

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
MARCH 11, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 11, 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 (arrived 4:43 pm), 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 January 14, 2025 meeting minutes.

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

- 6. PUBLIC INFORMATION MEETING**

(a) High 5 Building Elevation Review - (DOS2024-E007) (District 4)

The Village owned property is located at 9000 Williams Road on the north side of

Williams Road and east of Via Coconut and the railroad right of way.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Michael Comparato, Vieste

Public Comment

None.

Board Questions or Comments

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

- (b) Shadow Wood C.C. Lifestyle Center (Pending submittal) (District 6)
22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

Staff Presentation/Comments

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

Presentation/Information by

Adrian Karapici, AM Design Group
Blair A. Foley, PE, Blair A. Foley, PE LLC

Public Comment

None.

Board Questions or Comments

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

7. 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 4.2 – Development Order (District 2)
19950 S. Tamiami Trail, located across US 41 from Wal-Mart and north of the Cayo de Estero Shoppes.

The Development Order is for 2 commercial buildings and supporting infrastructure on 4 acres. The development will include a ±4,000 S.F. dental office and a ±18,000 S.F. day care.

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

John Wojdak, PE, RESPEC
Noel Hernandez, GMA Architects

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve Development Order with the staff conditions and additional stipulation on the easement.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Wallace

Action: Approved Development Order with the staff conditions and additional stipulation on the easement.

Vote:

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

Nay:

Abstentions:

Meeting recessed at 6:13 pm and Convened at 6:22 PM

- (b)** Walmart Expansion (DOS2023-E008) (District 2)
19975 S. Tamiami Trail, located at the corner of US 41 and Estero Parkway. The original Development Order was approved in 2012, DOS2012-00045.

Seeking to add a 3,567 square foot addition to the north side of the existing 186,404 square foot building to accommodate storage for on-line pickup orders. Project includes reconfiguration of parking area adjacent to addition, restriping in front of building, traffic control and wayfinding signage, and landscape modifications.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Development Director

Presentation/Information by

Nim Robinson, Bowman Consulting

Nicole Reed, Senior Director- Walmart Marketing Manager

Board Questions or Comments

Wallace, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment**eComments**

Michael Zakrzewski, Osprey Cove

Lee Pavel, Osprey Cove

Ken Huffman, Estero

Ellen Jonas, Osprey Cove

In-Person

Mary Ethier, Osprey Cove

Motion: Motion to approve the Walmart expansion and consideration by Walmart to reroute their trucks off US 41.

Motion by: Board Member Williams

Seconded by: Board Member Sheeley

Action: Approved the Walmart expansion and consideration by Walmart to reroute their trucks off US 41.

Vote:

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

Nay:

Abstentions:

- (c) Home2 Suites – Zoning and DRI Amendment (DCI2024-E005) (District 6)
The 2.37-acre hotel site is south of the movie theater in the Coconut Point Mall on the northwest corner of Via Coconut and Via Monte Carlo Way. The property is currently used as a parking lot.

Zoning and DRI Amendment to allow the construction of a 4-story, 111-room hotel.

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

Neale Montgomery, Pavese Law Firm
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, Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment

In Person

Mary Argeris, Estero
Joan Kramer, Estero
Leigh A Piscitelli, Estero

Motion: Motion to approve recommendation to Council to approve zoning and DRI amendment based on the staff report.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Jones

Action: Approved recommendation to Council to approve zoning and DRI amendment based on the staff report.

Vote:

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

Nay: Chairman Gargano.

Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – March 11, 2025

8. ADJOURNMENT: 8:23 pm.

Tammy Duran
Deputy Village Clerk