

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  
JULY 11, 2023**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
June 13, 2023 4:30 p.m.**

**1. CALL TO ORDER:** 4:33 p.m.

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

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

Also present: Village Land Use Counsel Nancy Stroud, 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 with moving 6(b) first was made and duly passed.

**5. BUSINESS:**

(a) Consent Agenda

(1) Approval of May 9, 2023, meeting minutes.

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

**6. PUBLIC HEARINGS (Quasi-Judicial)**

Village Land Use Counsel Stroud 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.

- (b) RiverCreek Recreation Site - Development Order (DOS2023-E003) (District 7)  
12840 Corkscrew Road and 20161 Camellia Crosse Lane

Applicant seeks approval of 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.

Public Information Meeting was held September 13, 2022 and issues related to the recreational site were discussed at the RiverCreek III Public Information Meeting May 9, 2023.

Boardmember Jones spoke to the applicant about moving this case up on the agenda.

No conflicts of interest were noted.

**Staff Presentation/Comments**

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

**Presentation/Information by**

John Asher, PE, GL Homes

**Public Comment**

None.

**Board Questions or Comments**

Board Members Jones, Jeannin, and Wallace.

**Motion:** Motion to approve the Development Order with staff conditions.

**Motion by:** Board Member Jeannin

**Seconded by:** Board Member Tatooles

**Action:** Approved the Development Order with the staff conditions.

**Vote:**

Aye: Board Members Tatooles, Jones, Jeannin, and Wallace

Nay:

Abstentions:

- (a) 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.

Public Information Meeting was held February 21, 2023.

Board Member Jones disclosed receiving emails regarding a pre-meeting with the applicant. Board Member Wallace did attend a pre-meeting with the applicant on May 11, 2023, and Community Development Director Gibbs attended that meeting. Board Member Tautoles did attend a pre-meeting with the applicant on April 11, 2023, and Community Development Director Gibbs attended that meeting.

No ex parte communications or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

**Presentation/Information by**

Richard Yovanovich, Esq., CYK Law Firm

Ross Abramson, Woodfield Development

Alexis Crespo, AICP, RVI Planning + Landscape Architecture

Sina Ebrahimi, PE, Kimley Horn

Billy Hattaway, PE, MBA, RSP1, ITE, Fehr & Peers

Elizabeth Suarez, Fehr & Peers

**Public Comment**

**eComments**

Vicky Shaw, Marsh Landing

Karen Smith, The Brooks

Roxanne Relland, Coconut Shores

Jeff McNichol, Coconut Shores

Don Sikora, Meadowbrook

Jill Keene-Lucas, Meadowbrook

Mark Erickson, Coconut Shores

Christine Hamilton, Spring Run

Elain Garn, Fountain Lakes

Margaret Pure, Estero

Larry Sherman, Colony

Gary and Carolyn Kerl, Marsh Landing

**In Person**

Vicki Olson, Pelican Landing

Grant Johnston, Coconut Shores

Jerry Masters, Coconut Shores

Francisco Figueroa, Treviso

Larry Sherman, Colony

Connie Mansfield, Marsh Landing

Jill Keene-Lucas, Meadowbrook

Don Sikiro, Meadowbrook

Karen Smith, The Brooks  
Tracey Tamer, Shadow Wood  
Mary O'Connor, Shadow Wood  
Andrew Bregeman, Shadow Wood  
Mark Shlien, Lighthouse Bay  
Karen Buckner, Estero  
David Wesjak, Estero Springs  
Bruce Greenspan, Shadow Wood  
Marlene Rodak, Meadowbrook  
Judy Cardin, Shadow Wood

### **Board Questions or Comments**

Board Members Tatooles, Jones, Wallace, and Jeannin.

Meeting Recessed at 7:35 pm and Reconvened at 7:44 pm.

**Motion:** Motion to continue meeting not to exceed 9:30 pm to resolve this case and all further actions after that would have to continue to the next meeting.

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

**Action:** Approved the motion to continue meeting not to exceed 9:30 pm to resolve this case and all further actions after that would have to continue to the next meeting.

### **Vote:**

**Aye:** Board Members Tatooles, Jones, Jeannin, and Wallace.  
**Nay:**  
**Abstentions:**

**Motion:** Motion to recommend approval to the Council with staff conditions and the following additional conditions: the hard scaping and lighting will be consistent throughout the community and will be defined at the time of the first Development Order, no 24-hour medical facilities use. The Village Council would recommend a minimum percentage of use during operating hours for the civic structure to be qualified as a civic structure, perimeter buffers along U.S. 41 and adjacent to the pond at the time of the first Development Order, shielding the fence in the buffer from the adjacent community, architecture review in more details at the time of Development Order, foundation plantings for the residential structures must exceed the minimum 10%, and the intersection of Coconut Road and Walden will be analyzed and the

recommendation will be whatever the infrastructure that provides the highest and best capacity use for that intersection.

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

**Action:** Recommended approval to the Council with staff conditions and the following additional conditions: the hard scaping and lighting will be consistent throughout the community and will be defined at the time of the first Development Order, no 24-hour medical facilities use. The Village Council would recommend a minimum percentage of use during operating hours for the civic structure to be qualified as a civic structure, perimeter buffers along U.S. 41 and adjacent to the pond at the time of the first Development Order, shielding the fence in the buffer from the adjacent community, architecture review in more details at the time of Development Order, foundation plantings for the residential structures must exceed the minimum 10%, and the intersection of Coconut Road and Walden will be analyzed and the recommendation will be whatever the infrastructure that provides the highest and best capacity use for that intersection.

**Vote:**

**Aye:** Board Members Tatooles, Jones, Jeannin, and Wallace.

**Nay:**

**Abstentions:**

- (c) Estero Bay Chevrolet Auto Dealership Lighting Upgrade – Deviation (Case TBD)  
(District 5)  
10640 Chevrolet Way Located south of Corkscrew Road and next to the I-75 southbound entrance ramp and north of Corkscrew Woodlands.

Applicant seeks a deviation from Section 5-604 E.1. to use 4000K or 5000K lighting instead of 3000K per the LDC. The applicant states that the greater intensity increases security cameras' visibility and provides customers with improved color accuracy.

This case was continued due to the lack of time.

## 9. PUBLIC INPUT

## 10. BOARD COMMUNICATIONS

- (a) Next meeting – July 11, 2023

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

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Tammy Duran  
Deputy Village Clerk