

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
JANUARY 14, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 10, 2024 4:30 p.m.**

1. CALL TO ORDER: 4:34 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Board Members James Tatooles, Jim Wallace, Al Paivandy, Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano. Absent: Board Members Kristen Jeannin and Barry Jones.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud (via Zoom), 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 October 29 and November 12, 2024, meeting minutes.

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

6. PUBLIC INFORMATION MEETINGS

(a) Estero Country Club Pickleball Limited Development Order (LDO2024-E041)

(District 3)

9501 Vintage Trace Circle – The courts are in the southwest portion of the Vines Development and east of the clubhouse.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler Bonnough, Bowman

Bruce Ackerman, General Manager of Estero Country Club

Public Comment

None.

Board Questions or Comments

Board Members Wallace and Tatooles.

- (b) Summercrest previously known as Toll Brothers Development Order (Submittal Pending) (District 4)
154 Townhome Development located on ±21 acres on the northeast corner of Corkscrew Road and Sandy Lane.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Noelle Vilim, PE, Atwell, LLC

Sabrina McCabe, RVi Planning

Francesca Passidomo, Coleman, Yovanovich & Koester

Norm Trebilcock, Trbilcock Consulting Solutions

Jim Hepler, Toll Brothers Townhomes

Board Questions or Comments

Board Members Wallace and Paivandy

Public Comment

None

- (c) Via Coconut Development Order Amendment (District 4)
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351 Happy Hollow Lane. Properties are located on 20-acres, south of Corkscrew Road and west of Via Coconut Point Road

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler Lamkey, Riverside Investment & Development
Charlie Krebs, Bowmen
Matthew Kragh, MHK Architecture
Christian Andrea, Architectural Land Design

Board Questions or Comments

Board Member Wallace and Vice Chairman Sheeley

Public Comment

None

(d) Estero Sports Park (Village Project) (District 4)

Located north of Williams Road and east of Via Coconut Point.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Carlos Perez, Perez Planning + Design LLC
Cristoball Betancourt, Weston & Sampson
Michael Comparato, Vieste

Board Questions or Comments

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

Public Comment

None

7. WORKSHOP

(a) Home2 Suites – Zoning Amendment (DCI2024-E005) (District 6)

The proposed hotel site is located in Coconut Point Mall south of the movie theater on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Lee Shuman, Peachtree Group
Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning
Christopher Allred AIA, The RBA Group

Board Questions or Comments

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

Chairman Gargano

Public Comment
None

8. BOARD COMMUNICATIONS

(a) Next meeting – January 14, 2025

9. ADJOURNMENT: 7:09 pm.

Tammy Duran
Deputy Village Clerk