

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 JULY 12 , 2022

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
June 14, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:30 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
- 3. ROLL CALL:**

Present: Chairman Scotty Wood, Boardmembers Marlene Naratil, James Tatooles (left at 6:30), Michael Sheeley, Barry Jones (left at 7:00 pm), Kristin Jeannin, and Jim Wallace.
Absent: Boardmember Anthony Gargano.

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

Approval of April 12 and May 10, 2022 meeting minutes.

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

- 6. PUBLIC HEARINGS (Quasi-Judicial)**

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.

- (a) Monument Sign – River of Life Assembly of God (Permit Pending) (District 5)
Located at 21580 River Ranch Road, north of Block Lane and on the west side of River Ranch

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Lance Oij, Sign Permits Plus

Public Comment

None.

Board Questions or Comments

Board Members Naratil, Tatooles, and Chairman Wood.

Motion: Motion to approve the Monument Sign - River of Life Assembly of God.

Motion by: Board Member Naratil
Seconded by: Board Member Sheeley

Action: Approved the Monument Sign - River of Life Assembly of God.

Vote:

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

Nay:

Abstentions:

- (b) Development Order - Estero Crossing Residential – Corsa (DOS2021-E007) (District 5)
43-acre site is located west of I-75, south of Corkscrew Road and east of the Lowe's Plaza. The residential units are south of the proposed commercial tract.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John T. Wojdak, DeLisi Fitzgerald

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve the Development Order for Estero Crossing Residential as described in the staff report and approve the Monument Sign.

Motion by: Board Member Sheeley
Seconded by: Board Member Jones

Action: Approved the Development Order for Estero Crossing Residential as described in the staff report and approved the Monument Sign.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

(a) Special Exception & Limited Development Order - Riverwoods Plantation Pickleball Courts

- Applicant is seeking a Special Exception in the RM-2 Zoning District to add pickleball as a permitted amenity.
- Limited Development Order for the construction of 4 pickleball courts.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Roger Haab, Riverwood

Kathleen Gunning, Riverwoods Plantation Director

Public Comment

None.

Board Questions or Comments

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

(b) Zoning Amendment - (DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.

- Applicant is seeking; to amend the Pelican Sound Residential Planned Development Zoning Resolution and Master Concept Plan to allow pickleball courts as an accessory use and also amend a condition related to outdoor entertainment.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Ken Gallander, RWA Consulting

Public Comment

None.

Board Questions or Comments

Board Members Naratil, Wallace, Jeannin, and Chairman Wood

- (c) Development Order - Arcos Executive Center (District 4) (DOS2017-E006) 10170 and 10150 Arcos Avenue, Plaza Del Sol Commercial Planned Development, Parcels B and C, Northeast corner of Corkscrew Road and Three Oaks Parkway.
- Development Order for a 45-foot, three-story office building with 66,000 square feet on a 3.72 ± acre site.
- Zoning amendments were approved by the Village Council on May 9, 2018 to allow the office development.
- Public Information Meeting for Development Order was held June 14, 2017. Workshop was held May 9, 2018. Public Hearing held June 27, 2018 and case was continued.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Richard Losee, LAI Design Associates

Matthew Bechtel, LAI Design Associates

Public Comment

None.

Board Questions or Comments

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

8. PUBLIC HEARINGS (Quasi-Judicial)

All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

- (a) Comprehensive Plan Amendment and Rezoning - Estero on the River and Happehatchee Properties (CPA2022-E002) (REZ2022-E001) (District 4) 32 acres, located at the northeast intersection of US 41 and Corkscrew Road, and bordered on the north by the Estero River, owned by the Village.

Village-initiated rezoning of the property south of the river from Mixed Planned Development (MPD) and Agriculture (AG) to Parks and Community Facilities (PCF).

Village-initiated Comprehensive Plan amendment to change the Future Land Use Map category from Village Center to Public Parks and Recreation.

Public Information Meetings were held May 10, 2022.

See Staff Reports

Planning Zoning and Design Board will make a recommendation to Council on both cases.

Staff Presentation/Comments

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

Board Questions or Comments

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

Public Comments

Jeff Lewis, Estero Resident

Motion: Motion to recommend approval to the Council for the rezoning and the comprehensive plan amendment with the recommendation Council looks at long-term development.

Motion by: Board Member Sheeley

Seconded by: Board Member Jeannin

Action: Recommended to the Council for the rezoning and the comprehensive plan amendment with the recommendation Council looks at long-term development.

Vote:

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

Nay:

Abstentions:

(b) Comprehensive Amendment to include an element for property rights, required by State Statute.

- Public Information Meeting was held May 10, 2022.
- See Staff Report
- Planning Zoning and Design Board will make a recommendation to Council to transmit the amendment to the State.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Board Questions or Comments

Board Member Jeannin.

Public Comments

None.

Motion: Motion to recommend approval to the Council to include an element for property rights.

Motion by: Board Member Sheeley
Seconded by: Board Member Jeannin

Action: Recommended approval to the Council to include an element for property rights

Vote:

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

Nay:

Abstentions:

10. BOARD COMMUNICATIONS

(a) Next meeting – July 12, 2022

11. ADJOURNMENT: 7:15 pm.

Tammy Duran
Deputy Village Clerk