

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
OCTOBER 10, 2023**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 12, 2023 4:30 p.m.**

- 1. CALL TO ORDER:** 4:33 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

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 August 22, 2023, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

(a) Cell Phone Tower – Bella Terra (SEZ2023-E001) (District 7)
19980 Bella Terra Boulevard, ±12.44 acres, partially cleared located on Corkscrew Road, west of Bella Terra’s entrance and south of Wild Blue.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Mattaniah Jahn, Law Office of Mattaniah S. Jahn

Public Comment**In-Person**

Larry Roth, Bella Terra

James Meek, Bella Terra

N. Eric Anderson, Bella Terra

Mike Chandler, Bella Terra

Dave and Julie Stahl, Bella Terra

eComments

Angela and Alberto Padron

Al & Sue Shaw

Angela Donaghy

Ann Burg

Arthur and Patti Lavoie

Arthur Lavoie

Aurelio R. Fernandez

Bob Lieberman

Brenda Smith

Brian Card & Lisette Blaskie

Brian DoBroka

Brian Robbins

Brian Zajac

Bruce Peterson

Charles A Treviso

Chris Sulfridge

Dana Mandy

Deborah L. & C. Arthur Stryker

Deborah Paradise

Deborah Wright

Denise & Mark Smith

Dennis Bloss

Dennis McLaughlin

Donna Cannon

Donna Davi

Douglas Whalen

Eileen Massie

Elizabeth Estrada

Frank Pomarico

Gene and Barbara DeFrancesco

Georgia Paul

Gordon & Susan Topping

Greg Grimaudo
Gregory McGarvey
Harold and Elaine Robbins
Heather Bloss
Hugh Thomas
Ian & LesLee MacDonald
Iris Leekey
James F Fabry
Janine & Marc Damon
Joan and John Fancher
Joan Fancher
John & Brenda Mackey
John and Joan Oconnor
John Jaffee
Joseph & Aline Beck
Joseph Keane
Karen Leblanc
Karen Meeker
Kathleen Oaks
Kathy Orr
Kelley Dugan
Ken & Catherine Riha
Ken and Diana Goldstein
Kenneth & Mary Ann Lehman
Len & Robin Egdish
Linda Walker
Lori Grimaudo
Lori Lieberman
Lori Saylor
Lynn Haggett
Lynne Hammerstrom
Marco & Shannon Beltgens
Margaret & Jack Elia
Marilyn L. Thompson
Mark Novitski
Mary & Ed Schaffer
Mary Lynn Carbonara
Melinda and Jim Kershaw
Michael Cottle
Michael Koshlap
Michael Paul
Norman E. Arflack
Pam Garwood
Patricia Ryan
William Starks
Patti Lavoie
Patti Saitow

Paula Ahlgren
Peter and Mary Van Kampen
Priscilla Segarra
Rachael Hengstebeck
Ralph DeSantis
Ralph M Abate
Ramnath Kuthoore
Ramona Novitski
Reas and Nancy Graber
Richard C Lilly
Richard Smith
Romie Boland
Ron Rutz
Rosemary and Ron Swanson
Sandy Demski
Scott Abbattista
Scott Belovin
Scott Stryker
Sheila and Thomas Curley
Stephen J. Schwab
Steven Wurtzberg
Susan Johnson
Susan Leekey
T.Venugopal
Tara Ocampo
Thomas & Maria Riley
Tracy M. Edgemon
Wayne Lancaster
Matt Elliott
Ken Schongold
Timothy Disken
Meriem Allgood
Lorraine Disken
William Patterson
Timothy Disken
Bud Moran
Anthony J. Giaimo III
Lorraine Disken
Tiffany O'Connell
Corinne Merriman
Dawn DoBroka
Audrey Matysek
Marion Conklin
Trish Dever
Brian Card & Lisette Blaskie
Anthony Giaimo

Board Questions or Comments

Board Members Wallace, 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 hearings were sworn in by Village Land Use Counsel Stroud.

- (a) Wildcat Run Clubhouse – Development Order (DOS2023-E007) (District 7)
20300 Country Club Drive located in the center of Wildcat Run Development, which is south of Corkscrew Road and immediately west of the new development, RiverCreek.

Applicant is seeking to improve the clubhouse parking by enlarging the parking lot, adding spaces, golf cart parking, bike racks and pedestrian pathways.

No conflicts of interest were noted.

Board Member Jeannin knows the professionals personally and had a very brief conversation. Brent Guillot just let Board Member Jeannin know he was coming to present at the meeting.

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 Sheeley, Jeannin, and Wallace.

Motion: Motion to approve the clubhouse parking by enlarging the parking lot, adding spaces, golf cart parking, bike racks and pedestrian pathways.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Sheeley

Action: Approved the clubhouse parking by enlarging the parking lot, adding spaces, golf cart parking, bike racks and pedestrian pathways.

Vote:

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

Nay:

Abstentions:

(b) Goodwill Industries – Development Order (DOS2023-E005) (District 5)

±2.69-acre vacant parcel located at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Center Commercial Planned Development (CPD), also known as Lowes Plaza.

Applicant seeks to construct a 21,800 square foot, one-story building with a drive-thru.

No conflicts of interest were noted.

Board Member Jeannin had a brief conversation with applicant and applicant sent her an early draft of a revision.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Jack Morris, P.E. Morris-Depew Associates

Zachary Smith, GMA Architects

Matt Lincolnhol, PLA, Morris-Depew Associates

Public Comment

In-Person

Angelo Cannataro, Estero

Board Questions or Comments

Board Members Wallace, Sheeley, Jeannin, and Chairman Wood

Motion: Motion to approve Development Order with staff conditions.

Motion by: Board Member Tatooles

Seconded by: Board Member Jeannin

Action: Approved Development Order with staff conditions.

Vote:

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

Nay:

Abstentions:

- (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.

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

Ahmad Kareh, Haley Ward
Albert Dambrose, Studio A.D.
Robert M. Lilkendey, RML Acoustics, LLC

Public Comment

eComments

Jean Farrar
Dorothy Sullivan

Board Questions or Comments

Board Members Wallace and Sheeley.

Motion: Motion to approve the addition of 18 vehicle service bays, 14 parking
spaces and related infrastructure with staff conditions.

Motion by: Vice Chairman Gargano

Seconded by: Board Member Sheeley

Action: Approved the addition of 18 vehicle service bays, 14 parking spaces
and related infrastructure with staff conditions.

Vote:

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

Nay: Board Member Wallace

Abstentions:

Recess at 7:07 pm and Convene 7:26 pm.

- (d) Abbiati Dental Office Building – Development Order (DOS2022-E015) (District 1)
22770 S. Tamiami Trail, west of US 41 and south of Fountain Lakes’ entrance. The site is a 1.45-acre undeveloped parcel directly south of Fountain Lakes Boulevard.

Applicant seeks to construct a Medical Office Building comprised of 10,000 square feet for dental/medical and 1,950 square feet for general office space.

No ex parte communication. Board Member Sheeley stated that he has a conflict of interest and will recuse himself from the meeting at this time.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Jim Hart, Development Review Manager

Presentation/Information by

Richard Yovanovich, Esq., Coleman, Yovanovich and Koester

Brent Addison, P.E., Banks Engineering

Greg Diserio, RLA, DMJA

Carlos Cardet, AIA, MK Architecture

Public Comment

In Person

William Covitz, Fountain Lakes

Ashley Wamble, Fountain Lakes

Lori Smith, Fountain Lakes

Adam Grant, Fountain Lakes

Carol Partlow, Fountain Lakes

Barbara Dyer, Fountain Lakes

Ron Misnet, Fountain Lakes

Mike Diernfeld, Fountain Lakes

Hector Persephone, Fountain Lakes

Janet Hildebrand, Fountain Lakes

Joyce Siska, Fountain Lakes

eComments

Thomas Sullivan

Sher Keinert

Yvonne Huny

Cynthia Sexton

Cheryl Mandell

Earl Miller

June Guiffrida

Donna Ballerine

Betty and Stephen Nordstrom

Ashlyn Greenwald

Joanne Ivins

Ryan Formica

James Acciaioli
Thomas Parisi
Cliff Hansen
Holly MacPherson
Kim Genseal
Helaina Perno-Andress
Victoria Welch
Russell Stump
Eliese Goldenbloom
Tom Johnson
Jane Huling-Barber
Ingrid Walsh
Barbara Dyer
Henry Medina
Jan Miller-Freyburgher
Kristen Pannone
KIM Cullen
James Miller
Joyce Siska
Maria Amogawin
Sher Keinert
Jon Wilkinson
Lee Carter
Helen Wilkinson
James and Sandra Charles
Ingrid Walsh
James Munz
Janet Munz
Joe Ballerine
Charles Janvier
Jean Farrar
Diane Schultz
Margie Yap
Lindsay Schafer
Linda Olsen

Board Questions or Comments

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

A motion to continue the meeting past 9:00 pm until 9:30 was made and duly passed.

Motion: Motion to continue the meeting past 9:00 pm until 9:30 pm

Motion by: Vice Chairman Gargano

Seconded by: Board Member Wallace

Action: Approved to continue the meeting past 9:00 pm until 9:30 pm.

Vote:

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

Nay: Board Members Tatoes and Jeannin

Abstentions:

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

Motion by: Board Member Wallace

Seconded by: Vice Chairman Gargano

Action: Approved the Development Order with staff conditions.

Vote:

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

Nay:

Abstentions: Board Member Sheeley (recusal)

A motion to continue the meeting until 9:45 pm was made and duly passed.

(e) Estero River Park (DOS2023-E002) (District 4)

Village property located on the northeast corner of US 41 and Corkscrew Road.

The Village plans to develop as a first phase ± 5.8 acres providing a parking area and walking paths.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

David Willems, Director of Public Works

Presentation/Information by

Brian Smith, P.E., Ensite

Public Comment

None.

Board Questions or Comments

Board Members Tatoes, Wallace, Jeannin, Sheeley, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion to approve development as a first phase ± 5.8 acres providing a parking area and walking paths with alternative paving for parking.

Motion by: Board Member Jeannin
Seconded by: Board Member Sheeley

Action: Approved the development as a first phase ±5.8 acres providing a parking area and walking paths with alternative paving for parking.

Vote:

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

Nay: Board Member Wallace

Abstentions:

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – October 10, 2023

11. ADJOURNMENT: 9:43 pm.

Tammy Duran
Deputy Village Clerk