

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  
APRIL 11, 2023**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
March 14, 2023 4:30 p.m.**

- 1. CALL TO ORDER:** 4:33 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

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 February 21, 2023, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

(a) Estero Town Commons Restaurant - Development Order (Application pending)  
(District 4)

21301 Town Commons Drive, ± 1.4-acre vacant parcel on the corner of Corkscrew Road and Town Commons Drive in Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Jeffrey Williams, Via Zoom

**Public Comment**

None.

**Board Questions or Comments**

Board Members Jeannin, Wallace, Sheeley, 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) Corkscrew Pines Infrastructure - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing to construct the backbone infrastructure for future development on a ±12-acre parcel zoned Commercial Planned Development (CPD). No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

**Presentation/Information by**

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

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

Village Land Use Counsel Stroud swore in the Public that wished to make a comment.

**Public Comment**

Ann Bonilla, Stoneybrook

Eileen Huff, Stoneybrook

Sharon Eyerly, Stoneybrook

**Board Questions or Comments**

Board Member Wallace and Chairman Wood.

**Motion:** Motion to approve the infrastructure plan contingent upon the authorization of the CDD and the completion of the utility sign-offs.

**Motion by:** Board Member Sheeley

**Seconded by:** Vice Chair Gargano

**Action:** Approved the infrastructure plan contingent upon the authorization of the CDD and the completion of the utility sign-offs.

**Vote:**

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

**Nay:**

**Abstentions:**

**8. WORKSHOPS**

- (a) Corkscrew Pines Self-Storage - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing 3 storage buildings totaling ±150,000 square feet.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Brandon Kline, Geis Companies

**Public Comment**

None.

**Board Questions or Comments**

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

- (b) Downtown Estero Residential– Development Order (DOS2022- E009) (District 2) Mixed Planned Development (MPD) on a 34-acre site, located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

**Staff Presentation/Comments**

Jim Hart, Development Review Manager

Mary Gibbs, Community Development Director

**Presentation/Information by**  
John Wojdak, Delisi Fitzgerald  
Cindy Sessoms, LRK Architects

**Public Comment**  
Bob Newhouse, Cypress Bend.

**Board Questions or Comments**  
Board Members Wallace, Sheeley, and Chairman Wood.

**8. PUBLIC INPUT**

**9. BOARD COMMUNICATIONS**

(a) Next meeting – April 11, 2023

**10. ADJOURNMENT: 6:13 pm.**

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Tammy Duran  
Deputy Village Clerk