

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
MAY 14, 2024**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
April 9, 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, Barry Jones, James Tatoes, Jim Wallace, and Kristin Jeannin.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, 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 March 12, 2024, meeting minutes.

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

- 6. PUBLIC INFORMATION MEETINGS**

(a) Estero Family Health Center - Addition (DOS2023-E011) (District 3)
19701 S. Tamiami Trail, located east on US 41, north of the Vines entrance.

Applicant is seeking approval of a ± 4,153 square foot addition to the north side of the existing health center, with parking improvements.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Joshua J. Jennings P.E, Weiler Engineering Corporation
James J. Henley, Burt Hill/Pollock Krieg

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Sheeley, Jeannin, and Jones

- (b) Coconut Trace Planned Development Amendment (District 1)
22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

Applicant is seeking a zoning amendment to allow a 122 – room hotel on Tract F. Currently a hotel is only allowed on Tracts A and D.

Board Member Sheeley recused himself and sat in the audience.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Jeremie Chastain, AICP, Hole Montes, A Bowman Company
Christie Patterson, InterMountain Hotels

Board Questions or Comments

Board Members Wallace, Jones, and Jeannin.

Public Comment

Artom Neshman, Rapallo

- (c) Wildcat Run Pickleball– Limited Development Order (LDO 2024-E002) (District 7)
20300 Country Club Drive, south of Corkscrew Drive and immediately east of RiverCreek

Applicant is seeking to renovate 1 of the 5 existing tennis courts into new pickleball courts. These courts are south of the clubhouse in the center of the development.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler P. Bonnough, PE, Hole Montes, A BOWMAN Company

Board Questions or Comments

Board Members Wallace, Jones, Jeannin, and Chairman Wood

Public Comment

None.

- (d) The Brooks Commons Club – Pickleball Expansion (Amendment to LDO2022-E051) (District 6)

The Commons Club is located at 9920 Coconut Road and the courts are west of the club along Coconut Road.

Applicant is seeking to revise the original plan presented to the board January 10, 2023. Revised plans reduce pickleball courts from 16 to 11, relocate the open-air shade structure, change landscaping and lighting, and adjust the project’s construction phasing.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Joe Archazki, General Manager of The Commons Club at the Brooks
James McCord, Director of Landscape Architecture

Board Questions or Comments

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

Public Comment

In Person

Andrew Bregman, MD, Shadow Wood
Art Spader, Spring Run

eComments

Joanne Apesos, Shadow Wood
Kimberly Green, Copperleaf
Lynda Langford, Shadow Wood
Rosemary Bustard, Spring Run
Roberta Aiani, Spring Run
Pam Bulson, Copperleaf
Kathy Magnanenzi, Spring Run
Angelo DiBernardo, Lighthouse Bay
Stacy Schulz, Shadow Wood
John Newcome, Shadow Wood
Philip Hoffman, Shadow Wood
Debbie Gotsch, Spring Run
Vickie Whiteley, Copperleaf
Robert Chieffo, Lighthouse Bay
Susan Stasyshan, Lighthouse Bay

Richrd Stasyshan, Lighthouse Bay
Andrea Gauvreau, Brooks
Paul Nativi, Shadow Wood
Carol Nativi, Shadow Wood
Leslie Mason, Lighthouse Bay
Elizabeth Lucke, Shadow Wood
Pamela Gatz, Shadow Wood
Barbara Schafer, Spring Run
Virginia Hupfer, Shadow Wood
Donald Geysel, Spring Run
Ed Pieper, Brooks
Elizabeth Skorupa, Spring Run
Moirra Phillips, Lighthouse Bay
Marlene Gillespie, Lighthouse Bay
Kimberly Ruggiero, Spring Run
Bart Ruggiero, Spring Run
Sharon and Gregory Charlesworth, Shadow Wood
Marilyn Tazalla, Shadow Wood
Elaine Porter, Spring Run
Joanne Edwards, Shadow Run
Cathy Paulus, Shadow Run
Greg Paulus, Shadow Run
Gregory Peterson, Copperleaf
Gregory Tazalla, Brooks
Michael Dau, Brooks
James Roedel, Lighthouse Bay
Susan Roedel, Lighthouse Bay
Carol Ebaugh, Lighthouse Bay
Carolyn Tichacek, Brooks
Wendy and Sam Johnson, Shadow Wood
David Daniel, Spring Run
Mary Daniel, Spring Run
Chris Leonard, Shadow Run
Phil Brewer, Spring Run
Linda Thompson, Spring Run
Pam Baker, Copperleaf
Julie Vanderheyden, Brooks
Thomas Szott, Shadow Wood
Brian Obarski, Brooks
Cilla Harrington, Shadow Wood
Jill Bauer, Shadow Wood
Stephen England, Shadow Wood
Diane Silca, Copperleaf
Craig Korkoian, Spring Run
Christine Korkoian, Spring Run
James Ruffner, Copperleaf
Walter Young, Shadow Wood

Kathleen Davenport, Shadow Wood
Robert Ozment, Shadow Wood
Paul Schwartz, Copperleaf
Lisa Robinson, Spring Run
Marianne McNerney, Shadow Wood
Vicki Foreman, Spring Run
William Hession, Lighthouse Bay
Jan Golden, Shadow Wood
Joe Spadaro, Lighthouse Bay
Jim Pollitt, Brooks
Steven Thompson, Spring Run
Mary Hawkins, Shadow Wood
Ann Koppe, Shadow Wood
Gary Renaud, Shadow Wood
Richard Roessner, Shadow Wood
Joanne Roessner, Shadow Wood
Sandra Teaberry, Shadow Wood
Scott Thomas, Shadow Wood
Don Bulson, Copperleaf
William Brightly, Shadow Wood
Margaret Newcome, Shadow Wood
Ron Trotter, Brooks
Douglas Thompson, Lighthouse Bay
Kevin Bidlack, Spring Run
Suzanne Bidlack, Spring Run
Claire Batista, Copperleaf
Candy Trotter, Brooks
Cathy Radler, Copperleaf
Debie Pomorski, Copperleaf
Ron Siemers, Copperleaf
Daniel Seik, Copperleaf
Todd Robertson, Spring Run
Lori Allen, Copperleaf
Randee Stypulkowski, Hidden Lakes
Eileen Seik, Copperleaf
Nichol Morrison, Brooks
Timothy Haller, Spring Run
Leslie Bruce, Spring Run
Helene Hargest, Copperleaf
Nancy Kelly, Copperleaf
Laurie Brightly, Shadow Wood
Tom Rollins, Shadow Wood
Kristin Lieberman, Shadow Wood
Steven Jungerwirth, Shadow Wood
Stephen Ritchie, Shadow Wood
Holly Ritchie, Shadow Wood
Robin Sousa Jolin, Copperleaf

Sena Drawer, Lighthouse Bay
Robert Lieberman, Shadow Wood
Lori Drumtra, Lighthouse Bay
Tom Buuck, Shadow Wood
Betsy Kenniston, Copperleaf
Judee Malis, Shadow Wood
Maryann Stinton, Lighthouse Bay
Glenda Fahey, Shadow Wood
Kathleen Schwartz, Copperleaf
Laurie West, Shadow Wood
Gary Klie, Shadow Wood
Gordon Crowther, Shadow Wood
Mark Pomorski, Copperleaf
Robert V. Parkins Jr., Spring Run
Louis Aiani, Spring Run
Michelle Nash, Shadow Run
George Nash, Shadow Run
Jean Hughes, Spring Run
Stacey Murphy, Spring Run
Cynthia Clemence, Shadow Wood
Nick Bellino, Spring Run
Maria Jorge, Lighthouse Bay
Nancy Licciardi, Copperleaf
Cathy Catanzarite, Shadow Wood
Barbara Pieper, Brooks
Jack and Sherry Hammmmerstrom, Spring Run
Scott Glasrud, Shadow Wood
David Fisher, Shadow Wood
Paul Horgan, Lighthouse Bay
Sue Martau, Copperleaf
Marilyn Kack, Commons Club
Peter Schwartz, Lighthouse Bay
Rosemary Scaravaglione, Lighthouse Bay
Christine Schwartz, Lighthouse Bay
John Schmitt, Copperleaf
Margaret Larsen, Shadow Wood
Robert M Ilg, Shadow Wood
James Tarabori, Shadow Wood
Renee Guarascio, Lighthouse Bay
Herbert Guarascio, Lighthouse Bay
Jeffrey Hipchen, Brooks
William McBain, Shadow Wood
Diane McBain, Brooks
Ellen Schutter, Lighthouse Bay
Russ Larko, Shadow Wood
Tim Glandon, Shadow Wood
Ian Sutherland, Shadow Wood

Peter Bourjaily, Lighthouse Bay
Ken Smith, Shadow Wood
Joseph Archazki, Brooks
John Larsen, Shadow Wood
Tom McBride, Shadow Wood
Stephen A Frayne, Shadow Wood
Michael Ryan, Spring Run
Mary Brennan, Brooks
Daniela DeSantis, Shadow Wood
Alyson Brown, Brooks
Gary Stenke, Lighthouse Bay
Melinda Wilcox, Shadow Wood
William and Roberta Anderson, Copperleaf
Loretta Gallagher, Spring Run
Ronald Dommer, Lighthouse Bay
Kathy Rose, Copperleaf
Mark Nielsen, Shadow Wood
Lee Nidetz, Commons Club
Elaine Crosson, Spring Run
Richard Cobb, Spring Run
Sylvie Lucki, Shadow Wood
Helene Diederich, Copperleaf
David Huttenlocher, Shadow Wood
Jeffrey Boyle, Copperleaf
James O'Brien, Spring Run
Sandra O'Brien, Spring Run
Edward Franklin, Brooks
Katherine Larko, Brooks
Kim Huttenlocher, Shadow Wood
Bruce Kasold, Shadow Wood
Andrew Bregman, Shadow Wood
Anthony Tutino, Shadow Wood
Randy and Susan Kemnitz, Shadow Wood
Irwin Frank, Shadow Wood
Monika and Matt Hellstern, Shadow Wood
Paula Smith, Shadow Wood
Greg Watts, Brooks
Stephanie Watts, Brooks
Terry Ebaugh, Lighthouse Bay
Nancy Cerbone, Copperleaf
Stuart Malis, Shadow Wood
Joseph Alfenito, Shadow Wood
Renie Al Melicor, Lighthouse Bay
David Garner, Lighthouse Bay
Richard Onson, Shadow Wood

Recess at 5:55 pm and Convene 6:06 pm.

- (e) Shadow Wood Community Association - Coconut Road Guardhouse Remodel (LDO2024-E008) (District 6) The guardhouse is located at the entrance to Shadow Wood on Oakwilde Boulevard, north of Coconut Road, and east of Via Coconut Point.

Applicant seeks to remodel the existing guardhouse, changing the appearance and increasing the height and roof overhang.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Adrian Karapici, AM Design Group

Board Questions or Comments

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

Public Comment

None.

- (f) 9000 Williams Road Development Order (District 4)

The property is located on the north side of Williams Road and east of Via Coconut and the railroad right of way, including the Golf Coast Driving Range.

Village owned ±19 acres recently rezoned to Estero Planned Development (EPD)

Proposed Development Order for a recreational and sports entertainment facility.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste

Board Questions or Comments

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

Public Comment

None.

7. PUBLIC INPUT

None.

8. BOARD COMMUNICATIONS

(a) Next meeting – May 14, 2024

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Board Questions or Comments

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

9. ADJOURNMENT: 6:52 pm.

Tammy Duran
Deputy Village Clerk