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 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.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
October 20, 2026 4:30 p.m.

1. CALL TO ORDER: 4:33 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Board Members Barry Jones, Jim Wallace, James Tatooles, Al Paivandy, Kristin Jeannin, Dan Williams, Vice Chairman Sheeley, and Chairman Anthony Gargano.

Also present: Village Land Use Attorney Erica Augello, Community Development Director Mary Gibbs, Assistant Community Development Director/Assistant Village Manager Michael Manning, 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 September 15, 2026 meeting minutes

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

6. PUBLIC HEARING (Quasi-Judicial)

Chairman Gargano 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 Augello.

(a) Coconut Point Zoning and DRI Amendments– Waypoint Residences (DCI2026-E002 and DRI2026-E001) (District 6)
8021 Cinema Way. This is a redevelopment of the Regal Coconut Point Mall theater which closed in 2022. The completed project area will extend from Cinema Way to Via Coconut.

The applicant seeks to demolish the cinema and redevelop the area into a 355-unit 4-story apartment building with an adjacent parking garage and shared surface parking.

- A Public Information Meeting was held January 13, and a Workshop was held March 10, 2026.

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Erica Augello, Village Land Use Attorney

Presentation/Information by
Neale Montgomery Esq, Pavese Law Firm
Jeremie Chastain, AICP, Pape-Dawson
Charles (Charlie) Krebs, PE, Bowman
Lillian (Lilli) Marin-Saenz, RA, AIA, MSA Architects
Ted Treesh, TR Transportation Consultants
Mario Rojo, PLA, Bowman
Bill Moston, Simon Property
Chris Morre, Waypoint Residential

Public Comment
In-Person
Allan Bowditch, Engage Estero
Robert Foreman, Estero
Ken Frazier, Coconut Point
Terry Flanagan, Estero

eComments
Patrick McGarry, Spring Ridge
Barbara and Sal Pisano, Shadowwood
Donna Incongnto, Country Creek
Paul Staritz, Spring Run
Janet Weingarten, Rapallo
Mary Lynn Chlada, Spring Run
Candice Moretti, Spring Run
Richard Tarin, The Reserve @ Estero
Annette Maree, Residences @ Coconut Point

Board Questions or Comments
Board Members Tatooles, Jones, Willams, Jeannin, Wallace, Paivandy, Vice Chairman Sheeley, and Chairman Gargano

Recess at 6:16 pm; Reconvene at 6:24 pm

Motion: Motion to continue hearing to date certain of November 17, 2026.

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

Action: Approved continuance of hearing to date certain of November 17, 2026.

Vote:
Aye: Paivandy, Jones, Wallace, Williams, Jeannin, Tatooles, Vice Chairman Sheeley, and Chairman Gargano.
Nay:
Abstentions:

7. BOARD COMMUNICATIONS

(a) Next meeting – November 17, 2026

9. ADJOURNMENT: 7:14 pm.

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Tammy Duran
Deputy Village Clerk