

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
OCTOBER 29, 2024**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 10, 2024 4:30 p.m.**

1. CALL TO ORDER: 4:31 p.m.

2. PLEDGE OF ALLEGIANCE:

A moment of silence for Scotty Wood, former Chairman of the Planning Zoning and Design Board.

3. ROLL CALL:

Present: Board Members Michael Sheeley, James Tatoes, Jim Wallace, Al Paivandy, Kristen Jeannin, and Dan Williams. Absent: Board Member Barry Jones and Chairman Anthony Gargano.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

A motion to approve Board Member Michael Sheeley to act as Chairman for tonight's meeting was made and duly passed.

4. APPROVAL OF AGENDA:

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

5. BUSINESS:

(a) Consent Agenda

(1) Approval of June 11, 2024, meeting minutes.

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

6. PUBLIC INFORMATION

(a) Henning RMS CPD – Rezoning (Pending Submittal) (District 4)

Two parcels of property are located at 20741 and 20771 S. Tamiami Trail, east of US 41 and south of Broadway and the Estero Methodist Church.

Applicant is seeking to rezone the properties currently zoned Commercial Planned Development (CPD) and Urban Commercial Redevelopment (UCR) to Commercial Planned Development.

The applicant plans to remove the existing buildings and redevelop the site with a 16,000 square foot commercial building.

Staff Presentation/Comments

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

Presentation/Information by

Wayne Arnold, Planning Director, GradyMinor

Board Questions or Comments

Board Members Wallace, Sheeley, Jeannin, and Tatoes.

Public Comment

None.

7. PUBLIC HEARINGS (Quasi-Judicial)

Land Use Attorney Stroud 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.

(a) University Highlands II – Development Order (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 to build 2 buildings on a 6.37-acre vacant site, identified as Tract F-4. Each one-story building includes 4 units and totals 7,800 square feet.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by
John Conroy, South Real Estate Group

Public Comment

In-Person

Dr Alan White, Tidewater
Steve Novak, Tidewater
Karl Cashew, Tidewater

eComments

Kathleen Betner, Tidewater
Alan White, Tidewater
Angel Alvarez, Tidewater
Gregory Gierhart, Tidewater
Steven Novak, Tidewater
Gerard Jay and Carol Habas, Tidewater
Ronald Maleski, Tidewater
Vincent Marketta, Tidewater

Board Questions or Comments

Board Members Wallace, Sheeley, Williams, and Jeannin.

Motion: Motion to approve Development Order with staff stipulations, stipulation of the upsizing of the materials by the dumpsters, and no outdoor dining after 10:00 pm on weekdays and 11:00 pm on the weekends.

Motion by: Board Member Paivandy

Seconded by: Board Member Williams

Action: Approved Development Order with staff stipulations, stipulation of the upsizing of the materials by the dumpsters, and no outdoor dining after 10:00 pm on weekdays and 11:00 pm on the weekends.

Vote:

Aye: Board Members Wallace, Paivandy, Sheeley, Tatoes, Williams, and Jeannin.

Nay:

Abstentions:

Recess at 5:33 pm and Convene 5:36 pm.

- (b) Celebree School – Development Order (DOS2024-E006) (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 to modify the original site plan by replacing the loading zone with a playground and changing the color scheme of the building.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

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

Matthew Von Dohre, Colliers Engineering & Design

Karen Callahan, Celebree Schools

Board Questions or Comments

Board Members Wallace, Sheeley, Tatoes, Paivandy, Williams, and Jeannin.

Public Comment

None.

Motion: Motion to approve Development Order with staff recommendations, the change of the dark blue to the lighter blue, and the deviation in parking.

Motion by: Board Member Jeannin

Seconded by: Board Member Williams

Action: Approved Development Order with staff recommendations, the change of the dark blue to the lighter blue, and the deviation in parking.

Vote:

Aye: Board Members Sheeley, Tatoes, Williams, Paivandy, and Jeannin.

Nay: Board Member Wallace

Abstentions:

(c) Estero Townhomes EPD – Rezoning (DCI2024-E003) (District 4)

21.4 acres located on the northeast corner of Corkscrew Road and Sandy Lane formerly known as The Colonnade. Continued from July 9th meeting.

Applicant requests a rezoning for a 2-story townhome development. The property is currently zoned for a Continuing Care Facility.

No conflicts of interest were noted. Board Members Williams, Wallace, Sheeley, and Tatoes each met individually with the Toll Brothers representatives and Village Staff for an overview of the changes.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Richard Yovanovich, Esq, Coleman, Yovanovich & Koester

Alexis Crespo, RVi Planning

Sabrina McCabe, RVi Planning

Brandon Sinnery, Toll Brothers

Norm Trebilock, Trebilock Consulting

Board Questions or Comments

Board Members Wallace, Sheeley, Tatooles, Paivandy, Williams, and Jeannin.

Public Comment

None.

Motion: Motion to recommend approval by Council of the Rezoning with staff conditions.

Motion by: Board Member Tatooles

Seconded by: Board Member Wallace

Action: Recommended approval by Council of the Rezoning with staff conditions.

Vote:

Aye: Board Members Sheeley, Wallace, Tatooles, Williams, Paivandy, and Jeannin.

Nay:

Abstentions:

- (d) Estero Entertainment District - Development Order (DOS2024-E007) (District 4)
The Village owned property is located at 9000 Williams Road on the north side of Williams Road and east of Via Coconut and the railroad right of way.

The 21± acres was rezoned to Estero Planned Development (EPD)

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste

Bill Pounds, Parkway Construction & Architecture

Chris Wright, RWA Engineering

Board Questions or Comments

Board Members Wallace, Sheeley, Tatooles, Paivandy, Williams, and Jeannin.

Public Comment

None.

Motion: Motion to approve the Development Order with staff stipulations and the condition that the architect brings back the south and west elevations for Planning Zoning and Design Board to review.

Motion by: Board Member Jeannin

Seconded by: Board Member Paivandy

Action: Approved the Development Order with staff stipulations and the condition that the architect brings back the south and west elevations for Planning Zoning and Design Board to review.

Vote:

Aye: Board Members Sheeley, Wallace, Tatooles, Williams, Paivandy, and Jeannin.

Nay:

Abstentions:

7. PUBLIC INPUT

None.

8. BOARD COMMUNICATIONS

(a) Next meeting – October 8, 2024

9. ADJOURNMENT: 7:55 pm.

Tammy Duran
Deputy Village Clerk