

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
MAY 9, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
April 11, 2023 4:30 p.m.**

1. CALL TO ORDER: 4:30 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 arrived 4:37 pm, and Barry Jones arrived 5:37 pm.

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 March 14, 2023, meeting minutes.

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

6. 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) Downtown Estero Infrastructure– Development Order (DOS2022- E006) (District 2)
Located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

- Applicant seeks to construct the backbone infrastructure for a 34-acre Mixed Planned Development (MPD). Improvements include main roadway, parking, landscape buffers, sewer and water, and stormwater management system.
- Public Information Meeting was held November 9, 2021, and Workshops were held March 8, 2022, and March 14, 2023.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

John Wojdak, Delisi Fitzgerald
Garrett Swanson, Booth Design Group

Public Comment

In Person

Tom Plant, Cypress Bend
David Detomaso, Cypress Bend
Dan Holder, Grandezza
Mary Bradshaw, Cypress Bend
Jerry Ammons, Cypress Bend
Clark McKenzie, Estero
Lee Palmer, Cypress Bend

Board Questions or Comments

Board Members Jeannin and Wallace.

Motion: Motion to approve the Infrastructure Development Order (DOS2022-E006) to include a requirement of a fence as part of their buffer adjacent to Cypress Bend.

Motion by: Vice Chair Gargano
Seconded by: Board Member Sheeley

Action: Approved the Infrastructure Development Order (DOS2022-E006) to include a requirement of a fence as part of their buffer adjacent to Cypress Bend.

Vote:

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

Nay:

Abstentions:

- (b) Downtown Estero Residential - Development Order (DOS2022-E009) (District 2)
Mixed Use 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.

Applicant seeks to construct 300 multi-family units in three 4-story buildings. Two
buildings will be mixed-use with 5,000 sf+/- of non-residential uses, and the 3rd
building will house the community amenities. Public amenities are also provided on
the site.

- Public Information Meeting was held November 9, 2021 and Workshops were
held March 8, 2022 and March 14, 2023.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Jim Hart, Development Review Manager

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, Delisi Fitzgerald

Cindy Sessoms, LRK Architects

Garrett Swanson, Booth Design Group

Public Comment

Clark McKenzie, Estero

Jerry Ammons, Cypress Bend

Board Questions or Comments

Board Members Wallace, Jones, Sheeley, and Jeannin.

Motion: Motion to approve the residential Development Order (DOS2022-
E009).

Motion by: Board Member Sheeley

Seconded by: Vice Chair Gargano

Action: Approved the residential Development Order (DOS2022-E009).

Vote:

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

Nay:
Abstentions:

- (c) Village Initiated Rezoning (DCI2022-E006) (District 5)
9000 Williams Road, located north of Williams Road and east of the railroad right of way.

Village seeks to rezone +19 acres that includes the Golf Coast Driving Range and a vacant parcel, from Agriculture & Commercial Planned Development to Estero Planned Development. (Continued from January 10, 2023 meeting.)

- Public Information Meeting was held December 13, 2022

No conflicts of interest were noted. Chairman Wood received a phone call from Nick Batos, he wanted to know what the process was for this item.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

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

Public Comment

Nick Batos, Shadow Wood
Clark McKenzie, Estero

Board Questions or Comments

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

Motion: Motion to recommend approval to the Council with a conceptual site plan, and deletion of the hotel use.

Motion by: Board Member Sheeley

Seconded by: Vice Chair Gargano

Action: Recommended approval to the Council with a conceptual site plan, and deletion of the hotel use.

Vote:

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

Nay: Board Members Jones and Wallace

Abstentions:

7. ANNUAL PROJECT REVIEW

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

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

8. PUBLIC INPUT

9. BOARD COMMUNICATIONS

(a) Next meeting – May 9, 2023

10. ADJOURNMENT: 7:48 pm.

Tammy Duran
Deputy Village Clerk