

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 APRIL 12, 2022

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 8, 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 Tatoes, Barry Jones (arrived 4:39 pm), Board Member Kristin Jeannin, and Jim Wallace. Absent: Board member Michael Sheeley.

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.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

(1) Approval of January 11, 2022, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

(1) Spring Run Clubhouse Expansion Development Order (DOS2021-E009) (District 6)
Located in The Brooks, the Spring Run Clubhouse site is 1 mile east of Coconut Road and US 41.

The applicant requests expansion of the existing clubhouse, outdoor bar/dining area, and to add; a pool restroom, bocce ball courts and infrastructure.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Herrera, P.E., Q. Grady Minor & Associates, P.A.

Ryan Richards, RG Architects

Mike Zigler, General Manager of Spring Run

Jim Bartl, Spring Run Committee Member

Neale Montgomery, Esq., Pavese Law

Public Comment

In-Person

John McDermott, Spring Run

Sharon Lovasco, Spring Run

eComments

Ted and Nancy Begansky, Spring Run

Charles Krogmeier, Spring Run

Sharon Lavasco, Spring Run

Dave Anderson, Spring Run

Miland and Myrna Meek, Spring Run

Guido and Eileen Campagna, Spring Run

Pat Welsh, Spring Run

Mary and David Daniel, Spring Run

Anita and Larry Bierman, Spring Run

Joseph A Mengacci, Spring Run

Betty Bozzuto, Spring Run

Bill and Libby Thompson, Spring Run

Joseph Paul and Margaret W Vance, Spring Run

Rebecca Greene, Spring Run

Pamela K. Baim, Spring Run

Kevin & Suzanne Bidlack, Spring Run

Salvatore Romano, Spring Run

Thomas and Phylis Santora, Spring Run

Chris Western, Spring Run

Eric and Cindy Gilbertson, Spring Run

Barbara Unes, Spring Run

Guy M. Caterino, Spring Run

Larry Keith, Spring Run

Lloyd and Pam Martin, Spring Run

Ken Greene, Spring Run

Carron Koester, Spring Run

Michael and Carol Bannigan, Spring Run

Wendy and Bill Hess, Spring Run

Doug & Dianne MacAdam, Spring Run
Bob and Jane Alter, Spring Run
Terri Socol, Spring Run
Joseph H. Cohen, Spring Run
Dale Ehman, Spring Run
Bill and Gail Koslowski, Spring Run
William & Janet Moore, Spring Run
Steve and Cathy Ogden, Spring Run
Marla Eichmann and Laura Hohing, Spring Run
Larry and Barbara Reed, Spring Run
Lee and Mary Jaeger, Spring Run
Kenneth and Denise Kindler, Spring Run

Board Questions or Comments

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

7. WORKSHOP

- (1) Downtown Estero – Proposed Development Order (District 4)
34-acre site located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Applicant is requesting comments on a proposed mixed-use project with multi-family buildings, two mixed-use buildings and proposed commercial uses along US 41. The initial phase will include the project's backbone infrastructure, perimeter buffers, landscape, and streetscape.

The county approved Mixed-Use Planned Development zoning in Resolution Z-10-017 as amended, for a proposed mixed-use project with bonus density, multi-family use, commercial uses, and specific design standards.

A Public Information Meeting was held November 9, 2021.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Chris Mulloy, Buckingham Group
John Wojdak, DeLisi Fitzgerald

Public Comment

In-Person

Madelyn Isaacs, Cascades
Clark Mackenzie, Highlands Ave
Jerry Ammons, Cypress Bend

eComments

Scott Stryker, Bella Terra

Board Questions or Comments

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

8. PUBLIC HEARING (Quasi-Judicial)

- (1) The Colonnade, Continuing Care Retirement Community (CCRC) aka Volunteers of America Development Order (DOS2018-E005) (District 4)
21± acres located on the northeast corner of Corkscrew Road and Sandy Lane.

Rezoning was approved on January 20, 2016, through Ordinance 2015-21.

Public Information Meeting was held July 13, 2021.

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 stated in the original zoning hearing back in 2015, he did have several meetings with developers from Volunteers of America.

There were no conflicts of interest noted.

Staff Presentation/Comments

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

Presentation/Information by

Ann Walsh, Volunteers of America
Joel Anderson LifeStar Living
Charlie Krebs, Hole Montes
Bill Prysi, Hole Montes
Craig Kimmel, RLPS Architects

Board Questions or Comments

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

Public Comments

Joe Hammerman, Pelican Landing
Jose Malacjowski, Estates at Estero River

Motion: Motion to approve the Development Order (DOS2018-E005) with stipulation in the staff report and additional stipulation to change the vertical color pattern, a condition of no pickleball, and there would be no lighting at the bocce and tennis courts. The monument signs are not approved at this time and will come back at a later date.

Motion by: Board Member Gargano
Seconded by: Board Member Naratil

Action: Approved the Development Order (DOS2018-E005) with stipulation in the staff report and additional stipulation to change the vertical color pattern, a condition of no pickleball, and there would be no lighting at the bocce and tennis courts. The monument signs are not approved at this time and will come back at a later date.

Vote:

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

Nay:

Abstentions:

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – April 12, 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, Tatoes, Gargano, Jones, Jeannin, Naratil, Chairman Wood, and Chairman Levitan.

Chairman Levitan announced he will be resigning from the Planning Zoning and Design Board effective immediately to move back to Maine.

10. ADJOURNMENT: 8:37 pm.

Tammy Duran
Deputy Village Clerk