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AGENDA

PLANNING AND ZONING BOARD

9401 Corkscrew Palms Circle, Estero, Florida

June 21, 2016 5:30 p.m.

Planning & Zoning Board: Chairman – Scotty Wood; David Crawford; Ned Dewhirst; Anthony Gargano; Marlene Naratil; James Tatooles.

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) March 9, 2016 Planning and Zoning Board and Design Review Board Joint Workshop

Attachment: [Minutes](#)

(b) **Consent Agenda:** None.

(c) **Unfinished Business:** None.

(d) **Public Hearings:**

- (1) Springs at Gulf Coast – (District 5) ADD2016-E006
Northwest corner of Highland Oaks Drive and Miromar Outlet Drive
The development is comprised of 203 multi-family dwelling units in 8 apartment buildings, a 3,500 square foot clubhouse and several accessory structures. The applicant seeks a deviation from Sec. 34-2020 of the Land Development Code (LDC) to reduce parking spaces from the required 447 (2.0 parking spaces per unit) to allow 356 parking spaces (1.75 parking spaces per unit).

A Public Information Meeting was held before the Design Review Board on April 27, 2016. *The Planning and Zoning Board will make a decision on this case.*

Attachment: [Staff Report](#)

- (2) **Genova Rezoning – (District 5) (DCI 2015-00009)**
9050 Corkscrew Road, Southeast corner of Corkscrew Road and Via Coconut Point

Rezone 16.95 acres from the Agricultural District and Commercial Planned Development District to Residential Planned Development for a 205 unit residential project. The applicant is also requesting deviations from the Land Development Code.

The Public Information Meeting for the Comprehensive Plan Amendment and Rezoning was held at the Planning and Zoning Board on June 16, 2015. A Public Hearing was held on May 3, 2016 and continued to this date.

The Planning and Zoning Board will make a recommendation to Council.

Attachments: [Staff Report \(part 1\)](#)
[Staff Report \(part 2\)](#)
[Genova Pattern Book](#)

- (3) **Via Coconut Rezoning – (District 5) (DCI2014-00023)**
South of Corkscrew Road and west of Via Coconut Point and east of the railroad tracks.

Rezone 19.3 acres from the Agricultural District and Community Facilities District to Mixed-Use Planned Development to allow for 297 dwelling units and a maximum of 30,000 square feet of commercial and/or retail space. The applicant is also requesting deviations from the Land Development Code.

The Planning and Zoning Board continued this rezoning request from the April 19, 2016 meeting. A Public Information Meeting was held on August 25, 2015.

*The Planning and Zoning Board will make a recommendation to Council.
Staff has recommended a continuance of this case - See Staff Report.*

Attachments: [Staff Report \(part 1\)](#)
[Staff Report \(part 2\)](#)
[Staff Report \(part 3\)](#)

- (e) **Public Information Meetings:** None.
(f) **Workshops:** None.

6. PUBLIC INPUT ON NON-AGENDA ITEMS (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. ADJOURNMENT

If you desire to address the Council, 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, 239-221-5033, 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.”