

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 AUGUST 9, 2022

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 12, 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, Anthony Gargano, James Tatooles, Michael Sheeley, Kristin Jeannin, Barry Jones, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Senior Planner Matt Noble, 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 June 14, 2022 meeting minutes.
- (2) Confirm selection of Marlene Naratil as Vice Chair per May 10, 2022, Planning Zoning and Design Board vote.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

- (a) COP Extension of Outdoor Area - South Fork Grille/El Nido Modern Mexican Restaurant (ADD2022-E005) (District 6)
23161 Village Shops Way, Unit 113 Coconut Point Mall, located in the southern portion of Coconut Point Mall, south of Divieto Ristorante.

Applicant seeks to expand the outdoor seating area and outdoor service of alcoholic beverages.

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

Joseph Sofia, JDS of Coconut Point, Inc.

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve the Resolution expanding the COP premises as described with the five conditions in the staff recommendation with the addition of the sixth condition of a minimum of 60-inches clear space be provided for a walking area between the curb and the barrier of the outdoor seating.

Motion by: Board Member Tatooles

Seconded by: Board Member Gargano

Action: Approved the Resolution expanding the COP premises as described with the five conditions in the staff recommendation with the addition of the sixth condition of a minimum of 60-inches clear space be cleared for a walking area between the curb and the barrier of the outdoor seating.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

(a) AT&T Cell Tower (District 1) (SEZ2020-E0101)

3231 Coconut Road, located on the property of Bonita Springs #2753 Benevolent and Protective Order of Elks, west of US 41 and south of Coconut Road.

Special Exception request in CS - Commercial Special Office Zoning District to allow the construction of a 99-foot monopole (and 1 foot lightning arrester) supporting a wireless communication tower.

Public Information Meeting held March 16, 2021, for Special Exception and Variance.

Original request was modified to reduce tower height and variance was withdrawn.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Matt Noble, Senior Planner

Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Nathan Andrew Rotenstreich, Baker Donelson

Public Comment

In Person

John McFadden, Pelican Landing

Kathryn Cohen, Pelican Landing

Frank Toner, Country Creek

Dianne Wilhelm, Bonita Springs

Dale P. Sayset, Estero

Darlene Seachrist, Estero

Ben Mazzocchi, Corkscrew Shores

Kathy Lienesch, Pelican Landing

Tim Deaton, Estero

Dick Gladding, Estero

eComments

M. Kathryn Smith, Coconut Shores

Gordon Graves, Pelican Landing

William McGee, The Tides

Marilyn Seink, Coconut Shores

Christna Hirschhorn, Pelican Landing

David DeRita, Pelican Landing

Board Questions or Comments

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

- (b) Culver's Coconut Point (D.O. application pending) (District 6)
8400 Murano Del Lago Drive, Tract 3C Coconut Point Mixed Planned Development, vacant lot on the southeast corner of US 41 and Pelican Colony Boulevard, just north of Extra Space Storage.

Development Order for a 4,052 square foot Fast Food Restaurant.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Brent Addison, Banks Engineering

Gregory Diserio, DMJA

Wendy Martin, Ollmann, Ernest, Martin Architects

Public Comment

None

Board Questions or Comments

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

Adjourn at 6:26 p.m. and reconvene at 6:34 p.m.

8. PUBLIC HEARINGS (Quasi-Judicial)

- (a) Zoning Amendment and Deviations - Estero Town Center - Wawa (DCI2021-E004) (District 5)

10081 Estero Town Commons, located on the south side of Corkscrew Road on the parcel previously occupied by Ruby Tuesday in Lowe's Plaza.

Applicant seeks to amend the Commercial Planned Development to allow a convenience store with gas pumps on a 1.6-acre outparcel previously developed as Ruby Tuesday.

A Public Information Meeting was held September 21, 2021.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Dan DeLisi, DeLisi, Inc.
Ted Treesh, TR Transportation
Neale Montgomery, Pavese Law Firm

Board Questions or Comments

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

Public Comments

eComment

Patrick McGarry, Spring Ridge

Motion: Motion to recommend to the Council to amend the Commercial
Planned Development to allow a convenience store with gas pumps,
and the addition of only one fast food restaurant and deny deviation 7
for the canopy. Additionally modify conditions 3 and 9 and delete
conditions 7 and 12.

Motion by: Board Member Wallace

Seconded by: Board Member Sheeley

Action: Recommended to the Council to amend the Commercial Planned
Development to allow a convenience store with gas pumps, and the
addition of only one fast food restaurant and deny deviation 7 for the
canopy. Additionally modify conditions 3 and 9 and delete conditions
7 and 12.

Vote:

Aye: Board Members Jeannin, Wallace, Jones, Tatooles, and
Sheeley

Nay: Board Members Gargano, Naratil, and Chairman Wood

Abstentions:

(b) Ordinance 2022-09 Planning Zoning and Design Board Membership Qualifications

Amend Land Development Code Section 2-302C.2. to change membership
qualifications of the Planning Zoning and Design Board.

Staff Presentation/Comments

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

Board Questions or Comments

Board Members Wallace and Jones

Public Comments

None

Motion: Motion to recommend to the Council to approve Ordinance 2022-09.

Motion by: Board Member Naratil

Seconded by: Board Member Gargano

Action: Recommended to the Council to approve Ordinance 2022-09.

Vote:

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

Nay:

Abstentions:

10. BOARD COMMUNICATIONS

Board Members requested additional information when the AT&T Cell Tower comes back in front of the Board.

(a) Next meeting – August 9, 2022

11. ADJOURNMENT: 8:04 pm.

Tammy Duran
Deputy Village Clerk