

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
OCTOBER 14, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
September 9, 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 (Arrived 4:39 pm), Jim Wallace (via Teams), Dan Williams, Vice Chairman Michael Sheeley, and Chairman Anthony Gargano. Absent: Board Member Al Paivandy

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Development Review Manager Eric Wishart, 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 August 12, 2025 meeting minutes

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

6. PUBLIC INFORMATION MEETING

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

Applicant seeks to construct 4 pickleball courts between existing tennis courts and the clubhouse on land currently used for parking.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Desi Howe, Heritage Golf Group

Ville Jansson, Heritage Golf Group

Adam Davie P.E., Gulf Coast Design Professionals, Inc

Public Comment

eComments

Thomas Grundstrom, Grandezza

Milton Goodman, Grandezza

Skip DeLong, Grandezza

Elizabeth Kramer, Grandezza

Robert Hoel, Grandezza

Andrea Goodman, Grandezza

In Person

Alan Levi, Grandezza

Mike Dunn, Grandezza

Donna Nestle Bush, Grandezza

Sue Brown, Grandezza

Board Questions or Comments

Board Members Jeannin, Jones, Tatoes, 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) Summercrest previously known as Toll Brothers Development Order (DOS2024-E008) (District 4)

Applicant seeks to develop 153 townhome units, amenities, utilities and infrastructure. Plans include a public use area.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Eric Wishart, Development Review Manager

Presentation/Information by

Jackie Larocque, P.E., Atwell
Sabrina McCabe, RVi Planning

Public Comment

None.

Board Questions or Comments

Board Members Wallace, Jones Williams, and Vice Chairman Sheeley

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, Tautoles, Wallace, Williams, Vice
Chairman Sheeley, and Chairman Gargano

Nay:

Abstentions:

- (b) Broadway Crossing formerly named Mayfair Village (DOS2025-E006) (District 4)
8790 Broadway East, located south of Broadway East and west of Sandy Lane and
east of the Seminole Gulf Railroad right-of-way.

Applicant seeks to develop 17 single-family units on 7.5 acres. Property was recently
rezoned to RPD-Residential Planned Development.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Christopher Baker, Assistant Community Director

Presentation/Information by

John Wojdak, PE, Respec
Greg Diserio, DMJA

Public Comment

In Person

Michael Flannery, Estero

Board Questions or Comments

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

Motion: Motion to approve the Development Order with staff stipulations and the additional conditions the contractor will try to retain the Heritage Tree and if it dies it will have to be replaced and the Village has drainage easement over the conveyance swale that conveys off-site.

Motion by: Board Member Tatooles

Seconded by: Vice Chairman Sheeley

Action: Approved the Development Order with staff stipulations and the additional conditions the contractor will try to retain the Heritage Tree and if it dies it will have to be replaced and the Village has drainage easement over the conveyance swale that conveys off-site.

Vote:

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

Nay:

Abstentions:

Recess at 5:57 pm and Convene at 6:00 pm

- (c) Coconut Trace Hotel-Tract F (DOS2025-E007) (District 1)
22910 Lyden Drive, located west of US 41 across from the Coconut Point Mall.

Applicant seeks to develop a 122-room, 4-story hotel on Tract F. Rezoning action was recently approved February 5, 2025, via Ordinance 2024-14 to allow a hotel on this tract.

No ex parte communication was noted.

Vice Chairman Sheeley recused himself due a conflict of interest.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Christopher Baker, Assistant Community Director

Presentation/Information by

Charlie Krebs, Bowman

Dema Kitsutkin, Bask Development

Bill Prys, Bowman

Francesca Passidomo Esq., Coleman, Yovanovich & Koester, PA

Public Comment

In Person

Richard Jordan, Marsh Landing
Judy Finen, Pelican Sound

Board Questions or Comments

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

Motion: Motion to approve the Development Order with staff stipulations and the additional condition the applicant will install the Western perimeter wall and Western row of Sabal Palms within 120 days of commencement of the project.

Motion by: Board Member Williams

Seconded by: Board Member Tatooles

Action: Approved the Development Order with staff stipulations and the additional condition the applicant will install the Western perimeter wall and Western row of Sabal Palms within 120 days of commencement of the project.

Vote:

Aye: Board Members Jeannin, Jones, Tatooles, Wallace, Williams, and Chairman Gargano

Nay:

Abstentions: Vice Chairman Sheeley

(d) Ordinance Review - Capital Improvement Schedule Update

Review Ordinance 2025-10, updating the Capital Improvements Element which includes the Capital Improvement Program approved for Fiscal Year 2025/2026.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Public Comment

None

Board Questions or Comments

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

Motion: Motion to recommend approval to the Village Council but this is not an indication that PZDB has reviewed or validated the accuracy of the report.

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

Action: Recommended approval to the Village Council but this is not an indication that PZDB has reviewed or validated the accuracy of the report.

Vote:

Aye: Board Members Jeannin, Jones, Tautoles, Williams, Vice Chairman Sheeley, and Chairman Gargano

Nay: Board Member Wallace

Abstentions:

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – October 14, 2025

Board Questions or Comments

Board Members Jones and Wallace

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

10. ADJOURNMENT: 6:59 pm.

Tammy Duran
Deputy Village Clerk