

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
JANUARY 10, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 13, 2022 5:30 p.m.**

1. CALL TO ORDER: 5:35 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood (via Zoom), Board Members Anthony Gargano, James Tatooles, Michael Sheeley, Kristin Jeannin (via Zoom), and Jim Wallace. Absent Board Member Barry Jones.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Development Review Manager Jim Hart.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Election of Planning Zoning and Design Board Vice-Chairperson

Motion: Motion to elect Board Member Anthony Gargano as Vice Chair for the Planning Zoning and Design Board.

Motion by: Chairman Wood
Seconded by: Board Member Sheeley

Action: Elected Board Member Anthony Gargano as Vice Chair for the Planning Zoning and Design Board.

Vote:

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

Nay:

Abstentions:

(b) Consent Agenda

- (1) Approval of October 25 and November 8, 2022 meeting minutes.

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

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) Milan Villas Development Order (DO2022-E005) (District 5)
21750 Three Oaks Parkway located at the northwest corner of Williams Road and Three Oaks Parkway

Applicant seeks to develop a residential single-family subdivision on ±10 acres.

Ordinance 2022-11 adopted November 16, 2022 rezoned the property from CPD to RPD

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

Christopher R. Mitchell, P.E., J.R. Evans Engineering
Kristen Petry, Pergola Landscape Architecture
Wayne Everett, DR Horton

Public Comment

eComments

Judith Weimer, Colonial Oaks

Board Questions or Comments

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

Motion: Motion to approve the Development Order with staff changes and the monument sign.

Motion by: Board Member Sheeley

Seconded by: Board Member Jeannin

Action: Approved the Development Order with staff changes and the monument sign.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION

- (a) Miromar International Design Center – Zoning Amendment (DCI2022-E004)
(District 5)
10800 Corkscrew Road, located East of I-75, south of Corkscrew Road

Applicant seeks to amend the International Design Center CPD and the DRI to allow for the use of office space as well as design center retail uses in the existing building.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dan DeLisi, Delisi, Inc

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Sheeley, Jeannin, and Chairman Wood.

- (b) Copperleaf at the Brooks - Clubhouse Expansion Development Order (DOS2022-E005) (District 5) located at 23101 Copperleaf Boulevard. The Clubhouse is off Copperleaf Boulevard southeast of the Three Oaks Parkway entry gate.

Applicant is seeking to expand the Clubhouse which includes the café and pool deck, increase the number of parking spaces, adds a Bocce Ball Court, and modify golf cart parking, golf cart paths, lakes and landscape.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Frank J. Feeney, P.E, Q. Grady Minor & Associates, P.A
David Humphrey, Humphrey Rosal Architects

Public Comment

None.

Board Questions or Comments

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

- (c) Village Initiated Rezoning – Williams Road Property (District 5)
9000 Williams Road, located east of the railroad and north of Williams Road

Village proposes to rezone ± 20 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel formerly owned by a church.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

8. PUBLIC INPUT

In Person

Janet Hildebrand, Fountain Lakes
Lori Smith, Fountain Lakes

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Board Questions or Comments

Board Member Wallace, Vice Chairman Gargano, and Chairman Wood.

9. BOARD COMMUNICATIONS

- (a) Confirm 2023 Meeting Schedule

(b) Next meeting – January 10, 2023

There was a brief discussion on the 2023 proposed meeting schedule. With a consensus to move the February meeting from the 14th to the 21st.

10. ADJOURNMENT: 9:08 pm.

Tammy Duran
Deputy Village Clerk