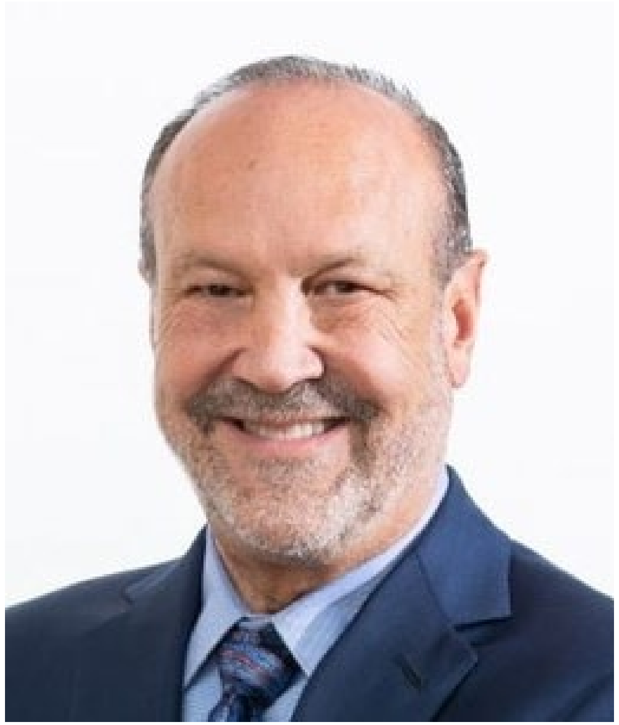
Village of ESTERO

November 5, 2025
LOBBYISTS' REPORT

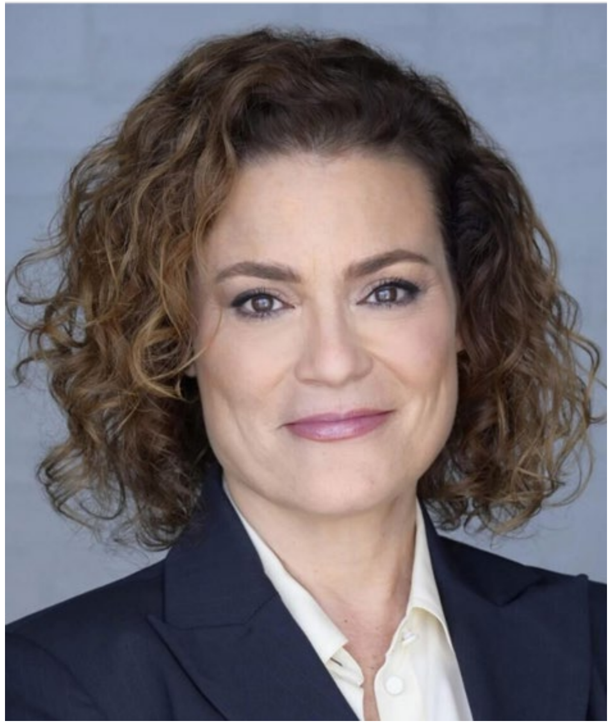
Ronald L. Book, P.A.
LAW OFFICES
PROFESSIONAL ASSOCIATION

JEJ & Associates

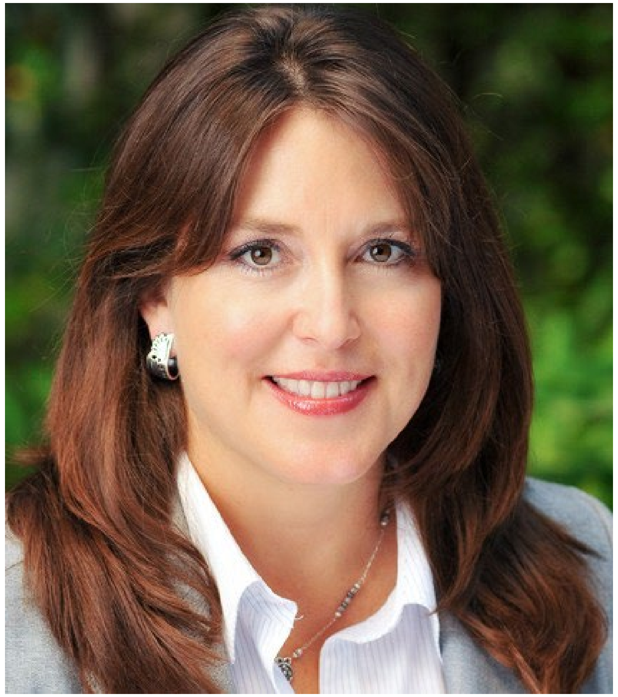
YOUR LOBBYISTS



Ronald Book



Rana Brown



Lena Juarez

HISTORICAL APPROPRIATION REQUEST OUTCOMES

ITEM	REQUEST	OUTCOME
FISCAL YEAR 2022-2023		
Estero on the River Trails	$ 750,000	$ 750,000
Sandy Lane Bicycle & Pedestrian Improvements	$ 450,000	$ 450,000
Estero Utility Expansion Phase 1	$ 530,000	$ 530,000
FISCAL YEAR 2023-2024		
Estero River Heights & Cranbrook Harbor Utility Expansion	$ 7,400,000	$7,400,000
FISCAL YEAR 2024-2025		
Estero - River Oaks Preserve Improvements	$ 2,500,000	$2,500,000
Estero - Broadway Avenue West Improvements Design	$ 1,300,000	$ 650,000
Estero Phase 2 Septic-to-Sewer Project	$ 4,600,000	Vetoed
FISCAL YEAR 2025-2026		
Estero Orange Park Utility Extension Project	$ 800,000	$ 800,000
Estero Broadway Ave East Phase 1	$ 800,000	$ 800,000
Estero Williams Rd. & Atlantic Gulf Blvd. Improvements	$ 800,000	Not Funded
TOTAL VILLAGE OF ESTERO RECEIVED 2022-2025		**$ 13,880,000**

FISCAL YEAR 2026-2027 APPROPRIATION REQUESTS

ITEM	REQUEST
Estero Williams Road & Atlantic Gulf Drive Improvements	$ 800,000
Estero Facility Alternative Irrigation Source	$ 800,000
Estero Parkway Water Reuse Main Extension	$ 800,000
Estero Sunny Grove Waste Water Extension Project Phase 2	$ 800,000

2026 SESSION LEGISLATIVE ISSUES

PROPERTY TAX
CURRENT HOUSE PROPOSALS

HOUSE JOINT RESOLUTIONS*	
HB 067	Reduction of Annual Assessment Increases for Homestead Property
HB 201	Elimination of Non-school Property tax for Homesteads
HB 203	Phased Out Elimination of Non-school Property Tax for Homesteads
HB 205	Elimination of Non-school Property tax for Homesteads for Persons Aged 65 or Older
HB 207	Assessed Home Value Homestead Exemption of Non-school Property Tas
HB 209	Property Insurance Relief Homestead Exemption on Non-school Property Tax
HB 211	Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax
HB 213	Modification of Limitations on Property Assessment Increases
	** as per the recommendation of the Select Committee on Property Taxes*
GENERAL BILL	
HB 149	Maximum Millage Rates for the 2027-2028 Fiscal Year

PROPERTY TAX
CURRENT SENATE PROPOSALS

JOINT RESOLUTIONS	
SB 274	Homestead Property Tax Benefits for Long-term Owners
SB 270	Homestead Property Exemption for Persons Age 65 or Older
SB 278	Limitation on the Assessed Value of New Homestead Property
SB 282	Limitation on the Assessed Value of Property Owned and Used for Commercial Purposes by Small Businesses
GENERAL BILLS	
SB 272	Homestead Exemption for Persons 65 and Older
SB 276	Homestead Property Tax Benefits For Long-term Owners And Permanent Residents
SB 280	Assessment of Homestead Property
SB 284	Assessment of Property Owned and Used by Small Businesses
SB 286	Assessment of Changes, Additions, or Improvements to Homestead Properties

2025 SESSION
SB 180 - EMERGENCIES

SB 180 (DiCeglie, R–St. Petersburg) is a comprehensive act related to emergencies, which includes restrictions on county or municipal regulations after certain natural emergencies.

Local governments may not propose or adopt, for one year after hurricane landfall, the following:

- a moratorium on construction, reconstruction, or redevelopment of any property;
- a more restrictive or burdensome amendment to its comprehensive plan or land development regulations; or
- a more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order.

The Governor signed SB 180 on June 26, 2025 and went into effect immediately.

2026 Session Filed Bills of Interest

HB 103 (Botana) / **SB 122** (Truenow) - Repeal chapter 205, Florida Statutes

SB 48 (Gaetz) - Local governments must adopt an ordinance by December 1, 2026, to allow accessory dwelling units (ADUs) in any area zoned for single-family residential use.

HB 145 (McFarland) - Major changes to Florida's sovereign immunity laws, which limit the amount of damages that can be recovered in tort suits against the state and its political subdivisions, including municipalities.

SB 208 (McClain) - Local governments must approve housing subdivisions that can be considered "infill" development under certain conditions.

THREE YEAR STATE REVENUE PROJECTIONS

	2025 Long-Range Financial Outlook Summary General Revenue Fund ($Millions)	Year 1 FY 2026-27	Year 2 FY 2027-28	Year 3 FY 2028-29
Revenues Available		**52,196**	**53,123**	**54,535**
Unused Reserve from Prior Year		**9,132**	**5,802**	**2,072**
Expenditures	Minimum Reserve	(2,036)	(2,072)	(2,127)
	Recurring Base Budget	(47,117)	(49,981)	(52,374)
	Previously Authorized Appropriations	(335)	(338)	(340)
	Critical Needs Budget Drivers	(2,935)	(2,588)	(2,324)
	Other High Priority Needs Budget Drivers	(4,306)	(4,094)	(4,096)
	Ending Balance After Expenditures	**4,599**	**(149)**	**(4,654)**
Revenue Adjustments	Tax and Fee Changes	(993)	(1,587)	(2,180)
	Trust Fund Transfers and Redirects	160	210	259
	Revenue Adjustments	**(833)**	**(1,377)**	**(1,921)**
Projected Surplus / (Deficit)		**3,766**	**(1,526)**	**(6,575)**

QUESTIONS?