

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

DECEMBER 13, 2023

Planning Zoning and Design Board Meeting

Village of Estero

9401 Corkscrew Palms Circle

Estero, FL 33928

November 14, 2023 4:30 p.m.

1. CALL TO ORDER: 4:50 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

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 October 10, 2023, meeting minutes.

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

6. PUBLIC HEARING (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) Hilton Garden Inn - Development Order (DOS2020-E002) (District 6)
8009 Sweetwater Ranch Boulevard, a cleared and vacant 2.16 acre parcel at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard adjacent to the Estero Fire Station.

Applicant seeks to develop 5 story, 115 room hotel.

Public Information Meeting was held September 11, 2019, and workshop held October 10, 2023.

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

Shawn Boysko, Equity Construction
Rick Brylanski, Hole Montes
Bill Prys, Hole Montes

Board Questions or Comments

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

Public Comment

Daniel Carrie, Rapallo

Motion: Motion to approve Development Order with staff stipulations, the addition of signs for cautioning people to watch for pedestrians, provide extra glass on the west elevation, approval of the most current plans submitted, excluding the monument sign in the Development Order.

Motion by: Board Member Wallace

Seconded by: Board Member Sheeley

Action: Approved Development Order with staff stipulations, the addition of signs for cautioning people to watch for pedestrians, provide extra glass on the west elevation, approval of the most current plans submitted, excluding the monument sign in the Development Order.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

- (a) Coastal Palms Academy (Development Order Pending) (District 4)
9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

Development Order for a 15,000 sq. ft. daycare

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, Respec

Dr. Derek Burkholder, Developer

Dr. Emma Duffy, Developer

Daniel Scott Turner, Daniel Scott Turner Design

Greg Diserio, Dave Jones and Associates

Public Comment

In Person

Roy Hyman, Estero Place

Girard Griggs, Rapallo

eComments

Jennifer Lyons, The Preserve at Corkscrew

Victoria DiBenedetto, Osprey Cove

Melanie Geronimo, Murano at Three Oaks

Meredith Burkholder, The Place at Corkscrew

Derek Burkholder, The Place at Corkscrew

Roy Hyman, Estero Place

Board Questions or Comments

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

- (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 Village Consultants

Michael Comparato, Vieste, LLC

Chris Wright, RWA

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Sheeley and Chairman Wood.

8. PUBLIC HEARINGS

- (a) Review of Ordinance 2023-03 amending the Land Development Code to revise standards for detached residential garages.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, and Chairman Wood.

Motion: Motion to make a recommendation to Council to approve Ordinance with the following suggestions of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

Motion by: Chairman Wood

Seconded by: Board Member Sheeley

Action: Recommended to Council to approve Ordinance with the following suggestions of changing the size of the accessory garage to 580 square feet instead of 500 square feet, strike the language “may not exceed two doors and two bays”, and on page 2 number 2 change 240 square feet to 280 square feet.

Vote:

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

Nay:

Abstentions:

- (b) Review of Ordinance 2023-08 amending the Land Development Code regulations for hotel parking

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None.

Board Questions or Comments

None.

Motion: Motion to make a recommendation to Council to approve Ordinance.

Motion by: Board Member Sheeley

Seconded by: Board Member Tatooles

Action: Recommended to Council to approve Ordinance.

Vote:

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

Nay:

Abstentions:

- (c) Review of Ordinance 2023-09 amending the Land Development Code for daycare playground standards.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment**In Person**

Katie Berkey, Becker & Poliakoff representing Celebree School

eComment

Justin Mihalik, Architect for Celebree School

Board Questions or Comments

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

Motion: Motion to make a recommendation to Council to approve Ordinance.

Motion by: Board Member Tatooles

Seconded by: Board Member Sheeley

Action: Recommended to Council to approve Ordinance.

Vote:

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

Nay:

Abstentions:

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – December 12, 2023

11. ADJOURNMENT: 7:27 pm.

Tammy Duran
Deputy Village Clerk