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DRAFT

FINAL ACTION AGENDA/MINUTES

**Village of Estero
21500 Three Oaks Parkway
Estero, FL 33928
Planning and Zoning Board and Design Review Board
Joint Workshop
March 9, 2016 5:30 p.m.**

1. CALL TO ORDER: 5:30 p.m.

2. PLEDGE OF ALLEGIANCE: Led by Chairman Strelow.

3. ROLL CALL: Planning and Zoning Board: Chairman Roger Strelow and Board Members Ryan Binkowski (arrived at 5:36 p.m.), David Crawford, Ned Dewhirst, Marlene Naratil, and Scotty Wood.

Design Review Board: Chairman O’Donnell and Board Members Scott Anderson, Barry Jones, Joe McHarris, Bill Prysi, Gerald Simons, Jim Tatoes, and Patty Whitehead.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

4. WORKSHOP ITEM:

Village Center Comprehensive Plan Amendment

Presentation by:

Community Development Director Mary Gibbs

PowerPoint Presentation: Village Center Planning Initiative; Estero Vision – strong sense of place, walkable streets, connected neighborhoods, high-value communities; January 12, 2016 Public Forum survey results highest ranking elements – public hike/bike trails, architectural excellence, Riverwalk easement, enhanced streetscape and gathering places.

Comprehensive Plan Amendment Village Center Key Points: Goal is a walkable, interconnected mixed-use Village Center area; New land use category – Central Estero; Higher density and increased height can be allowed; Criteria for higher density with increasing requirements as density increases; Tiers – extra density is tied to incentive offerings based on four tiers or levels; Detailed requirements and incentives will be contained in Land Development Code (LDC) Amendments; LDC deviations must be approved by Village Council at time of rezoning.

Questions or Comments by: Board Members O'Donnell, Prys, Whitehead, Binkowski, and Crawford.

Discussion included a comprehensive plan amendment that was passed approximately 6 months prior to incorporation; density; the different tiers in the draft incentive offer concept and how the formula was created.

Public Comment:

John Wojdak, representing DeLisi Fitzgerald, Inc.
Zao Zhang, representing Coconut Road Associates
Neale Montgomery, Pavese Law Firm
Wayne Arnold, representing North Point
Tim Hancock, representing land owners
Don Eslick, representing ECCL
Jim Wallace, Genova
Paul Roberts, representing CH Estero
Katie Sproul, representing Estero North Point
Steve Hartsell, representing Focus Development
Greg Toth
Gerard Ripo, representing CH Estero
Andrew Solis, representing Village Partners
Paula McMichael, representing Coconut Crossing/Orange State Partners
Nancy Cohen, The Colony at Pelican Landing resident

Questions or Comments by: Board Members O'Donnell, Binkowski, Naratil, Whitehead, Crawford, Dewhirst, Jones

Discussion included possible conflicts of interest; the railroad; density; properties in the health district; zoning in progress; advising Council which properties should not be included; public amenities; security and gated communities vs. non-gated communities; form-based code; incentives; road-side and off-road trails.

Discussion ensued regarding next steps, possible meeting dates, and whether the Boards should hold an additional joint workshop. Land Use Counsel Stroud stated that it would be important for the Planning and Zoning Board to meet separately due to their role as the local planning agency.

A motion to adjourn was made and duly passed.

5. ADJOURN: 8:07 p.m.

Respectfully submitted,

Kathy Hall, MMC
Village Clerk