



**PLANNING & ZONING BOARD  
REGULAR MEETING  
Agenda**

**Village Hall  
21500 Three Oaks Parkway, Estero, FL  
Website: [estero-fl.gov](http://estero-fl.gov)**

**Tuesday, December 15, 2015  
5:30 p.m.**

*Planning & Zoning Board: Chairman – Roger Strelow; Ryan Binkowski; David Crawford; Ned Dewhirst; Jeff Maas; Marlene Naratil; Scotty Wood.*

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**

5. **BUSINESS**

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

(a) **Approval of Minutes**

- (1) November 17, 2015

(b) **Consent Agenda**

None.

(c) **Unfinished Business**

None.

**(d) Public Hearings – Zoning Cases**

(1) Pinot’s Palette – ADD 2015-E001 (District 6)

- Request to amend the Schedule of Permitted Uses for the Coconut Point Mixed Planned Development (MPD), to add art studios with consumption on premises for a “Paint and Sip” business.

The Planning and Zoning Board will make a decision on this case.  
See staff report for further information.

(2) Estero Lockup - ADD 2015-E002 (District 2)

- Request for a deviation to remove the 8-foot wall requirement for the Lockup Storage project located at 22776 South Tamiami Trail (US 41), south of Fountain Lakes Boulevard and west of US 41.

The Planning and Zoning Board will make a decision on this case.  
See staff report for further information.

(3) Estero WAS – DCI 2015-00016 (District 2)

- Request to rezone 1.36 acres from Mixed Use Planned Development to Commercial Planned Development on the west side of US 41 south of Pelican Sound Drive, for 15,000 square feet of commercial use including fast-food restaurants.

The Planning and Zoning Board will make a recommendation to Village Council on this case. See staff report for further information.

(4) Coconut Retail Center - ADD 2015-E003 (District 2)

- Request for 3 deviations from the Land Development Code for proposed retail uses on 1.34-acre site located west of US 41 and north of Bulb Lane.
  1. Setback reduction for a monument sign from 15 feet to 10 feet
  2. Reduce parking spaces to 73 from the required 81.
  3. Reduce parking stall depths from the required 18 foot to 16 foot depth, for 16 stalls along the western perimeter of the parking area.

The Planning and Zoning Board will make a decision on this case. See staff report for further information.

**(e) Public Hearings – Ordinances**

**(1) Roads Impact Fee Ordinance 2015-20**

- This ordinance revises the road fees using the most recent Road Impact Fee Study (Attached). State Law requires the use of the most recent localized data. Please note that fees overall decrease 3-4% from the current rate.

The Planning and Zoning Board acting as the Local Planning Agency makes a recommendation on consistency with the Comprehensive Plan.

**(2) Ordinance 2015-19 Amending Chapter 34 (Zoning)**

- Relating to acid stimulation and hydraulic fracturing.

The Planning and Zoning Board acting as the Local Planning Agency makes a recommendation on consistency with the Comprehensive Plan.

**(f) Workshops**

None.

**6. PUBLIC INPUT (Each individual will be given five minutes to speak)**

**7. BOARD COMMUNICATIONS**

**(a) Committee Reports**

**(b) Chairman’s Reports**

**(c) Member Reports and Comments**

**8. ADJOURN**

If you desire to address the Board, please complete a Public Comment Card located on the table in the lobby and return it to the Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk Kathy Hall, at 239-390-8000, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Please note: One or more members of the Estero Village Council may be in attendance at this meeting.**