

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
SEPTEMBER 12, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 22, 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 (Arrived 4:43 p.m.), Jim Wallace (via Zoom, Arrived 4:47 p.m.), Kristin Jeannin, and 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 July 25, 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) RiverCreek Phase III - Development Order (DOS2023-E006) (District 7)
12840 Corkscrew Road. Located south of Corkscrew, across from Wildblue (Lee County) and east of Wildcat Run.

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

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

John Asher, PE, GL Homes

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve the Development Order for RiverCreek Phase III.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Sheeley

Action: Approved the Development Order for RiverCreek Phase III.

Vote:

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

Nay:

Abstentions:

- (b) Coconut Point Marketplace Signs – Administrative Zoning Amendment (ADD2023-E003) (District 6)

A 10 acre-site located east of US 41, north of Sweetwater Ranch Boulevard and south of Via Rapallo Drive. This site is part of the Coconut Point DRI/MPD.

Development Order was recently approved for restaurant and retail uses. The applicant is requesting two Monument Signs and a Project Identification Sign along US-41.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jeff Williams, Konover South LLC

Public Comment

None.

Board Questions or Comments

Board Member Tatooles.

Motion: Motion to approve Administrative Zoning Amendment with staff conditions.

Motion by: Board Member Sheeley

Seconded by: Vice Chairman Gargano

Action: Approved Administrative Zoning Amendment with staff conditions.

Vote:

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

Nay:

Abstentions:

- (c) Wawa Convenience Food & Beverage Store with Gas Development Order (DOS2022-E016) (District 4)
10081 Estero Town Commons Place, south of Corkscrew Road. The site was previously developed 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.

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, Land Use Attorney

Presentation/Information by

Maleia Storum, Bowman Consulting

Wright Barrs, Brightwork

Nathan Griffis, Cuhaci & Peterson

Public Comment

eComment

Mohammed Aminul Hoque, Estero

Michael Meyer, Osprey Cove

Mizan Patwary, Town Common

Board Questions or Comments

Board Members Jones, Jeanin, Sheeley, and Wallace.

Motion: Motion to approve the application with staff conditions, a minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowes's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.

Motion by: Board Member Tatooles

Seconded by: Vice Chairman Gargano

Action: Approved the application with staff conditions, a minor amendment for the height of lighting features under the gas canopy to 21.53 feet, a minor amendment for the sign setback to be 10 feet instead of 15 feet with the preference of the taller sign if Lowes's approves the sign and replacing Cypress trees on Corkscrew Road with oaks or another species approved by staff.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (a) Wildcat Run Clubhouse – Development Order (DOS2023-E007) (District 7)
20300 Country Club Drive

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Dakota Bernal, Agnoli, Barber & Brundage Inc.

Brent Guillot, RLA, Agnoli, Barber & Brundage Inc.

Public Comment

None.

Board Questions or Comments

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

- (b) 9000 Williams Road – Village Property (Development Order-Pending) (District 5)
Approximately 19 acres located north of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste

Chris Wright, RWA

Public Comment

In-Person

Darrell Smith, Rapallo

eComments

Brian O’Boyle, Grandezza

Nancy Wood, Belle Lago

Peter Cooley, Shadow Wood at the Brooks

Mary Tousignant, Spring Run

Board Questions or Comments

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

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

- (a) Next meeting – September 12, 2023

11. ADJOURNMENT: 6:22 pm.

Tammy Duran
Deputy Village Clerk