

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  
NOVEMBER 18, 2025**

**Planning Zoning and Design Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
October 14, 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, Barry Jones (Arrived 4:39 pm), Jim Wallace, Al Paivandy, 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, Planner Maryann Devanas, 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 September 9, 2025 meeting minutes

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

**6. PUBLIC INFORMATION MEETING**

- (a) Coconut Point Developers LLC – Developer Paint Project (District 6)  
(Planned Development Amendment - Pending)  
23106 Fashion Drive, Coconut Point Mall is located east of US 41 and north of Coconut Road.

**Staff Presentation/Comments**

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

**Presentation/Information by**

Scott Richardson, Simon  
Kristin Mulkey, Bartlett, Hartley & Mulkey Architects  
Tracy Boland, Simon

**Public Comment**

**eComments**

Julie Melchiorre, Cascades  
Cindy Gleysteen, Shadow Wood

**In Person**

Kathy Sevcheck, Rapallo  
Rupert Foreman, Coconut Point

**Board Questions or Comments**

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

**7. PUBLIC INPUT**

None

**8. BOARD COMMUNICATIONS**

**(a) Overview of Live Local and Senate Bill 180**

**Staff Presentation/Comments**

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

**Public Comment**

None

**Board Questions or Comments**

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

**(b) Eco-Historic Planning Study**

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director explained that consultants would make a presentation on the study at the November 18<sup>th</sup> meeting

**Public Comment**

None

**Board Questions or Comments**

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

**(c) Review 2026 Planning Zoning and Design Board Meeting Schedule**

**(d) Next meeting – November 18, 2025**

**9. ADJOURNMENT: 6:21 pm.**

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Tammy Duran  
Deputy Village Clerk