

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  
JUNE 13, 2023**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
May 9, 2023 5:30 p.m.**

**1. CALL TO ORDER:** 4:38 p.m.

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

Present: Chairman Scotty Wood, Vice Chairman Anthony Gargano, Board Members James Tatooles, Barry Jones, Jim Wallace, and Kristin Jeannin (left at 8:00 pm). Absent Board Member Michael Sheeley.

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 April 11, 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) Corkscrew Pines Self-Storage - Development Order (DOS2022-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 3 storage buildings totaling ±150,000 square feet.

Public Information Meeting was held October 25, 2022, and a Workshop was held March 14, 2023.

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**

Al Quattrone, PE, Quattrone & Associates  
Brandon Kline, Geis Companies  
Joseph Kelley, ASLA, Joseph H Kelley, RLA, LLC

**Public Comment**

None.

**Board Questions or Comments**

Board Members Jones, Jeannin, Tatrooles, Wallace, Vice Chairman Gargano, and Chairman Wood.

**Motion:** Motion to approve the Development Order with the conditions as follows: columns 7, 8, 13, and 14 has an 8-inch projection forward, There will be a minimum 4-foot additional depth in the center of the building columns 8 through 11, the landscape buffer will be clustered and add depth and break up the linear run of the landscape buffer in general, the tower height is going to have a vertical differential minimum of two feet from the parapet of the building, the plants around the lift station and the garbage dumpster are going to be increased to a 48-inch minimum size, the cluster of trees at the west end of the building will go to a 14 to 16-foot minimum, and the west side of the building was going to have red maples instead of cypress, and we were going to add foundation plantings along the east, west, and north side of building one.

**Motion by:** Board Member Jones  
**Seconded by:** Board Member Jeannin

**Action:** Approved the Development with the conditions as follows: columns 7, 8, 13, and 14 has an 8-inch projection forward, There will be a minimum 4-foot additional depth in the center of the building columns 8 through 11, the landscape buffer will be clustered and add depth and break up the linear run of

the landscape buffer in general, the tower height is going to have a vertical differential minimum of two feet from the parapet of the building, the plants around the lift station and the garbage dumpster are going to be increased to a 48-inch minimum size, the cluster of trees at the west end of the building will go to a 14 to 16-foot minimum, and the west side of the building was going to have red maples instead of cypress, and we were going to add foundation plantings along the east, west, and north side of building one.

**Vote:**

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

Nay:

Abstentions:

(b) The Brooks Commons Club – Pickleball Court Expansion Limited Development Order (LDO2022-E051) (District 6)

Applicant is seeking approval for the redevelopment of a portion of the community's property on Coconut Road adjacent to the Commons Club. The park's development will occur in three phases and include a total of 16 pickleball courts.

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**

Ken Gallander, AICP, RWA/The Neighborhood Company

Dale Van Scoyk LLC, Pickleball Sound Mitigation

Mike Pappas, PE, RWA

**Public Comment**

**eComments**

Roberta Aiani, Spring Run

Stephen Frayne, The Brooks

Mark Pomorski, Copperleaf

Marc and Sandra Teaberry, Shadow Wood

Edward Franklin, Shadow Wood

Josepha, The Brooks

Barbara Schafer, Spring Run

Russell Achzet, The Brooks

Betsy Kenniston, Copperleaf

**In Person**

Andrew Bregman, Shadow Wood

Joann Blazek, Shadow Wood

Randy Kemnitz, Shadow Wood

### **Board Questions or Comments**

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

**Motion:** Motion to approve the Development Order with the following conditions: to delegate where the bicycle spaces will be in proximity to the courts, they have three months to remediate any sound violations, the sound violations will be set off Ansi standards of 55 decibels, and staff will work with the applicant to meet the lighting requirements.

**Motion by:** Board Member Jones  
**Seconded by:** Vice Chairman Gargano

**Action:** Approved the Development with the following conditions: to delegate where the bicycle spaces will be in proximity to the courts, they have three months to remediate any sound violations, the sound violations will be set off Ansi standards of 55 decibels, and staff will work with the applicant to meet the lighting requirements.

### **Vote:**

**Aye:** Board Members Tatooles, Jones, Jeannin, Vice Chairman Gargano, and Chairman Wood  
**Nay:** Board Member Wallace  
**Abstentions:**

### **Recess at 7:04 pm and Convene Workshop Item 7:13 pm**

## **7. PUBLIC INFORMATION MEETINGS**

- (a) Estero 4.2 – Development Order (District 2)  
19950 S. Tamiami Trail, located across US 41 from Wal-Mart and north of the Cayo de Estero Shoppes.

Applicant seeks to construct 2 non-residential buildings and supporting infrastructure on 4.2 acres. The development will include a ±4,000 S.F. dental office and a ±18,000 S.F. commercial shell building.

### **Staff Presentation/Comments**

Mary Gibbs, Community Development Director

### **Presentation/Information by**

John Wojdak, PE, Delisi Fitzgerald, Inc.  
Greg Diserio, David M Jones & Associates  
Ramon Acevedo, GMA Architects

**Public Comment****eComments**

Bob Distad, Breckenridge

Leann Craig, Breckenridge

Ernie Settanni and Jerry Conner, Breckenridge

Don Atkinson, Breckenridge

Vance and Joann Hazzard, Breckenridge

**In Person**

Katy Errington, Breckenridge

Steadmon Allen, Breckenridge

Garth Errington, Breckenridge

Jim McCormick, Breckenridge

Donna Atkins, Breckenridge

Vicky Winkle, Breckenridge

Gary Green, Breckenridge

**Board Questions or Comments**

Board Members Jones, Wallace, Tatooles, Vice Chairman Gargano, and Chairman Wood

(b) RiverCreek Phase 3 and Recreation Site Development Orders (District )

(DOS2023-E003 & Pending DO for Phase III)

12840 Corkscrew Road and 20161 Camellia Crosse Lane

Applicant seeks to construct 200 single family homes on 56.25 acres as Phase III of the RiverCreek Development.

Applicant also seeks to review the recreational campus located on Tract “A”.

Recreational amenities include a 14,546 S.F. clubhouse, pickleball, tennis, basketball and bocce courts, play area and associated parking.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

**Presentation/Information by**

Rick Elsner, GL Homes

**Public Comment**

None.

**Board Questions or Comments**

Board Members Jones, Wallace, and Chairman Wood

- (c) Genova Gate Access Modification – Zoning Amendment (District 4) (DCI2023 E001) 21530 Strada Nuova Circle, southeast corner of Corkscrew Road and Via Coconut Point

Applicant is requesting a Minor Zoning Amendment to eliminate a condition requiring the existing security gate to be manned 24 hours a day and replace with an automated gate.

**Staff Presentation/Comments**

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

**Presentation/Information by**

Dan Olson, Virtual Gate Committee Co-Chair  
Jeff Hyatt, Envera  
Keith Mathias, Gate Manager  
Bill Warren, Genova

**Public Comment**

**eComments**

Scott Imber, Genova  
Debbi Wallace, Genova  
John Chickerillo, Genova  
Cathy Williams, Genova  
Linda Nelson, Genova  
Donna Brown, Genova  
Susan Majka, Genova  
Anthony Lobat, Genova  
Janice Lobat, Genova  
Scott Imber, Genova  
Laura Scott, Genova  
Cindy LoMonaco, Genova  
Robert Anderson, Genova

**In Person**

Patty Anderson, Genova  
Robert Grumly, Genova  
Bob Girsch, Genova  
Scott Ember, Genova  
Debbi Wallace, Genova

**Board Questions or Comments**

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

A motion to approve the meeting to continue past 9:00 pm was made and duly passed.

**8. PUBLIC HEARING (Not Quasi-Judicial)**

(a) Ordinance Review - Capital Improvement Schedule Update

Review Ordinance 2023-05, updating the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2022/2023.

**Staff Presentation/Comments**

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

**Board Questions or Comments**

Board Members Jones and Wallace

**Motion:** Motion to make a recommendation to Council to approve Ordinance.

**Motion by:** Vice Chairman Gargano

**Seconded by:** Board Member Tatooles

**Action:** Recommended to Council to approve Ordinance.

**Vote:**

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

Nay: Board Member Wallace

Abstentions:

**9. PUBLIC INPUT**

**10. BOARD COMMUNICATIONS**

Community Development Director Mary Gibbs recommended we have two meetings in July due to the number of cases pending.

(a) Next meeting – June 13, 2023

**11. ADJOURNMENT: 9:26 pm.**

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Tammy Duran  
Deputy Village Clerk