

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
MARCH 14, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 21, 2023 4:30 p.m.**

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

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Vice Chair Anthony Gargano, Board Members, James Tatoes, Barry Jones (arrived 4:35 pm), Michael Sheeley, and Kristin Jeannin. Absent Board Member Jim Wallace.

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 January 10, 2023, meeting minutes.

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

6. PUBLIC INFORMATION MEETINGS

(a) Estero River Park Development Order (Application pending) (District 4)
Village property located on the northeast corner of US 41 and Corkscrew Road.

The Village plans to develop as a first phase, an access drive, parking area and walking paths.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
David Willems, Public Works Director

Presentation/Information by

Brian Smith, Ensite

Public Comment

Clark McKenzie, Estero

Board Questions or Comments

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

- (b) Woodfield Estero Planned Development - Rezoning (DCI2022-E005) (District 6)
Vacant parcels at the northwest corner of US 41 and Coconut Road.

Applicant seeks to rezone ±45.6 acres from Mixed Use Planned Development (MPD) to Estero Planned Development (EPD) to allow 596 dwelling units, office, retail, restaurants, and related uses.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Richard Yovanovich, Esq., CYK Law Firm
Ross Abramson, Woodfield Development
Alexis Crespo, AICP, RVi Planning + Landscape Architecture
Luiza Leite, AIA, Dover Kohl & Partners

Public Comment

Mario Dibenedetto, Meadowbrook
Allen Hergenon, Coconut Shores
Connie Mansfield, Marsh Landing Community
Richard Piester, Coconut Shores

Board Questions or Comments

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

- (c) Goodwill Industries – Development Order (Application pending) (District 5)
±2.69-acre vacant parcel located at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

Applicant seeks to construct a 21,800 square foot, one-story building with a drive-thru.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Jack Morris, P.E. Morris, Depew Associates

Zachary Smith, GMA Architects

Matt Lincolnhol, PLA, Morris-Depew Associates

Ramon Acevedo, GMA Architects

Public Comment

None.

Board Questions or Comments

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

7. PUBLIC HEARINGS (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) Estero Eyebuild at Corkscrew Palms – Development Order (DOS2022-E010)
(District 5)

9441 Corkscrew Palms Circle - A vacant parcel east of Village Hall, surrounded by parking in the Corkscrew Palms Commercial Planned Development (CPD) on Corkscrew Road.

Applicant proposes to construct a ±14,800 square-foot, 2-story commercial building with tenant spaces on the first floor and medical offices on the second floor.

Public Information Meeting was held May 10, 2022. (Development name at that time was Ginsberg Eye at Corkscrew Palms)

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Stacy Ellis Hewitt, AICP, Banks Engineering

Carlos Marcet, AIA, Studio+

Public Comment

Dr. Alexandra Konowal, Konowal Vision Center

Board Questions or Comments

Board Members Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood

Motion: Motion to approve the Development Order with no cupola required unless the applicant wants one.

Motion by: Board Member Sheeley

Seconded by: Vice Chair Gargano

Action: Approved the Development Order with no cupola required unless the applicant wants one.

Vote:

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

Nay:

Abstentions:

- (b) Village Initiated Rezoning – 9000 Williams Road Property (District 5)
Village proposes to rezone +19 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel from Agriculture & Commercial Planned Development to Estero Planned Development. Continued from January 10th meeting)

Applicant is requesting a continuance of this case to a future date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

None.

Motion: Motion to continue.

Motion by: Board Member Sheeley

Seconded by: Vice Chair Gargano

Action: Approved continuance.

Vote:

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

Nay:

Abstentions:

(c) Ordinance 2023-02 - Standards for Elevated Single-Family Homes
Amendment to the Land Development Code

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Public Comment

In-Person

Randy Rodeheaver, Riverside Drive

eComment

Randy Rodeheaver, Riverside Drive

Board Questions or Comments

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

Motion: Motion recommend approval to Council Ordinance 2023-02 with the substitution of an 80% opaque visual barrier in lieu of a wall and that it be covered over three sides of the structure.

Motion by: Board Member Jones

Seconded by: Board Member Sheeley

Action: Recommended approval to Council Ordinance 2023-02 with the substitution of an 80% opaque visual barrier in lieu of a wall and that it be covered over three sides of the structure.

Vote:

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

Nay: Board Member Jeannin

Abstentions:

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

- (a) Next meeting – March 14, 2023

10. ADJOURNMENT: 7:36 pm.

Tammy Duran
Deputy Village Clerk