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**APPROVED BY BOARD
JUNE 11, 2024**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
May 10, 2024 3:30 p.m.**

NEW MEMBER ORIENTATION

- 1. ETHICS**
- 2. SUMMARY OF FLORIDA PLANNING & ZONING**
- 3. RULES OF PROCEDURE**

Present: Chairman Anthony Gargano, Board Members James Tatoes, Jim Wallace, Al Paivandy, Dan Williams, and Kristin Jeannin.

Staff Presentation/Comments

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

Board Questions or Comments

Board Members James Tatoes, Jim Wallace, Al Paivandy, Dan Williams, Kristin Jeannin, and Chairman Anthony Gargano.

SCHEDULED MEETING

CONVENES

4:30 P.M.

- 1. CALL TO ORDER: 4:31 p.m.**
- 2. PLEDGE OF ALLEGIANCE:**

3. ROLL CALL:

Present: Chairman Anthony Gargano, Board Members Scotty Wood (via Zoom), James Tatoes, Jim Wallace, Al Paivandy, Dan Williams and Kristin Jeannin. Absent: Board Members Michael Sheeley and Barry Jones,

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) New Members Al Paivandy and Dan Williams were introduced
The Council previously made reappointments:
Anthony Gargano and appointment as Chairman
James Tatoes, Michael Sheeley and Scotty Wood.

(b) Selection of Vice Chairman

Motion: Motion to appoint Scotty Wood as Vice Chairman.

Motion by: Chairman Gargano

Seconded by: Board Member Jeannin

Action: Appointed Scotty Wood as Vice Chairman.

Vote:

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

Nay:

Abstentions:

(a) Consent Agenda

(1) Approval of April 9, 2024, meeting minutes.

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

6. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Gargano provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearings were sworn in by Land Use Attorney Stroud.

No ex parte communication or conflicts of interest were noted.

- (a) Estero 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, AIA, NCARB, AM DESIGN GROUP

Public Comment

None.

Board Questions or Comments

Board Members Jeannin, Wallace, Williams, and Chairman Gargano

Motion: Motion to approve the Limited Development Order with option 1 for the color scheme.

Motion by: Board Member Williams

Seconded by: Board Member Wallace

Action: Approved the Limited Development Order with option 1 for the color scheme.

Vote:

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

Nay:

Abstentions:

- (b) Wildcat Run Pickleball– Limited Development Order (LDO2024-E002) (District 7)
20300 Country Club Drive, south of Corkscrew Road and immediately west of RiverCreek.

Applicant is seeking to renovate 1 of the 5 existing tennis courts into 4 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, Jeannin, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

Public Comment

eComment

1 Anonymous Letter

Motion: Motion to approve the Limited Development Order with staff stipulations.

Motion by: Board Member Jeannin

Seconded by: Board Member Williams

Action: Approved the Limited Development Order with staff stipulations.

Vote:

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

Nay:

Abstentions:

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

The Commons Club is located at 9920 Coconut Road. 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

James McCord, RWA, Inc

Joe Archazki, The Commons Club at the Brooks

Board Questions or Comments

Board Members Wallace, Paivandy, Totooles, and Chairman Gargano.

Public Comment

None.

Motion: Motion to approve the Limited Development Order Amendment with staff stipulations.

Motion by: Board Member Tatooles

Seconded by: Board Member Wallace

Action: Approved the Limited Development Order Amendment with staff stipulations.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INFORMATION MEETINGS

(a) University Highlands II (DOS2024-E005) (District 5)

The property is located on Ben Hill Griffin Parkway north of Everblades Parkway North, and east of Tiburon Way. The site is part of the Timberland & Tiburon MPD/DRI.

The applicant seeks a Development Order to build 2 buildings on a portion of the vacant 6.37-acre site, identified as Tract F-4. Each one-story building includes 4 units and totals 7,800 square feet.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Conroy, South Real Estate Group

Michael Jorgensen, South Florida Architecture

Board Questions or Comments

Board Members Wallace, Jeannin, Tatooles, Williams, Paivandy, and Chairman Gargano

Public Comment

In-Person

Kathleen Betner, Tidewater

Terry Flanagan, Grandezza

eComment

Robert Mervis, Tidewater

(b) Celebree School (District 4)

10351 Corkscrew Commons Drive. The property is located north of Corkscrew Road and west of Corkscrew Crossings Boulevard. The building previously operated as a Goodwill Retail & Donation Center.

The applicant seeks a Development Order that will modify the original site plan by replacing the loading zone with a playground and changing the color scheme of the building.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Stuart M. Rogers, P.E. , LEED AP, Colliers Engineering & Design

Board Questions or Comments

Board Members Wallace, Jeannin, Tatooles, Paivandy, and Chairman Gargano

Public Comment

eComment

Patrick McGarry, Spring Ridge

Recess at 6:44 pm and Convene 7:09 pm.

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

All audience members and staff providing testimony for the hearings were sworn in by Land Use Attorney Stroud.

No ex parte communication or conflicts of interest were noted.

(a) 8111 Broadway East (Old Post Office) Zoning Amendment (DCI2024-E001) (District 4)

The 1-acre site is located 200 feet east of US 41 on property originally developed by the U.S. Federal Government for a Post Office.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Presentation/Information by

Veronica Martin, TDM Consulting

Dean Martin, P.E., TDM Consulting

David Moore, Moore & Spence Architects

Board Questions or Comments

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

Public Comment

None.

Motion: Motion to recommend approval to Village Council with staff conditions and one additional condition that the color palette be consistent with the rendering.

Motion by: Board Member Jeannin

Seconded by: Board Member Williams

Action: Recommended approval to Village Council with staff conditions and one additional condition that the color palette be consistent with the rendering.

Vote:

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

Nay:

Abstentions:

7. PUBLIC INPUT

None.

8. BOARD COMMUNICATIONS

(a) Next meeting – June 11, 2024

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Board Questions or Comments

Board Members Wallace, Williams, and Paivandy.

9. ADJOURNMENT: 8:13 pm.

Tammy Duran
Deputy Village Clerk