

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
APRIL 9, 2024**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 12, 2024 4:30 p.m.**

- 1. CALL TO ORDER:** 4:35 p.m.
- 2. PLEDGE OF ALLEGIANCE:**
- 3. ROLL CALL:**

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

Also present: Community Development Director Mary Gibbs, Aymee Chavez, Associate Planner, 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 February 13, 2024, meeting minutes.

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

- 6. PUBLIC HEARING (Quasi-Judicial)**

(a) Cell Phone Tower – Bella Terra – Zoning Amendment (DCI2023-E002) (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.

Amendment to the Commercial Planned Development (CPD) to allow a ±178-foot AGL Monopole Wireless Facility.

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 Deputy Clerk Duran.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Mattaniah S. Jahn, P.A., Attorney for Broadus Towers, LLC
Darwin Feliz, Primary Verizon Wireless Engineer

Public Comment

In Person

Noreen McCarthy, Bella Terra
Kenneth Moses, Bella Terra
James Chasse, Bella Terra
Louis Tancredi, Bella Terra
Reas R Graber, Bella Terra
Tim Deaton, Bonita Springs

eComments

Michael Larson, Bella Terra
Patricia Ryan, Bella Terra
Dennis Murphy, Bella Terra
Chuck Milton, Bella Terra
Patty Dufresne, Bella Terra
Michael Vecchio, Bella Terra
Marion Conklin, Bella Terra
Valerie Marzano, Bella Terra
Kirk Armstrong, Bella Terra
Sue Davy, Bella Terra

Board Questions or Comments

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

Motion: Motion to make a recommendation to Council to approve amendment to Commercial Planned Development to add the use of Wireless Communication Facility with staff conditions and an additional condition to provide an updated letter from the engineer addressing the taller tower height and the fall radius.

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

Action: Recommended to Council to approve amendment to Commercial Planned Development to add the use of Wireless Communication Facility with staff conditions and an additional condition to provide an updated letter from the engineer addressing the taller tower height and the fall radius.

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

7. WORKSHOPS

- (a) The Goddard School for Early Childhood Development – Development Order (DOS2024-E004)) (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.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Brent Addison, P.E., Banks Engineering
Cheryl Schweiker, AIA, Jarmel/Kizel Architects & Engineers
Brandon Guy, ForeFront Development Group

Board Questions or Comments

Board Members Sheeley, Wallace, Tatooles, and Jeannin.

Public Comment

None.

- (b) Coastal Palms Academy – Development Order (DOS2024-E003) (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).

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak P.E., RESPEC
Daniel Turner, Daniel Scott Turner Design

Board Questions or Comments

Board Members Wallace, Jeannin, Sheeley, Vice Chairman Gargano

Public Comment

eComment

Patrick McGarry, Spring Ridge

8. PUBLIC INPUT

None.

9. BOARD COMMUNICATIONS

(a) Next meeting – April 9, 2024

10. STAFF COMMUNICATIONS

(a) Update on Development Projects

This was deferred to next meeting.

Staff provided an update on the process for the Planning Zoning and Design Board interviews and appointments.

11. ADJOURNMENT: 7:13 pm.

Tammy Duran
Deputy Village Clerk