

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
APRIL 8, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
March 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, Barry Jones (arrived 4:35 pm), Kristen Jeannin (arrived 4:49 pm), Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano. Absent Al Paivandy.

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

4. APPROVAL OF AGENDA:

Motion: Motion to approve the agenda with 6 (b) removed and will be rescheduled for the April 8th meeting.

Motion by: Board Member Tatooles

Seconded by: Vice Chairman Sheeley

Action: Approved the agenda with 6 (b) removed and will be rescheduled for the April 8th meeting.

Vote:

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

Nay:

Abstentions:

5. BUSINESS:

(a) Consent Agenda

(1) Approval of February 11, 2025 meeting minutes

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

6. PUBLIC HEARING (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) South Regional Library – Redesign of exterior entry and interior remodel (District 4) 18251 Three Oaks Parkway, located on the west side of Three Oaks Parkway and north of Corkscrew Road.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Miguel Goizuetta, Grace Hebert Curtis Architects
Greg Diserio, DMJA

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve exterior renovation at the entrance.

Motion by: Board Member Jones

Seconded by: Vice Chairman Sheeley

Action: Approved exterior renovation at the entrance.

Vote:

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

Nay:

Abstentions:

- (b) Piccolo Buco – DOS2022-E001 Minor Change – Marketplace at Coconut Point Exterior Building Color Change (District 6) located at the southern portion of Marketplace at Coconut Point between US 41 and Via Villagio and identified as Building III on the Development Order plans.

Rescheduled for the April 8, 2025 Meeting.

7. PUBLIC INFORMATION MEETINGS

- (a) Estero Community Park Maintenance Building Relocation – Limited Development Order (District 4)
Located in the Estero Community Park, east of Via Coconut Point and north of Williams Road.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Wojdak, PE, RESPEC

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jeannin, and Jones

- (b) Discount Tire - Development Order (DOS2025-E002) (District 4)
10411 Corkscrew Commons Drive, a vacant 1-acre site located in Estero Interstate Commerce Park, fronting Corkscrew Road and situated between Rib City and Mr. Tequila.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Development Director

Presentation/Information by

Erick Castillo, BL Companies – Civil Engineer Design Firm

Board Questions or Comments

Wallace, Jones, Tatooles, Vice Chairman Sheeley, and Chairman Gargano.

Public Comment

None

8. ANNUAL PROJECT REVIEW – Staff Presentation

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Board Questions or Comments

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

Public Comment

None

9. PUBLIC INPUT

None

10. BOARD COMMUNICATIONS

(a) Next meeting – April 8, 2025

8. ADJOURNMENT: 6:11 pm.

Tammy Duran
Deputy Village Clerk