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**APPROVED BY BOARD
OCTOBER 25, 2022**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 13, 2022 4:30 p.m.**

- 1. CALL TO ORDER:** 4:31 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, Michael Sheeley, Kristin Jeannin, Barry Jones (arrived 4:37pm) , 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 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 August 9, 2022 meeting minutes with the correction to 6c to reflect the correct vote of 6-2 where Boardmember Gargano voted nay as well.

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

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

- (a) Zoning Amendment - Genova (District 5) (DCI2022-E003)

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

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

Public Information Meeting was held September 28, 2021, and a Workshop was held April 12, 2022.

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

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
Nancy Stroud, Land Use Attorney

Presentation/Information by

Jamie Lopez, Barron Collier
Steve Sammons, Peninsula Engineering

Public Comment

In Person

Jane Brown, Genova
Susan Blanca, Genova
Paul Hampton, Genova
Jeff Bristol, Genova
Diane Nash, Genova
Dan Olsen, Genova
Linda White, Genova
Joe Stump, Genova
Paul Denett, Genova

eComments

Donna and Beirne Brown, Genova

Board Questions or Comments

Board Members Sheeley, Tatoes, Jeannin, Gargano, Jones, Vice Chair Naratil, and Chairman Wood.

Motion: Motion to recommend to the Council to approve of the zoning amendment for Genova with additional language to condition 4, which is the pattern book.

Motion by: Board Member Jones
Seconded by: Vice Chair Naratil

Action: Recommended to the Council to approve of the zoning amendment for Genova with additional language to condition 4, which is the pattern book.

Vote:

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

Nay: Board Member Gargano

Abstentions: Board Member Wallace

- (b) Zoning Amendment - Pelican Sound River Club (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 amend a condition related to outdoor entertainment at the River Club.

Public Information Meeting was held June 14, 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

Kathy Eastley, Senior Planner

Nancy Stroud, Land Use Attorney

Presentation/Information by

Ken Gallander, RWA Consultants

Eric Long, General Manager of Pelican Sound River Club

Public Comment

In Person

Randy Monte, Estero River Heights

Rod Grady, Estero River Heights

Kurt Gunder, Estero River Height

Jennifer Grunder, Estero River Height

Debra Patton, Pelican Sound

Peggy Nielsen, Pelican Sound
Nancy Easton, Pelican Sound
Janet O'Hara, Pelican Sound
Brian Hood, Cranbrook Harbor
Paul Hampton, Estero River Heights

eComment

David Chayer, Estero Heights
Louis Spiotti, Pelican Sound

Board Questions or Comments

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

Motion: Motion to approve the pickleball application and continue the outdoor entertainment

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

Action: Motion withdrew.

Motion: Motion for a continuous to come back on the October 27th meeting.

Motion by: Board Member Jones
Seconded by: Board Member Tatooles

Action: Approved motion for a continuous to come back on the October 27th meeting.

Vote:

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

Nay:

Abstentions:

- (c) Zoning Amendment - Coconut Trace, Parcels C and D (District 2) (DCI2022-E002)
22951-22961 Lyden Drive, 3.5 vacant acres on the west side of US 41 north of Coconut Road.

Applicant is seeking to amend the zoning uses to revise real estate sales to allow a real estate sales office.

Public Information Meeting was held May 10, 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

Josephine Medina, RVI

Marc Mclean, MHK Architects

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to recommend to the Council to approve of the zoning amendment with the amendment of condition 2 and the addition of condition 4.

Motion by: Board Member Sheeley

Seconded by: Vice Chair Naratil

Action: Recommended to the Council to approve the zoning amendment with the amendment of condition 2 and the addition of condition 4.

Vote:

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

Nay:

Abstentions:

- (d) Development Order - Island High Rise (District 1) (DOS2022-E003) 5-acre “island” site at west end of Williams Road and past Baybridge Boulevard, over “no name” bridge in the West Bay Club development.

Applicant seeks to construct multi-family high-rise building over parking.

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

Public Information Meeting was held May 10, 2022

Planning Zoning and Design Board will make a decision on the case

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dana Hume, Johnson Engineering

Roger Grave de Peralta, Garcia Stromberg

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to recommend to the Council to approve the Development Order and monument sign for Island High Rise.

Motion by: Board Member Tatooles

Seconded by: Board Member Gargano

Action: Recommended to the Council to approve the Development Order and monument sign for Island High Rise.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETING

- (a) Development Order – RiverCreek Phase Two & Community Recreation Area
(District 7) (DOS2022-E011) RiverCreek is a 395 acre development located on Corkscrew Road east of Wildcat Run.

Applicant seeks review of RiverCreek Phase Two consisting of 213 single family lots on

± 48 acres, and a 14,546 square foot clubhouse plus amenities located on Tract A of RiverCreek Phase One.

Presentation/Information by

John Asher, GL Homes

Public Comment

None.

Board Questions or Comments

Board Members Wallace and Jones.

8. PUBLIC INPUT (Each individual will be given five minutes to speak)

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – September 27, and October 11, 2022

10. ADJOURNMENT: 8:09 pm.

Tammy Duran
Deputy Village Clerk