

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
JUNE 10, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
May 13, 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, Barry Jones, Al Paivandy, Kristin Jeannin, Dan Williams, Vice Chairman Michael Sheeley and Chairman Anthony Gargano.
Absent Board Member Jim Wallace.

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, 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 April 8, 2025 meeting minutes

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

6. 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 were sworn in by Land Use Attorney Stroud.

- (a) 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.

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

Jeffrey Williams, Konover South
Jennifer Lesyna, Cooper's Hawk
Amira Aziz, Cooper's Hawk

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve Minor Change with the stipulations the planters out front to be consistent with the trellis with a natural wood color, the spire will be placed on the top of the building, and the stipulations provided by staff.

Motion by: Board Member Tatooles

Seconded by: Vice Chairman Sheeley

Action: Approved approve Minor Change with the stipulations the planters out front to be consistent with the trellis with a natural wood color, the spire will be placed on the top of the building, and the stipulations provided by staff.

Vote:

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

Nay:

Abstentions:

**(b) Pelican Sound – Residential Planned Development – Zoning Amendment (District 2)
(DCI2025-E001)**

4561-4798 Pelican Sound Boulevard - located north of Williams Road and west of
Koreshan State Park and US 41.

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

Michael Pappas, P.E., RWA Consultants

Eric Long, Pelican Sound Golf & River Club

Public Comment

In Person

Brian Strojny, Pelican Sound

Joe Brincku, Estero

Curt Gunder, Estero River Heights

Wesley Pruitt, Estero River Heights

Rob Grady, Estero River Heights

Damien Lin, Estero River Heights

eComments

Christina Suesz, Mariners Cove

Jeff Brenneman, Mariners Cove

Board Questions or Comments

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

Motion: Motion to recommend approval to Village Council with the following
conditions; contingent upon no night operations and contingent upon
them having to secure the permits that they have to get from FDEP and
Army Corps, no additional trips, abide by the schedule for trips is it the
four during season a day, and three during nonseason and not on the
weekends in nonseason, and they have make their application to the
Army Corps and FDEP within 90-days of approval.

Motion by: Board Member Jones

Seconded by: Vice Chairman Sheeley

Action: Recommended approval to Village Council with the following conditions; contingent upon no night operations and contingent upon them having to secure the permits that they have to get from FDEP and Army Corps, no additional trips, abide by the schedule for trips is it the four during season a day, and three during nonseason and not on the weekends in nonseason, and they have make their application to the Army Corps and FDEP within 90-days of approval.

Vote:

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

Nay:

Abstentions:

(c) Mayfield Village – Residential Planned Development Rezoning (District 4) (DCI2024-E008))

8790 Broadway E, located south on Broadway E. and west of Sandy Lane and east of the Seminole Gulf Railroad right of way.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Director of Community Development

Presentation/Information by

Dan DeLisi, DeLisi, Inc.

John Wodjak P.E., RESPEC

Public Comment

In Person

Joe Brincku, Estero

Danielle Gingerich, Estero

Pat Janosky, Estero

eComments

Maritza Mcdavitt, Groves

Board Questions or Comments

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

Motion: Motion to recommend approval to Village Council with the following conditions that the applicant will agree to provide the easements and funding to provide the underground power service to the existing power pole provided that FPL is willing to provide that service.

Motion by: Board Member Jones
Seconded by: Vice Chairman Sheeley

Action: Recommended approval to Village Council with the following conditions that the applicant will agree to provide the easements and funding to provide the underground power service to the existing power pole provided that FPL is willing to provide that service.

Vote:

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

Nay:

Abstentions:

7. WORKSHOP

- (a) 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

Presentation/Information by

Marshay Ryan, BL Companies

Public Comment

None

Board Questions or Comments

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

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

- (a) Next meeting – June 10, 2025

10. ADJOURNMENT: 7:57 pm.

Tammy Duran
Deputy Village Clerk