

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Williams Road & Atlantic Gulf Boulevard Wetland Mitigation

Motion to approve the purchase of 0.14 State Freshwater Herbaceous Mitigation Credits in the amount of \$16,800 from the Big Cypress Mitigation Bank (the “Bank”) for the Williams Rd./Atlantic Gulf Blvd. intersection improvement project.

Authorize the Village Manager to sign the Mitigation Credit Supply Agreement (MCSA) with the Big Cypress Mitigation Bank and other additional implementing documents on behalf of the Village of Estero Council.

Background:

The Village’s consultant, Kisinger Campo and Associates (KCA), is working to finalize the design and obtain the required permits for the proposed roadway and safety improvements along Williams Road at Atlantic Gulf Boulevard. The proposed improvements include a raised median to prevent illegal turns, a roundabout, an extended left turn lane at US-41, and sidewalks.

The Construction of the roundabout at the Life Care Center driveway requires a small amount of impact to a wetland located on Fountain Lakes property. To offset these impacts and obtain a SFWMD permit the Village must purchase 0.14 freshwater herbaceous mitigation credits.

Description:

When a construction project negatively impacts a jurisdictional wetland, those impacts must be mitigated. If there are other jurisdictional wetlands within the project area that can be improved for wetland functional value or increase in area, the state and federal permitting agencies have their formulas for calculating the amount of improvement needed to offset the negative impacts. For this project, the adjacent wetlands to the south of Williams Road have been determined to only be jurisdictional to the State and not to the Federal (U.S. Army Corps of Engineers).

There are no other wetland areas within the narrow Williams Road right-of-way corridor that can be improved so the option for mitigation is to purchase credits from an approved and permitted commercial mitigation bank with a service area that includes the Village of Estero. KCA investigated the mitigation bank options that have available freshwater herbaceous mitigation credits. The attached Mitigation Bank Credits Cost Table shows the price of credits from four (4) mitigation banks. Since only State credits are required for the SFWMD permit, the least cost choice was the Big Cypress Mitigation Bank located in the southwest corner of Hendry County (see attached map).

Typically, the Village will be required to put down a deposit with the signing of the MCSA. The “Bank” then provides a Letter of Reservation that the Village will submit to the SFWMD which allows the permit approval process to continue. Once the SFWMD permit is approved, the Village has ninety (90) days to provide proof of purchase of the mitigation credits from the “Bank” to the SFWMD. The MCSA includes an Effective Date by which the purchase must be completed with the “Bank” which allows time for the SFWMD permit issuance to occur. While the “Bank” and the Village must both agree on the Effective Date, it is anticipated that would be in March 2026. Those details remain to be determined.

Action Requested:

Motion to approve the purchase of 0.14 State Freshwater Herbaceous Mitigation Credits in the amount of \$16,800 from the Big Cypress Mitigation Bank (the “Bank”) for the Williams Rd./Atlantic Gulf Blvd. intersection improvement project.

Authorize the Village Manager to sign the Mitigation Credit Supply Agreement with the Big Cypress Mitigation Bank and other additional implementing documents on behalf of the Village of Estero Council

Process and Timeline:

After Council approval, the Village Manager will sign the agreement and the Village’s Consultant will submit the Letter of Reservation to SFWMD for their approval. After the permit is issued, expected in January 2026, the Village will be required to pay for the credits by the Effective Date on the MCSA within ninety (90) days of the permit approval and before construction begins.

Financial Impacts:

This agenda item has a financial impact of \$16,800. This is included in the fiscal year 25-26 capital improvement plan budget for the Williams Road & Atlantic Gulf Blvd project.

Prepared by: Robert Wiley, Project Manager

Attachments:

1. Location Map
2. Big Cypress Mitigation Bank Location Map
3. Roadway Plan
4. BCMB Mitigation Credit Supply Agreement
5. Mitigation Bank Credits Cost Table