

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council 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 COUNCIL  
JUNE 4, 2025  
VILLAGE COUNCIL REGULAR MEETING**

**Village of Estero Council Chambers  
9401 Corkscrew Palms Circle  
Estero, FL 33928**

**May 21, 2025 9:30 a.m.**

**1. CALL TO ORDER**

**INVOCATION**

Father Dennis Jose Our Lady of Light

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Mayor Joanne Ribble - District 1, Councilmember Jeff Hunt- District 2, Councilmember Jon McLain - District 3, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Vice Mayor George Zalucki - District 7.

**Also present**

Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Finance Director Kevin Greenville, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

**2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS**

**Motion:** Motion to approve agenda.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Lopez

**Action:** Approved agenda.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

### 3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

### 4. CONSENT AGENDA

(a) May 7, 2025 Village Council Meeting Minutes

**Motion:** Motion to approve consent agenda.

**Motion by:** Councilmember Fayee

**Seconded by:** Councilmember McLain

**Action:** Approved consent agenda.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

### 5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

### 6. ACTION ITEM

(a) Resolution No. 2025-04 Establishing a Policy Regarding Council Approved Proclamations

A Resolution of the Village of Estero, Florida, Establishing a Policy Regarding Council Approved Proclamations; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

Robert Eschenfelder, Village Attorney

**Council Questions or Comments**

Vice Mayor Zalucki

**Public Comments**

None

**Motion:** Motion to adopt Resolution No. 2025-04.

**Motion by:** Councilmember Lopez

**Seconded by:** Vice Mayor Zalucki

**Action:** Adopted Resolution No. 2025-04.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

**(b) Resolution No. 2025-07 Shadow Wood Lifestyle Center Final Plan Approval**

A Resolution of the Village Council of the Village of Estero, Florida, Approving with Conditions the Final Plan Approval and One Deviation for The Shadow Wood Country Club Lifestyle Center Located at 22801 Oakwilde Boulevard in Shadow Wood at The Brooks; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Presentation/Information by**

Adrian Karapici, AM Design Group

Blair A. Foley, PE, Blair A. Foley, PE LLC

**Council Questions or Comments**

Councilmember McLain, Vice Mayor Zalucki, and Mayor Ribble

**Public Comments**

None

**Motion:** Motion to approve Zoning Resolution No. 2025-07.

**Motion by:** Councilmember Fayhee

**Seconded by:** Councilmember Hunt

**Action:** Approved Zoning Resolution No. 2025-07.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

**(c) Resolution No. 2025-08, Corkscrew Road Landscape Maintenance Agreement**

A Resolution of the Village of Estero, Florida, Approving Execution of Landscape Maintenance and Installation Agreement With FDOT; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

David Willems, Public Works Manager

**Council Questions or Comments**

Mayor Ribble

**Public Comments**

None

**Motion:** Motion to approve Resolution No. 2025-08.

**Motion by:** Councilmember Lopez

**Seconded by:** Vice Mayor Zalucki

**Action:** Approved Resolution No. 2025-08.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

- (d) Second Amendment to Public Improvement Agreement between Village of Estero and High Five Up Top, LLC

**Staff Presentation/Comments**

Robert Eschenfelder, Village Attorney

**Presentation/Information by**

Michael Comparato, Vieste

**Council Questions or Comments**

Councilmembers Hunt, McLain, Ward, and Vice Mayor Zalucki

**Public Comments**

None

**Motion:** Motion to adopt the Second Amendment.

**Motion by:** Vice Mayor Zalucki

**Seconded by:** Councilmember McLain

**Action:** Adopted the Second Amendment.

**Vote:** (Roll Call)

**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

**Nay:**

**Abstentions:**

- (e) Resolution No. 2025-09 Approving FDOT Grant 454891-1-34-01 for Broadway Avenue West design improvements

A Resolution of the Village of Estero, Florida, Approving Execution of a Grant Agreement with FDOT for Design of Broadway Avenue West Improvements; Making Related Findings; Providing for Severability and for an Effective Date.

**Staff Presentation/Comments**

David Willems, Public Works Director

**Council Questions or Comments**

Councilmember McLain

**Public Comments**

None

**Motion:** Motion to adopt Resolution No. 2025-09.

**Motion by:** Councilmember Hunt

**Seconded by:** Councilmember Ward

**Action:** Adopted the Resolution No. 2025-09.

**Vote:** (Roll Call)

Aye: Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Nay:

Abstentions:

**7. FIRST READING**

**(a)** First reading of Zoning Ordinance No. 2025-02, Home2 Suites at Coconut Point

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions an Amendment to the Mixed Use Planned Development Zoning and Deviations for a 2.37-Acre Property Located in the Coconut Point Development of Regional Impact (DRI); and Approving DRI Development Order Amendments for Property Bounded by US 41 on the West, Williams Road on the North, Seminole Gulf Railroad Right-Of-Way on the East and the Southern Boundary for the Village of Estero Limits, All in the Village of Estero, Florida; Providing for Severability; and Providing an Effective Date

**Staff Presentation/Comments**

Mary Gibbs, Community Development Director

**Council Questions or Comments**

Councilmembers McLain, Hunt, Ward, and Mayor Ribble

**Public Comments**

None

**Motion:** Motion to pass first reading and schedule second reading for June 4, 2025.

**Motion by:** Vice Mayor Zalucki  
**Seconded by:** Councilmember Hunt

**Action:** Passed first reading and schedule second reading for  
June 4, 2025.

**Vote:** (Roll Call)  
**Aye:** Councilmembers Hunt, McLain, Fayhee, Lopez, Ward, Vice  
Mayor Zalucki, and Mayor Ribble.  
**Nay:**  
**Abstentions:**

## **8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**

Vice Mayor Zalucki and Mayor Ribble

## **9. VILLAGE ATTORNEY'S REPORT**

None

## **10. VILLAGE MANAGER'S REPORT**

None

**Adjourn Regular Session at 10:19 am and Convene Workshop Items at 10:19 am**

## **11. WORKSHOP**

**(a) Fiscal Year 2025-2026 Five-Year Capital Improvement Plan Review**

**Staff Presentation/Comments**  
David Willems, Public Works Director

**Council Questions or Comments**  
Councilmembers McLain, Hunt, Ward, Lopez, and Vice Mayor Zalucki

**Public Comments**  
**eComment**  
Scott Stryker, Bella Terra

## **12. ADJOURNMENT at 10:36 am**

Motion by Councilmember Hunt

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: \_\_\_\_\_

By: \_\_\_\_\_

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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