

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.

**APPROVED BY BOARD  
JULY 9, 2024**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
June 11, 2024 4:30 p.m.**

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

Present: Chairman Anthony Gargano, Board Members Scotty Wood (via Zoom), Michael Sheeley, James Tatoes, Jim Wallace, Al Paivandy, and Dan Williams. Absent: Board Members Kristin Jeannin and Barry Jones,

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Aymee Chavez, Associate Planner, and Deputy Village Clerk Tammy Duran.

4. **APPROVAL OF AGENDA:**

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

5. **BUSINESS:**

(a) Consent Agenda

(1) Approval of May 14, 2024, meeting minutes.

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

6. **PUBLIC HEARINGS (Quasi-Judicial)**

Chairman Gargano 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) Estero Family Health Center - Addition (DOS2023-E011) (District 3)  
19701 S. Tamiami Trail, located east on US 41, north of the Vines entrance.

Applicant is seeking approval of a ± 4,153 square foot addition to the north side of the existing health center, with parking improvements.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Joshua J. Jennings P.E, Weiler Engineering Corp.  
James J. Henley, Burt Hill/Pollock Krieg

**Public Comment**

**eComment**

Bruce Woodruff, Villages at Country Creek

**Board Questions or Comments**

Board Members Sheeley, Wallace, and Chairman Gargano

**Motion:** Motion to approve the Development Order with staff recommendations.

**Motion by:** Board Member Sheeley

**Seconded by:** Board Member Willams

**Action:** Approved the Development Order with staff recommendations.

**Vote:**

**Aye:** Board Members Wallace, Sheeley, Tatoes, Williams, Paivandy,  
Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (b) The Goddard School for Early Childhood Development – Development Order  
(DOS2024-E004)) (District 4)  
10100 Arcos Avenue, located on the east side of Three Oaks Parkway, on the corner of  
Quente Way and Arcos Avenue, and south of Classic Car Wash.

Applicant seeks to construct an ± 14,330 sq. ft. learning center.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Brent Addison, P.E., Banks Engineering  
Cheryl Schweiker, AIA, Jarmel/Kizel Architects & Engineers  
Mike Thompson, Goddard School for Early Childhood Development

**Board Questions or Comments**

Board Members Wallace, Sheeley, Tatooles, Williams, Paivandy, and Chairman Gargano

**Public Comment**

**eComment**

Jon Malita, Villages at Country Creek  
Bruce Woodruff, Villages at Country Creek

**Motion:** Motion to approve the Development Order with staff stipulations.

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

**Action:** Approved the Development Order with staff stipulations.

**Vote:**

**Aye:** Board Members Wallace, Sheeley, Tatooles, Williams, Paivandy,  
Vice Chairman Wood, and Chairman Gargano  
**Nay:**  
**Abstentions:**

- (c) Palms Day School– Development Order (DOS2024-E003) (District 4)  
9600 Corkscrew Road, a vacant ± 3.5-acre site located on the southwest corner of River Ranch and Corkscrew Road - Zoned Commercial Planned Development (CPD).

Applicant seeks a Development Order for a 13,400 sq. ft. day school with associated parking, amenities, utilities, and landscaping.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Aymee Chavez, Associate Planner

**Presentation/Information by**

John Wojdak P.E., RESPEC  
Daniel Turner, Daniel Scott Turner Design

**Board Questions or Comments**

Board Members Wallace, Tatooles, Williams, Paivandy, Sheeley, and Chairman Gargano.

**Public Comment**

**In-Person**

Patrick McGarry, Spring Ridge  
Andy Gustafson, Estero

**eComments**

Derek Burkholder, The Place  
Laura Ann Ferguson, Estero  
Meredith Gray, The Place  
Eric Dean, The Place at Corkscrew  
Samantha Massey, Estero  
Brooke Swallen, Estero  
Max Duffy, Estero  
Rick Burkholder, WildBlue  
Anonymous, Estero  
Bruce Woodruff, Villages at Country Creek  
Christopher Sickels, Estero  
Roy Hyman, Estero Place  
Victoria DiBenedetto, Osprey Cove  
Melanie Geronimo, Murano at Three Oaks  
Jennifer Lyons, The Preserve at Corkscrew

**Motion:** Motion to approve the Development Order with staff stipulations, including the condition for the sidewalk easement, and the sign.

**Motion by:** Board Member Sheeley

**Seconded by:** Vice Chairman Wood

**Action:** Approved the Development Order with staff stipulations, including the condition for the sidewalk easement, and the sign.

**Vote:**

**Aye:** Board Members Wallace, Sheeley, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (d) Plaza Del Sol CPD– Zoning Amendment (DCI2024-E002) (District 4)  
0251 Arcos Avenue located on a ± 7-acre vacant site east of the Estero Medical Center, off Arcos Avenue in the Plaza Del Sol Commercial Planned Development (CPD)

Applicant seeks zoning amendment for Parcel “G” in the Plaza Del Sol CPD to allow for a mixed-use project that includes storage, hotel, retail / restaurant / medical office, and associated infrastructure. Property was zoned for Assisted Living Facility (Phoenix) that was never developed.

No ex parte communication or conflicts of interest were noted.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director  
Nancy Stroud, Land Use Attorney

**Presentation/Information by**

Francesca Passidomo, Esq., Coleman, Yovanovich & Koester, P.A.  
Dan DeLisi, DeLisi, Inc.  
John Wojdak P.E., RESPEC

**Board Questions or Comments**

Board Members Wallace, Tatooles, Paivandy, Sheeley, Vice Chairman Wood, and Chairman Gargano.

**Public Comment**

**eComment**

Bruce Woodruff, Villages at Country Creek

**Motion:** Motion to recommend approval to the Village Council with staff conditions and the additional modifications to the Pattern Book and phasing conditions.

**Motion by:** Board Member Sheeley

**Seconded by:** Vice Chairman Wood

**Action:** Recommended approval to the Village Council with staff conditions and the additional modifications to the Pattern Book and phasing conditions.

**Vote:**

**Aye:** Board Members Wallace, Sheeley, Tatooles, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

- (e) Ordinance 2024-09, Amendment to the Comprehensive Plan to adopt the South Florida Management District Water Supply Facilities Work Plan.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Board Questions or Comments**

Board Members Wallace, Sheeley, and Williams.

**Public Comment**

**eComment**

Bruce Woodruff, Villages at Country Creek

**Motion:** Motion to recommend approval of Ordinance 2024-09 with the corrections identified by Board Member Williams.

**Motion by:** Board Member Tatoes

**Seconded by:** Board Member Sheeley

**Action:** Recommended approval of Ordinance 2024-09 with the corrections identified by Board Member Williams.

**Vote:**

**Aye:** Board Members Wallace, Sheeley, Tatoes, Williams, Paivandy, Vice Chairman Wood, and Chairman Gargano

**Nay:**

**Abstentions:**

Recess at 7:15pm and Convene 7:21 pm.

**7. WORKSHOP**

(a) 9000 Williams Road Development Order (District 4)

The Village Owned property is located on the north side of Williams Road and east of Via Coconut and the railroad right of way.

Village owned ±19 acres rezoned to Estero Planned Development (EPD)

Workshop to review Architectural Plans for a recreational and sports entertainment facility.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Michael Comparato, Vieste

Bill Pounds, Architect

Scott Emley, CEO High-Five Uptop

**Board Questions or Comments**

Board Members Wallace, Sheeley, Tatoes, Williams, and Paivandy.

**Public Comment**

**eComment**

Bruce Woodruff, Villages at Country Creek

**8. PUBLIC INPUT**

**eComment**

Roger Roberts, Pelican Sound

**9. BOARD COMMUNICATIONS**

**(a) Next meeting – June 9, 2024**

**10. ADJOURNMENT: 7:56 pm.**

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Tammy Duran  
Deputy Village Clerk