

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  
MARCH 8, 2022**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
January 11, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:35 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Levitan
- 3. ROLL CALL:**

Present: Co-Chairman Scotty Wood and Co-Chairman Howard Levitan (via Zoom), and Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Barry Jones (arrived 5:00pm), Michael Sheeley, Board Member Kristin Jeannin (arrived 4:35 pm), and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk, Tammy Duran (via Zoom).

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of December 14, 2021, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

- (1) Abbiati Dental and Medical Office Building (D.O. # TBD) (District 2)  
±1-acre vacant parcel located on the west side of US 41 south of the Fountain Lakes entrance.

Development Order for proposed 10,000 square foot dental and medical office building

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Village Land Use Counsel

**Presentation/Information by**

D. Brent Addison, P.E., Banks Engineering

**Public Comment**

**In Person**

Janet Hildebrand, Fountain Lakes  
Ryan Willoughby, Fountain Lakes  
Lori Smith, Fountain Lakes  
Vickie Miller, Fountain Lakes  
Bill Covitz, Fountain Lakes  
Jayne Johnson, Fountain Lakes  
June Guiffrida Fountain Lakes  
Joyce Siska, Fountain Lakes  
Karen Paulsen, Fountain Lakes

**eComments**

Janet Hildebrand, Fountain Lakes  
Ryan Willoughby, Fountain Lakes  
Susan Thomas, Fountain Lakes  
Thomas Aiello, Fountain Lakes  
Kathleen Richardson, Fountain Lakes  
Stephen Cento, Fountain Lakes  
Chris Harris, Fountain Lakes  
Colette Hammers, Fountain Lakes  
Donald Robicheau, Fountain Lakes  
Yvonne Hunter, Fountain Lakes  
Farrell Theall, Fountain Lakes  
Diane Endres, Fountain Lakes  
William & Arlette Royhl, Fountain Lakes  
Stephen Nordstrom, Fountain Lakes  
Margaret Mullen, Fountain Lakes  
Timothy & Georgann Shaffer, Fountain Lakes  
Christina Daprile, Fountain Lakes  
Luevonna K Linville, Fountain Lakes  
Kurt Wolf, Fountain Lakes  
Sandra Proudlove, Fountain Lakes  
Michaelyn Aiello, Fountain Lakes  
Diane Moulton, Fountain Lakes  
Cynthia Sexton, Fountain Lakes  
Judy Ladd, Fountain Lakes

Hex & Jenessa Persephone, Fountain Lakes  
Mia Gottlieb, Fountain Lakes  
Thelma Jarvis, Fountain Lakes  
Sher Keinert, Fountain Lakes  
Lisa Campbell-Chew, Fountain Lakes  
Colette Hammers, Fountain Lakes  
Donald Robicheau, Fountain Lakes  
Debra Foerster, Fountain Lakes  
Robert Partlow, Fountain Lakes  
Joyce Siska, Fountain Lakes  
Carol Parlow, Fountain Lakes  
William & Vickie Miller, Fountain Lakes  
Pamela Rothmann, Fountain Lakes  
Solomon Cokes, Fountain Lakes  
Ronald Broccoli, Fountain Lakes  
Barbara Boudreaux, Fountain Lakes  
Jon Wilkinson, Fountain Lakes  
Barbara Cavallaro, Fountain Lakes  
Robert Platz, Fountain Lakes  
Chris Harris, Fountain Lakes  
Ashlyn Farrar, Fountain Lakes  
Carolyn “Casey” Monti, Fountain Lakes  
Dick Birch, Fountain Lakes  
Kathy Diernfeld, Fountain Lakes  
Cheryl Gnojek, Fountain Lakes  
Michael Diernfeld, Fountain Lakes  
Katherine Kiesch, Fountain Lakes  
Jean Farrar, Fountain Lakes  
Keith Chew, Fountain Lakes  
James Hooser, Fountain Lakes  
Marcia Reed, Fountain Lakes  
Katrina Mulligan, Fountain Lakes  
MaryLou Perlberg, Fountain Lakes  
Pam Dionise, Fountain Lakes  
MariAnne Reihl, Fountain Lakes  
June Guiffrida, Fountain Lakes  
Michael Monti, Fountain Lakes  
Kimberly Hadad, Fountain Lakes  
Lori Smith, Fountain Lakes  
Steven MacArthur, Fountain Lakes  
Yvonne Hunter, Fountain Lakes  
Charles Janvier, Fountain Lakes  
Carolyn Cook, Fountain Lakes  
Manuel Enos, Fountain Lakes  
James Corrigan, Fountain Lakes  
Helen Wilkinson, Fountain Lakes  
Kim Genseal, Fountain Lakes

Roy Roman, Fountain Lakes  
Leigh Paulsen, Fountain Lakes  
Sandra Platz, Fountain Lakes  
Michael Walsh, Fountain Lakes  
Ingrid Walsh, Fountain Lakes  
John Price, Fountain Lakes  
Ann Yungner, Fountain Lakes  
Carol Stachura, Fountain Lakes  
Jayne Johnson, Fountain Lakes  
Jan Miller-Freyburgher, Fountain Lakes  
Tom Johnson, Fountain Lakes  
Tim Cook, Fountain Lakes  
Mary Hoch, Fountain Lakes  
Patricia Anne Hrychuk, Fountain Lakes  
Mary McGill, Fountain Lakes  
Laura Delacruz, Fountain Lakes  
Diane Dorrian, Fountain Lakes  
Randy and Angie Steiner, Fountain Lakes  
Kelly Rhoades, Fountain Lakes  
Debra Grossman, Fountain Lakes  
Edward Castle, Fountain Lakes  
Karen Hooser, Fountain Lakes  
James Hildebrand, Fountain Lakes  
Elizabeth Gasper, Fountain Lakes  
Betty Zimbardo, Fountain Lakes  
Jan Telford, Fountain Lakes  
Sara DeVilder, Fountain Lakes  
Michael Growe, Fountain Lakes  
Joan Kuehm, Fountain Lakes  
Beverly Smith, Fountain Lakes

**Board Questions or Comments**

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

Meeting recessed at 5:41pm and reconvene at 5:52 pm.

- (2) Via Coconut Development Order (D.O. # TBD) (District 5)  
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 Point.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

D. Brent Addison, P.E., Banks Engineering  
Mark McLean, MHK Architecture & Planning  
Christian Andrea, Architectural Land Design

**Public Comment**

**In Person**

Bob Girsch, Genova

**Board Questions or Comments**

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

**7. WORKSHOP**

- (1) Estero Crossing Residential Development Order (DOS2020-E007) (District 5)  
10500 Corkscrew Road, ±43-acre site (total project size) located on the south side of Corkscrew Road, 1,000 feet west of Corkscrew Road and I-75 intersection.

**Staff Presentation/Comments:**

Mary Gibbs, Community Development Director

**Presentation/Information by:**

John Wojdak, DeLisi Fitzgerald  
Gerard Nadeau, Charlan Brock Architects

**Public Comment: None.**

**Board Questions or Comments:**

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

**8. PUBLIC HEARING (Not Quasi-Judicial)**

- (1) Capital Improvement Schedule Update Ordinance Review - Ordinance 2022-01  
updating the Village Capital Improvement Schedule for fiscal year 2021-2022 and adopting the most recent School District Capital Improvement Plan.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Board Questions or Comments:**

Board Member Wallace and Chairman Levitan.

**Motion:** Motion to recommend adoption of Ordinance 2022-01 to the Village Council.

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

**Action:** Recommended adoption of Ordinance 2022-01 to the Village Council.

**Vote:**

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

Nay: Board Member Wallace

Abstentions:

**8. PUBLIC INPUT**

None.

**9. BOARD COMMUNICATIONS**

(a) Next meeting – February 8, 2022

There was a brief discussion on conflict-of-interest criteria by the Board, land use counsel and staff.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Counsel

**Board Questions or Comments**

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

**10. ADJOURNMENT: 7:40 pm.**

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Tammy Duran  
Deputy Village Clerk