

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
AUGUST 12, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
July 8, 2025 4:30 p.m.**

1. CALL TO ORDER: 4:31 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Board Members James Tatooles, Kristin Jeannin, Barry Jones, Al Paivandy, and Jim Wallace, Dan Williams, and Vice Chairman Michael Sheeley. Absent Chairman Anthony Gargano

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Development Review Manager Eric Wishart, 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 June 10, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING

- (a) Cooper Property - 4741 Broadway Avenue West Rezoning (REZ2025-E001)(District 2)

A triangular 0.36-acre parcel on the south side of Broadway Avenue West, across from Riverwoods Plantation and adjacent to the Florida Power & Light Company right-of-way.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Aymee Chavez, Associate Planner

Nancy Stroud, Village Land Use Attorney

Presentation/Information by

Emily Cooper, Property Owners' daughter-in-law

Public Comment

None.

Board Questions or Comments

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

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) Eagle Walk (Coastal Village) Monument Signs (LDO2025-E020) (District 6)
Located north of Estero Parkway between Three Oaks Parkway and I-75.

No ex parte communication or conflicts of interest were noted.

Board Member Jones and Vice Chairman Sheeley disclosed that they have had dealings with the parent company Capreit but are not involved in this project.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Pilato, Capreit, Inc

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jones, and Vice Chairman Sheeley

Motion: Motion to approve the monument sign subject to further negotiations on the location.

Motion by: Board Member Tatooles

Seconded by: Board Member Williams

Action: Approved the monument sign subject to further negotiations on the location.

Vote:

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

Nay:

Abstentions:

- (b) Aldi – 11906 Newbridge Court, Development Order (DOS2025-E001) (District 5)
Located east of Stoneybrook Golf Drive and south of Corkscrew Road on Newbridge Court.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Development Director

Presentation/Information by

Edward McDonald P.E., Thomas Engineering Group

Eric Perriello, Aldi Inc

Greg Diserio L.A., David M Jones, Jr. Associates

John Lynch, AWH Architects

Julia Burroughs, Thomas Engineering Group

Public Comment**eComments**

Bryan Leffert, Stoneybrook

Amada Era, Rivercreek

Jeffrey Nase, Tidewater

Sree Devi, The Place at Corkscrew

Stephanie Juare, Bella Terra

Chris Robbins, Stoneybrook

Rachael Robbins, Stoneybrook

Carly Goossens, The Place

Megan Winter, Verdana Village

In Person

Bryan Leffert, Stoneybrook

Board Questions or Comments

Board Member Jeannin, Jones, Wallace, Williams, and Vice Chairman Sheeley

Motion: Motion to approve the Development Order with staff recommendations and the following conditions; applicant will work with staff to minimize the use of green screens and incorporate other architectural elements to break up the long walls and use of green screens where appropriate, and no deliveries earlier than 7 am and no later than 9 pm.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Approved Development Order with staff recommendations and the following conditions; applicant will work with staff to minimize the use of green screens and incorporate other architectural elements to break up the long walls and use of green screens where appropriate, and no deliveries earlier than 7 am and no later than 9 pm.

Vote:

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

Nay:

Abstentions:

(c) Ordinance No. 2025-09 Land Development Code Amendment for Plats

Ordinance No. 2025-09 amends Village Land Development Code Sections 2-301, 2-303, and 2-502 regarding plat approvals due to state legislative changes; making related findings; and providing for severability, codification and an effective date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

Board Member Jones and Wallace

Motion: Motion to recommend approval to Village Council of Ordinance 2025-09.

Motion by: Board Member Jones

Seconded by: Board Member Jeannin

Action: Recommended approval to Village Council of Ordinance 2025-09.

Vote:

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

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – August 12, 2025

10. ADJOURNMENT: 6:21 pm.

Tammy Duran
Deputy Village Clerk