

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
JULY 25, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 11, 2023 5:30 p.m.**

1. CALL TO ORDER: 4:31 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, Michael Sheeley, and Kristin Jeannin.

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 was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of June 13, 2023, meeting minutes.

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

6. PUBLIC INFORMATION MEETING

(a) The Residences at Brooks Town Center (also known as Coconut Pointe Residences at the Brooks) – Development Order (submittal pending) (District 6)

9.95-acre parcel at the northwest corner of Coconut Road and Three Oaks Parkway.

Public Information Meeting to present an overview of proposed project to demolish the Winn Dixie building in the Brooks Town Center and construct a 4 story 154-unit multi- family building in the parking lot.

Staff Presentation/Comments

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

Presentation/Information by

Neale Montgomery, Esq, Pavese Law Firm
Charles Krebs, PE, Hole Montes
Fran Litton, Hole Montes
Tom Cavanaugh, PAC Land Development Corp.

Public Comment

eComments

Nancy Brackmann, The Brooks
Gregory Gierhart, Tidewater
Carol Marrow, Shadow Wood
Shelley and Tucker Woodson, The Brooks
Jeanne Leonard, Shadow Wood
Anthony Unruh, Estero
Mary Kessinger, Estero
Claire Behr, Estero
Andrew Bregman, Estero
Robert Barker, Bonita Springs
Ron Siemers, The Brooks
Jeannette Siemers, The Brooks
Mary O'Connor, Shadow Wood
Tracy Dankoff, Shadow Wood

In-Person

Tammy Rose, Barbershop Owner
Thomas Maguire, Shadow Wood
Jim Merritt, The Brooks
Gail A, Korfhage, Shadow Wood
Mary O'Connor, Shadow Wood
Lori Mann, Pebble Pointe
Kathy Wyrofsky, Shadow Wood
Mary Ann Blakeley, Shadow Wood

Board Questions or Comments

Board Members Jones, Tatoes, Wallace, 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) The Residences at Brooks Town Center (also known as Coconut Pointe Residences at the Brooks) – Final Plan Approval (DCI2020-E001) (District 6)

9.95-acre parcel at the northwest corner of Coconut Road and Three Oaks Parkway.

Request for Final Plan Approval and three deviations to develop a 154-unit multi-family development, The Residences at Brooks Town Center.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Neale Montgomery, Esq, Pavese Law Firm
Tom Cavanaugh, PAC Land Development Corp.

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, and Vice Chair Gargano.

Motion: Motion to approve Resolution 2023-01.

Motion by: Board Member Jones
Seconded by: Board Member Wallace

Action: Approved Resolution 2023-01.

Vote:

Aye: Board Members Tautoles, Jones, Jeannin, Sheeley, Wallace, and
Chairman Wood

Nay: Vice Chairman Gargano

Abstentions:

Recess at 6:41 pm and Convene 6:49 pm.

- (b) Estero Bay Chevrolet Auto Dealership Lighting Upgrade – Deviation (LDO2023 TBD) (District 5) Continued from June 13, meeting.

10640 Chevrolet Way located south of Corkscrew Road, next to the I-75 southbound entrance ramp and north of Corkscrew Woodlands.

Deviation from Section 5-604 E 1 to use 4000K or 5000K lighting instead of 3000K per the LDC.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager
Nancy Stroud, Village Land Use Counsel

Presentation/Information by

Nate Kimes, IKON

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve deviation from Section 5-604 E 1 for 4000K lighting on the basis that it will be an improvement to the adjacent residents, and the current situation was not created by the applicant.

Motion by: Vice Chair Gargano

Seconded by: Board Member Sheeley

Action: Approved deviation from Section 5-604 E 1 for 4000K lighting on the basis that it will be an improvement to the adjacent residents, and the current situation was not created by the applicant.

Vote:

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

Nay: Board Members Jones and Jeannin

Abstentions:

- (c) Via Coconut – Development Order (DOS2022-E007) (District 4)
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351
Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via
Coconut Point Road.

Development Order for a Mixed-Use Project with 330 multi-family units and
commercial buildings, amenities and supporting infrastructure.

Public Information Meeting was held January 11, 2022.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager
Nancy Stroud, Village Land Use Counsel

Presentation/Information by

Rick Brylanski, PE, Hole Montes
Charles Krebs, PE, Hole Montes
Francesca Passidomo, Esq, SQ, Coleman, Yovanovich & Koester
Mark Mclean, MHK Architecture

Public Comment

eComments

Donna Brown, Genova
William Warren, Genova
Merline Kovacik, Genova

In Person

Merline Kovacik, Genova
Diane Nash, Genova

Board Questions or Comments

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

Motion: Motion to approve Development Order for a mixed-use project with
330 multi-family units and commercial buildings, amenities and
supporting infrastructure subject to the staff stipulations, and the
monument sign design is approved but the sign must meet the code
standards.

Motion by: Board Member Wallace

Seconded by: Board Member Sheeley

Action: Approved Development Order for a mixed-use project with 330 multi-
family units and commercial buildings, amenities and supporting
infrastructure subject to the staff stipulations, and the monument sign
design is approved but the sign must meet the code standards.

Vote:

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

Nay:

Abstentions:

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – July 25, 2023

11. ADJOURNMENT: 8:16 pm.

Tammy Duran
Deputy Village Clerk