

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
AUGUST 22, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 25, 2023 4:30 p.m.**

1. CALL TO ORDER: 4:34 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 Michael Sheeley. Absent Board Member 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 July 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) The Cheesecake Factory - Outdoor Consumption on Premises (COP2023-E002) (District 6)
23106 Fashion Drive, Unit 135 in Coconut Point Mall. Located in the space previously occupied by Stir Crazy.

Limited Development Order LDO2022-E055 approved Cheesecake Factories remodel including an increase to the outdoor patio dining area. Land Development Code Section 4-402 A.3.C. requires a public hearing for any outdoors consumption on premises.

Applicant requests approval of alcoholic beverage service in the outdoor patio area.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dimitar Stoyanov, The Cheesecake Factory

Public Comment

eComment

John Levins, Shadow Wood

Board Questions or Comments

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

Motion: Motion to approve request of alcoholic beverage service in the outdoor patio area with staff conditions.

Motion by: Board Member Jones

Seconded by: Vice Chairman Gargano

Action: Approved request for alcoholic beverage service in the outdoor patio area with staff conditions.

Vote:

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

Nay:

Abstentions:

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

Applicant seeks approval of a Zoning Amendment to eliminate a condition requiring the existing security gate to be manned 24 hours a day and replaced with an automated virtual gate.

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

Dan Olson, Virtual Gate Committee Co-Chair Genova One Association
Susan Majka, Virtual Gate Committee Co-Chair Genova One Association
Jeff Hiatt, Envera Systems
Michael Majka, Genova Resident

Public Comment

In Person

Linda White, Genova
Debbi Wallace, Genova
Paul Denett, Genova
Frank Schmuck, Genova
Diane Nash, Genova

eComments

Larry and Judy Stenzel, Genova
Dianne Hand, Genova
Cynthia LoMonaco, Genova
Ian Johnston, Genova

Board Questions or Comments

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

Motion: Motion to approve the installation of the remote operated gates with staff recommendations.

Motion by: Board Member Jones
Seconded by: Board Member Sheeley

Action: Approved the installation of the remote operated gates with staff recommendations.

Vote:

Aye: Board Members Tatoes, Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay: Board Member Wallace

Abstentions:

- (c) Culver's Coconut Point – Development Order (DOS) (District 6)
8400 Murano Del Lago Drive, Tract 3C, Coconut Point Mixed Planned Development,
vacant lot on the southeast corner of US 41 and Pelican Colony Boulevard, just north
of Extra Space Storage.

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

Brent Addison, P.E., Banks Engineering

Megan Knight, Banks Engineering

Wendy Martin, AIA, NCARB

Gregory J, Diserio, RLA, DMJA

Public Comment

In Person

None.

Board Questions or Comments

Board Members Jones, Sheeley, and Wallace.

Motion: Motion to approve the Development Order for a 4,052 square foot Fast Food.

Motion by: Board Member Wallace

Seconded by: Vice Chairman Gargano

Action: Approved the Development Order for a 4,052 square foot Fast Food.

Vote:

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

Nay:

Abstentions:

- (d) Villages of Country Creek Limited Development Order – Villages of Country Creek
Pickleball Court (LDO2022-E044) (District 4)
The court is located at the Clubhouse, 21180 Country Creek Drive, North of
Corkscrew Road and west of Three Oaks Parkway.

Request to use one existing tennis court for pickleball.

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 Attorney

Presentation/Information by

Sharon Boos, Country Creek
Ron Stone, Country Creek
Sharon Pasanchun, Villages of Country Creek General Manager

Public Comment

In Person

Mark Folivier, Country Creek
Ruth Ann Paterson, Country Creek
Marge Piorkowski, Country Creek
Darlene Damstrom, Country Creek
David Castello, Country Creek
Marion Malone, Country Creek
Tom Boos, Country Creek
George Molnar, Country Creek

eComments

Ronald and Donna Lento, Country Creek
Betty Cook, Country Creek
Margie and Bob Tipsword, Country Creek
Darlene Shick, Country Creek
Constance Spohn, Country Creek
William Crabtree, Country Creek
Kandice Vabcura, Country Creek
Gail Desisto, Country Creek
Penny Favia, Country Creek
Ann Wittman, Country Creek
Mary Berzak, Country Creek
Susan Twombly, Country Creek
Mark Twombly, Country Creek
Allen Damstrom, Country Creek
Carol DeFrank, Country Creek
Darlene Damstrom, Country Creek
Wendy Candy, Country Creek
Eric Arvold, Country Creek
Faith Bauer, Country Creek
Cynthia Krause, Country Creek
Jim Fallon, Country Creek
Patricia Marks, Country Creek

Kimberly Riley, Country Creek
Kathleen Johnstone, Country Creek
James Johnstone, Country Creek
Steve Zielinski, Country Creek
Gary Broska and Mary O'Toole, Country Creek
Sharon Anderson, Country Creek
Jerry Anderson, Country Creek
William Grace, Country Creek
Gary LaRocque, Country Creek
Fran Houseman, Country Creek
Stuart Allen, Country Creek
Lindsay Ennis, Country Creek
Tamela Anderson, Country Creek
Jody and Bob Egan, Country Creek
Dana Brazis, Country Creek
Catherine Crassman, Country Creek
Barbara Lattimer, Country Creek
Linda Madden, Country Creek
Philip Beloin, Country Creek
Jon Malita, Country Creek
Sylvia Allen, Country Creek
Deborah Reich, Country Creek
Trudy Traynor, Country Creek
Carol Clark, Country Creek
Nancy Anderson, Country Creek
Cynthia LoMonaco, Country Creek
Wayne Canary, Country Creek
Patricia O'Connor, Country Creek
Marion Malone, Country Creek
Joan Blaschke, Country Creek
Jody Egan, Country Creek
Kermit Hellrung, Country Creek
Gary Blaschke, Country Creek
Larry Brush, Country Creek
Jacquelyn Powell, Country Creek
Jard Powell, Country Creek
Susan and Paul Neatrou, Country Creek
Anita Willett, Country Creek
Catherine Crassman, Country Creek
Wesley King, Country Creek
Bob & Sandi Barber, Country Creek
Margaret Piorkowski, Country Creek
Phil Riskin, Country Creek
Ronald Wicks, Country Creek
Robert Piorkowski, Country Creek
Betty Sayad, Country Creek
Nancy Eisenberg, Country Creek

Roe Brush, Country Creek
Lawrence Brush, Country Creek
Carol Clark, Country Creek
Nancy Anderson, Country Creek
Catherine Barcus, Country Creek
Gerald Barrone, Country Creek
Ann Bartlett, Country Creek
Jeanette Miller, Country Creek
Pam Curtis, Country Creek
Patty Barrone, Country Creek
Janet Knafel, Country Creek
Tom Whelan, Country Creek
Lee Eisenberg, Country Creek
Margaret Farmar, Country Creek
Joseph Farmar, Country Creek
Chad and Teresa Hageman, Country Creek

Board Questions or Comments

Board Members Jones, Sheeley, and Wallace.

Motion: Motion to deny the application based on the proximity of the nearest homes and also the proximity of the adjacent amenities.

Motion by: Vice Chairman Gargano
Seconded by: Board Member Wallace

Action: Denied the application based on the proximity of the nearest homes and also the proximity of the adjacent amenities.

Vote:
Aye: Board Members Tatoes, Jones, Wallace, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

Recess at 7:08 pm and Convene 7:38 pm.

7. PUBLIC INFORMATION MEETINGS

- (a) Wawa Convenience Food & Beverage Store with Gas (DOS2022-E016) (District 4)
10081 Estero Town Commons Place, south of Corkscrew Road, previously constructed and operated as a Ruby Tuesday Restaurant.

Applicant is seeking to remove the existing structure and construct a 5,537 square feet convenience store and gas station. Site will be reconfigured to provide for vehicular & pedestrian traffic, parking, and landscaping.

Staff Presentation/Comments

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

Presentation/Information by

Maleia Storum, Bowman
Amani Robinson, Bowman

Public Comment

None.

Board Questions or Comments

Board Members Sheeley, Wallace, and Chairman Wood.

(b) Camargo North (Case TBD) (District 2)

21681 Pelican Sound Drive identified as Camargo North Mixed Use Planned Development (MPD). The ±11- acre property is located west on US 41 and directly north of Pelican Sound's entrance and Pelican Sound Boulevard.

Applicant requests to rezone the property to allow 219 multi-family rental units.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Andy Bollig, Roers Development Partner
Neale Montgomery, Esq, Pavese Law
D. Wayne Arnold, AICP, Q. Grady Minor & Associates, P.A.
Christine Pecard, NCARB, AIA, ESG Architecture & Design

Public Comment**In-Person**

Andrew Fentiman, Meadows of Estero
Jim Gilman, Meadows of Estero
Crawford Tyree, Meadows of Estero
Walter Gauger, Meadows of Estero
Robert Higher, Meadows of Estero
Kim Mahanna, Meadows of Estero
Linda Blum, Meadows of Estero
Gerri Holterhoff, Meadows of Estero
Terry Higerd, Meadows of Estero
Kevin Ofenloch, Meadow of Estero

eComments

Gerald Bowers, Meadows of Estero

Board Questions or Comments

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

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

- (c) Coconut Point Ford Expansion – Development Order (DOS2023-E004) (District 1)
22600 & 22604 S. Tamiami Trail, located on the west side of US 41 and south of Galloway Ford Road. Currently the property is used for Coconut Point Pre-Owned vehicle sales.

Applicant seeks to construct an addition for 18 vehicle service bays, 14 parking spaces and related infrastructure.

Staff Presentation/Comments

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

Presentation/Information by

Kyle Kitchens, Studio, A.D.
Ahmad Kareh, Haley Ward

Board Questions or Comments

Board Members Jones, Wallace, Sheeley, and Chairman Wood

Public Comment

None.

9. PUBLIC INPUT

George Molnar

10. BOARD COMMUNICATIONS

- (a) Next meeting – August 8, 2023

11. ADJOURNMENT: 9:23 pm.

Tammy Duran
Deputy Village Clerk