

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
FEBRUARY 13, 2024**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 12, 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, Jim Wallace, and Kristin Jeannin. Absent: Board Member 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 November 14, 2023, meeting minutes.

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

6. PUBLIC INFORMATION MEETINGS

(a) Estero Storage LLC – Zoning Amendment (No application submitted) (District 4)
10251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center,
off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD)

Applicant seeks zoning amendment for Parcel “G” in the Plaza Del Sol CPD to allow for a mixed-use project that includes storage, hotel, retail / restaurant / medical office, and associated infrastructure. Property was zoned for Assisted Living Facility (Phoenix) that was never developed.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dan DeLisi, DeLisi, Inc.

John Wojdak, P.E., RESPEC

Public Comment

None.

Board Questions or Comments

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

(b) The Goddard School for Early Childhood Development – Development Order

(No application submitted) (District 4)

10100 Arcos Avenue, located on the east side of Three Oaks Parkway, on the corner of Quente Way and Arcos Avenue, and south of Classic Car Wash.

Applicant seeks to construct an 11,650 sq. ft. learning center.

Staff Presentation/Comments

Jim Hart, Development Review Manager

Presentation/Information by Village Consultants

Brent Addison, P.E., Banks Engineering

Mike Thompson, Goddard School for Early Childhood Development

Cheryl Schweiker, AIA, Jarmel/Kizel Architects & Engineers

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Tatooles, Jones, and Vice Chairman Gargano.

(c) Home2 Suites – Zoning Amendment (No application submitted) (District 6)

The hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Applicant is seeking a zoning amendment to allow a 111-room hotel.

Staff Presentation/Comments

Jim Hart, Development Review Manager

Presentation/Information by Village Consultants

Neale Montgomery, Pavese Law Firm

Mitul Patel, Peachtree Group

Lee Shuman, Peachtree Group

Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning

Christopher Allred AIA, The RBA Group

Public Comment

None.

Board Questions or Comments

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

- (d) Toll Brothers Estero Townhomes – Zoning Amendment (No application submitted)
(District 4)

21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade.

Applicant requests a rezoning for a townhome development with 171 townhome units and amenities. The property is currently zoned for a Continuing Care Facility.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by Village Consultants

Josephine Medina, RVi Planning

Dustin Bowersett, Toll Brothers

Noelle Vilim, Atwell

Public Comment**In Person**

Nancy Foley, The Groves

Chloe Maris, Galleria Condo Association

Dan O'Berski, Trinity Commercial Group

eComments

Gen Guanci, The Groves

James Sites, The Groves

Terri Wesselman, The Groves

Alexei Piljan, The Groves

Monika Wysocki, The Groves

Julie Sitter, The Groves

Michelle Claman, The Groves

Yvonne Murray, The Groves

Board Questions or Comments

Board Members Wallace, Jeannin, Jones, Tatooles, and Chairman Wood.

9. PUBLIC INPUT

None.

10. BOARD COMMUNICATIONS

(a) Next meeting – December 12, 2023

11. ADJOURNMENT: 7:27 pm.

Tammy Duran
Deputy Village Clerk