

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
JULY 8, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
June 10, 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, Kristin Jeannin, Dan Williams, Vice Chairman Michael Sheeley and Chairman Anthony Gargano. Absent Board Members Jim Wallace, Al Paivandy, and Barry Jones.

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 May 13, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING/WORKSHOP

- (a) Chick-Fil-A – Development Order (Pending Submittal) (District 5)
20320 Grande Oak Shoppes Drive, located on the northeast corner of Ben Hill Griffin Parkway and Corkscrew Road.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Getra Sanders, Chick-fil-A
Charlie Krebs, PE, Bowman
Bill Pfeffer, PE, Bowman

Public Comment

eComments

Courtney McDaniel, Bella Terra
Sheri DiBiano, The Place at Corkscrew
John Echemendia, Cascades
Robert Mook, Bella Terra
Daniella Chiu, Estero Oaks
Milton Goodman, Grandezza

In Person

Mark Novitski, Bella Terra

Board Questions or Comments

Board Member Tatooles, Vice Chairman Sheeley and Chairman Gargano.

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 were sworn in by Land Use Attorney Stroud.

- (a) Piccolo Buco – Piccolo Buco - Marketplace at Coconut Point – COP-Administrative Amendment (ADD2025-E005) (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

Public Comment

None.

Board Questions or Comments

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

Motion: Motion to approve COP Administrative Amendment with stipulations provided by staff.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Williams

Action: Approved COP Administrative Amendment with stipulations provided by staff.

Vote:

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

Nay:

Abstentions:

(b) Flood Ordinance 2025-04

Ordinance amending Land Development Code Section 7-3 “Flood Hazard Reduction Standards” to include a requirement for Nonconversion Agreements for Elevated Structures with enclosures below the required elevation, clarify the process for Flood Variance Appeals, clarify specific use of FEMA Elevation Certificates and Dry Floodproofing Certifications, limit partitioning of enclosed areas below flood, and amend related definitions; providing for severability; providing for conflicts; and providing for an effective date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

Board Member Jeannin and Chairman Gargano.

Motion: Motion to recommend approval to Village Council of Ordinance 2025-04.

Motion by: Board Member Jeannin

Seconded by: Vice Chairman Sheeley

Action: Recommended approval to Village Council Ordinance 2025-04.

Vote:

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

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – July 8, 2025

10. ADJOURNMENT: 5:26 pm.

Tammy Duran
Deputy Village Clerk