

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
FEBRUARY 11, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
January 14, 2025 4:30 p.m.**

1. CALL TO ORDER: 4:32 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

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

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, 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 December 10, 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) Genova Townhomes and Villas Development Order (DOS2023-E012) (District 4)
21471, 21510 and 21520 Strada Nuova Circle, located southeast of the Corkscrew Road and Via Coconut Intersection.

The Development Order is for the last phase of the Genova Estero Planned Development. It includes the construction of 11 townhomes and 20 single-family units, and associated infrastructure within the 3.6 ± acre site.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Christopher Scott, Peninsula Engineering

John English, Peninsula Engineering

Steve Sammons, Peninsula Engineering

Rex Henderson, MAS, LLC

Public Comment

None.

Board Questions or Comments

Board Members Jones, Wallace, Jeannin, Paivandy, Vice Chairman Sheeley, and Chairman Gargano.

Motion: Motion to approve Development Order with the staff conditions and the requested deviations.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Tatooles

Action: Approved Development Order with the staff conditions.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Nay:

Abstentions:

- (b) Estero Country Club Pickleball Limited Development Order (LDO2024-E041)
(District 3)
19501 Vintage Trace Circle – The courts are in the southwest portion of the Vines Development and east of the clubhouse.

Applicant is requesting approval to renovate 1 existing tennis court into 4 pickleball courts, and to add 1 new tennis court east of the existing courts. Currently there are 5 tennis courts and 2 pickleball courts.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Tyler Bonnough, Bowman

Bruce Ackerman, General Manager of Estero Country Club

Board Questions or Comments

Board Members Wallace and Williams.

Public Comment

None

Motion: Motion to approve Limited Development Order with the staff conditions and the requested deviations.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Jeannin

Action: Approved Limited Development Order with the staff conditions and the requested deviations.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Nay:

Abstentions:

- (c) 8111 Broadway East Development Order Amendment #1 (DOS2019-E004)
(District 4)

8111 Broadway East is a 1-acre site located 200 feet east of US 41. It was developed in 1983 by the U.S. Federal Government for a Post Office.

The Development Order is for the renovation of the existing 4,800 square foot post office building to a commercial office building primarily occupied by an accounting firm.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Dean Martin, TDM Consulting

Jason Kulsveen, Landesco

David Moore, Moore and Spence Architects

Board Questions or Comments

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

Public Comment

None

Motion: Motion to approve Development Order with the following conditions: darker colors for the accent color instead of the latte, remove the vines, the monument sign would be simpler design with a three foot base, staff stipulation which was about connecting to sewer when it's available, and a zoning condition to do an inspection before to make sure the septic tank is working.

Motion by: Board Member Jeannin

Seconded by: Vice Chairman Sheeley

Action: Approved Development Order with the following conditions: darker colors for the accent color instead of the latte, remove the vines, the monument sign would be simpler design with a three foot base, staff stipulation which was about connecting to sewer when it's available, and a zoning condition to do an inspection before to make sure the septic tank is working.

Vote:

Aye: Board Members Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Nay:

Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – February 11, 2025

8. ADJOURNMENT: 6:08 pm.

Tammy Duran
Deputy Village Clerk