

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 JUNE 14, 2022

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
April 12, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:33 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
- 3. ROLL CALL:**

Present: Co-Chairman Scotty Wood, Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Michael Sheeley, Barry Jones, Kristin Jeannin, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud, 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 March 8, 2022, meeting minutes.

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

- 6. INFORMATION ITEM**

(a) Estero on the River -Village Property

Staff Presentation/Comments

Mary Gibbs, Community Development Director
David Willems, Public Works Director

Public Comment

None.

Board Questions or Comments

None.

7. PUBLIC HEARINGS (Quasi-Judicial)

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

Applicant requests, expansion of the existing clubhouse, outdoor bar/dining area, bocce ball court and parking deviation.

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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

D. Wayne Arnold, Q. Grady Minor & Associates, P.A.

Jim Bartl, Spring Run Committee Member

Mike Zigler, Spring Run Clubhouse General Manager

Public Comment

In-Person

Jim Rock, Spring Run

Vincent Horvath, Spring Run

Bill Hess, Spring Run

Ken Greene, Spring Run

Doug MacAdam, Spring Run

Michael Bannigan, Spring Run

Patti Columbe, Spring Run

Board Questions or Comments

Board Members Sheeley, Naratil, Wallace, and Tatooles.

Motion: Motion to approve the Development Order (DOS2021-E009) with parking deviation.

Motion by: Board Member Gargano
Seconded by: Board Member Tatooles

Action: Approved the Development Order (DOS2021-E009) with parking deviation.

Vote:

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

Nay:

Abstentions:

- (b) Zoning Amendment - Miromar Outlets Signage (DCI2021-E002) (District 5)
Miromar Outlets is located at the intersection of Corkscrew Road and Ben Hill Griffin Parkway.

Applicant is proposing a Zoning Amendment to the Commercial Planned Development to adopt a new “sign package” to replace 4 existing project identification signs with 4 updated signs.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Margaret Antonier, Miromar Development Corporation
Neale Montgomery, Esq., Pavese Law Firm
John Konopka, US Sign & Mill Corp.
Paula McMichael, Hole Montes

Public Comment

eComments

Karl Boudeau, Miromar Lakes

Board Questions or Comments

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

Motion: Motion to make a recommendation to Council to approve their sign package.

Motion by: Board Member Tatooles
Seconded by: Board Member Naratil

Action: Motion fails with 4-4 tie vote.

Vote:

Aye: Board Members Naratil, Wallace, Tatooles, and Sheeley

Nay: Board Members Gargano, Jeannin, Jones, and Chairman Wood

Abstentions:

Motion: Motion to make a recommendation to Council to approve their sign package with the color change of blue to teal.

Motion by: Board Member Wallace

Seconded by: Board Member Sheeley

Action: Motion fails with 4-4 tie vote.

Vote:

Aye: Board Members Naratil, Wallace, Tatooles, and Sheeley

Nay: Board Members Gargano, Jeannin, Jones, and Chairman Wood

Abstentions:

Adjourn at 6:44 p.m. and reconvene at 7:09 p.m.

8. WORKSHOP

(a) Zoning Amendment - Genova (District 5)

21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant is proposing a Zoning Amendment to construct villas and townhomes on unbuilt portion of the site in lieu of condominium buildings 5 and 6.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jaime Lopez, Barron Collier Companies

John English, P.E, Peninsula Engineering

Steve Sammons, Peninsula Engineering

Board Questions or Comments

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

Public Comments

In-Person

Jeff Bristol, Genova

John Kotsi Genova

Sandy Stump, Genova

Bill Douglas, Genova

Bob Girsch, Genova

Paul Denett, Genova
Carrin Turnbull, Genova
Daniel Olson, Genova
Wanda Farrell, Genova
Susan Majka, Genova
John Cross, Genova
Abimael Rodriquez, Genova
Jane Brown, Genova
Robert Mulcahy, Genova
Art Columbe, Spring Run
Hal Korbee, Genova

eComments

John Cross, Genova
Robert Poffenberger, Genova
Bill Douglas, Genova

9. PUBLIC INFORMATION MEETINGS

- (a) Development Order - Estero Crossing Commercial Building #1 (Dunkin) (D.O. # TBD) (District 5) 10500 Corkscrew Road

Last building in Estero Crossing's commercial area located on the south side of Corkscrew Road, 1,000 feet west of Corkscrew Road and I-75 intersection.

Applicant proposing a 4,700 square foot building consisting of retail spaces with 1 drive-thru at the southern end of the building.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John T. Wojdak, P.E., DeLisi Fitzgerald, Inc.
Ramon Acevedo, GMA

Public Comments

eComments

Jack Otte, Island Club

Board Questions or Comments

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

- (b) Rezoning - Milan Villas (DCI2021-E005) (District 5) 21750 Three Oaks Parkway

10 acres located at the northwest corner of Williams Road and Three Oaks Parkway.

Applicant rezoning the property from Commercial Planned Development to Residential Planned Development for a small residential subdivision.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dan Delisi, DeLisi, Inc

Chris Mitchell, JR Evans Engineering

Public Comments

None.

Board Questions or Comments

Board Members Jones, Naratil, Wallace, and Chairman Wood

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, Jones, Jeannin, Naratil, and Chairman Wood.

11. ADJOURNMENT: 9:17 pm.

Tammy Duran
Deputy Village Clerk