

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.

## **DRAFT MINUTES**

### **Planning Zoning and Design Board Meeting**

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

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

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, Jim Hart, Development Review Consultant for Village of Estero, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**
- 5. BUSINESS:**
- 6. PUBLIC HEARINGS (Quasi-Judicial)**

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

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) Woodfield Mixed-Use Development Order – DOS2024-E002 (District 6)  
±46 vacant acres on the northwest corner of US 41 and Coconut Road

Applicant is seeking to construct Phase I of the residential and commercial development, which includes infrastructure (roads, utilities, stormwater and landscaping), as well as two multi-family buildings, two parking garages, and mixed-use in the southeast area of the site.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Ross Abramson, Woodfield Development  
Walter Hughes, Humphrey and Partners Architects  
Mark Jacobson, DS Boca  
Elizabeth Suarez, Fehr and Peers

**Public Comment**

**eComments**

Larry Sherman, The Colony  
Barbara Wood, Wildcat Run

**In Person**

Manny Chambers, Meadowbrook  
Connie Mansfield, Marsh Landing  
Lee Glasgow, Coconut Shores

**Board Questions or Comments**

Board Members Wallace, Jeannin, Jones, Paivandy, Tatoes, Williams, Vice Chairman Sheeley, and Chairman Gargano.

**Motion:** Motion to approve Development Order with the staff conditions and the requested deviations.

**Motion by:** Vice Chairman Sheeley  
**Seconded by:** Board Member Williams

**Action:** Approved Development Order with the staff conditions and the requested deviations.

**Vote:**  
**Aye:** Board Members Wallace, Jeannin, Jones, Paivandy, Tatoes, Williams, Vice Chairman Sheeley, and Chairman Gargano.  
**Nay:**  
**Abstentions:**

Recess at 6:05 pm and Convene at 6:16 pm

- (b) Coconut Trace Planned Development – Zoning Amendment (DCI2024-E006)  
(District 1)  
22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

No conflicts of interest were noted. Board Member Tatooles received letters from people that live adjacent to Marsh Landing.

Vice Chairman Sheeley recused himself due a conflict of interest, his firm is presenting.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Land Use Attorney  
Aymee Chavez, Associate Planner

**Presentation/Information by**

Jeremie Chastain, AICP, A Bowman Company  
Bill Prysi, A Bowman Company  
Charlie Krebs, PE, A Bowman Company

**Board Questions or Comments**

Board Members Wallace, Jeannin, Jones, Pai vandy, Tatooles, Williams, and Chairman Gargano.

**Public Comment**

**eComments**

Robert Bodnar, Marsh Landing

**In Person**

Beth Reinhardt, Marsh Landing  
Connie Mansfield, Marsh Landing

**Motion:** Motion to recommend approval to Council with conditions that the developer ensures that they work with Marsh Landing to provide a visually opaque barrier by time of C.O., the front entry to be revised to make it more welcoming area, three signature tree/palms, will be planted along the Eastern face and the open vertical panels, parking lot lighting will be reduced to 20-foot poles throughout parking, visually opaque windows will be used on the west side of the building, and 48-inch continuous hedgerow will be adjacent to the parking and adjacent Marsh Landing.

**Motion by:** Board Member Jones

**Seconded by:** Board Member Wallace

**Action:** Recommended approval to Council with conditions that the developer ensures that they work with Marsh Landing to provide a visually opaque barrier by time of C.O., the front entry to be revised to make it more welcoming area, three signature tree/palms, will be planted along the Eastern face and the open vertical panels, parking lot lighting will be reduced to 20-foot poles throughout parking, visually opaque windows will be used on the west side of the building, and 48-inch continuous hedgerow will be adjacent to the parking and adjacent Marsh Landing.

**Vote:**

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

Nay:

Abstentions: Vice Chairman Sheeley

**7. PUBLIC INPUT**

None.

**8. BOARD COMMUNICATIONS**

(a) Next meeting – December 12, 2024

**9. ADJOURNMENT: 7:22 pm.**

---

Tammy Duran  
Deputy Village Clerk

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>MICHAEL K. SIBBELEY</b>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>VILLAGE OF ESTERO PZDB</b>
MAILING ADDRESS <b>15661 OLD WINDLEMAN CT</b>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY      COUNTY <b>FT. MYERS, FL 33908</b>	NAME OF POLITICAL SUBDIVISION: <b>VILLAGE OF ESTERO, FLORIDA</b>
DATE ON WHICH VOTE OCCURRED	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, MICHAEL K. SYRNEY, hereby disclose that on NOV 12, 20 24:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

COCONUT TRACE PLANNED DEVELOPMENT DCI12024-15006

11/12/24  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.