

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  
MAY 13, 2025**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
April 8, 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 4:49 pm), Dan Williams, and Vice Chairman Michael Sheeley. Absent Board Members Al Paivandy, Kristen Jeannin, and Chairman Anthony Gargano.

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:**

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

- 5. BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of March 11, 2025 meeting minutes

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

## **6. PUBLIC INFORMATION MEETINGS**

- (a) Estero Storage at Arcos Avenue – Development Order DOS2025-E003 (District 4)  
10251 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).

### **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, Jones, and Vice Chairman Sheeley

- (b) Grandezza Pickleball – Limited Development Order (District 5) (Pending Application)  
Located at The Club at Grandezza 11481 Grande Oaks Boulevard, southeast corner of parking lot.

### **Staff Presentation/Comments**

Mary Gibbs, Community Development Director

### **Presentation/Information by**

Desi Howe, Regional Vice President with Heritage Golf Group  
Adam Davie, PE, Civil Engineer / President Golf Coast Design Pros  
Ville Jansson, Heritage Golf Group

### **Board Questions or Comments**

Wallace, Jones, Willams, and Vice Chairman Sheeley.

### **Public Comment**

#### **In-Person**

Mark Paz, Grandezza  
Mike Schrimmel, Grandezza  
Ed Newbie, Grandezza  
Tom DePonyo, Grandezza  
Basil McRae, Grandezza  
Michael Dunn, Grandezza  
Alice Farling, Grandezza  
Mary Kaufman, Grandezza

### **eComments**

Roger Harper, Grandezza  
Bob Young, Grandezza  
David Lipschultz, Grandezza  
Geri Ellerbusch, Grandezza  
Michael Crawford, Grandezza  
Kimberly Roberts, Grandezza  
Michael Kramer, Grandezza  
Gerry Speranza, Grandezza  
Donna Speranza, Grandezza  
Chris Doyle, Grandezza  
Orlando Sorrento, Grandezza  
Tia Doyle, Grandezza  
Ronald King, Grandezza  
Dominick Mangiardi, Grandezza  
Basil MaRae, Grandezza  
Brenda Coutinho, Grandezza  
Laurence Jacks, Grandezza  
Dennis Field, Grandezza  
Michael Kramer, Grandezza  
Phil Duryea, Grandezza  
Dawne Hilliatd, Grandezza  
Janet Peppler, Grandezza  
Ross Deebank, Grandezza  
Betty Benson, Grandezza  
Glenden Bakke, Grandezza  
Phil McManus, Grandezza  
James Doepke, Grandezza  
Lee Dimler, Grandezza

Meeting recessed at 5:55 pm and Reconvened at 5:59 PM

## **7. PUBLIC HEARING (Quasi-Judicial)**

Land Use Attorney Stroud provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing was sworn in by Land Use Attorney Stroud.

- (a)** Via Coconut – Development Order Amendment (DOS2022-E007) (District 4)  
8990 Corkscrew Road, 21650 & 21750 Via Coconut Point, 21331, 21350 & 21351  
Happy Hollow Lane. Properties are located south of Corkscrew Road and west of Via  
Coconut Point Road.

No ex parte communication or conflicts of interest were noted.

Board Member Jones stated he was contacted by the project engineer to see if he had questions because Charlie Krebs said he would not be here. He did not respond to the email.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

**Presentation/Information by**

Tyler Lamkey, Riverside Investment & Development

Matthew Allen, MHK Architecture

Christian Andrea, Architectural Land Design

**Public Comment**

None.

**Board Questions or Comments**

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

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

**Motion by:** Board Member Jones

**Seconded by:** Board Member Williams

**Action:** Approved Development Order Amendment with the stipulations provided by staff.

**Vote:**

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

**Nay:**

**Abstentions:**

**8. PUBLIC INPUT**

None

**9. BOARD COMMUNICATIONS**

**(a) Next meeting – May 13, 2025**

**Board Questions or Comments**

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

**10. ADJOURNMENT: 6:37 pm.**

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Tammy Duran  
Deputy Village Clerk