

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
DECEMBER 9, 2025**

Planning Zoning and Design Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
November 18, 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, Jim Wallace, Al Paivandy, Dan Williams, and Chairman Anthony Gargano. Absent: Board Member Barry Jones and Vice Chairman Sheeley

Also present: Community Development Director Mary Gibbs, Land Use Attorney Nancy Stroud, Assistant Community Development Director Christopher Baker, Planner Aymee Chavez, and Deputy Village Clerk Tammy Duran.

- 4. APPROVAL OF AGENDA:**

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

- 5. BUSINESS:**

(a) Consent Agenda

- (1) Approval of October 14, 2025 meeting minutes

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

6. PUBLIC HEARINGS

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) Toasted Yolk – COP Administrative Amendment (ADD2025-E007) (District 1)
22941 Lyden Drive Suite 110, located west of US 41, east of Lyden Drive and south of Vandenberg Way. The unit was formerly occupied by Zoe’s Kitchen.

Applicant is seeking approval of outdoor Consumption on Premises (4COP SFS) for The Toasted Yolk Café.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Aymee Chavez, Planner

Presentation/Information by

Keith E. Long, Esq., Permitting Specialists of Food & Bev.

Public Comment

None

Board Questions or Comments

Board Members Wallace, Tatooles, Williams, Paivandy, and Chairman Gargano

Motion: Motion to approve request for outdoor consumption on premises with staff conditions.

Motion by: Board Member Williams

Seconded by: Board Member Wallace

Action: Approved request for outdoor consumption on premises with staff conditions.

Vote:

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

Nay:

Abstentions:

- (b) 4741 Broadway Ave. West (Cooper Property) - 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.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director
Aymee Chavez, Planner

Presentation/Information by

Sandra Cooper, Property Owner

Public Comment

None

Board Questions or Comments

Board Members Jeannin, Wallace, Tatooles, Williams, Paivandy, and Chairman Gargano

Motion: Motion to recommend approval to the Village Council with staff conditions.

Motion by: Board Member Tatooles

Seconded by: Board Member Williams

Action: Recommended approval to the Village Council with staff conditions.

Vote:

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

Nay:

Abstentions:

- (c) Discount Tire - Development Order (DOS2025-E002) (District 4)
10411 Corkscrew Commons Drive, a vacant 1-acre site located in Estero Interstate Commerce Park, fronting Corkscrew Road and between Rib City and Mr. Tequila.

The applicant seeks to construct a 7,020-square-foot tire facility with associated site improvements.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

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

Presentation/Information by

Marshay Ryan, BL Companies
Erick Castillo, BL Companies
Maite Ray-Rivera, BL Companies

Public Comment

None

Board Questions or Comments

Board Members Wallace, Tatooles, Williams, and Chairman Gargano

Motion: Motion to approve the Development Order with staff stipulations and the correction of the hours of operation.

Motion by: Board Member Tatooles

Seconded by: Board Member Williams

Action: Approved the Development Order with staff stipulations and the correction of the hours of operation.

Vote:

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

Nay:

Abstentions:

- (d) Ordinance Review - Review Ordinance 2025-10, Amending the Land Development Code to include “Recovery Home” accommodations.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Public Comment

None

Board Questions or Comments

Board Members Jeannin, Wallace, Williams, and Chairman Gargano

Motion: Motion to recommend approval to the Village Council.

Motion by: Board Member Jeannin

Seconded by: Board Member Tatooles

Action: Recommended approval to the Village Council.

Vote:

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

Nay:

Abstentions:

7. WORKSHOP

(a) Eco-Historic Planning Study (Districts 1, 2, 3, 4 and 6)

The study area encompasses ±1,000 acres along US 41 from Estero Parkway to Hertz Headquarters, south of Williams Road.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Presentation/Information by

Carrie Read, Land Design

Anie Delgado, Land Design

Public Comment

Ross McIntosh, Bonita Bay

Terry Flanagan, Grandezza

Board Questions or Comments

Board Members Jeannin, Wallace, Tatooles, Williams, Paivandy, and Chairman Gargano

8. PUBLIC INPUT

None

9. BOARD COMMUNICATIONS

(a) Next meeting – December 9, 2025

10. ADJOURNMENT: 7:04 pm.

Tammy Duran
Deputy Village Clerk