

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 COUNCIL
DECEMBER 13, 2022**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 25, 2022 4:30 p.m.**

1. CALL TO ORDER: 4:34 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Acting Chair Anthony Gargano, Board Members James Tatooles, Barry Jones, Michael Sheeley, and Kristin Jeannin. Absent: Chairman Scotty Wood, Board Members Jim Wallace, and Marlene Naratil.

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

(1) Approval of September 13, 2022 meeting minutes.

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

6. PUBLIC HEARING (Quasi-Judicial)

Village Land Use Counsel Stroud 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) Zoning Amendment - Pelican Sound River Club - Continued from September 13, 2022 meeting
(DCI2021-E003) (District 2) 4561 Pelican Sound Boulevard, located west of US 41 and north of Williams Road.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Ken Gallander, RWA Consultants

Public Comment

None.

Board Questions or Comments

Board Member Jones.

Motion: Motion to recommend to the Council to approve the request with conditions.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended to the Council to approve the request with conditions.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (1) Development Order - Corkscrew Pines, Convenience Store/Gas Station
(DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive.

Applicant is proposing a 4,667 s.f. convenience store, with $\pm 1,000$ s.f. carwash.

- (2) Development Order - Corkscrew Self Storage
(DOS2022-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and directly west of Firehouse Lane.

Applicant is proposing a 3-building 150,000 \pm s.f. self-storage facility.

These two items were presented together.

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Neale Montgomery, Pavese Law Firm

Al Quattrone, P.E., Quattrone & Associates, Inc.

Ted Treesh, TR Transportation

Brandon Kline, LEED-AP, AIA, The Geis Companies

Gregory J. Diserio, R.L.A., David M. Jones, Jr. and Associates, Inc.

Nicole Weir, Interplan, LLC

Samuel Shroyer, Edward Dugger & Associates

Public Comment:

In Person

Bill Reynolds, Stoneybrook

Eileen Hoff, Stoneybrook

Gary Israel, Stoneybrook

Marsha Maryfield, Stoneybrook

Dave Costello, Villages of Country Creek

eComments

Chesley “Chuck” Adams, Stoneybrook Community Development District

Mary Hogan, Estero, FL

Scott Stryker, Bella Terra

Keith Mitsch, Stoneybrook

Dawn and Kevin Gorski, Stoneybrook

Christopher Seink, Stoneybrook

Nancy Austin, Estero, FL

Marcia Merryfield, Estero, FL

Michael and Susan Schroeder, Stoneybrook

Tim Hogan, Estero, FL

Robert Streetar, Stoneybrook

Eileen Huff, Stoneybrook

Michael Flanagan, Stoneybrook

Lesley De Sanctis, Stoneybrook

Robert Streetar, Stoneybrook

Cassady Lozzi, Stoneybrook

Tyler Patnode, Stoneybrook

James and Marlene Drach, Stoneybrook

Phil Simonsen, Stoneybrook

Drew and Kara Ebersole, Stoneybrook

Bonnie and Mike Stevens, Stoneybrook

Susan Cunningham, Stoneybrook

Lisa Brown, Estero, FL

Darrell Grigg, Stoneybrook

David Mattucci, Stoneybrook
Jane Clark, Stoneybrook
Michael Martucci, Stoneybrook
EJ Lozzi, Stoneybrook
Don and Pam Weaver, Stoneybrook
Davis Weston, Stoneybrook
Pamela Bluhm, Stoneybrook
Bonnie and Jerry Bollin, Stoneybrook
Christine Chu, Stoneybrook
Randy and Diane Dunne, Stoneybrook
Janice Jannetty, Stoneybrook
Paul Warner, Stoneybrook
Maureen Listro, Stoneybrook
Stanley Dryszczk, Stoneybrook
John Pierce, Stoneybrook
Pat Arnet, Stoneybrook
Stephanie, Stoneybrook
PG Latt, Stoneybrook
Diane Deison, Stoneybrook
Steven Whitlow, Stoneybrook
Karen and Kurt Brinkman, Stoneybrook
Kathy Barnes, Stoneybrook
Christine Vierra, Stoneybrook
Barbara Hackett, Stoneybrook
William Lawrence, Stoneybrook
Candice Roseberry, Stoneybrook
Ron Twedt, Stoneybrook
Elaine and Jeff, Stoneybrook
Kathleen Robinson, Stoneybrook
Henry and Virginia Stenger, Stoneybrook
Tom Wendt, Stoneybrook
Ryan and Nicole Myhre, Stoneybrook
Joanna Pistor, Stoneybrook
Connie Corbin, Stoneybrook
Bob Schowalter, Stoneybrook
Jennifer Bennett, Stoneybrook
Troy and Daina Carlson, Stoneybrook
Drew and Kara Ebersole, Stoneybrook
Joseph and Donna Drozda, Stoneybrook
Marsha Shepley, Stoneybrook
Mark Ruset, Stoneybrook
Marsha Shepley and Donald Peterson, Stoneybrook
Jerry and Kathie Worley, Stoneybrook
Thomas and Patricia Austin, Stoneybrook
Santo Listro, Stoneybrook
Tom and Rita Leslie, Stoneybrook
Cathy Horne and Rosemary McBride, Stoneybrook

Bonnie Becker, Stoneybrook
Norbert and Cheryl Vonderau, Stoneybrook
Ju Chou, Stoneybrook
Rich & Cheryl Willett, Stoneybrook
Steve Brooks, Stoneybrook
Lloyd Sebby, Stoneybrook
Laura and Dave Duke, Stoneybrook
David Manning, Stoneybrook
Howard & Diane Hein, Stoneybrook
Richard and Debra Kazmierczak, Stoneybrook
Stan Sharkey, Stoneybrook
H. Simich, Stoneybrook
Sheree Marlow, Stoneybrook
Bob & Diane Seruga, Stoneybrook
M. Spal, Stoneybrook
Diane Comeau Fregeau, Stoneybrook
Maria and John Ciufu, Stoneybrook
Linda Kelley, Stoneybrook
Kristen, Stoneybrook
Scott Stryker, Bella Terra

Board Questions or Comments:

Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

- (3) Limited Development Order – Villages of Country Creek (District 4)
Pickleball Court - Court located at the Clubhouse, 21180 Country Creek Drive, North of Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

Staff Presentation/Comments

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

Presentation/Information by

Dennis Fahey, Villages of Country Creek General Manager

Public Comment

In Person

Lisa Keller, Villages of Country Creek
Sharon Buze, Villages of Country Creek
Don Lewis, Villages of Country Creek
Ron Ruggiere, Villages of Country Creek
George Molnar, Villages of Country Creek
David Castello, Villages of Country Creek
Carol DeFrank, Villages of Country Creek
Betty Sayid, Villages of Country Creek

eComments

Darlene Damstrom, Villages of Country Creek

Kimberly Riley, Villages of Country Creek

Allen Damstrom, Villages of Country Creek

Board Questions or Comments:

Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

8. PUBLIC HEARINGS (Quasi-Judicial)

- (1) Development Order - Dunkin Donuts Estero Crossing Commercial Building #1
(DOS2022-E004) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is proposing a ±4,700 square foot building consisting of 2 retail spaces with 1 drive thru.

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

John Wojdak, DeLisi Fitzgerald, Inc

Public Comments

None.

Board Questions or Comments

Board Members Sheeley and Jones.

Motion: Motion to approve the Development Order

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved the Development Order

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and Acting Chair Gargano.

Nay:

Abstentions:

- (2) Consumption on Premises - Oak & Stone, Commercial Building #4
(ADD2022-E006) (District 5) 10500 Corkscrew Road, east of Puente Lane.

Applicant is requesting outdoor COP approval in conjunction with full-service restaurant.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, DeLisi Fitzgerald, Inc

Public Comments

None.

Board Questions or Comments

Board Member Jones and Acting Chair Gargano.

Motion: Motion to approve the request with staff conditions.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Approved request with staff conditions.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and
Acting Chair Gargano.

Nay:

Abstentions:

- (3) Land Development Code Amendment – Lot Coverage (Ordinance 2022-12)

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comments

None.

Board Questions or Comments

Board Member Jones, Sheeley, Jeannin, and Acting Chair Gargano.

Motion: Motion to recommend approval of Ordinance 2022-12 to Council.

Motion by: Board Member Sheeley

Seconded by: Board Member Jones

Action: Recommended approval of Ordinance 2022-12 to Council.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and
Acting Chair Gargano.

Nay:

Abstentions:

(4) Land Development Code Amendment – (Ordinance 2022-13) related to flood hazard reduction standards.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comments

None.

Board Questions or Comments

Board Member Jones and Jeannin.

Motion: Motion to recommend approval of Ordinance 2022-13 to Council.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended approval of Ordinance 2022-13 to Council.

Vote:

Aye: Board Members Jones, Jeannin, Sheeley, Tatooles, and
Acting Chair Gargano.

Nay:

Abstentions:

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – November 8, 2022

10. ADJOURNMENT: 6:46 pm.

Tammy Duran
Deputy Village Clerk