

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
November 8, 2022 4:30 p.m.**

1. CALL TO ORDER: 4:35 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Board Members Anthony Gargano, James Tatooles, Barry Jones, Michael Sheeley, Kristin Jeannin (arrived 4:48 pm), and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Senior Planner Matt Noble, 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:

6. PUBLIC HEARING (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) 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.

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

Andy Rotenstreich, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

Public Comment

In Person

Dianne Wilhelm, Trails Edge Blvd
Jack Lienesch, Pelican Landing
Ben Mazzocchi, Corkscrew Shores
Frank Tower, Country Creek
Wayne Godsey, Elks Lodge
Darlene Seachrist, Lismore Lane
Dale Sayset, Ballylee Court
Dick Gladding, Estero

eComments

Wallace Wade, Pelican Landing
Jack Lienesch, Pelican Landing
Robert John Lawless, Estero
Scott Kreiger, Estero

Board Questions or Comments

Board Members Wallace, Sheeley, Gargano, Jones, and Chairman Wood.

Motion: Motion to approve the 100-foot AT&T Cell Tower with conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Sheeley

Action: Approved the 100-foot AT&T Cell Tower with conditions.

Vote:

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

Nay:

Abstentions:

- (b) Marketplace Development Order (District 6) (DOS2022-E001)
8001 Via Rapallo Drive, located east of US 41, north of Sweetwater Ranch Blvd. and south of Via Rapallo Dr.

Development Order for the construction of a mixed-use commercial development, consisting of five buildings with parking, landscaping, and stormwater management.

No ex parte communications or conflicts of interest were noted. Board Member Tatooles received a phone call from a resident living in Rapallo in regard to the amount of time they may speak at the meeting.

Staff Presentation/Comments

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

Presentation/Information by

Neale Montgomery, Pavese Law Firm
Jeff Williams, Konover South
Jacob Gerb, Konover South
Darren Eyre, Thomas Engineering

Public Comment

In Person

Frank Moser, Rapallo
Alfred Sauld, Rapallo
Micheal Earp, Rapallo
Barb Rieken, Rapallo
Tom Holbrook, Rapallo
Jim McHugh, Rapallo
Peter Roessler, Rapallo
Julie Healy, Rapallo
Basil Russia, Rapallo
Richard Burrock, Rapallo
David Yellen, Rapallo

eComments

Antonio Carangelo, Rapallo
Scott Stryker, Bella Terra

David Yellen handed to the clerk a petition with 798 signatures against the approval of the Development Order.

Board Questions or Comments

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

Motion: Motion for a continuance.

Motion by: Board Member Tatooles
Seconded by:

Action: MOTION FAILED WAS TO LACK OF MOTION BEING SECONDED.

Motion: Motion to approve the Development Order with staff conditions.

Motion by: Board Member Gargano

Seconded by: Board Member Jeannin

Action: Approved the Development Order with staff conditions.

Vote:

Aye: Board Members Jones, Jeannin, Gargano, and Chairman Wood

Nay: Board Members Sheeley, Tatoes, and Wallace

Abstentions:

Adjourn at 8:46 p.m. and reconvene at 8:49 p.m.

(c) Rivercreek Phase 2 Corkscrew Crossing Development Order (District 7) (DOS2022-E011)

12840 Corkscrew Road located east of Wildcat Run and west of The Preserve

Phase Two consists of 213 single family lots on approximately 48.3 acres.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Asher, PE, GL Homes

Public Comment

None.

Board Questions or Comments

Board Members Wallace and Jones.

Motion: Motion to approve the Development Order.

Motion by: Board Member Jones

Seconded by: Board Member Sheeley

Action: Approved the Development Order.

Motion: Motion to continue the meeting until 9:15 pm.

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

Action: Approved to continue the meeting until 9:15 pm.

7. WORKSHOP

- (1) Culver's Coconut Point Development Order (District 6)
8400 Murano Del Lago Dr, east of US 41 and south of Pelican Colony Blvd.

Applicant is proposing to construct a 4,000± s.f. Culver's Fast-Food Restaurant

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

D. Brent Addison, PE, Banks Engineering

Wendy Martin, Ollmann, Ernest, Martin Architects

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Sheeley, and Chairman Wood.

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

- (a) Next meeting – December 13, 2022

There was a brief discussion on the 2023 proposed meeting schedule.

10. ADJOURNMENT: 9:08 pm.

Tammy Duran
Deputy Village Clerk