Public Comments

None.

Motion: Motion to continue Ordinance 2022-13 until the November 16, 2022 Village Council Agenda

Motion by: Councilmember Wilson

Seconded by: Councilmember Ribble

Action: Approved continuance of Ordinance 2022-13 until the November 16, 2022 Village Council Agenda.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Wilson, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

Village Land Use Counsel Stroud provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearings were sworn in by Village Clerk Sacco.

(c) Second Reading and Public Hearing of Ordinance No. 2022-14 Coconut Trace Commercial Planned Development Zoning Amendment.

No ex parte communication or conflicts of interest were noted.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending the Coconut Trace Commercial Planned Development (CPD) Zoning to Allow a Real Estate Sales Center for Off-Site Sales on a 3.5-Acre Property on the West Side of US 41 North of Coconut Road across from Coconut Point Mall; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Presentation/Information by

Mark Mclean, MHK Architecture
Josephine Medina, AICP, RVI Planning + Landscape Architecture
Sabrina McCabe, PLA, RVI Planning + Landscape Architecture

Council Questions or Comments

Councilmembers Ribble, Ward, Vice Mayor McLain, and Mayor Errington.

Public Comments

eComment

Scott Stryker, Bella Terra

Motion: Motion to approve Ordinance No. 2022-14 with the addition that the applicant will modify the proposed white color to a white tone acceptable to the Village staff.

Motion by: Vice Mayor McLain
Seconded by: Councilmember Ribble

Action: Approved Ordinance No. 2022-14 with the addition that the applicant will modify the proposed white color to a white tone acceptable to the Village staff.

Vote: (Roll Call)
Aye: Councilmembers Boesch, Wilson, Fiesel, Ward, Ribble,
Vice Mayor McLain, and Mayor Errington.
Nay:
Abstentions:

(d) Second Reading and Public Hearing of Ordinance No. 2022-15 for Pelican Sound Residential Planned Development Zoning Amendment

No ex parte communication or conflicts of interest were noted.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending the Pelican Sound Residential Planned Development (RPD) Zoning To Allow Recreation Uses, Including Pickleball, In the Golf Maintenance and Storage Area on a 150.23-Acre Property on the South Side of the Estero River, North of Williams Road and West of US 41; Providing for Severability; Providing for Conflicts; And Providing an Effective Date

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Council Questions or Comments

Councilmembers Ribble, Ward, Vice Mayor McLain, and Mayor Errington.

Presentation/Information by

Ken Gallander, AICP, the Neighborhood Company

Public Comments

eComment

George Molnar, The Villages at Country Creek

Motion: Motion to approve Ordinance No. 2022-15 with staff conditions.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Ward

Action: Approved Ordinance No. 2022-15 with staff conditions.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Wilson, Fiesel, Ward, Ribble,
Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

Recess 10:48 a.m. and convene at 11:00 a.m.

(e) Second Reading and Public Hearing of Ordinance No. 2022-16 Genova Zoning Amendment

No conflicts of interest were noted. Councilmember Fiesel and Vice Mayor McLain met with Brian Goguen and Steve Sammons to the listen to timeline of the whole development.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending the Estero Planned Development Zoning Adopted by Ordinance 2016-08 For “Genova”, for a 3.6-Acre Property Parcel Within the Genova EPD at the Southeast Corner of Corkscrew Road and Via Coconut; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney
Robert Pritt, Interim Village Attorney

Council Questions or Comments

Councilmembers Wilson, Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Presentation/Information by

Jaime Lopez, Barron Collier Companies
Brian Goguen, Barron Collier Companies
Neale Montgomery, Pavese Law Firm
John English, Peninsula Engineering
Steve Sammons, Peninsula Engineering
Chris Scott, Peninsula Engineering

Public Comments

In-Person

Jeff Bristol, Genova
Hal Korbee, Genova
Susan Majka, Genova
Sharon Stump, Genova

eComment

Donna Brown, Genova

Motion: Motion to approve Ordinance No. 2022-16 with two changes; one to condition 8 regarding significant construction and the second to condition 7 to enhance the landscape along the linear park on Corkscrew Road with a bench on Via Coconut.

Motion by: Councilmember Wilson

Seconded by: Vice Mayor McLain

Action: Approved Ordinance No. 2022-16 with two changes; one to condition 8 regarding significant construction and the second to condition 7 to enhance the landscape along the linear park on Corkscrew Road with a bench on Via Coconut.

Vote: (Roll Call)

Aye: Councilmembers Boesch, Fiesel, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay: Councilmember Boesch

Abstentions:

9. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Wilson, Boesch, Fiesel, Ribble, Vice Mayor McLain, and Mayor Errington.

Tentative consensus by Council to have the Lighting of the Tree event. The mayor will come back next Council meeting with more details on the event.

11. VILLAGE ATTORNEY'S REPORT

None.

13. VILLAGE MANAGER'S REPORT

None.

14. ADJOURNMENT at 1:43 pm

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Katy Errington, Mayor

(td/CS)

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