

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
SEPTEMBER 13, 2022**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 9, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:36 p.m.
- 2. PLEDGE OF ALLEGIANCE:** Led by Chairman Wood
- 3. ROLL CALL:**

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

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, Senior Planner Kathy Eastly, 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 July 22, 2022 meeting minutes.

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

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

- (a) Special Exception Riverwoods Plantation Pickleball (SEZ2022-E001) (District 1 20481 Plantation Boulevard located approximately 1 mile west of US 41 and north of Broadway West.

Applicant is seeking a Special Exception in the RM-2 Zoning District to add 4 pickleball courts adjacent to the tennis courts.

Public Information Meeting was held June 14, 2022.

Planning Zoning and Design Board will make a decision on this case.

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

Kathy Eastley, Senior Planner

Nancy Stroud, Land Use Attorney

Presentation/Information by

Roger Haab, Project Manager

Kathleen Gunning, Riverwoods Plantation Director

Public Comment

In Person

Joanne Braz, Riverwoods Plantation

Curt Creech, Riverwoods Plantation

Candace Farmer, Riverwoods Plantation

Earl Grise, Cranbrook Harbor

eComments

Lee Butler, Riverwoods Plantation

Rick Trachsel, Riverwoods Plantation

Dan Lagestee, Riverwoods Plantation

James Root, Riverwoods Plantation

Darlene Sexton, Riverwoods Plantation

Jeanne Telesmanick, Riverwoods Plantation

Margaret Hamed, Riverwoods Plantation

Gary Brammer, Riverwoods Plantation

Michael Cann, Riverwoods Plantation

David Fisher, Riverwoods Plantation

Wayne Fox, Riverwoods Plantation

Beverly Wllsworth, Riverwoods Plantation

Becky Fore, Riverwoods Plantation

David Thompson, Riverwood Planation

Mary Birsari, Riverwoods Plantation

Marianne Riley, Riverwoods Plantation

Peter Ryan, Riverwoods Plantation
Lana Wilson, Riverwoods Plantation
Jim and Norma Wolff, Riverwoods Plantation
Deb Alsum, Riverwoods Plantation
Marianne Riley, Riverwoods Plantation
Patrick Kelly, Riverwoods Plantation
Jodi Wunch, Riverwoods Plantation
Bruce Ouellette, Riverwoods Plantation
John Pitarresi, Riverwoods Plantation
Lynn Grafrath, Riverwoods Plantation
Sharon Cowells, Riverwoods Plantation
Marlene Ryan, Riverwoods Plantation
Dale Guiducci, Riverwoods Plantation
Suzanne Root, Riverwoods Plantation
James Root, Riverwoods Plantation
Gary Knoblett, Riverwoods Plantation
Dave Highfill, Riverwoods Plantation
Joanne Braze, Riverwoods Plantation
Donna Skogen, Riverwoods Plantation
Mary Thompson, Riverwoods Plantation
Jan Tucjer, Riverwoods Plantation
Kim Wright, Riverwoods Plantation
Carolyn Lagestee, Riverwoods Plantation
Korrin Rathje, Riverwoods Plantation
Elizabeth Campbell, Riverwoods Plantation ion
Beverly Jahn, Riverwoods Plantation
Marilyn Whitmar, Riverwoods Plantation
Shirley Guiducci, Riverwoods Plantation
Frank Greiner, Riverwoods Plantation
Nancy Garris, Riverwoods Plantation
Deanne Krappitz, Riverwoods Plantation
John Hersh, Riverwoods Plantation
John Hess, Riverwoods Plantation
David and Wilma Stevens, Riverwoods Plantation
Jeff Eddinger, Riverwoods Plantation
Ann and Steven Gratton, Riverwoods Plantation
Sally Reichert, Riverwoods Plantation
Phil Boal, Riverwoods Plantation
Kenneth Spoerndle, Riverwoods Plantation
Stanley Elliott, Riverwoods Plantation
Richard Lambert, Riverwoods Plantation

Board Questions or Comments

Board Members Wallace, Tatooles, Gargano, Jones, Vice Chair Naratil, and Chairman Wood.

Motion: Motion to approve the Resolution with the condition the applicant must provide either a noise abatement plan or a noise study within 30 days of staff request.

Motion by: Vice Chair Naratil

Seconded by: Board Member Gargano

Action: Approved the Resolution Motion with the condition the applicant must provide either a noise abatement plan or a noise study within 30 days of staff request.

Vote:

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

Nay:

Abstentions:

- (b) Development Order - Arcos Executive Office (District 4) (DOS2017-E006)
10170 and 10150 Arcos Avenue, Plaza Del Sol Commercial Planned Development, Parcels B and C, located at the northeast corner of Corkscrew Road and Three Oaks Parkway.

Development Order for a 45-foot, three-story 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 held June 14, 2022 to review revised plans.
- Other meetings - Public Information Meeting for Development Order was held June 14, 2017. Workshop was held May 9, 2018. Public Hearing held June 27, 2018 - Design Review Board voted to continue item indefinitely.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Matthew Bechtel, LAI Design Associates

Richard Losee, LAI Design Associates

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, Tatooles, Vice Chair Naratil, and Chairman Wood

Motion: Motion to approve the Development Order with the exception of the monument sign.

Motion by: Board Member Gargano

Seconded by: Vice Chair Naratil

Action: Approved the Development Order with the exception of the monument sign.

Vote:

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

Nay:

Abstentions:

(c) 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 seeks rezoning of the property from Commercial Planned Development to Residential Planned Development for a small residential subdivision.

- Public Information Meeting was held April 12, 2022.
- Planning Zoning and Design Board will make a recommendation to Council.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dan DeLisi, DeLisi, Inc

Neale Montgomery, Esq., Pavese Law Firm

Chris Mitchell, JR Evans

Public Comment**eComment**

Robert Fleming, Lakes of Estero

Board Questions or Comments

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

Motion: Motion to recommend to the Council to approve of the rezoning subject to revised conditions 6,7, and 8.

Motion by: Board Member Tatooles

Seconded by: Board Member Jones

Action: Recommended to the Council to approve of the rezoning subject to revised conditions 6,7, and 8.

Vote:

Aye: Board Members Jeannin, Jones, Tatooles, Vice Chair Naratil, and Chairman Wood

Nay: Board Members Gargano and Wallace.

Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – September 13, 2022

8. ADJOURNMENT: 6:36 pm.

Tammy Duran
Deputy Village Clerk