

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 18, 2025
VILLAGE COUNCIL REGULAR MEETING

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

June 4, 2025 4:30 p.m.

1. CALL TO ORDER

INVOCATION

Pastor Lucas McSurley Lamb of God Church

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Joanne Ribble - District 1, 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.
Absent: Councilmember Jeff Hunt- District 2

Also present

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

2. RECOGNITION:

(a) Mayor Joanne Ribble - Florida League of Cities ‘Home Rule HERO Award

Vice Mayor Zalucki presented the award to Mayor Ribble.

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember McLain

Seconded by: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

5. CONSENT AGENDA

(a) May 21, 2025 Village Council Meeting Minutes

(b) Financial Report for Month ended April 2025

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. FIRST READINGS

(a) First Reading for Approval of Ordinance No. 2025 - 05 Capital Improvement Plan

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2025-2026; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Staff Presentation/Comments

Kevin Greenville, Finance Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-05 and set second reading for June 18, 2025.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Ward

Action: Passed first reading of Ordinance No. 2025-05 and set second reading for June 18, 2025.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) First Reading Ordinance No. 2025-04 Land Development Code Flood Amendments

An Ordinance of the Village Council of the Village of Estero, Florida, Amending Land Development Code Section 7-3 “Flood Hazard Reduction Standards” to Include a Requirement for Nonconversion Agreements for Elevated Structures with Enclosures Below the Required Elevation, Clarify The Process for Flood Variance Appeals, Clarify Specific Use of FEMA Elevation Certificates and Dry Floodproofing Certifications, Limit Partitioning of Enclosed Areas Below Flood, and Amend Related Definitions; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain and Ward

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-04 and set second reading for July 2, 2025.

Motion by: Councilmember Ward

Seconded by: Councilmember McLain

Action: Passed first reading of Ordinance No. 2025-04 and set second reading for July 2, 2025.

Vote: (Roll Call)

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

Nay:
Abstentions:

(c) First Reading Ordinance No. 2025-06 Mayfair Village RPD Rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions Rezoning for Property Bounded by the Seminole Gulf Railway ROW on the West, Broadway Avenue East on the North, Sandy Lane on the East and 20920/922 Sandy Lane on the South, 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

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-06 and Set Public Hearing and Second Reading for June 18, 2025.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Passed first reading of Ordinance No. 2025-06 and Set Public Hearing and Second Reading for June 18, 2025.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) First Reading Ordinance No. 2025-08 Unsafe Structures

An Ordinance of the Village Council of the Village of Estero, Florida, Creating a New Chapter 23 Regarding Property Maintenance; Creating a New Article II (Unsafe Structures) of Chapter 23 to Provide for the Prohibition of Unsafe Structures and for the Authority of the Village to Ensure Such Structures are Abated or Removed; Making Related Findings; Providing for Codification, Severability, and for an Effective Date.

Staff Presentation/Comments

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers McLain and Mayor Ribble

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-08 and Set Public Hearing and Second Reading for June 18, 2025.

Motion by: Councilmember Fayhee

Seconded by: Vice Mayor Zalucki

Action: Passed first reading of Ordinance No. 2025-08 and Set Public Hearing and Second Reading for June 18, 2025.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. SECOND READING AND PUBLIC HEARING

(a) Second 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

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 Village Clerk Sacco.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Attorney

Robert Eschenfelder, Village Attorney

Micheal Gibbons, Assistant Building Official

Presentation/Information by

Neale Montgomery, Pavese Law Firm

Tracy Ray, Peachtree Group

Jeremy M. Pettit, P.E., Ingenium Enterprises, Inc – Civil Engineering & Planning

Christopher Allred AIA, The RBA Group

Scott Richardson, VP Development of Simon

Yury Bykau, P.E., TR Transportation Consultants

Council Questions or Comments

Councilmembers McLain, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.

Public Comments

Joan Kramar, The Residences

Motion: Motion to approve a continuance to July 2, 2025 for Condition 10 only.

Motion by: Councilmember Fayhee

Seconded by: Vice Mayor Zalucki

Action: Approved continuance to July 2, 2025 for Condition 10 only.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

None

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 6:45 pm and Convene Workshop Items at 6:45 pm

12. WORKSHOP

- (a) Presentation of the Tuscan Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2024 by Jeff Tuscan, CPA, Tuscan &. Company, PA

Staff Presentation/Comments

Kevin Greenville, Finance Director

Presentation/Information by

Jeff Tuscan, CPA, Tuscan &. Company, PA

Council Questions or Comments

Councilmembers McLain, Ward, and Vice Mayor Zalucki

Public Comments

None

12. ADJOURNMENT at 7:10 pm

Motion by Councilmember Ward

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).