

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
May 10, 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: Chairman Scotty Wood, Boardmembers Marlene Naratil, Anthony Gargano, James Tatooles, Michael Sheeley, Kristin Jeannin (via Zoom), and Jim Wallace. Absent: Boardmember Barry Jones.

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:**
- 5. BUSINESS:**
- 6. PUBLIC HEARINGS (Quasi-Judicial)**

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

- (a) Monument Sign - Coconut Office Center (Building Permit to be filed) (District 1)
23421 Walden Center Drive, Located on west side of US 41, just south of Coconut Road and US 41 intersection.

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

Presentation/Information by

Lindsey Oij Reade, Sign Permits Plus

Public Comment

None.

Board Questions or Comments

Board Members Sheeley, Naratil, and Chairman Wood.

Motion: Motion to approve the Monument Sign - Coconut Office Center.

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

Action: Approved the Monument Sign - Coconut Office Center.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (a) Development Order - Ginsberg Eye Ophthalmology (Submittal pending) (District 5)
9441 Corkscrew Palms Circle, located east of Village Hall in the Corkscrew Palms Commercial Planned Development.

Vacant parcel surrounded by Corkscrew Palms parking lot.

Applicant proposes to construct a 14,600 square-foot, 2-story Commercial Building.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by

Stacy Hewitt, AICP, Banks Engineering
Scott Mann, AIA, Studio +
Gregory J. Diserio, RLA, DMJA

Public Comment

None.

Board Questions or Comments

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

- (b) Zoning Final Plan Approval and Development Order - Island at West Bay – West Bay (Zoning submittal pending) (DOS2022-E003) (District 1)

5-acre “island” site at west end of Williams Road and past Baybridge Boulevard, over “no name” bridge.

Applicant seeks to construct a 270’ (plus 20’ for equipment) multi-family high-rise building over parking.

A zoning amendment was recently approved by Village Council (Ordinance 2021-12).

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jeff Nagle, Johnson Engineering

Tyler Rubley, Johnson Engineering

Roger Grave De Peralta, Garcia Stromberg (GS4 Studios)

Public Comment**eComment**

Dennis O’Connor, West Bay

Board Questions or Comments

Board Members Naratil, Wallace, Tatooles, Gargano, Sheeley, and Chairman Wood

- (c) Zoning Amendment – LB Estero Bay Investments, LLC/Coconut Trace CPD (DCI2022-E002) (District 2) 22951-22961 Lyden Drive, 3.5-acre vacant property located across from the Coconut Point Mall and south of Vandenberg Way.

Applicant is seeking an amendment to change the Commercial Planned Development Schedule of Uses so that general real estate offices are a permitted use on Tracts C and D.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Josephine Medina, RVi Planning +

Mark McClean, MHK Architecture & Planning

Public Comment

None.

Board Questions or Comments

Board Members Naratil, Wallace, Sheeley, and Chairman Wood

- (d) Comprehensive Plan Amendment and Rezoning - Estero on the River and Hapnehatchee Properties (Village Initiated) (District 4)

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

Board Members Tatoes, Wallace, and Chairman Wood

- (e) Comprehensive Plan Amendment – Private Property Rights Element (Village initiated per State Statute)

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

Board Members Naratil, Wallace, Tatoes, Gargano, Sheeley, and Chairman Wood

8. ACTION ITEM

- (a) Conflict of Interest

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Board Questions or Comments

Board Members Naratil, Jeannin, Wallace, Tatoes, Gargano, Sheeley, and Chairman Wood

Public Comments

None.

Motion: Motion to recommend to the Council that the code be changed to allow the firms of the professional architect, landscape architect, and engineer who are on the Board to present at any meeting, but the individual cannot present.

Motion by: Board Member Gargano

Seconded by: Board Member Tatooles

Action: Recommended to the Council that the code be changed to allow the firms of the professional architect, landscape architect, and engineer who are on the Board to present at any meeting, but the individual cannot present.

Vote:

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

Nay:

Abstentions:

10. BOARD COMMUNICATIONS

(a) Next meeting – June 14, 2022

Chairman Wood brought up the issue of the need for a Vice Chair for the Board. Attorney Stroud advised that any motion should be a recommendation to Council.

Staff Presentation/Comments

Nancy Stroud, Village Land Use Counsel

Board Questions or Comments

Chairman Wood.

Motion: Motion to recommend to the Council that Marlene Naratil be appointed to Vice-Chair.

Motion by: Board Member Gargano

Seconded by: Board Member Tatooles

Action: Recommended to the Council that hat Marlene Naratil be appointed to Vice-Chair.

Vote:

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

Nay:

Abstentions:

11. ADJOURNMENT: 6:55 pm.

Tammy Duran
Deputy Village Clerk