

**VILLAGE OF ESTERO PLANNING AND ZONING BOARD  
MEETING OF AUGUST 25, 2015**

The Village of Estero Planning and Zoning Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Roger Strelow, and Board Members Ryan Binkowski, David Crawford, Ned Dewhirst, and Jeff Maas. Absent: Board Members Marlene Naratil and Scotty Wood.

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

**1. CALL TO ORDER**

Chairman Strelow called the meeting to order at 5:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chairman Strelow led the Pledge of Allegiance.

**3. ROLL CALL**

Village Clerk Kathy Hall called the roll; all members were present with the exception of Board Members Naratil and Wood.

**4. APPROVAL OF AGENDA**

Board Member Binkowski moved approval of the agenda, seconded by Board Member Crawford, called and carried unanimously, with Board Members Naratil and Wood absent.

**5. BOARD BUSINESS**

**(A) Approval of June 30, 2015 Meeting Minutes**

Board Member Dewhirst moved approval of the June 30, 2015 minutes as presented, seconded by Board Member Crawford, called and carried unanimously, with Board Members Naratil and Wood absent.

**6. ACTION ITEMS**

Chairman Strelow called for Board Members to declare conflicts of interest and ex parte contact; there were no responses.

All audience members providing public testimony were sworn in by Village Clerk Kathy Hall.

- (A) Estero United Methodist – US 41 at Lords Way Street (District 4)**  
- **Seasonal Farmers Market on Saturdays from November 7, 2015 through April 30, 2016 – TMP2015-00197**

Community Development Director Mary Gibbs provided a brief introduction regarding the public information meeting held in July. She noted the conditions as indicated in Resolution PZB 2015-05 and stated that she spoke with Dennis Strausbaugh, SW Florida Markets, LLC, regarding the conditions.

Board discussion followed regarding parking, site access, banners and vehicle signs, and the previous year's approval of the temporary permit.

Chairman Strelow called for public comment and no one came forward.

Board Member Crawford moved approval of Resolution No. PZB 2015-05, seconded by Board Member Binkowski, called and carried unanimously, with Board Members Naratil and Wood absent.

- (B) Genova Sales Center – South side of Corkscrew Road, East of Sandy Lane (District 5) – Administrative Zoning Amendment for sales center – ADD2015-00047**

Agenda item was continued.

## **7. PUBLIC INFORMATION MEETINGS**

- (A) Via Coconut Point – 18.5 Acres South of Corkscrew Road and West of Sandy Lane (District 5)**  
- **Comprehensive Plan Amendment to new land use category – CPA2014-00007**  
- **Rezoning from Agricultural and Community Facility to Mixed Planned Development (297 residential units and 30,000 sq. ft. commercial) – DCF2014-00023**

Community Development Director Mary Gibbs provided a brief introduction.

Steve Hartsell, Pavese Law Firm, Focus Development Group, provided background and stated that both applications were found sufficient prior to the zoning in progress resolution going into effect, based on conversations with Bill Spikowski and Seth Harry.

Laura De John, Planner, Johnson Engineering, stated that the subject site was 18.53 acres located at the southwest corner of Corkscrew Road and Via Coconut Point, currently undeveloped, and was bordered on the north by Corkscrew Road, on the east and south by Via Coconut Point, and on the west by the railroad. She indicated that the site was designated as Suburban on the future land use map with a maximum density of 6 units per acre, which was the maximum standard density for residential in Estero. Ms. DeJohn spoke to public facilities; the Comprehensive Plan Amendment; the rezoning from Agricultural and Community Facility to Mixed Planned Development; site context and market responsiveness; zoning in progress; Village Center concept; site design set up to be able to cross east and west on railroad tracks; buildings oriented to the street; compatibility consideration for residential along Happy Hollow Lane; central node area; open space; block concept; parking; and water management.

Bob Koch, Architect, Fugleberg Koch, spoke to grid-type road system; mixed use; infrastructure sufficiency; median cuts on Via Coconut; storm water management; open space; parking; and stormwater retention.

Board discussion followed related to encouraging internal pedestrian use; ensuring quality of development; the possibility of the zoning being adopted contingent upon the plan amendment being approved; greater intensity of residential use; types of commercial uses; sidewalks; village center; bike paths and access along the railroad; and density.

Public Comment:

Kenneth Pryor, Estero resident, inquired regarding density calculations and the width of the sidewalk abutting Via Coconut Point.

**(B) Shoppes of Coconut Trace – Lyden Drive at US 41 (District 2)**  
**- Modification of Zoning Resolution Z-03-011 to eliminate restriction for certain uses for a parcel at the south end of the project**

Community Development Director Mary Gibbs provided a brief introduction.

Greg Roth, Civil Engineer, Bohler Engineering, provided background information regarding the project and spoke to site plan; allowable uses; proposed zoning requests; amending conditions #2 and #3; placement of monument sign; 5% parking reductions; and intensity of southern building limited due to parking.

Board discussion followed related to use limitations; meeting the site location standards; close proximity to Marsh Landing; Coconut Crossings access; direct access from Lyden Drive; the monument sign; and the possibility of outdoor seating.

Public Comment:

Connie Mansfield, President, Marsh Landing Community Association, inquired regarding restaurant uses on the north and south parcels.

Doug Olson, Trinity Commercial Group, noted that the parcel fronted US 41 and spoke to the proximity of the parcel to Marsh Landing, which was no closer to residential development than any of the other commercial developments.

**(C) Coconut Point (District 6)**  
**- Administrative Amendment to add use of “paint and sip” business internal to Coconut Point shops (Pinot’s Palette)**  
**- Administrative Amendment to permit certain temporary uses such as farmers market/art fairs**

Agenda item continued.

**8. PUBLIC INPUT OF NON-AGENDA ITEMS**

None.

## **9. BOARD COMMUNICATIONS / FUTURE AGENDA ITEMS**

At the suggestion of Board Member Binkowski, Board discussion followed related to potential connections being reflected on Master Concept Plans that may be adjacent to or abutting the railroad. Some questions considered were: How can we do this today to allow for provisions in the future? What are the expectations and who bears the cost? Who is crossing where and is the Village responsible for additional permitting.

Community Development Mary Gibbs noted that the September 1, 2015 Board meeting was cancelled; September 22, 2015 was the next regular meeting date, due to the meeting room being unavailable on September 15. Discussion ensued regarding concern of being prepared for the next meeting related to the Bill Spikowski interim Comprehensive Plan amendments.

## **10. ADJOURN**

Board Member Dewhirst moved to adjourn, seconded by Board Crawford, called and carried unanimously, with Board Members Naratil and Wood absent. Chairman Strelow adjourned the meeting at 7:48 p.m.

Respectfully submitted,



Kathy Hall, MMC  
Village Clerk

Minutes approved as submitted: October 20, 2015