

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
SEPTEMBER 9, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
August 12, 2025 4:30 p.m.**

1. CALL TO ORDER: 4:30 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Board Members James Tatooles, Kristin Jeannin, Barry Jones, Al Paivandy, and Jim Wallace (via Teams), Dan Williams, Vice Chairman Michael Sheeley, and 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 July 8, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING

- (a) Curadel Pharma (Pending D.O. application) (District 4)
9600 Corkscrew Road, a vacant \pm 3.5-acre site located on the southwest corner of River Ranch Road and Corkscrew Road - Zoned Commercial Planned Development (CPD).

The applicant seeks to construct a \pm 43,000 square foot medical office and supporting infrastructure.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

John Frangioni, M.D., Ph.D, Curadel Pharma

Bradley Picard, P.E, RESPEC

Jennifer Cardettino, Linea5

Greg Diserio, RLA, DMJA - David M Jones, Jr. Associates

Public Comment

Carlos Cook, Estero

Board Questions or Comments

Board Members Jeannin, Jones, Paivandy, Tatooles, Williams, Vice Chairman Sheeley, and Chairman Anthony 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) Shadow Wood C.C. Lifestyle Center (DOS2025-E004) (District 6)
22801 Oakwilde Boulevard, located in the development next to the Shadow Wood clubhouse.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Adrian Karapici, AIA, AM Design Group

Blair A. Foley, PE, President of Blair A. Foley, PE, LLC

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Paivandy, Jeannin, Tatooles, Vice Chairman Sheeley, and Chairman Gargano

Motion: Motion to approve the Development Order with staff stipulations.

Motion by: Vice Chairman Sheeley

Seconded by: Board Member Williams

Action: Approved the Development Order with staff stipulations.

Vote:

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

Nay:

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – September 9, 2025

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

10. ADJOURNMENT: 6:02 pm.

Tammy Duran
Deputy Village Clerk