

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
MAY 15, 2024, 09:30 AM

www.Estero-fl.gov

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

May 15, 2024, 09:30 am

1. CALL TO ORDER

INVOCATION

Father Tony Gilborges Our Lady of Light Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PROCLAMATION

a. Military Appreciation Month

Attachment: Military Appreciation Month.pdf

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. May 1, 2024 Council Meeting Minutes

Attachment: 05012024 minutes.pdf

b. Financial Report for Month ended February 2024 and Financial Report for Month ended March 2024

Attachment: Agenda Item 5b.pdf

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Resolution No. 2024-05 Corkscrew Pines Replat (PLT2022-E004)

A Resolution of The Village Council of the Village of Estero, Florida, Approving Corkscrew Pines Replat of Tracts A, B, C, D, F, H and I of Stoneybrook Unit 8 Located on Corkscrew Road, As Recorded in the Official Records of Lee County Instrument No 20007000198961; Making Related Findings; Providing for Severability and for an Effective Date.

Recommended Action
Motion to Approve Resolution No. 2024-05

Financial Impact
No financial impact.

Attachment: 0 SS Corkscrew Pines PLT2022-E004.pdf
Attachment: 1 Staff Report.pdf
Attachment: 2 DRAFT Resolution 2024-05.pdf
Attachment: 3 CORKSCREW PINES COVER REV 051324 a.pdf

b. High-5 Public Improvement Agreement (Information to follow)

Recommended Action
Motion to approve the Village Manager to execute the High-5 Public Improvement Agreement.

Financial Impact
The Village of Estero will receive an annual priority payment equivalent to 40% of net income in exchange for the Village's allocated investment into land, site development, and entertainment-related amenities. The baseline estimated return to the Village of Estero is 9%. The proceeds received by the Village will be reinvested into the operations and management of the Sports Park property recently leased by the Village from Lee County School District.

Attachment: SS High Five rev.pdf
Attachment: 2024.05.13 VOE ROI.v4.las.pdf
Attachment: 2024.05.13 High 5 PAI.Final.pdf

c. Wright Construction GMP#1 -- Notice to Proceed

Recommended Action
Motion to approve that Wright Construction Group is granted a Notice to Proceed on their phase 1 construction costs based on GMP#1.

Financial Impact
The total cost of GMP#1 is $1,779,787.30. These funds are allocated from the Village of Estero Capital Improvement Fund.

Attachment: SS Wright Construction.pdf

8. FIRST READING

a. Ordinance No. 2024-06 Capital Improvement Program

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2024-2025; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action
Motion to Pass First Reading of Ordinance No. 2024-06 and set second reading for June 5, 2024.

Financial Impact
The Capital Improvement Program will set the funding for the Village Capital Improvement project for Fiscal Year 2024-2025 and provide a plan of priorities for the next 5-years. A summary of the proposed capital expenditures

for the upcoming fiscal year is as follows:

Roadway $ 13,447,200

Intersection $ 2,500,000

Bicycle and Pedestrian $ 6,500,000

Landscaping and Beautification $ 4,600,000

Parks and Recreation $ 29,670,000

Stormwater $ 725,106

Utility $ 22,426,608

Total Capital Program $ 79,868,914

Attachment: SS Ord. No. 2024-06 CIP.pdf
Attachment: 1 Capital Improvement Plan-Proj Summaries.pdf
Attachment: 2 Ord No. 2024-06.pdf
Attachment: Estero 2024 CIP Ordinance.pdf

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10. VILLAGE ATTORNEY'S REPORT

11. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12. WORKSHOPS

a. Ben Hill Griffin Monument Sign

Attachment: SS Ben Hill Griffin Monument Sign.pdf
Attachment: 01-Loc Map.pdf
Attachment: 02-Plan View.pdf
Attachment: 03-Sign only.pdf
Attachment: 04-Sign w landscaping.pdf

b. CIP Updates

Attachment: SS CIP Updates .pdf
Attachment: FY 24-25 CIP Budget.pdf
Attachment: Capital Improvement Plan-Proj Summaries.pdf

13.ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, MAY 15, 2024, 9:30 A.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

09:30:43 >>Mayor McLain: WELCOME TO THE VILLAGE OF ESTERO, A PLACE
09:30:44 THAT WE CALL PARADISE.
09:30:46 I'D LIKE TO NOW CALL THE MAY 15, 2024, VILLAGE COUNCIL
09:30:52 MEETING TO ORDER.
09:30:53 [SOUNDING GAVEL]
09:30:54 THIS MORNING, WE HAVE FATHER TONY FROM OUR LADY OF LIGHT
09:30:59 CATHOLIC CHURCH, TO DO OUR INVOCATION.
09:31:02 BEFORE YOU START, FATHER TONY, I'D LIKE TO HAVE YOU DELIVER
09:31:06 A MESSAGE TO FATHER HUGH, BECAUSE AFTER CHURCH ON SATURDAY,
09:31:10 HE SAID, "WHAT'S GOING ON WITH WAWA BY THE LOWE'S PLAZA?"
09:31:17 IF YOU WOULD RELATE TO HIM THAT THEY ARE WORKING THROUGH IT.
09:31:21 THEY ARE GOING TO KEEP MAKING -- HE'LL BE ABLE TO GET HIS
09:31:25 SANDWICHES HERE THAT I KNOW HE LOVES BEING FROM
09:31:28 PHILADELPHIA.
09:31:29 PLEASE PASS THAT MESSAGE ON TO HIM BECAUSE HE WAS PRETTY
09:31:32 AGGRESSIVE.
09:31:32 [LAUGHTER]
09:31:32 SO WELCOME.

09:31:36 >> IN THE NAME OF THE FATHER, THE SON, AND THE HOLY SPIRIT,
09:31:44 AMEN.
09:31:44 HEAVENLY FATHER, WE COME TO YOU TODAY IN HUMILITY AND FAITH,
09:31:50 AND WE THANK YOU FOR ALL THAT YOU HAVE GIVEN US, THE MANY
09:31:53 BLESSINGS WITHIN OUR LIVES.
09:31:55 AND WE ASK THAT YOUR GUIDANCE WILL BE WITH US AND TO ALSO TO
09:31:59 STRENGTHEN US.
09:32:00 TO SHOW US THE WAY AND FILL US WITH COURAGE AND WISDOM.
09:32:04 HELP US TO REMEMBER YOUR LOVE AND YOUR GRACE AND TO BE
09:32:09 FAITHFUL TO THE SERVICE TO YOU AND TO OUR COMMUNITY AND GIVE
09:32:13 US THE PATIENCE THAT WE NEED AND THE UNDERSTANDING TO FACE
09:32:18 MANY OF LIFE'S CHALLENGES AND RESPECT AND OTHERS OPINIONS.
09:32:23 WE ASK THIS THROUGH CHRIST OUR LORD, AMEN.
09:32:26 >>Mayor McLain: THANK YOU, FATHER.
09:32:28 I DID FAIL TO LET EVERYBODY KNOW THAT IF YOU HAVE YOUR CELL
09:32:31 PHONE WITH YOU, MAKE SURE IT IS TURNED OFF, INCLUDING ALL
09:32:34 THE COUNCIL MEMBERS AND MYSELF.
09:32:36 I'LL HAVE RAFAEL LOPEZ, A COUNCILMEMBER, DO THE PLEDGE OF

09:32:40 ALLEGIANCE.
09:32:43 [PLEDGE OF ALLEGIANCE]
09:32:58 >>Mayor McLain: THANK YOU.
09:32:58 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
09:33:03 >>Vice-Mayor Ribble: HERE.
09:33:05 >>Larry Fiesel: HERE.
09:33:06 >>Mayor McLain: HERE.

09:33:08 >>Lori Fayhee: HERE.
09:33:09 >>Rafael Lopez: HERE.
09:33:11 >>Jim Ward: HERE.
09:33:13 >>George Zalucki: HERE.
09:33:15 >>Mayor McLain: THANK YOU.
09:33:16 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
09:33:20 DOES ANYBODY HAVE ANY ADDITIONS, DELETIONS OR CHANGES?
09:33:24 I DO HAVE A CHANGE THAT I'D LIKE TO MAKE.
09:33:28 ITEM NUMBER 5B, FINANCIAL REPORT FOR THE MONTH ENDING
09:33:34 FEBRUARY AND MARCH ARE GOING TO BE REMOVED, AND THEY WILL BE
09:33:37 PRESENTED ON JUNE -- AT OUR JUNE 4th MEETING.
09:33:42 IS THAT THE JUNE 4th OR 5th?
09:33:45 JUNE 5th MEETING.
09:33:46 ANY OTHER CHANGES OR ADDITIONS FROM COUNCIL?
09:33:51 IF NOT, I'LL ENTERTAIN A MOTION TO APPROVE THE AGENDA.
09:33:55 COUNCIL LADY FAYHEE HAS MADE THE MOTION AND SECONDED BY OUR
09:34:00 VICE-MAYOR.
09:34:01 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
09:34:05 >>Larry Fiesel: AYE.
09:34:06 >>Lori Fayhee: AYE.
09:34:08 >>Rafael Lopez: AYE.
09:34:09 >>Jim Ward: AYE.
09:34:11 >>George Zalucki: AYE.
09:34:12 >>Vice-Mayor Ribble: AYE.
09:34:13 >>Mayor McLain: AYE.

09:34:14 NEXT ON THE AGENDA IS A PROCLAMATION HONORING MILITARY
09:34:19 APPRECIATION MONTH.
09:34:21 THE PROCLAMATION IS GOING TO BE ACCEPTED BY MEMBERS OF THE
09:34:25 TIDEWATER VETERANS GROUP.
09:34:27 WE THANK YOU ALL FOR BEING HERE.
09:34:29 THE PRESIDENT OF TIDEWATER GROUP IS JOHN DEARING, BUT I'M
09:34:34 GOING TO HAVE JOHN IN ADDITION TO ALL OF THE VETERANS COME
09:34:37 UP TO THE STAGE HERE.
09:34:38 RAFAEL AND I WILL MAKE THE PROCLAMATION.
09:34:47 I KNOW WE HAVE AT LEAST ONE OTHER VETERAN HERE, MARK, IF YOU
09:34:50 WOULD COME UP ALSO AND JOIN US, THAT WOULD BE GOOD OR ANY
09:34:53 OTHER VETERANS, PLEASE JOIN US ALSO.
09:34:54 RAFAEL IS OUR MARINE ON OUR COUNCIL, AND I AM ARMY, WHICH
09:35:24 I'M VERY PROUD OF.

09:35:25 I'M SURE YOU'RE ALL PROUD OF ALSO.
09:35:27 LET ME GO AHEAD AND READ THIS PROCLAMATION TO YOU.
09:35:30 THE VILLAGE OF ESTERO -- TESTING.
09:35:37 CAN YOU HEAR ME?
09:35:38 NO.
09:35:41 HELLO.
09:35:41 THERE IT GOES.
09:35:43 ALL RIGHT.
09:35:43 WELCOME ALL.
09:35:45 THE VILLAGE OF ESTERO PROCLAMATION:
09:35:49 WHEREAS, FROM OUR EARLIEST DAYS AS A NATION, OUR UNITED

09:35:52 STATES ARMED FORCES HAVE ACTED WITH GREAT COURAGE AND VALOR
09:35:56 TO DEFEND, PROTECTION, AND PRESERVE THE LIBERTY WE CHERISH.
09:36:01 INDEED, OUR VERY HERITAGE OF FREEDOM AND DEMOCRACY IS OWED
09:36:06 TO THE DEVOTION TO COUNTRY AND THE VIGILANCE OF GENERATIONS
09:36:14 OF SERVICEMEN AND WOMEN; AND WHEREAS, IT IS FITTING AT THIS
09:36:17 TIME TO HONOR THE LEGACY OF STRENGTH, COURAGE, AND SACRIFICE
09:36:22 OF ALL THOSE WHO HAVE SERVED AND ARE NOW SERVING OUR
09:36:26 COUNTRY.
09:36:26 WHETHER ACTIVE DUTY, NATIONAL GUARD, OR RESERVE, OUR
09:36:31 MILITARY HAS STOOD READY IN TIMES OF PEACE AND IN TIMES OF
09:36:35 CONFLICT TO ANSWER OUR NATION'S CALL TO DUTY; AND WHEREAS,
09:36:40 THIS SELFLESS SERVICE TO COUNTRY OFTEN DEMANDS SPECIAL
09:36:44 SACRIFICE AND HARDSHIP NOT ONLY FROM THOSE WHO SERVE, BUT
09:36:50 FROM THEIR FAMILIES AS WELL.
09:36:52 THROUGHOUT OUR NATION'S HISTORY, MANY FAMILIES HAVE BORNE
09:36:56 THE GREATEST BURDEN OF ALL THROUGH THE LOSS OF A LOVED ONE
09:36:59 IN DEFENSE OF FREEDOM.
09:37:01 IT IS INCUMBENT UPON US AS CITIZENS OF THIS GREAT LAND TO
09:37:05 REMEMBER THOSE SACRIFICES AND TO HONOR OUR SERVICEMEN AND
09:37:09 WOMEN AND OUR VETERANS, ESPECIALLY THOSE WHO DIED IN DEFENSE
09:37:13 OF OUR FREEDOM; AND WHEREAS, THE MONTH OF MAY HAS BEEN
09:37:18 DESIGNATED BY CONGRESS AS A PARTICULARLY APPROPRIATE TIME TO
09:37:22 RECOGNIZE AND HONOR OUR MILITARY FAMILIES AS WE CELEBRATE
09:37:26 LOYALTY DAY, VICTORY IN EUROPE VE DAY, MILITARY SPOUSE DAY,
09:37:34 ARMED FORCES DAY, AND MEMORIAL DAY ALL DURING THE MONTH OF

09:37:38 MAY; NOW, THEREFORE, BE IT AND WHEREAS, THE RESIDENTS AND
09:37:43 THE VILLAGE OF ESTERO COUNCIL EXPRESS OUR FULL SUPPORT AND
09:37:48 GRATITUDE TO OUR SERVICEMEN AND WOMEN, AS WELL AS OUR
09:37:51 VETERANS, AND NOW, THEREFORE, I, MAYOR JON McLAIN, OF THE
09:37:56 VILLAGE OF ESTERO, LEE COUNTY, DO HEREBY DECLARE MAY 24 --
09:38:04 MAY 2024 AS MILITARY APPRECIATION MONTH IN THE VILLAGE OF
09:38:07 ESTERO.
09:38:07 IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND AND CAUSED
09:38:15 THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 15th
09:38:20 DAY OF MAY 2024.

09:38:21 THANK YOU FOR YOUR SERVICE.
09:38:23 THANK YOU ALL FOR YOUR SERVICE.
09:38:26 [APPLAUSE]
09:38:33 >> I'M QUITE HONORED ON BEHALF OF THE TIDEWATER VETERANS
09:38:35 GROUP TO THANK YOU VERY MUCH FOR THIS HONOR THAT YOU'VE
09:38:40 BESTOWED UPON US.
09:38:42 ON BEHALF OF ALL THE VETERANS HERE, ONCE AGAIN, I THANK YOU.
09:38:44 THE END OF THIS MEMORIAL DAY, PROBABLY ONE OF THE MOST
09:38:49 MEANINGFUL MILITARY HOLIDAYS THERE IS BECAUSE WE HONOR THOSE
09:38:54 THAT HAVE FALLEN.
09:38:55 ONCE AGAIN, I WANT TO THANK YOU ALL AND ON BEHALF OF ALL THE
09:38:59 FAMILIES OF THE MILITARY, I WANT TO THANK YOU AS WELL.
09:39:02 THANK YOU VERY MUCH.
09:40:44 >>Mayor McLain: OKAY.
09:40:45 NOW WE WILL TAKE PUBLIC COMMENTS ON ITEMS THAT ARE NOT ON

09:40:49 THE AGENDA.
09:40:49 I WOULD LIKE TO REMIND ANYBODY IF YOU WANT TO SPEAK, PLEASE
09:40:54 FILL OUT A SPEAKER'S CARD AND YOU'LL HAVE THREE MINUTES TO
09:40:56 TALK.
09:40:56 >>Carol Sacco: YES, MAYOR.
09:40:58 I DO HAVE ONE.
09:40:59 MR. MARK NOVITSKI FROM BELLA TERRA.
09:41:05 >> GOOD MORNING.
09:41:06 MARK NOVITSKI, 21101 PALESE DRIVE, BELLA TERRA, ESTERO.
09:41:14 MY COMMENT WAS FOR 5B WHICH GOT TAKEN OFF.
09:41:17 BUT LOOKING AT THE WEBSITE, IT'S INTERESTING TO ME THAT WE
09:41:21 HAVE THE APPROVED BUDGET AND WE HAVE THE AUDITED BUDGET, BUT
09:41:27 WE DON'T HAVE THE MONTHLY -- THE MONTH-END FINANCIAL
09:41:31 STATEMENTS.
09:41:31 IF YOU WANT TO SEE THEM, YOU HAVE TO DIG THROUGH THE MEETING
09:41:36 MINUTES OF THE COUNCIL MINUTES TO SEE THE MONTH-END
09:41:43 FINANCIAL REPORTS.
09:41:44 TO ME, WE'RE KIND OF LOSING TRANSPARENCY THAT WE CAN'T SEE
09:41:47 THAT.
09:41:47 I THINK AS WE GO DOWN THE ROAD, I THINK IT WOULD BE GOOD TO
09:41:52 START PUTTING THE MONTH-END FINANCIAL STATEMENTS OUT THERE.
09:41:56 THANKS.
09:41:56 >>Mayor McLain: THANK YOU.
09:42:00 >>Carol Sacco: THERE ARE NO MORE, MAYOR.
09:42:01 >>Mayor McLain: OKAY.

09:42:02 GOOD.
09:42:02 NEXT ON THE AGENDA IS THE CONSENT AGENDA.
09:42:18 >>Carol Sacco: WE HAVE TO APPROVE THE MINUTES.
09:42:21 >>Mayor McLain: CONSENT AGENDA.
09:42:23 WE PULLED 5B UNTIL JUNE 5th.
09:42:27 ANY OTHER COMMENTS FROM COUNCIL MEMBERS ON THE CONSENT

09:42:30 AGENDA?
09:42:30 IF NOT, I WILL TAKE A MOTION TO ACCEPT THE CONSENT AGENDA.
09:42:33 >>Vice-Mayor Ribble: SO MOVED.
09:42:35 >>Mayor McLain: VICE-MAYOR HAS MADE THE MOTION AND SECONDED
09:42:39 BY COUNCILMEMBER LOPEZ.
09:42:40 MADAM CLERK, PLEASE CALL THE ROLL.
09:42:44 >>George Zalucki: AYE.
09:42:45 >>Jim Ward: AYE.
09:42:47 >>Rafael Lopez: AYE.
09:42:49 >>Lori Fayhee: AYE.
09:42:51 >>Larry Fiesel: AYE.
09:42:51 >>Vice-Mayor Ribble: AYE.
09:42:53 >>Mayor McLain: AYE.
09:42:54 NEXT ON THE AGENDA IS ITEM 7A, RESOLUTION NUMBER 2024-05,
09:43:02 CORKSCREW PINES RE-PLAT.
09:43:03 PLT 2022-E004.
09:43:09 MADAM CLERK, WOULD YOU PLEASE READ THE RESOLUTION?
09:43:12 >>Carol Sacco: RESOLUTION 2024-05, A RESOLUTION OF THE
09:43:17 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING

09:43:19 CORKSCREW PINES RE-PLAT OF TRACTS A, B, C, D, F, H, AND I OF
09:43:29 STONEYBROOK UNIT 8 LOCATED ON CORKSCREW ROAD, AS RECORDED IN
09:43:33 THE OFFICIAL RECORDS OF LEE COUNTY INSTRUMENT NUMBER
09:43:35 20007000198961; MAKING RELATED FINDINGS; PROVIDING FOR
09:43:42 SEVERABILITY AND FOR AN EFFECTIVE DATE.
09:43:44 >>Mayor McLain: STEVE, WOULD YOU INTRODUCE THE ITEM?
09:43:46 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
09:43:48 A RE-PLAT IS FAIRLY ROUTINE IN NATURE BUT DOES REQUIRE
09:43:52 COUNCIL ACTION.
09:43:52 THERE IS A DOCUMENT IN THE DESK PACKET THAT IS THE LEGAL
09:43:59 FRAMEWORK FOR THE RE-PLAT.
09:44:00 I'LL CALL ON MARY GIBBS TO PROVIDE A MORE DETAILED OVERVIEW
09:44:05 OF THIS PROPOSED ACTION.
09:44:08 >>Mary Gibbs: GOOD MORNING.
09:44:09 THIS RE-PLAT IS FOR PART OF CORKSCREW PINES THAT'S 12-ACRE
09:44:14 TRACT EAST OF STONEYBROOK GOLF DRIVE AND IT'S NORTH OF THE
09:44:19 SCHOOL AND NORTH OF THE FIRE STATION.
09:44:22 THE RE-PLAT IS NEEDED BECAUSE PART OF THE PROPERTY IS GOING
09:44:25 TO BE THE STORAGE UNITS.
09:44:27 AND THE OTHER PIECE OF THE PROPERTY HAD A CONDITION ON IT
09:44:31 THAT IT WAS NOT TO BE A GAS STATION.
09:44:34 SO THE RE-PLAT IS NEEDED BEFORE THEY CAN SELL THE TRACT.
09:44:40 THE COMMUNITY DEVELOPMENT DISTRICT WAS INTERESTED IN IT
09:44:43 BECAUSE OF THE STIPULATIONS ABOUT NO GAS STATION.
09:44:46 SO THEY ACTUALLY REVIEWED THE PLAT YESTERDAY AT THEIR

09:44:49 MEETING.
09:44:49 THEY TOLD ME EVERYTHING WAS OKAY.

09:44:51 THE REASON WE PUT THE COVER PAGE IN THE DESK PACKET IS
09:44:55 BECAUSE THERE WERE A COUPLE OF SIGNATURE OF THE OWNERS THAT
09:44:58 WEREN'T QUITE CORRECT, SO WE HAD TO REVISE THE SIGNATURE
09:45:01 PAGE.
09:45:02 SO THAT'S THE ONE IN THE DESK PACKET IS THE CORRECT ONE.
09:45:04 I'VE GOT THE MY LARS HERE FOR SIGNATURE BY THE MAYOR.
09:45:09 ONCE YOU APPROVE IT, WE SIGN IT AND THEN IT GETS --
09:45:37 [VIDEO STOPPED]
09:45:38 >>Mayor McLain: APPROVE THIS?
09:45:39 >>George Zalucki: MR. MAYOR, I MOVE THE ITEM.
09:45:42 >>Mayor McLain: COUNCILMAN FIESEL HAS SECONDED THAT.
09:45:44 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
09:45:48 >>Larry Fiesel: AYE.
09:45:50 >>Lori Fayhee: AYE.
09:45:51 >>Rafael Lopez: AYE.
09:45:53 >>Jim Ward: AYE.
09:45:54 >>George Zalucki: AYE.
09:45:56 >>Vice-Mayor Ribble: AYE.
09:45:56 >>Mayor McLain: AYE.
09:45:57 NEXT ON THE AGENDA IS ITEM 7B, HIGH-5 PUBLIC IMPROVEMENT
09:46:05 AGREEMENT.
09:46:06 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
09:46:08 >>Steven Sarkozy: THANK YOU, MAYOR.

09:46:09 AGAIN TO ALL THE COUNCIL MEMBERS AND COMMUNITY, THIS IS THE
09:46:13 FINAL AGREEMENT WITH THE HIGH-5 CORPORATION OUT OF TEXAS.
09:46:19 THIS IS PART OF OUR ENTERTAINMENT DISTRICT ON WILLIAMS ROAD.
09:46:24 AND THE APPROACH THAT WE'RE TAKING AS A COMMUNITY IS TO
09:46:28 CREATE A PUBLIC/PRIVATE PARTNERSHIP NOT ONLY FOR HIGH-5 BUT
09:46:33 OTHER PRIVATE FIRMS THAT WILL BE PROVIDING FAMILY
09:46:38 ENTERTAINMENT VENUES AND ALSO PROVIDING A SOURCE OF REVENUE
09:46:46 FOR THE VILLAGE THAT CAN BE USED TO MAINTAIN THE SPORTS
09:46:48 ENTERTAINMENT COMPLEX ADJACENT TO THE HIGH SCHOOL.
09:46:51 AS YOU KNOW, THE SPORTS ENTERTAINMENT COMPLEX NEXT TO THE
09:46:56 HIGH SCHOOL IS UNDERGOING IMPROVEMENTS CURRENTLY WITH
09:46:59 UPGRADES TO THE FOOTBALL FIELD AND SHORTLY UPGRADES OF THE
09:47:03 TENNIS COURT AREA, BUT PLANNED IS THE COMPLETE RENOVATION
09:47:09 AND IMPROVEMENT OF THE 55 ACRES ADJACENT TO THE HIGH SCHOOL
09:47:13 WITH SOCCER FIELDS, OTHER SPORTS FIELDS, WALKING PATHS AND
09:47:20 BASEBALL FIELDS AND OTHER ACTIVITIES TO BE AVAILABLE NOT
09:47:24 ONLY TO THE SCHOOL, BUT PARTICULARLY TO THE VILLAGE
09:47:27 RESIDENTS.
09:47:28 THE HIGH-5 PACKAGE HAS BEEN SUBJECT OF NEGOTIATION FOR A
09:47:35 CONSIDERABLE AMOUNT OF TIME.
09:47:36 YOU HAVE ENGAGED THE FIRM OF VIESTE, INCORPORATED, TO
09:47:42 DEVELOP THE PLANS FOR THE ENTERTAINMENT DISTRICT AND ALSO
09:47:45 NEGOTIATE THE FINAL AGREEMENT.
09:47:47 I'D LIKE TO CALL ON MICHAEL VIESTE TO COME FORWARD AND

09:47:52 EXPLAIN THE DETAILS OF THE HIGH-5 AGREEMENT AS THE COUNCIL

09:47:57 CONSIDERS THIS ITEM.
09:47:58 MICHAEL?
09:48:03 >>Mayor McLain: WELCOME, MICHAEL.
09:48:04 GOOD MORNING.
09:48:08 >> GOOD MORNING, MAYOR.
09:48:12 GOOD MORNING, COUNCIL MEMBERS.
09:48:13 I FEEL GOOD TODAY BECAUSE I DON'T HAVE TO WORRY ABOUT TRYING
09:48:18 TO NAVIGATE ELECTRONICS.
09:48:20 JUST A BRIEF BACKGROUND BEFORE I DIVE INTO THE PUBLIC
09:48:30 IMPROVEMENT AGREEMENT ITSELF, IF I MAY, TO REFRESH MEMORIES
09:48:34 ON THE EVOLUTION OF HOW WE GOT HERE AND STEVE ALLUDED TO
09:48:38 THIS, THE PROCESS STARTED, AS YOU MAY RECALL, IN DECEMBER OF
09:48:41 2022 WHEN THE VILLAGE RECEIVED AN UNSOLICITED PROPOSAL FROM,
09:48:45 IN FACT, HIGH-5 ENTERTAINMENT THAT LED US TO A FAIRLY
09:48:48 EXTENSIVE PROCESS, AS STEVE SAID, OF ANALYZING A NUMBER OF
09:48:52 DIFFERENT AGREEMENTS THROUGH A SOLICITATION PROCESS THAT WE
09:48:56 UNDERWENT.
09:48:59 AFTER WE RECEIVED THAT, AS YOU MAY RECALL, WE TALKED THROUGH
09:49:01 A NUMBER OF DIFFERENT OPPORTUNITIES WITH A NUMBER OF
09:49:03 DIFFERENT ORGANIZATIONS THROUGH THAT WHOLE PROCESS IT LED US
09:49:08 TO A POINT IN JULY OF '23 WHERE WE CAME BEFORE THE VILLAGE
09:49:13 COUNCIL AND TALKED ABOUT A FEW NONBINDING TERM SHEETS, IF
09:49:20 YOU WILL, WITH BOTH HIGH-5 ENTERTAINMENT AND AT THAT POINT,
09:49:24 CHICKEN N PICKLE FOR SOME OF THE EARLY PHASE IMPROVEMENTS TO
09:49:29 THE ENTERTAINMENT DISTRICT.

09:49:30 FROM THAT POINT ON, WE HAVE BEEN FURTHER DEVELOPING ALL OF
09:49:33 OUR PLANS FOR THE ENTERTAINMENT DISTRICT CAMPUS AND FURTHER
09:49:37 REFINING AND NEGOTIATING THE DEAL POINTS WITH THOSE TWO
09:49:42 PARTIES.
09:49:42 AND THAT LEADS US TO WHERE WE ARE TODAY.
09:49:44 AND THE RECOMMENDATION TO ENTER INTO EFFECTIVELY A
09:49:48 CONSOLIDATED PACKAGE OF ENTERTAINMENT OPTIONS WITH HIGH-5
09:49:52 OUT OF TEXAS.
09:49:53 BEFORE WE GO INTO THE AGREEMENT, ONE OTHER POINT THAT I
09:49:57 THINK IS IMPORTANT TO JUST KIND OF HIGHLIGHT REAL QUICK AND
09:50:00 CAN ANSWER QUESTIONS ON AS WELL, AND THAT IS WHY THE PIVOT,
09:50:04 IF YOU WILL, TO CONSOLIDATE EVERYTHING UNDER HIGH-5 VERSUS
09:50:08 WORKING WITH BOTH HIGH-5 AND CHICKEN N PICKLE.
09:50:11 WE HAVE A LOT OF RESPECT FOR CHICKEN N PICKLE.
09:50:17 THEY ARE A GOOD QUALITY ORGANIZATION.
09:50:18 WE ALL DID DILIGENCE ON THEIR OPERATION AND THEIR POSITION
09:50:21 IN THE PICKLEBALL ENTERTAINMENT.
09:50:24 BUT AT THE END OF THE DAY, AS WE TRY TO TAKE ALL FACTORS
09:50:28 INTO CONSIDERATION FROM THE VILLAGE'S PERSPECTIVE AND TO WHO
09:50:31 WE'RE PARTNERING WITH AND WHAT WE'RE GETTING OUT OF THAT

09:50:34 RELATIONSHIP, THERE WERE A NUMBER OF BOXES THAT JUST CHECKED
09:50:36 MORE WITH HIGH-5 ENTERTAINMENT THAN WITH CHICKEN N PICKLE,
09:50:42 INCLUDING, FOR EXAMPLE, THE NUMBER OF COURTS THAT WE WOULD
09:50:46 ACTUALLY GET BASED ON THE ARRANGEMENT BETWEEN THE TWO
09:50:48 PARTIES.

09:50:48 YOU MAY RECALL THAT OUR VILLAGE PROCESS WAS VERY
09:50:53 TRANSPARENT.
09:50:53 IT WAS VERY INCLUSIVE.
09:50:55 WE HAD A NUMBER OF FOCUS GROUP INTERVIEWS, A NUMBER OF
09:50:59 PUBLIC MEETINGS AND WE WERE LISTENING VERY, VERY CAREFULLY
09:51:02 TO THE PICKLEBALL COMMUNITY HERE.
09:51:04 WE FELT LIKE AT THE END OF THE DAY HIGH-5 WAS LISTENING AND
09:51:08 WAS GRASPING OUR LOCAL COMMUNITY AND THE DEMOGRAPHICS OF OUR
09:51:12 LOCAL COMMUNITY BETTER THAN CHICKEN N PICKLE DID, FRANKLY.
09:51:17 THE NUMBER OF COURTS THEY WERE BOTH OFFERING WAS VERY
09:51:19 DIFFERENT, WITH CHICKEN N PICKLE OFFERING AT THE END OF THE
09:51:22 DAY A MUCH LOWER NUMBER OF COURTS THAN WE FEEL ARE NECESSARY
09:51:26 ON OUR CAMPUS.
09:51:27 THE RESIDENT BENEFITS TO THE VILLAGE OF ESTERO WERE
09:51:31 DIFFERENT BETWEEN THE TWO.
09:51:34 CHICKEN N PICKLE IS, AND CAN AFFORD TO BE, I GUESS, AT THIS
09:51:37 POINT, MUCH MORE CORPORATE APPROACH TO THESE RELATIONSHIPS.
09:51:40 HIGH-5 CAME OFF AND I THINK PROVED TO US THEY WERE MUCH MORE
09:51:49 COMMUNITY-BOUND TO THE VILLAGE.
09:51:50 LASTLY, I THINK THE OPENING DATES AND THE SCHEDULE THAT THEY
09:51:54 WERE BOTH ABLE OR WILLING TO DELIVER WAS MUCH CLOSER ALIGNED
09:51:58 TO OUR OVERALL SCHEDULE FOR THE ENTERTAINMENT CAMPUS AND FOR
09:52:00 THE SPORTS PARK ITSELF.
09:52:03 LASTLY, THE ECONOMIC BENEFITS.
09:52:10 I THINK BY CONSOLIDATING EVERYTHING, NOT ONLY DO WE GET A

09:52:12 BETTER ECONOMIC POSITION IN OUR PARTNERSHIP RELATIONSHIP
09:52:13 WITH HIGH 5 ENTERTAINMENT BUT WE END UP WITH TWO PARCELS
09:52:16 REMAINING VERSUS JUST ONE FOR ONGOING FUTURE PARTNERS IN OUR
09:52:22 NEXT SOLICITATION PHASE.
09:52:23 THAT'S KIND OF AN OVERVIEW OF HOW WE GOT TO WHERE WE ARE IN
09:52:30 MAKING THIS RECOMMENDATION.
09:52:31 IN TERMS OF HIGHLIGHTS OF THE AGREEMENT, IT'S A 90-YEAR
09:52:36 AGREEMENT.
09:52:37 AT THE END OF 90 YEARS PER THE STATUTE, EVERYTHING REVERTS
09:52:41 TO THE VILLAGE.
09:52:43 I'M SURE WE'LL ALL BE HERE ENJOYING A PARTY 90 YEARS FROM
09:52:48 NOW WHEN ALL THE PICKLEBALL COURTS AND EVERYTHING COMES BACK
09:52:52 TO US AND WE'LL HAVE A BIG PARTY AT THAT POINT.
09:52:54 UNDER THE STATUTE, THAT'S THE WAY THIS WORKS.
09:52:56 IT IS A PUBLIC IMPROVEMENT AGREEMENT.
09:52:58 WE ARE NOT A PARTNER IN ANY WAY WITH HIGH-5 ENTERTAINMENT OR

09:53:02 IN THEIR ENTITY.
09:53:04 ALL OF OUR BENEFITS AND ALL OF OUR OBLIGATIONS ARE
09:53:07 CONTRACTUAL IN NATURE.
09:53:10 SO I THINK THAT'S AN IMPORTANT ELEMENT TO POINT OUT HERE AS
09:53:14 WELL.
09:53:15 THE AGREEMENT I WON'T ARTICULATE OR READ.
09:53:18 YOU HAD AN OPPORTUNITY I THINK IN THE PACKETS TO READ THE
09:53:20 AGREEMENT ITSELF AND I'M HAPPY TO ANSWER QUESTIONS.
09:53:23 OBVIOUSLY, THE AGREEMENT PROVIDES FOR A FAIRLY DETAILED

09:53:26 DESCRIPTION OF ALL OF THE OBLIGATIONS RECIPROCALLY BETWEEN
09:53:29 US AND HIGH-5.
09:53:31 THOSE WE HAVE TO THEM AND THEM TO US IN THE AGREEMENT.
09:53:34 IT OUTLINES THE COMPENSATION STRUCTURE TO US IN EXCHANGE FOR
09:53:39 THE INVESTMENT WE'RE MAKING AND TO THE SMALL PORTION OF LAND
09:53:44 THAT WE'RE ACTUALLY CONTRIBUTING AND THE CAPITAL WE'RE
09:53:47 CONTRIBUTING DIRECTLY INTO ENTERTAINMENT COMPONENTS OF THEIR
09:53:51 BUSINESS AND INDIRECTLY IN AN ALLOCATION OF THE SITE COST
09:53:54 THAT WE'RE ABOUT TO INCUR.
09:53:56 WE GET A PRIORITY DISTRIBUTION AHEAD OF HIGH-5 COMPLETELY
09:54:02 AFTER THEY MADE THEIR DEBT SERVICE AND PAYMENTS ON DEBT, WE
09:54:06 ARE FIRST IN LINE TO GET THE FIRST 40% OF THEIR
09:54:10 DISTRIBUTABLE CASH BEFORE THEY RECEIVE ANYTHING.
09:54:14 BASED ON, AS POINTED OUT I THINK IN THE ECONOMICS THAT
09:54:16 YOU'VE SEEN, THEIR BASELINE ESTIMATES PROVIDE THAT TO BE IN
09:54:21 THE NEIGHBORHOOD OF AROUND 1.1, 1.2 MILLION DOLLARS A YEAR
09:54:22 BASELINE.
09:54:26 OBVIOUSLY, WE HAVE THE OPPORTUNITY FOR THAT TO BE BETTER.
09:54:29 BUT THAT GIVES US ABOUT AN 8 OR 9 PERCENT RETURN ON OUR --
09:54:34 THE WAY WE HAVE CALCULATED THE INVESTMENT FOR THE VILLAGE
09:54:37 WHICH IS A TARGET THAT WE MADE EARLY ON AS WE ENTERED INTO
09:54:41 THESE PUBLIC-PRIVATE PARTNERSHIPS IN RETURN ON INVESTMENT.
09:54:44 THERE ALSO IS IN THE AGREEMENT, AS YOU WILL SEE -- AS YOU'VE
09:54:50 SEEN, AN OPPORTUNITY FOR US TO HAVE A FIRST RIGHT OF REFUSAL
09:54:54 UPON POTENTIAL TRANSFER OF THE BUILDING OR ASSET.

09:54:57 IF WE CHOOSE TO DO SO AT ANY POINT IN TIME TO MAINTAIN THE
09:55:02 LONG-TERM INTEGRITY OF THE RELATIONSHIP OR APPROPRIATE
09:55:06 OPPORTUNITY FOR THE VILLAGE.
09:55:07 THAT WOULD BE AT OUR DISCRETION FROM THE VILLAGE'S SIDE.
09:55:11 LASTLY, IT PROVIDES FOR ADDITIONAL AGREEMENTS TO OCCUR.
09:55:14 THERE'S STILL A LOT OF WORK TO DO.
09:55:15 THIS IS NOT THE END OF THE PROCESS.
09:55:17 IT IS JUST THE BEGINNING IN OUR PARTNERSHIP WITH HIGH-5.
09:55:20 WE HAVE A LOT OF WORK TO DO WITH PROGRAMMING, HOW WE DEAL
09:55:23 WITH COMMON AREA MAINTENANCE, RECIPROCAL EASEMENTS, AS WE
09:55:26 NOT ONLY HAVE THEM BUT POTENTIALLY OTHER PARTNERS ON THE
09:55:29 ENTERTAINMENT CAMPUS THAT WE WILL CONTINUE TO WORK ON AS

09:55:32 WELL AS PROGRAMMING OF OTHER ACTUAL -- OF THE ACTUAL PROGRAM
09:55:37 DELIVERY THAT THEY ARE GOING TO MAKE TO THE CUSTOMERS AT
09:55:41 HIGH-5.
09:55:42 NEXT STEPS, AFTER TODAY, ASSUMING WE GET YOUR CONCURRENCE,
09:55:49 THE NEXT ITEM ON YOUR AGENDA HOPEFULLY WILL COME INTO PLAY
09:55:55 -- COMMENCE MASS GRADING OF THE SITE.
09:55:59 THAT'S UNDER OUR LIMITED DEVELOPMENT ORDER THAT WE HAVE.
09:56:02 CONCURRENT WITH THAT, WE WILL CONTINUE TO WORK WITH STAFF
09:56:06 AND THE VILLAGE IN HELPING THEM GET THROUGH THE DEVELOPMENT
09:56:09 ORDER PROCESS THAT WILL THEN OCCUR -- ALLOW US TO DO THE
09:56:15 BALANCE OF THE SITE DEVELOPMENT.
09:56:17 THAT'S EXPECTED TO BE DONE BY FALL.
09:56:20 OUR INTENT IS BY THE FIRST PACKAGE TO BE PAD READY FOR

09:56:24 HIGH-5 TO GO VERTICAL IN OCTOBER OF '24.
09:56:28 AND PER THE AGREEMENT, AS YOU'VE SEEN, THEY ARE COMMITTING
09:56:31 TO OPEN FOR BUSINESS BY OCTOBER OF '25, USING A 12-MONTH
09:56:37 WINDOW TO VERTICALLY CONSTRUCT, COMPLETE, AND OPEN THEIR
09:56:44 BUILDING.
09:56:44 MEANWHILE, WE'VE ALREADY BEGUN DRAFTING THE NEXT
09:56:49 SOLICITATION PHASE.
09:56:51 WE FEEL VERY CONFIDENT BASED ON CONVERSATIONS WE'VE ALREADY
09:56:55 HAD WITH ADDITIONAL POTENTIAL PARTNERS.
09:56:59 CONVERSATIONS WITH HIGH-5 AND IN PARTNERS THAT THEY KNOW IN
09:57:02 THE ENTERTAINMENT SPACE WOULD BE HAPPY TO BRING TO THE TABLE
09:57:05 PLUS OUR BROADER SOLICITATION PROCESS, GIVEN THE FACT THAT
09:57:11 WE ARE NOW UNDER CONSTRUCTION AND VERTICAL AND EVERYTHING IS
09:57:14 REAL AND THE SPORTS PARK IS GOING FORWARD AND THE LEASE WITH
09:57:16 THE SCHOOL DISTRICT IS IN PLACE AND THE STADIUM STARTED, WE
09:57:19 FEEL LIKE THE ACTIVITY WITHIN THE VILLAGE CENTER HUB AND
09:57:23 SPECIFICALLY AT THE ENTERTAINMENT CAMPUS NOW WILL BE VERY
09:57:25 COMPELLING TO BRING US A COUPLE OF ADDITIONAL VERY GOOD
09:57:29 PARTNERS FOR THE VILLAGE AND FOR HIGH-5 TO REALLY HAVE A
09:57:32 VERY COMPLEMENTARY MIX OF FAMILY ENTERTAINMENT, RECREATION
09:57:36 OPTIONS FOR THE COMMUNITY.
09:57:37 WE ARE ALSO WORKING ON A LINK AND A LANDING PAGE, IF YOU
09:57:43 WILL, TO WORK WITH THE VILLAGE'S STAFF ON OUR VILLAGE
09:57:49 WEBSITE TO DO A LANDING PAGE INFORMATION PAGE THAT WILL BE
09:57:54 AVAILABLE TO THE PUBLIC, THAT WE WILL PROMOTE.

09:57:57 GO TO THE WEBSITE, THE LANDING PAGE AND THROUGH THE PROCESS
09:58:02 CONSTANTLY BE UPDATED WITH PROGRESS OF DEVELOPMENT, PROGRESS
09:58:04 OF CONSTRUCTION, ET CETERA, ET CETERA AND PROGRAM
09:58:07 DEVELOPMENT SO THAT WE CAN BE VERY OPEN AND TRANSPARENT TO
09:58:11 THE COMMUNITY AS WELL.
09:58:12 THAT IS JUST A VERY QUICK OVERVIEW OF EVERYTHING, INCLUDING
09:58:16 SOME OF THE HIGHLIGHTED DEAL POINTS AND I'M MORE THAN HAPPY
09:58:19 TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE ON THE AGREEMENT

09:58:22 ITSELF OR ANYTHING ELSE RELATED TO THE PROCESS, BUT WE'RE
09:58:24 VERY EXCITED FROM DECEMBER '22 TO BE WHERE WE ARE TODAY, TO
09:58:29 BE HERE TODAY TO ASK FOR THIS RECOMMENDATION TO BE APPROVED.
09:58:34 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
09:58:37 >>George Zalucki: MICHAEL, THANK YOU VERY MUCH FOR THIS
09:58:39 OVERVIEW.
09:58:40 I DID READ THE AGREEMENT.
09:58:41 IT LOOKS PRETTY IRONCLAD TO ME.
09:58:43 IT LOOKS LIKE ALL THE BOXES HAVE BEEN CHECKED.
09:58:46 ONE OF THE THINGS I'M EXCITED ABOUT IS US ACTUALLY
09:58:50 CONSOLIDATING WITH ONE OPERATOR THAT IS MORE WILLING TO WORK
09:58:54 WITH THE NEEDS OF THE COMMUNITY.
09:58:56 I LIKE THAT CONCEPT, AND PROVIDE EXACTLY WHAT IT IS THAT WE,
09:58:59 THE VILLAGE OF ESTERO, ARE LOOKING FOR FOR THE COMMUNITY.
09:59:03 THAT'S EXCITING TO ME AS WELL.
09:59:04 LOOKING AT THE NUMBERS, 40% NET AFTER BOTTOM LINE SEEMS TO
09:59:10 BE A VERY COMPELLING NUMBER.

09:59:12 I THINK WE'RE DOING WELL WITH THAT.
09:59:13 ONE QUESTION I DO HAVE IS THAT OUR CAPITAL CONTRIBUTIONS
09:59:17 EQUAL A LITTLE, $6.25 MILLION FOR THE PUTT-PUTT AND FOR THE
09:59:24 PICKLEBALL.
09:59:25 MY QUESTION IS, THE REVENUE THAT IS SPECULATED, THE 14
09:59:27 MILLION, DOES THAT INCLUDE RESTAURANT AND OTHER ARCADE
09:59:30 REVENUE STREAMS, NOT JUST THOSE TWO?
09:59:34 >> IT DOES.
09:59:34 ENTIRE PACKAGE.
09:59:39 >>George Zalucki: THANK YOU VERY MUCH.
09:59:40 THAT'S ALL I HAVE.
09:59:41 >>Jim Ward: I WAS GOING TO FOLLOW UP ON GEORGE'S POINT.
09:59:44 THAT'S VERY DIFFERENT FROM WHAT CHICKEN N PICKLE OFFERED
09:59:48 BECAUSE THEIR REVENUE STREAM WAS VERY DIFFERENT AND MORE
09:59:50 LIMITED IN SCOPE.
09:59:51 TO THAT POINT, THIS ALL IS INCLUSIVE FOR PICKLEBALL, FOOD,
09:59:58 ET CETERA.
09:59:58 >> YES, SIR.
09:59:58 >>Jim Ward: A COUPLE OF QUICK QUESTIONS.
10:00:00 THE TOTAL LAND PURCHASE THAT'S INCLUDED IN THE ROI, THE 7.5
10:00:04 MILLION, IS THAT THE IMPROVED LAND VALUE?
10:00:07 >> NO, SIR.
10:00:08 WE SEPARATED IMPROVEMENTS FROM OUR LAND IN OUR ANALYSIS.
10:00:11 SO WHAT WE DID WAS WE TOOK OUR PURCHASE PRICE AT 7.2
10:00:15 MILLION, WE HAVE 21.21 ACRES OF PROPERTY TECHNICALLY BY

10:00:19 SURVEY.
10:00:20 THE AMOUNT BEING TRANSFERRED AS PART OF OUR INVESTMENT IN
10:00:23 HIGH-5 IS 3.57 ACRES.
10:00:26 IF YOU'LL RECALL, WE'RE ONLY TRANSFERRING THAT PORTION OF

10:00:28 THE PROPERTY THAT'S UNDER THEIR FOOTPRINT THAT'S
10:00:30 FINANCEABLE.
10:00:31 WE RETAIN OWNERSHIP OF PARKING AREAS, ET CETERA, TO BE
10:00:35 COMMONLY OWNED AND MAINTAINED.
10:00:36 SO WE TOOK THE RAW LAND VALUE AT 340,000 AN ACRE TIMES 3.57,
10:00:42 CAME UP WITH A RAW LAND COST IMPROVEMENT OR INVESTMENT OF
10:00:45 1.2 MILLION, GIVE OR TAKE.
10:00:48 THEN WE TOOK OUR ENTIRE SITE DEVELOPMENT PACKAGE,
10:00:51 $11 MILLION, INCLUDING IMPROVEMENTS TO THEIR LAND, AND WE
10:00:56 BASICALLY TOOK 50% OF THAT TOTAL $11 MILLION PACKAGE AND
10:01:01 ALLOCATED IT TO THE HIGH-5 INVESTMENT.
10:01:03 THE REASON WE DID THAT AND THE RATIONALE WAS THAT HIGH-5,
10:01:07 GIVEN THEIR FOOTPRINT AND THE REMAINING TWO FOOTPRINTS
10:01:10 EFFECTIVELY WOULD BE ON ALLOCATION 50%, 25%, 25%.
10:01:14 SO RATHER THAN COMING UP WITH AN IMPROVED LAND VALUE, PER
10:01:20 SE, PER ACRE, WHAT WE DID IS WE TOOK THE PURCHASE PRICE PER
10:01:23 ACRE AND THEN ALLOCATED OUR IMPROVEMENTS TO IT IN A SEPARATE
10:01:26 NUMBER TO GET UP TO THE $13 MILLION.
10:01:32 >>Jim Ward: I GUESS WHAT I WAS TRYING TO DRIVE TO, OUR
10:01:34 PURCHASE PRICE FOR THE LAND WAS SIGNIFICANTLY LESS THAN WHAT
10:01:39 YOU ARE IMPUTING TO THAT VALUE, CORRECT?

10:01:41 THE PURCHASE PRICE OF THE LAND WAS ABOUT 8 MILLION?
10:01:44 >> 7.25, ACTUALLY.
10:01:45 PER 25, 21 ACRES, THE RAW LAND COST, OUR PURCHASE PRICE IS
10:01:50 $340,000 PER ACRE.
10:01:53 SO WE TAKE 3.57 ACRES THAT WE'RE TRANSFERRING TO THEM AT OUR
10:01:57 LAND COST, OUR PURCHASE PRICE IS ABOUT 1.2 MILLION OF RAW
10:02:02 LAND COST THAT WE'RE INVESTING.
10:02:04 NOW WE'RE IMPROVING THAT LAND, RIGHT, WITH GRADING, MASS
10:02:10 EXCAVATION, UTILITIES, LANDSCAPING, ALL THOSE IMPROVEMENTS,
10:02:13 NOT JUST THEIR PROPERTY, BUT PROPERTY SURROUNDING IT,
10:02:16 INCLUDING PARKING LOTS THAT THEY WILL BENEFIT FROM, WE TOOK
10:02:20 50% ALLOCATION OF OUR TOTAL 11 -- EXCUSE ME, YEAH, 11
10:02:23 MILLION DOLLARS' WORTH OF SITE INVESTMENT AND ALLOCATED THAT
10:02:27 ALSO TO OUR INVESTMENT TO THEM IN CALCULATING OUR RETURN
10:02:31 BACK.
10:02:32 SO THAT'S HOW WE GOT TO THE 9%.
10:02:34 WE HAVE 1.2 MILLION OF RAW LAND.
10:02:38 WE HAVE 6.1 MILLION OF FF & E CONTRIBUTION, AND WE HAVE 5 --
10:02:46 WHATEVER THE BALANCE IS OF PORTION OF SITE DEVELOPMENT
10:02:50 IMPROVEMENT COST THAT WE'RE INCURRING TO COME UP WITH OUR
10:02:54 BASIS IN THE ROI CALCULATION OF ABOUT $13 MILLION.
10:02:56 SO $1.2 MILLION GIVE OR TAKE ANNUAL RETURN IS RIGHT AROUND
10:03:01 THE 9% BASED ON HOW WE ALLOCATED THE AMOUNT OF INVESTMENT
10:03:05 WE'RE MAKING.
10:03:06 WHEN WE BRING IN PARTNER NUMBER 2, WE'LL TAKE ANOTHER 25% OF

10:03:09 THAT 11 MILLION AND ALLOCATE IT TO THE ROI CALCULATION FOR
10:03:13 THEM AND SAME THING WITH OUR THIRD PARTNER.
10:03:18 >>Jim Ward: ON THE P AND L, THE GROSS MARGE IS ABOUT 83% OF
10:03:25 REVENUE WHICH SEEMS EXTREMELY HIGH TO ME BASED ON MY
10:03:29 UNDERSTANDING OF DIFFERENT TYPES OF ENTERTAINMENT PROJECTS,
10:03:33 THE TYPES OF CLUB PROJECTS THAT WE HAVE IN THE AREA AS WELL
10:03:38 AS A 39% EBITA.
10:03:41 IS THAT COMMON WITHIN THAT TYPE OF INDUSTRY?
10:03:44 >> I WOULD SAY IT'S IN THE UPPER 70% QUARTILE.
10:03:48 IT'S HIGH.
10:03:49 IT'S NOT OUT OF RANGE.
10:03:51 IT'S CERTAINLY BEEN DONE AS WE'VE ANALYZED IT AGAINST
10:03:55 OTHERS.
10:03:55 THE BENEFIT HERE AND OTHER COMPELLING ECONOMIC REASON FOR
10:04:03 THE CONSOLIDATION, IF YOU THINK ABOUT IT IN BASIS,
10:04:07 ORIGINALLY WE HAD 21 PICKLEBALL COURTS, A FOOD AND BEVERAGE
10:04:11 OPERATION WITH SOCIAL AMENITIES TUCKED INTO A CHICKEN N
10:04:15 PICKLE OPERATION WITH THEIR FIXED COST OF A FULL BUILDING,
10:04:19 ET CETERA, RIGHT?
10:04:20 AND WE HAD HIGH-5 IN A SEPARATE SET OF NUMBERS, IF YOU WILL,
10:04:27 WITH OUTDOOR MINIATURE GOLF AND INDOOR ENTERTAINMENT
10:04:31 OPTIONS, THEIR OWN BUILDING, THEIR OWN FOOD AND BEVERAGE.
10:04:34 WHAT WE HAVE DONE IS WE HAVE NOW BY CONSOLIDATING THIS, WE
10:04:38 ADDED ALL OF THE PICKLEBALL REVENUE AND ADDITIONAL FOOD AND
10:04:41 BEVERAGE REVENUE UNDER ONE ROOF.

10:04:43 NOW ONLY ONE BUILDING, ONLY ONE KITCHEN.
10:04:47 SO IT ALLOWED FOR ADDITIONAL REVENUE TO BE ADDED WITHOUT
10:04:50 SOME OF THE ADDITIONAL FIXED COST THAT HAS TO BE SERVICED TO
10:04:53 PROVIDE IT.
10:04:54 ALLOWED MARGINS TO INCREASE A LITTLE BIT OVER WHAT THEY
10:04:56 WOULD HAVE OTHERWISE BEEN IN SEPARATE PROJECTS.
10:04:59 >>Jim Ward: FAIR TO SAY THAT PICKLEBALL RETURN ON INVESTMENT
10:05:04 OR THE PICKLEBALL MARGINS ARE SIGNIFICANTLY HIGHER THAN, FOR
10:05:07 EXAMPLE, THE FOOD MARGINS.
10:05:10 >> WELL, ACTUALLY JUST THE OPPOSITE, COUNCILMEMBER.
10:05:13 WHAT HAPPENS IS IN HIGH-5'S OTHER NUMBERS, THEY WEREN'T
10:05:18 NECESSARILY FEEDING, SERVING ALCOHOL TO OR OTHER
10:05:23 REFRESHMENTS TO PICKLEBALL PLAYERS NECESSARILY.
10:05:26 THEY WERE ONLY SERVING FOOD AND BEVERAGE TO PEOPLE BOWLING
10:05:29 OR PLAYING MINIATURE GOLF OR IN THEIR INDOOR ELEMENT, RIGHT?
10:05:32 NOW WE HAVE 21 PICKLEBALL COURTS THAT WOULD OTHERWISE HAVE
10:05:36 BEEN BUYING FOOD AND BEVERAGE AT CHICKEN N PICKLE.
10:05:41 THEY ARE NOW INSTEAD BUYING FROM HIGH-5.
10:05:44 YES, THEY GET THE INCREMENTAL INCREASE OF PICKLEBALL REVENUE
10:05:47 BUT ALSO A SIGNIFICANT INCREASE IN THE AMOUNT OF FOOD AND
10:05:49 BEVERAGE SOLD BECAUSE THEY ARE THE ONES SELLING TO EVERYBODY
10:05:51 USING THOSE PICKLEBALL COURTS, NOT CHICKEN N PICKLE.

10:05:54 THEY ALSO SEE A SIGNIFICANT RISE IN FOOD AND BEVERAGE
10:05:57 REVENUE AS A RESULT.
10:06:01 >>Jim Ward: FINAL QUESTION.

10:06:02 DEBT SERVICE, 2.7 MILLION, HOW LONG DO WE ANTICIPATE THAT
10:06:06 WOULD BE IN EXISTENCE?
10:06:06 IS THAT THROUGH THE LIFE OF THE PROJECT OR UNTIL THE DEBT IS
10:06:10 PAID OFF?
10:06:11 HOW WOULD THAT BE CALCULATED?
10:06:14 >> UNTIL THE DEBT IS PAID OFF.
10:06:15 I THINK A 30 YEAR -- RIGHT NOW, EITHER 25 OR 30 YEAR
10:06:18 AMORTIZATION THEY ARE USING.
10:06:21 >>Jim Ward: IT IS THAT LONG.
10:06:22 OKAY.
10:06:23 THANK YOU.
10:06:23 >> YES, SIR.
10:06:24 >>Mayor McLain: ANY OTHER QUESTIONS FROM COUNCIL?
10:06:27 >>Lori Fayhee: I HAVE ONE.
10:06:28 I THINK THE QUESTION PROBABLY SHOULD GO TO ATTORNEY
10:06:32 ESCHENFELDER.
10:06:33 IF THAT'S OKAY.
10:06:37 IT'S MORE -- ARTICLE 2, OBLIGATIONS OF THE VILLAGE, WHICH,
10:06:46 BY THE WAY, THIS DOCUMENT REALLY SPELLS OUT EVERYTHING AND I
10:06:51 THINK YOU DID A WONDERFUL JOB ON IT.
10:06:53 IT IS H.
10:07:01 IT SPELLS OUT EXACTLY THAT THE PROCEEDS THE VILLAGE GETS
10:07:08 WILL GO TOWARD PAYING FOR OPERATIONS, MAINTENANCE OF THE
10:07:12 VILLAGE CENTER HUB, INCLUDING THE SPORTS AND RECREATION
10:07:15 PROPERTY LEASED TO THE VILLAGE BY LEE COUNTY SCHOOL

10:07:20 DISTRICT.
10:07:22 I UNDERSTAND SPELLING THAT OUT FOR OUR SAKE, BUT IS IT
10:07:30 NECESSARY TO HAVE THAT IN THE CONTRACT WITH HIGH-5?
10:07:35 >>Robert Eschenfelder: WELL, I'LL GO FIRST AND THEN HAND IT
10:07:38 TO MR. COMPARATO BECAUSE HE WAS ACTUALLY NEGOTIATING.
10:07:41 MY UNDERSTANDING IS THAT HIGH-5'S CONCERN IS THAT PART OF
10:07:48 ITS DECISION TO COME AND MAKE THIS INVESTMENT AND OPERATE IS
10:07:52 BEING TOLD WE'RE DOING THESE OTHER WONDERFUL THINGS
10:07:56 PROXIMATE TO YOU.
10:07:57 SO HIGH-5 WANTED SOME ASSURANCE THAT THE VILLAGE IS NOT
10:08:05 GOING TO BE JUST ITS PARTNER LIKE WITH A SPECIFIC PROJECT,
10:08:08 BUT IT'S GOING TO MAKE A COMMITMENT, EVEN THOUGH
10:08:11 ASPIRATIONAL AND WITH THE LANGUAGE THAT I ADDED THAT SAYS,
10:08:16 LOOK, EVERY COUNCIL MAKES ITS OWN BUDGET SO WE'RE NOT GOING
10:08:19 TO GUARANTEE WHAT A FUTURE COUNCIL WILL DO BUT AT LEAST
10:08:22 ASPIRATIONALLY THAT THE MONEY THAT IS USED HERE IS GOING TO
10:08:25 BE USING TO OFFSET WHAT WE DO IN THE PARKS.
10:08:30 IF YOU COULD PICK UP ON THAT.

10:08:33 >> WHAT A ROLE REVERSAL THAT'S GOING TO BE.
10:08:35 THAT IS A GREAT EXPLANATION OF THE BUSINESS SIDE.
10:08:37 THE SHORT ANSWER IS, HE HAD US CHANGE THE WORD MUST TO
10:08:41 INTENDS TO INVEST.
10:08:42 VILLAGE ATTORNEY SPOT ON IN TERMS OF THE BUSINESS
10:08:47 RELATIONSHIP AND THE THOUGHT PROCESS BEHIND THIS.
10:08:50 FROM DAY ONE, THAT'S ALWAYS BEEN OUR GOAL HERE, RIGHT?

10:08:52 IS PER OUR OPEN SPACE MASTER PLAN, ACCOMPLISH ALL THE
10:08:57 COMMUNITY ASSETS WITHOUT QUOTE, UNQUOTE, TAXING US AS
10:09:00 RESIDENTS TO GET THERE.
10:09:01 THIS IS A REVENUE STREAM TO BE GENERATED FOR THAT
10:09:03 REINVESTMENT.
10:09:04 THIS IS A GOOD WAY TO ARTICULATE THAT.
10:09:06 BUT THE LESSON, THE BURDEN, IF YOU WILL, ON FUTURE COUNCILS,
10:09:11 WE ADJUSTED THE LANGUAGE A LITTLE BIT, SO IT SHOWS OUR
10:09:14 INTENTION TO DO THAT, BUT IT DOESN'T REQUIRE IT, PER SE,
10:09:18 LITERALLY IN THE AGREEMENT.
10:09:21 >>Lori Fayhee: PERFECT.
10:09:22 THANK YOU SO MUCH.
10:09:24 >>Mayor McLain: ANY OTHER COMMENTS, COUNCIL?
10:09:26 I'VE GOT A COUPLE, I GUESS.
10:09:28 ONE, I THINK THIS IS SIGNIFICANT.
10:09:30 THIS IS OUR FIRST PUBLIC/PRIVATE VENTURE THAT WE HAVE.
10:09:34 AND I DO THINK -- I THINK GEORGE HIT ON IT ALSO, YOU KNOW,
10:09:40 IN THESE KIND OF ENDEAVORS, IT'S REALLY IMPORTANT TO HAVE A
10:09:43 PARTNER THAT WE CAN GO THROUGH THE 90 YEARS WITH BECAUSE 90
10:09:48 YEARS IS A LONG TIME.
10:09:49 SO I DO THINK THAT WE'VE PICKED A GOOD PARTNER UP FRONT THAT
10:09:53 WE'VE BEEN TALKING WITH FOR A YEAR AND A HALF, ALMOST TWO
10:09:57 YEARS.
10:09:57 WE'VE GONE THROUGH THAT PROCESS AND I THINK WE FOUND
10:10:00 SOMEBODY WHO UNDERSTANDS WHO WE ARE, WHAT WE'RE TRYING TO

10:10:03 ACCOMPLISH, AND IT MATCHES WITH WHAT THEY ARE TRYING TO
10:10:06 ACCOMPLISH.
10:10:07 I THINK IT MAYBE BODES WELL FOR THE FUTURE RELATIONSHIP THAT
10:10:12 I THINK IS REALLY IMPORTANT FOR THIS.
10:10:14 BECAUSE YOU READ THROUGH THE CONTRACT, WHICH I HAVE.
10:10:17 A LOT OF BOILERPLATE.
10:10:20 THERE IS ROOM FOR ABUSE.
10:10:21 ANY CONTRACT YOU CAN TAKE IT TO YOUR ADVANTAGE AND MOVE IT.
10:10:25 HOPEFULLY BECAUSE OF OUR RELATIONSHIP UP FRONT IT DOESN'T
10:10:28 DETERIORATE.
10:10:30 I DO HAVE ONE QUESTION AND MAYBE I JUST DIDN'T READ IT IN
10:10:33 HERE.
10:10:34 90 YEARS IS A LONG TIME.
10:10:35 WE'RE NOT GOING TO HAVE TO WORRY ABOUT THAT.

10:10:37 BUT EVEN WHEN I LOOK AT THE ENTERTAINMENT SPHERE THAT YOU
10:10:42 TALK ABOUT, IT'S NOT STATIC.
10:10:45 IT'S CONTINUALLY CHANGING.
10:10:46 SO AS THAT CHANGES, WE WANT TO CONTINUE IN THE VILLAGE TO
10:10:52 SEE OUR REVENUES INCREASE.
10:10:55 WHO IS RESPONSIBLE TO UPGRADE THE ARCADE GAMES, MAYBE
10:11:01 PICKLEBALL PHASES OUT.
10:11:03 MAYBE EVERYBODY SAYS WE'RE TIRED OF PICKLEBALL.
10:11:06 WE WANT TO DO CROQUET OR SOMETHING.
10:11:08 IS THAT THEIR EXPENSE TO MAINTAIN THE QUALITY OF THE
10:11:12 ENTERTAINMENT THERE OR IS IT A JOINT SHOT?

10:11:15 >> IT IS THEIRS DIRECTLY.
10:11:17 IT IS OURS, LET'S SAY, INDIRECTLY.
10:11:19 AND TO YOUR POINT, MAYOR, AND YOU ARE ABSOLUTELY RIGHT, YOU
10:11:23 ARE SPOT ON.
10:11:24 THIS IS ABOUT A PARTNERSHIP AT THE END OF THE DAY.
10:11:26 IT WOULD TAKE A 6,000-PAGE AGREEMENT TO TRY TO CAPTURE EVERY
10:11:31 SINGLE NUANCE OF A RELATIONSHIP LIKE THIS, ESPECIALLY OVER
10:11:33 90 YEARS.
10:11:34 I'M NOT SURE EVEN THAT, VILLAGE ATTORNEY MAY AGREE OR
10:11:36 DISAGREE, BUT I'M NOT EVEN SURE A 60,000 PAGE AGREEMENT
10:11:40 WOULD GET US THERE.
10:11:41 I'M SURE TWO PARTIES WOULD STILL FIND SOMETHING TO ARGUE
10:11:44 ABOUT TO THAT LEVEL OF DETAIL.
10:11:45 BUT WE, IN FACT, ADDED, I FORGET THE EXACT TERM NOW, IN THE
10:11:49 ALLOWABLE EXPENSE LANGUAGE, WE, IN FACT, ADDED A TERM
10:11:55 SPECIFICALLY TO THAT PURPOSE, THAT IF ANY ONE COMPONENT GETS
10:12:02 TIRED OR FALLS OUT OF FAVOR, THAT AS PART OF AN ALLOWABLE
10:12:06 EXPENSE FOR THE BENEFIT OF BOTH OF US FOR SUSTAINABLE
10:12:09 OPERATIONS WE ALLOW HIGH-5 TO MAKE THAT INVESTMENT, TO MAKE
10:12:12 THAT CHANGE FROM ONE ENTERTAINMENT OPTION TO A SECOND TO
10:12:15 STAY VIABLE.
10:12:16 THAT'S CONTEMPLATED IN HERE.
10:12:19 >>Mayor McLain: GOOD.
10:12:20 ALL RIGHT.
10:12:20 THANK YOU.

10:12:20 NO OTHER QUESTIONS, THEN I WILL ENTERTAIN A MOTION TO MOVE
10:12:25 THIS FORWARD.
10:12:26 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT.
10:12:28 AND NO E-COMMENTS.
10:12:31 >> MAYOR, I APOLOGIZE.
10:12:33 ONE MORE THING, IF I MAY.
10:12:35 THIS HAS NOTHING TO DO NECESSARILY WITH THE AGREEMENT
10:12:37 ITSELF, BUT WHEN YOU'RE REFERRING TO THE TIME WE'VE SPENT ON
10:12:44 THIS.
10:12:45 SCOTT EMLEY, THE FOUNDER OF HIGH-5, REMINDED ME AND I THINK

10:12:49 THIS SPEAKS TO HIGH-5'S COMMITMENT TO THE VILLAGE OF ESTERO
10:12:53 AND THEIR DESIRE TO BE HERE.
10:12:55 I HAD FORGOTTEN THIS, QUITE FRANKLY.
10:12:56 THE FIRST TIME WE MET IN PERSON WAS IN 2019 OR 2020, JUST AT
10:13:01 THE CUSP OF COVID WHEN THEY WERE HERE LOOKING AT A SITE AT
10:13:06 COCONUT POINTE TO COME TO ESTERO, A PARKING LOT SITE BEHIND
10:13:13 THE THEATER TO DO A HIGH-5 THERE.
10:13:16 BEFORE ANY OF THIS, HIGH-5 HAD ALREADY TARGETED ON THEIR
10:13:20 OWN, THE VILLAGE OF ESTERO IS A PLACE THEY WANTED TO BE.
10:13:22 THIS IS JUST FOR THEM A CONTINUATION AND A FINALIZATION OF
10:13:26 THAT EFFORT.
10:13:27 I HAD FORGOTTEN ALL ABOUT THAT.
10:13:30 >>Mayor McLain: THEY PICKED THE RIGHT SPOT AND WELCOME.
10:13:32 WE'RE LOOKING FORWARD TO WORKING.
10:13:34 NO PUBLIC COMMENTS, I WILL ENTERTAIN A MOTION TO APPROVE.

10:13:40 >>Larry Fiesel: MR. MAYOR, I MAKE A MOTION TO APPROVE.
10:13:43 >>Mayor McLain: AND SECONDED BY COUNCILMAN LOPEZ SECONDED.
10:13:47 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
10:13:50 THANK YOU, MICHAEL.
10:13:53 >>George Zalucki: AYE.
10:13:55 >>Jim Ward: AYE.
10:13:56 >>Rafael Lopez: AYE.
10:13:58 >>Lori Fayhee: AYE.
10:13:59 >>Larry Fiesel: AYE.
10:14:00 >>Vice-Mayor Ribble: AYE.
10:14:01 >>Mayor McLain: AYE.
10:14:02 NEXT ON THE AGENDA IS ITEM 7C.
10:14:07 >>Larry Fiesel: MR. MAYOR, COULD I MAKE A COMMENT, PLEASE?
10:14:10 >>Mayor McLain: YES.
10:14:10 >>Larry Fiesel: I WOULD LIKE TO COMMEND AND COMPLIMENT
10:14:14 MICHAEL AND HIS TEAM IN MOVING THIS PROJECT FORWARD IN THE
10:14:18 MANNER THAT THEY DID.
10:14:19 MICHAEL HIMSELF, RACHEL AND LAUREN ARE BACK THERE AND ROB
10:14:25 WITH WRIGHT CONSTRUCTION.
10:14:27 THIS WAS NOT AN EASY PROJECT TO MOVE FORWARD, AND WE
10:14:31 WOULDN'T BE HERE TODAY AT THIS POINT, I DON'T THINK, IF THEY
10:14:34 HADN'T PUT IN AN EXTREMELY HIGH LEVEL OF EFFORT TO GET
10:14:39 THROUGH THE PROCESS OF GETTING THE PERMITTING AND EVERYTHING
10:14:43 REQUIRED TO GET US TO THIS POINT.
10:14:45 STARTING BACK IN SEPTEMBER OF '22, TO WHERE WE ARE TODAY,

10:14:49 THERE WAS A LOT OF ACTIVITY ON MICHAEL AND HIS TEAM'S PART
10:14:53 TO BRING US TO WHERE WE ARE TODAY.
10:14:54 JUST COMPLIMENT THEM ON THE EFFORT THAT THEY BROUGHT FORWARD
10:14:58 SO THAT WE CAN BREAK GROUND ON THIS PROJECT -- HOPEFULLY
10:15:01 BREAK GROUND IF WE DO APPROVE THE NEXT ITEM, BY THE WAY.
10:15:04 >>Mayor McLain: RIGHT.

10:15:04 THANK YOU.
10:15:05 THE NEXT ITEM ON THE AGENDA IS 7C, WRIGHT CONSTRUCTION, GMP
10:15:11 NUMBER 1, NOTICE TO PROCEED.
10:15:13 STEVE, WOULD YOU INTRODUCE THIS?
10:15:15 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:15:17 THIS ITEM IS THE GUARANTEED MAXIMUM PRICE CONTRACT NUMBER 1
10:15:24 TO DO THE INITIAL SITE PREPARATION, CLEARING, THE
10:15:28 EXCAVATION, THE EARTH WORK, THE DEVELOPMENT OF THE RETENTION
10:15:32 PONDS ALL TO CREATE PAD-READY SITES FOR VERTICAL
10:15:37 CONSTRUCTION AT THE ENTERTAINMENT DISTRICT.
10:15:38 THE PROPOSED PROJECT HERE BEFORE COUNCIL IS WITH THE WRIGHT
10:15:43 CONSTRUCTION GROUP AND THE TOTAL DOLLAR AMOUNT IS IN AT
10:15:50 $1,779,787.30.
10:15:54 THIS APPROACH, THE GUARANTEED MAXIMUM PRICE APPROACH PUTS
10:16:01 THE ONUS ON THE CONTRACTOR HERE, WRIGHT CONSTRUCTION GROUP,
10:16:07 TO DO ALL OF THE WORK WITHIN THIS PRICE PROTECTING THE
10:16:11 VILLAGE FROM ANY PRICE INCREASES AND GETTING THIS WORK DONE
10:16:14 IN THE PRESCRIBED PERIOD OF TIME.
10:16:18 THIS IS THE APPROACH THAT WE'RE USING IN ORDER FOR US TO GET

10:16:22 PROJECTS DONE QUICKLY AND PUTTING THE RISK ON THE PRIVATE
10:16:29 SECTOR -- OR PRIVATE SECTOR PARTNERS.
10:16:31 SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
10:16:33 THIS WORK WOULD START IN JUNE AND PROVIDE PAD-READY SITES
10:16:39 FOR HIGH-5 AND POTENTIALLY OTHERS IN THE OCTOBER TIME FRAME.
10:16:46 >>Mayor McLain: THANK YOU, STEVE.
10:16:47 COUNCIL HAVE ANY QUESTIONS, COMMENTS?
10:16:52 >>Vice-Mayor Ribble: STEVE, PART 2 WOULD HAPPEN AFTER THE
10:16:55 VERTICAL COMPLETION OF THE HIGH-5 BUILDING ITSELF?
10:16:57 IS THAT THE TIME FRAME WE'RE SEEING?
10:17:01 >>Steven Sarkozy: WE WOULD IN ALL LIKELIHOOD ENGAGE IN THAT
10:17:05 SECOND STAGE OF DEVELOPMENT PROBABLY RIGHT ON THE CUSP OF
10:17:10 THIS ONE.
10:17:12 SO THERE WILL BE A CONTINUOUS OPERATION ON THE SITE.
10:17:16 I PAUSE ONLY BECAUSE WE DON'T WANT TO BE BUMPING UP AGAINST
10:17:21 THE HIGH-5 VERTICAL CONSTRUCTION AND WE'LL HAVE TO MAKE SURE
10:17:26 THAT WE AVOID THAT.
10:17:28 >>Vice-Mayor Ribble: BY THE TIME THEIR BUILDING IS COMPLETE,
10:17:30 PHASE ONE AND PHASE TWO WILL BE COMPLETE ALSO.
10:17:32 >>Steven Sarkozy: CORRECT, YES.
10:17:33 WE'LL BE READY TO OPEN EVERYTHING IN OCTOBER OF '25.
10:17:38 >>Vice-Mayor Ribble: THANK YOU.
10:17:41 >>Mayor McLain: THAT'S A LOFTY GOAL.
10:17:42 BASED ON WHERE WE'VE BEEN IN THE PAST, BUT WITH MICHAEL AND
10:17:47 HIS WHOLE TEAM, HOPEFULLY THAT CAN ALL ACCOMPLISH.

10:17:50 IT'S ALSO IMPORTANT, I THINK THAT WITH MOVING FORWARD WITH
10:17:55 THIS CONTRACT THAT WE DON'T HAVE TO DO REWORK.

10:17:58 I THINK THAT'S ALL OF US ON COUNCIL, WE HAVE A PET PEEVE OF
10:18:02 A LOT OF PUBLIC AGENCIES.
10:18:05 THEY DO WORK AND THEN THEY FINISH A PROJECT AND THEY COME
10:18:09 BACK IN AND HAVE TO REWORK IT.
10:18:11 AND THE COST OF DOING THAT IS NOT GOOD.
10:18:14 SO I THINK THIS IS GOOD.
10:18:15 SO WE NEED MICHAEL TO FIND US SOME PARTNERS IN THERE.
10:18:18 THE RIGHT PARTNERS, AND NOT IN A RUSH, BUT GET THIS DONE.
10:18:23 NO OTHER COMMENTS, WE'LL LOOK FOR PUBLIC COMMENTS?
10:18:27 >>Carol Sacco: WE HAVE NONE AND WE HAD NO E-COMMENTS.
10:18:29 >>Mayor McLain: I WILL ENTERTAIN A MOTION TO APPROVE THIS
10:18:31 ITEM.
10:18:32 COUNCILMAN ZALUCKI HAS MADE THE MOTION AND SECONDED BY
10:18:36 COUNCILMAN WARD.
10:18:37 MADAM CLERK, PLEASE CALL THE ROLL.
10:18:41 >>Larry Fiesel: AYE.
10:18:43 >>Lori Fayhee: AYE.
10:18:45 >>Rafael Lopez: AYE.
10:18:45 >>Jim Ward: AYE.
10:18:47 >>George Zalucki: AYE.
10:18:48 >>Vice-Mayor Ribble: AYE.
10:18:49 >>Mayor McLain: AYE.
10:18:50 I LOOK FORWARD TO SEEING BIG PILES OF DIRT OUT THERE VERY

10:18:55 QUICKLY.
10:18:56 SO THANK YOU.
10:18:57 NEXT ON THE AGENDA IS ITEM 8A, ORDINANCE NUMBER 2024-06
10:19:03 CAPITAL IMPROVEMENT PROGRAM.
10:19:06 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
10:19:10 ORDINANCE?
10:19:11 >>Carol Sacco: ORDINANCE 2024-06, AN ORDINANCE OF THE
10:19:14 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING
10:19:16 THE ANNUAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR
10:19:19 2024-2025; MAKING RELATED FINDINGS AND PROVIDING FOR
10:19:24 SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.
10:19:27 >>Mayor McLain: THANK YOU.
10:19:28 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
10:19:30 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:19:32 >>Mayor McLain: OR THIS ORDINANCE.
10:19:33 >>Steven Sarkozy: THIS IS THE FIRST READING OF AN ORDINANCE.
10:19:36 THE SECOND READING WOULD OCCUR ON JUNE 5.
10:19:39 THIS IS BEFORE YOU AS A REQUIREMENT THAT'S OUTLINED IN OUR
10:19:43 VILLAGE CHARTER THAT REQUIRES THAT THE CAPITAL IMPROVEMENT
10:19:46 PROGRAM HAVE TWO PUBLIC HEARINGS AND BE APPROVED IN THE JUNE
10:19:53 TIME FRAME.
10:19:54 NOW, THIS IS A LITTLE BIT OUT OF SYNC, BUT WE DO THIS EVERY
10:19:59 YEAR AND WE HAVE SINCE INCORPORATION WHERE WE PUT TOGETHER A
10:20:03 VERY BASIC CAPITAL IMPROVEMENT PROGRAM AND HAVE YOU ADOPT IT

10:20:11 IN THE MONTH OF JUNE BUT THEN BRING FORWARD THE ENTIRE

10:20:15 BUDGET TO BE APPROVED IN THE SECOND MEETING IN SEPTEMBER.
10:20:20 SO IN SOME WAYS, THIS IS A QUICK PEEK AT THE TOTAL CAPITAL
10:20:26 PROGRAM, BUT BY ALL MEANS, WE HAVE A LOT OF WORK TO DO IN
10:20:30 TERMS OF MAKING DECISIONS ON THAT CAPITAL IMPROVEMENT
10:20:33 PROGRAM THAT WILL OCCUR AT A LATER DATE.
10:20:35 THESE COSTS HAVE ALWAYS BEEN PRESENTED AS ESTIMATES AND
10:20:46 THERE ARE NO ADDITIONAL DECISIONS EMBEDDED IN ANY OF THESE
10:20:50 ALLOCATIONS, THAT THERE'S SIMPLY A SUMMARY OF A LOT OF THE
10:20:56 PROJECTS THAT YOU'VE BEEN TALKING ABOUT OVER THE PAST YEAR.
10:20:58 SO WE HAVE A LOT OF DECISIONS TO MAKE ON THE CAPITAL
10:21:04 IMPROVEMENT PROGRAM BECAUSE THERE'S CONSIDERABLE EXPENSE
10:21:09 INVOLVED.
10:21:10 WE'RE IN THAT STAGE WHERE WE HAVE ACCUMULATED MONEY WORKING
10:21:16 ON A PAY-AS-YOU-GO BASIS.
10:21:19 WHEN YOU ADOPT A PROJECT, WE DON'T JUST THROW IT IN THERE AS
10:21:22 ADOPTED PROJECT, BUT YOU ACTUALLY ASSIGN MONEY FROM THE
10:21:25 BUDGET FOR THAT PURPOSE.
10:21:27 BUT THERE ARE A LOT OF ISSUES THAT ARE IMPORTANT TO THE
10:21:32 INITIATION OF ANY PROJECT AS AN EXAMPLE.
10:21:35 YOU'VE GOT A MAJOR PROJECT ON CORKSCREW.
10:21:38 HOW MUCH OF THAT ARE YOU GOING TO DO?
10:21:40 HOW MUCH ARE YOU GOING TO SPEND?
10:21:42 AND KNOWING THAT YOU CAN SCALE THAT AS APPROPRIATE, THAT'S
10:21:48 AN IMPORTANT DECISION.
10:21:49 ANOTHER EXAMPLE IS THE UTILITY EXTENSION PROJECT.

10:21:53 THE SEPTIC TO SEWER.
10:21:55 WE STILL HAVEN'T GOTTEN CONFIRMATION ON ALL OF THE GRANTS
10:21:58 THAT WE'VE REQUESTED, AND THAT GRANT REVENUE IS REALLY AN
10:22:04 IMPORTANT ELEMENT IN YOUR DECISION MAKING PROCESS.
10:22:07 SO IT WOULD BE PREMATURE TO LAUNCH THAT PROJECT BEFORE YOU
10:22:11 GET THE GRANTS FINALIZED.
10:22:13 SO THERE ARE ISSUES LIKE THAT ALL THROUGH THIS PROPOSED
10:22:18 C.I.P. THAT NEED TO BE FLESHED OUT.
10:22:22 EACH ONE IS MAJOR AND EACH ONE AFFECTS THE WHOLE PACKAGE.
10:22:26 SO OVER THE COURSE OF THE NEXT PROBABLY SIX MONTHS, WE'RE
10:22:30 GOING TO BE GETTING INTO THIS IN FAR GREATER DETAIL.
10:22:33 TO SUPPORT THAT DECISION MAKING EFFORT, AT THE WORKSHOP
10:22:39 TODAY, WE HAVE A COMPILATION OF BACKGROUND INFORMATION ON
10:22:43 EVERY ONE OF THE CAPITAL IMPROVEMENT PROJECTS THAT YOU'VE
10:22:46 LOOKED AT AND CONDITIONALLY APPROVED.
10:22:50 SO THOSE WILL BE KIND OF THE BASIS POINT.
10:22:54 THEY ARE IN A SEPARATE BINDER SO YOU CAN KEEP THOSE,
10:22:57 HOPEFULLY, MAKE YOUR NOTES AND BRING THEM TO THE SUBSEQUENT
10:23:00 MEETINGS AS WE GET INTO LAUNCHING OF PROJECTS.
10:23:04 BUT CONSISTENT WITH YOUR ACTION JUST A FEW MINUTES AGO,

10:23:09 LAUNCHING THE PROJECT ON THE ENTERTAINMENT DISTRICT, WE'VE
10:23:12 BEEN IN THE PLANNING AND CREATING A SOLID FOUNDATION FOR THE
10:23:19 VILLAGE OVER THE PAST MANY YEARS, AND NOW THE WHOLE IDEA IS
10:23:23 WE'RE TURNING DIRT IN A BIG, BIG WAY.
10:23:27 THIS IS KIND OF THE INTRODUCTION OF THAT, BUT BE ASSURED

10:23:34 THERE ARE NO REAL DECISIONS HERE.
10:23:37 WE HAVE ALWAYS PRESENTED THE CAPITAL IMPROVEMENT PROGRAM AS
10:23:41 A PACKAGE THAT'S IN CONSTANT FLUX AND SUBJECT TO CHANGE AS
10:23:47 WE MOVE FORWARD.
10:23:48 IT REALLY HAS TO BE THAT WAY BECAUSE THE TIMELINE FOR
10:23:51 GRANTS, THE TIMELINE FOR PROJECTS, INITIATION, ALL VARY FROM
10:23:56 PROJECT TO PROJECT.
10:23:57 SO, AGAIN, THIS IS -- THE CIP IS IN FRONT OF YOU HERE AS A
10:24:05 REQUIREMENT OF THE CHARTER.
10:24:08 IT PROVIDES A GUIDELINE BUT ASSUREDLY IT WOULD BE CHANGED AS
10:24:11 WE MOVE FORWARD.
10:24:12 SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL AND
10:24:21 THEN WE'LL GET INTO THE SPECIFICS OF PROJECTS IN THE
10:24:24 WORKSHOP AT THE FOLLOWING OF THIS REGULAR MEETING.
10:24:29 >>Mayor McLain: THANK YOU, STEVE.
10:24:30 ANY COMMENTS, QUESTIONS FROM COUNCIL?
10:24:33 I'LL MAKE SOME COMMENTS.
10:24:40 I MET WITH STEVE LAST EVENING.
10:24:43 WHEN I LOOKED AT THIS $80 MILLION, I SAID, WHOO, THAT IS A
10:24:48 BIG NUT.
10:24:49 BUT IN REALITY, AND YOU SAID IT, BUT REEMPHASIZE, WE'VE BEEN
10:24:52 WORKING WITH SURVEYS OF THE PUBLIC, QUESTIONNAIRES OUT
10:24:57 THERE, COMMENTS FROM THE PUBLIC OVER THE LAST SEVERAL YEARS,
10:25:00 AND WE AS THE VILLAGE RIGHT NOW ARE JUST ON THAT CUSP OF
10:25:05 TRYING TO IMPLEMENT ALL OF THOSE GREAT IDEAS IN THERE.

10:25:08 AND THEY ARE VERY EXCITING, I THINK, GOING FORWARD.
10:25:12 BUT BEING FISCALLY CONSERVATIVE, I WANT TO MAKE SURE AS WE
10:25:20 MOVE THESE FORWARD WE DO THAT IN A WAY THAT IS RESPONSIBLE.
10:25:24 AS WE ADD ALL THESE NEW ROADS AND THE LIKE, LANDSCAPING, WE
10:25:28 SEE HIGHER COSTS FOR LANDSCAPING.
10:25:30 WE AS COUNCIL, I THINK, ARE GOING TO HAVE TO BE VERY FRUGAL
10:25:36 AS WE APPROVE THESE GOING FORWARD.
10:25:37 WE HAVE THE VISION THERE.
10:25:38 WE'VE GOT FOLKS THAT SAY THIS IS WHAT WE WANT, SO OUR JOB IS
10:25:42 TO MAKE SURE THAT WE CONTINUE TO KEEP OUR TAXES LOW, BUT
10:25:46 STILL DO THESE PROJECTS.
10:25:49 I THINK WITH THE VILLAGE MANAGER AND THE STAFF THAT WE HAVE,
10:25:54 I FEEL CONFIDENT THAT WE CAN BALANCE ALL OF THOSE COMPETING
10:25:57 NEEDS AND CHALLENGES THAT ARE OUT THERE.
10:25:59 IT'S INCUMBENT ON COUNCIL NOW AND IN THE FUTURE TO MAKE SURE
10:26:04 THAT WE'RE THE STEWARDS OF THAT IN THERE.

10:26:07 I LOOK FORWARD TO THE CHALLENGE.
10:26:08 IT'S DAUNTING, BUT I THINK WE'RE ALL UP TO THAT TASK AND
10:26:13 HOPEFULLY WE CAN GET SOME GRANTS IN FROM FEDERAL, STATE,
10:26:17 WHEREVER, BECAUSE WE ALSO HAVE $82 MILLION BUCKET FOR RAILS
10:26:23 TO TRAILS.
10:26:24 OUR PORTION OF THAT.
10:26:25 SO WE HAVE A LOT OF PROJECTS THAT ARE EXCITING FOR THE
10:26:29 FUTURE OF ESTERO.
10:26:30 SO THIS IS, AS STEVE SAID, THIS IS KIND OF OUR START OF

10:26:36 LOOKING AT THAT.
10:26:36 COUNCILMAN WARD, YOU LOOKED LIKE YOU HAD A QUESTION ALSO.
10:26:40 >>Jim Ward: I WANT TO FOLLOW UP WITH WHAT YOU'RE SAYING
10:26:42 BECAUSE I'VE HAD A SIMILAR CONVERSATION WITH STEVE OVER A
10:26:48 PERIOD OF TIME UNDERSTANDING THE AMOUNT OF MONEY WE'RE
10:26:50 SPENDING, WE WERE VERY FORTUNATE COMING INTO THIS COUNCIL TO
10:26:54 HAVE VERY STRONG RESERVES, RESERVES THAT WERE IN THE 50, 60
10:26:59 MILLION DOLLAR RANGE.
10:27:00 AND NOW WE'RE IN A POSITION THAT WE CAN START SPENDING SOME
10:27:04 OF THAT MONEY THAT HAD BEEN PREVIOUSLY ALLOCATED TO OUR
10:27:07 CAPITAL RESERVES.
10:27:10 WHAT I WOULD LIKE TO SEE GOING FORWARD IS KIND OF A TOP VIEW
10:27:14 OF WHERE WE SEE OURSELVES IN THE NEXT FIVE YEARS, SPENDING
10:27:17 THAT KIND OF MONEY AND THEN THE REVENUES THAT WE SEE COMING
10:27:21 IN OVER THE NEXT FIVE YEARS BE IT FROM THE TAXPAYERS OR FROM
10:27:27 GUEST TAX MONEY OR FROM GRANTS THAT WE RECEIVE SO THAT WE
10:27:30 CAN LOOK AT IN FIVE YEARS AND SAY, WHAT IS OUR RESERVES?
10:27:34 WHAT ARE OUR RESERVES GOING TO BE FIVE YEARS OUT FROM NOW SO
10:27:38 THAT FUTURE COUNCILS WILL HAVE THE ABILITY TO LOOK AT OTHER
10:27:41 PROJECTS DOWN THE ROAD AND UNDERSTAND WHAT THE AVAILABILITY
10:27:46 OF FUNDS WOULD BE FOR FUTURE PROJECTS.
10:27:48 IT'S A GREAT OPPORTUNITY THAT WE HAVE TO LOOK AT THIS OVER
10:27:53 THE NEXT FIVE YEARS, BUT I THINK WE ALSO NEED TO BE STEWARDS
10:27:57 OF WHAT'S GOING TO HAPPEN IN THE FUTURE.
10:27:59 >>Mayor McLain: I AGREE.

10:28:00 I THINK, STEVE, YOU HAVE COMMENTS ON THAT.
10:28:02 >>Steven Sarkozy: YEAH, THAT IS A GREAT POINT.
10:28:04 AS PART OF THIS, IF THIS IS THE WAVE AND WE'RE AT THE TOP OF
10:28:11 THE WAVE, TOP OF THE CURVE, USE WHATEVER ANALOGY YOU WANT,
10:28:15 BUT WE'RE IN VERY GOOD POSITION WITH THE CASH RESERVES.
10:28:18 SO THIS IS THE TIME WHEN WE SHOULD DEVELOP AND IMPLEMENT
10:28:27 WHAT YOU'VE DONE, FINANCIAL POLICIES THAT CREATE THE MOST
10:28:33 SOLID FINANCIAL STRUCTURE MOVING FORWARD AND REALLY THE BEST
10:28:38 DEFINITION OF STEWARDSHIP THAT WE CAN THINK OF.
10:28:42 SO THE POLICIES THAT YOU'VE ADOPTED FOR THE VILLAGE RELATED
10:28:47 TO THE BOND RATING THAT WE'RE CURRENTLY INVOLVED IN ARE
10:28:51 USING THE BEST PRACTICES FROM AROUND THE COUNTRY AND THE

10:28:55 BEST SUGGESTIONS THAT FINANCIAL ADVISORS AND WALL STREET
10:29:00 HAVE TO GUIDE THE VILLAGE SO THAT ONGOING YOU HAVE A BLUE
10:29:07 CHIP FINANCIAL PACKAGE, IRREGARDLESS OF HOW YOU SPEND,
10:29:12 BECAUSE WE'VE ESTABLISHED THE FLOOR ON WHAT YOU CAN DO.
10:29:15 AND THAT FLOOR IS VERY HIGH.
10:29:17 SO NO MATTER WHAT YOU DO, YOU CAN'T GO BELOW THAT.
10:29:23 SO BY SETTING THAT IN TERMS OF THE POLICIES WITH THE AMOUNT
10:29:27 OF RESERVES THAT WE HAVE WITH THE WAY THAT WE ALLOCATE
10:29:30 MONEY, THE WAY WE DO BUDGETING, YOU'VE ESTABLISHED A PROCESS
10:29:36 THAT SHOULD IF YOU STICK WITH IT THAT SHOULD STAY AND KEEP
10:29:41 THE VILLAGE IN THE STRONGEST POSSIBLE FINANCIAL CONDITION IN
10:29:47 PERPETUITY.
10:29:48 SO THAT IS THE WHOLE IDEA BEHIND THIS IS THAT FROM A

10:29:52 POSITION OF STRENGTH, EMBRACE THE MOST CONSERVATIVE
10:29:57 FINANCIAL POLICIES THAT WE CAN COME UP WITH, PUT THOSE IN
10:30:01 PLACE AND, IN FACT, I THINK WE EVEN DID -- IT REQUIRES A
10:30:04 SUPERMAJORITY VOTE TO CHANGE FROM THAT.
10:30:07 SO THAT'S WHERE WE'RE AT.
10:30:10 THAT'S KIND OF THE PACKAGE THAT WE'RE PUTTING TOGETHER, AND
10:30:12 WE'LL FRAME THAT UP FOR THE COUNCIL.
10:30:15 BUT THE POLICIES ARE OUT THERE SO THAT AS WE MOVE FORWARD,
10:30:22 YOU CANNOT PUT THE VILLAGE AT RISK IF YOU FOLLOW THOSE
10:30:28 POLICIES.
10:30:28 THE OTHER THING THAT WE'RE DOING, KNOWING THAT AS A SMALL
10:30:32 COMMUNITY REVENUES ARE ALWAYS GOING TO BE DIFFICULT, THE
10:30:36 POLICY OF DOING PUBLIC/PRIVATE PARTNERSHIPS WHERE YOU HAVE
10:30:40 EMBEDDED INCOME STREAMS IN SOME OF THESE AREAS, WE JUST WENT
10:30:46 THROUGH ONE ON THE SPORTS AND ENTERTAINMENT DISTRICT, BUT AS
10:30:49 YOU DEVELOP OUT THE ESTERO ON THE RIVER PROPERTY, THERE IS
10:30:52 THE SAME OPPORTUNITY, MAYBE TO A LESSER EXTENT, BUT SAME
10:30:57 OPPORTUNITY TO CREATE REVENUE STRUCTURES THAT ALLOW US TO
10:31:00 HANDLE THE MAINTENANCE ON THE ESTERO ON THE RIVER WITHOUT
10:31:03 TAPPING PROPERTY TAXES.
10:31:06 SO IT'S THE WHOLE PACKAGE THAT YOU'RE LOOKING AT, AND THAT'S
10:31:12 WHAT IS VERY IMPORTANT.
10:31:14 BUT YOUR POINT IS A GOOD ONE.
10:31:17 IF WE FIND AREAS WHERE WE WANT TO MAKE SURE THAT WE'RE
10:31:21 PROTECTING THE LONG-TERM INTEREST, THIS IS THE TIME TO DO

10:31:24 THAT.
10:31:25 WE THINK WE'VE DONE IT, BUT IT BEARS CONSTANT REVIEW.
10:31:28 >>Jim Ward: IT GOES BACK TO THE POINT I RAISED.
10:31:30 YOU AND I HAVE DISCUSSED THIS.
10:31:31 I'VE DISCUSSED THIS WITH KEVIN.
10:31:33 IS IT FEASIBLE TO PUT TOGETHER A FIVE-YEAR, TEN-YEAR LOOKOUT
10:31:37 AS TO WHAT THE REVENUE STREAM IS COMING IN OVER THE NEXT
10:31:40 FIVE, TEN YEARS THAT WILL GIVE US AN IDEA OF WHAT OUR

10:31:45 RESERVE STRUCTURE WOULD LOOK LIKE AT THAT POINT IN TIME?
10:31:48 I KNOW THERE ARE DIFFERENT MOVING PIECES AND DIFFERENT
10:31:52 VARIABLES THAT ARE NOT -- THAT YOU CAN'T PUT YOUR THUMB ON,
10:31:57 INCLUDING GRANTS AND DIFFERENT THINGS THAT WE'LL GET FROM
10:32:01 THE STATE.
10:32:02 BUT I JUST NEED A COMFORT LEVEL THAT OUR REVENUE STREAMS ARE
10:32:05 GOING TO PUT US AT A POINT WHERE WE'RE COMFORTABLE GIVEN A
10:32:09 LEVEL OF SPENDING THAT $79 MILLION IN 24-25, $139 MILLION
10:32:15 OVER THE NEXT FIVE YEARS, CAN WE DO THAT?
10:32:18 IS IT REASONABLE TO HAVE KEVIN PUT TOGETHER SOMETHING ALONG
10:32:22 THOSE LINES?
10:32:23 >>Steven Sarkozy: YES.
10:32:24 WE CAN APPROXIMATE THAT PACKAGE AND WILL DO SO.
10:32:30 FIRST OFF, WE'RE NOT SUGGESTING THAT WE SPEND ALL OF THIS.
10:32:35 IT WOULD REALLY BE TOUGH FOR US TO SPEND THAT AMOUNT OF
10:32:39 MONEY IN THIS SHORT PERIOD OF TIME.
10:32:43 BE ASSURED, WE CANNOT MANAGE THAT AMOUNT OF SPENDING.

10:32:51 BUT, YES, WE DO KNOW THAT ON A LONG-TERM BASIS WE'RE GOING
10:32:55 TO HAVE SOMEWHERE BETWEEN A MILLION AND A HALF AND
10:32:58 $2.5 MILLION OF MONEY THAT CAN ANNUALLY BE PUSHED INTO OUR
10:33:07 CAPITAL PROGRAM ON A LONG-TERM BASIS.
10:33:10 THE KEY FACTOR IN THAT FORWARD LOOK THAT YOU'RE SUGGESTING
10:33:16 IS OUR WILLINGNESS AND ABILITY TO STAY GOVERNMENT LIGHT.
10:33:23 BECAUSE AS YOU SPEND MORE AND MORE FOR DAILY OPERATIONS, YOU
10:33:26 DON'T HAVE MONEY TO PUT INTO CAPITAL.
10:33:29 SO YOU COULD BE MAKING DECISIONS RIGHT NOW THAT COULD
10:33:37 JEOPARDIZE THAT LONG-TERM VIEW, AND THAT'S WHY WE GOT
10:33:40 INVOLVED IN GOVERNMENT LIGHT IN ORDER TO PROTECT OUR ABILITY
10:33:45 TO INVEST IN MAJOR PROJECTS.
10:33:49 AND THE THOUGHT IS THAT THE MAJOR PROJECTS ARE WHAT BENEFIT
10:33:53 THE PUBLIC AND THE TAXPAYER, NOT GOVERNMENT OPERATIONS.
10:33:56 SO THAT'S KIND OF THE WHOLE PACKAGE.
10:34:03 BUT, YES, WE WILL GET INTO THAT IN A BIG WAY.
10:34:06 >>Jim Ward: THANK YOU.
10:34:06 >>Mayor McLain: YEAH, I APPRECIATE THAT QUESTION THERE.
10:34:09 WHEN I WAS IN THE BUSINESS WORLD, WE DID THREE, FIVE, AND A
10:34:14 LOOK AT TEN.
10:34:15 TEN BECAME -- OF COURSE, I WAS IN A CAREER FOR 27 YEARS, SO
10:34:19 I DIDN'T SEE A LOT OF TENS.
10:34:22 BUT I CAN TELL YOU WHAT WE VISUALIZE AS A TEN IN A CLOSER
10:34:27 PROXIMITY TO FIVE, SO MANY CHANGES.
10:34:30 I REALLY ADVOCATE THAT WE LOOK HARD AT THE FIVE, THE TWO,

10:34:34 THREE, FOUR, FIVE, AND I DO THINK IT'S NOT JUST COUNCIL THAT
10:34:39 NEEDS THIS.
10:34:40 WE NEED TO BE VERY TRANSPARENT TO THIS SO THE FOLKS KNOW
10:34:43 WE'RE PUTTING IN NEW ROADS AND NEW LANDSCAPING, THAT WE'RE

10:34:46 STILL SOUND IN THERE.
10:34:49 >>Jim Ward: MY ORIGINAL INTENT WAS TO GET INTO THE
10:34:52 DISCUSSION DURING THE WORKSHOP AND DURING THE REVIEW OF THIS
10:34:55 DOCUMENT.
10:34:55 BUT SINCE YOU BROUGHT IT UP, I JUST WANTED TO MAKE THAT
10:34:59 POINT AND TRY TO --
10:35:00 >>Mayor McLain: I THINK THAT'S GOOD FOR THE PUBLIC TO
10:35:02 REALIZE THAT, AND WE'LL KEEP -- KEVIN WILL BE BUSY, BUT HE'S
10:35:06 GOT ALL THIS NEW SOFTWARE WHICH WILL HELP HIM MODEL THIS
10:35:10 PRETTY WELL WITH SOME ASSUMPTIONS IN THERE.
10:35:13 ANY OTHER QUESTIONS FROM COUNCIL?
10:35:14 IF NOT, ON --
10:35:19 >>Carol Sacco: WE DO HAVE PUBLIC COMMENT.
10:35:21 >>Mayor McLain: WE DO HAVE PUBLIC COMMENT ON THIS.
10:35:23 >>Carol Sacco: THE FIRST ONE IS MR. MARK NOVITSKI FROM BELLA
10:35:29 TERRA.
10:35:32 >> YES, I THINK IT'S INTERESTING THAT WE NEED TO SHARE WITH
10:35:37 THE RESIDENTS THAT THIS IS A PLAN THAT'S APPROVED BY THE
10:35:42 COUNCIL.
10:35:42 AND THEN THE BUDGET IS APPROVED BY THE COUNCIL.
10:35:46 AND THEN INDIVIDUAL CONTRACTS ARE APPROVED BY THE COUNCIL.

10:35:49 SO EVEN THOUGH YOU HAVE SOMETHING IN THE WORKSHOP YOU'RE
10:35:53 GOING TO SEE THAT SAYS THE INDIVIDUAL SHARE OF THIS
10:35:57 PARTICULAR SEWER UPDATE MIGHT BE 60K, IT'S JUST A PLAN.
10:36:02 IT'S JUST A PLACEHOLDER.
10:36:04 IT'S JUST A NUMBER.
10:36:05 I DON'T KNOW THAT WE'VE DONE THAT WELL ENOUGH TO THE AVERAGE
10:36:08 CITIZEN THAT DOESN'T GET INTO THE NUMBERS LIKE SOME OF US
10:36:11 DO.
10:36:12 MY SECOND ACTUALLY PART IS WE DON'T SEEM TO HAVE THE TRAFFIC
10:36:17 SIGNAL AT ESTERO CROSSING BOULEVARD, WILD BLUE BOULEVARD,
10:36:23 AND CORKSCREW ROAD.
10:36:24 NOW HALF OF THAT IS IN ESTERO.
10:36:25 THE OTHER HALF IS IN UNINCORPORATED LEE COUNTY.
10:36:28 AND MOST LIKELY THE VILLAGE IS NOT GOING TO HAVE TO PAY FOR
10:36:31 IT.
10:36:32 NONETHELESS, IT SHOULD BE ON OUR CAPITAL IMPROVEMENT.
10:36:34 >>Mayor McLain: WHERE WAS THAT AGAIN?
10:36:37 >> WILD BLUE AND RIVER CREEK.
10:36:39 >>Mayor McLain: OKAY.
10:36:40 RIGHT THERE.
10:36:41 >> WE'RE HOPING SOONER.
10:36:42 THE REASON THE VILLAGE SHOULD BE INTERESTED IS THOSE COMING
10:36:46 OUT OF WILDCAT RUN CAN MAKE THE U-TURN THERE SAFELY RATHER
10:36:50 THAN TRYING TO GO ACROSS TWO OR THREE LANES OF TRAFFIC WHEN
10:36:54 THAT HAPPENS.

10:36:54 THE LAST ONE IS WE TALK ABOUT ESTERO ON THE RIVER.
10:36:58 I WOULD HOPE WE COULD PUT WORDS IN THERE THAT TALK SOMETHING
10:37:01 ABOUT NOT NECESSARILY A VETERANS PARK BUT A VETERANS
10:37:04 RECOGNITION AREA.
10:37:06 I THINK WE NEED TO HAVE THAT IN THE WORDS, IN THE DOCUMENT
10:37:10 SO IT'S IN SOMEBODY'S MIND.
10:37:12 I'M NOT TALKING ABOUT TEN ACRES.
10:37:14 I'M TALKING ABOUT MAYBE A COUPLE HUNDRED FEET SQUARE, SOME
10:37:19 AREAS WE CAN DO THINGS IN THE WHOLE RECREATION AREA THAT
10:37:21 YOU'RE PLANNING.
10:37:22 THANKS.
10:37:23 >>Mayor McLain: THANK YOU.
10:37:24 DO WE HAVE E-COMMENTS?
10:37:26 >>Carol Sacco: WE DID HAVE TWO E-COMMENTS THAT WERE SENT TO
10:37:30 YOU YESTERDAY AND NO MORE PUBLIC COMMENT.
10:37:32 >>Mayor McLain: THANK YOU.
10:37:33 YOU DON'T NEED TO READ THE E-COMMENTS YOU SAID.
10:37:35 >>Carol Sacco: NO.
10:37:37 >>Mayor McLain: OKAY.
10:37:38 GOOD.
10:37:38 WITH ALL THAT COMPLETED, I'LL LOOK FOR A MOTION TO APPROVE
10:37:42 THE FIRST READING --
10:37:44 >>Vice-Mayor Ribble: SO MOVED, MAYOR.
10:37:46 >>Mayor McLain: THE VICE-MAYOR HAS MADE THE MOTION AND
10:37:48 SECONDED BY COUNCILPERSON FAYHEE.

10:37:50 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
10:37:55 >>George Zalucki: AYE.
10:37:56 >>Jim Ward: AYE.
10:37:58 >>Rafael Lopez: AYE.
10:38:00 >>Lori Fayhee: AYE.
10:38:01 >>Larry Fiesel: AYE.
10:38:03 >>Vice-Mayor Ribble: AYE.
10:38:05 >>Mayor McLain: AYE.
10:38:05 NEXT ON THE AGENDA IS COUNCIL COMMUNICATIONS AND FUTURE
10:38:13 AGENDA ITEMS.
10:38:14 I'M TRYING TO THINK WHERE I STARTED LAST TIME.
10:38:17 I THINK WE'LL START WITH VICE-MAYOR.
10:38:20 >>Vice-Mayor Ribble: ALONG WITH COUNCILPERSON LOPEZ, I WAS
10:38:24 HAPPY TO REPRESENT THE VILLAGE YESTERDAY IN THE FALLEN
10:38:30 OFFICER MEMORIAL THAT THEY HAD IN FORT MYERS.
10:38:32 IT WAS A VERY MOVING EVENT.
10:38:34 AND I WAS PROUD TO BE THERE ON BEHALF OF ALL OF YOU.
10:38:38 ALSO, IF YOU HADN'T NOTICED, LCSO HAS STARTED A NEW HIGHWAY
10:38:48 PATROL UNIT TO ADDRESS ALL THE TRAFFIC ISSUES THAT HAVE COME
10:38:51 UP FROM ALL THE RESIDENTS IN THE AREA.
10:38:52 HOPEFULLY WE'LL SEE MORE ACTIVITY OUT THERE, HOPING TO CURB
10:38:59 SOME OF THE TERRIBLE BEHAVIOR WE SEE OUT THERE ON THE ROAD.

10:39:02 THAT'S ALL I HAVE, MAYOR.
10:39:04 >>Mayor McLain: THANK YOU.
10:39:05 COUNCILMAN FIESEL, ANY COMMENTS?

10:39:09 >>Larry Fiesel: YEAH, JUST A SHORT ONE HERE.
10:39:11 THE TOURIST DEVELOPMENT COUNCIL MET LAST THURSDAY AND I AM
10:39:15 THE LIAISON TO THE GROUP, AS YOU KNOW.
10:39:18 IN JANUARY THROUGH MARCH QUARTERLY RESEARCH REPORT WAS
10:39:22 PRESENTED BY JOSEPH ST. GERMAIN OF DOWNS AND ST. GERMAIN,
10:39:26 WHICH IS A TOURISM MARKETING RESEARCH GROUP.
10:39:29 AND THEY GIVE ALL OF THE STATISTICAL INFORMATION OF WHAT'S
10:39:34 GOING ON IN OUR COMMUNITY BY GAS TAX, HOTEL, BED TAX TO
10:39:40 TRAFFIC THROUGH THE AIRPORT, ET CETERA.
10:39:42 AND THEN COMPARE IT TO THIS TIME LAST YEAR AND SO FORTH.
10:39:45 THE GOOD NEWS IS, ALL OF THE NUMBERS INDICATE THAT WE'RE ON
10:39:51 OUR WAY BACK TO RECOVERY FROM THE HURRICANE OF 2022.
10:39:57 NOT BACK TO WHERE WE WERE PRIOR TO THE HURRICANE, BUT WE'RE
10:39:59 MOVING IN THE RIGHT DIRECTION.
10:40:00 THEY TAKE INFORMATION FROM PEOPLE WHO VISIT THIS AREA TO
10:40:06 FIND OUT WHY THEY COME HERE, WHAT DRAWS THEM HERE, WHAT DO
10:40:08 THEY LIKE TO DO WHEN THEY ARE HERE?
10:40:10 WILL THEY COME BACK?
10:40:11 DO THEY LIKE IT?
10:40:12 WILL THEY RECOMMEND IT?
10:40:13 AND SO FORTH.
10:40:14 I THOUGHT A COUPLE OF THINGS THAT THEY PRESENTED WAS THE
10:40:18 ACTIVITIES THAT THE VISITORS LIKE TO DO WHEN THEY COME HERE.
10:40:22 AND GOING DOWN THROUGH THE MUNICIPALITIES HERE IN LEE
10:40:25 COUNTY, SANIBEL, CAPTIVA, PEOPLE LIKE THE BEACHES, NATURE,

10:40:31 SNORKELING.
10:40:32 FORT MYERS BEACH, THEY LIKE THE BEACHES, BARS, SLASH,
10:40:35 NIGHTCLUBS.
10:40:35 THAT WAS KIND OF INTERESTING.
10:40:37 BONITA SPRINGS, THEY LIKE THE RESTAURANTS.
10:40:40 FORT MYERS FISHING, CAPE CORAL RESTAURANTS AND WATER SPORTS.
10:40:44 INTERESTINGLY, ESTERO, THEY LIKE FISHING AND GOLF AND
10:40:47 TENNIS.
10:40:48 I WASN'T AWARE THAT WE HAD A LOT OF FISHING SPORTS IN
10:40:51 ESTERO, BUT THAT'S WHAT THE PEOPLE WHO COME HERE SAY THEY
10:40:55 LIKE TO DO.
10:40:55 SOME OF THE CONCERNS THAT THEY WOUND UP EXPRESSING I THOUGHT
10:41:00 WERE SOMEWHAT INTERESTING.
10:41:02 SANIBEL, CAPTIVA, THE CONCERNS ARE THE NUMBER OF INSECTS.
10:41:06 FORT MYERS BEACH, BEACH SEAWEED.
10:41:11 LITTLE INTERESTING, I THOUGHT.
10:41:12 BONITA SPRINGS, NOTHING STANDS OUT, WHICH I THOUGHT WAS A
10:41:16 LITTLE STRANGE.

10:41:16 FORT MYERS TRAFFIC, CAPE CORAL TRAFFIC, ESTERO, HIGH PRICES.
10:41:22 WHICH I THOUGHT -- NOT SURE HOW THAT RELATES TO US BUT
10:41:28 CONCERNS FOR THE PEOPLE TRAVELING HERE ARE THE HIGH PRICES.
10:41:30 ANYWAY, THE REPORTS ARE GOOD.
10:41:33 LOOKING GOOD.
10:41:33 NUMBERS ARE UP.
10:41:35 SOMEBODY MENTIONED EARLIER ABOUT THE GAS TAX, SO ALL OF THE

10:41:41 NUMBERS ARE TRENDING IN THE RIGHT DIRECTION, BUT AS YOU ALL
10:41:45 RECALL, THE RESULTS OF HURRICANE IAN IN 2022 WERE
10:41:49 DEVASTATING TO THE ENTIRE AREA, AND IT'S A LONG JOURNEY TO
10:41:55 COME BACK, BUT WE'RE IN THAT PROCESS.
10:41:58 >>Mayor McLain: THANK YOU.
10:42:00 COUNCILWOMAN FAYHEE.
10:42:02 >>Lori Fayhee: THANK YOU.
10:42:02 I WOULD LIKE TO THANK EVERYONE THAT CAME TODAY TO SPEAK AND
10:42:05 ALSO FOR THE E-COMMENTS.
10:42:08 I NOTICED IN ONE OF THE E-COMMENTS THAT THEY HAD ASKED ABOUT
10:42:13 HOW WE'RE DOING ON OUR AUDITED WITH THE FEMA ISSUES.
10:42:22 WOULD YOU LIKE TO ADDRESS THAT LATER, STEVE?
10:42:25 WOULD YOU HAVE AN UPDATE FOR US?
10:42:27 >>Steven Sarkozy: SURE.
10:42:28 >>Lori Fayhee: THANK YOU.
10:42:29 I APPRECIATE IT.
10:42:29 GOT TO SAY HOW EXCITED I AM ABOUT THE NEW HUB, THAT WE ARE
10:42:38 MOVING FORWARD ON THAT.
10:42:39 I THINK THAT'S GOING TO BE SOMETHING REALLY SPECIAL FOR
10:42:42 ESTERO AND SOMETHING WE CAN BE PROUD OF.
10:42:45 THANK YOU.
10:42:46 >>Mayor McLain: THANK YOU.
10:42:47 COUNCILMAN LOPEZ.
10:42:49 >>Rafael Lopez: WELL, I'VE BEEN REALLY BUSY IN THE LAST TWO
10:42:51 WEEKS, BUT I WON'T TALK ABOUT EVERYTHING, BUT I WILL TOUCH

10:42:56 ON SOME THINGS REALLY QUICK.
10:42:58 I WOULD LIKE TO THANK ALL THE VETERANS AND THE VILLAGE OF
10:43:01 ESTERO AND LEE COUNTY FOR SERVING.
10:43:05 AS YOU ALL KNOW, WE ALL SIGNED A BLANK CHECK MADE OUT TO THE
10:43:10 UNITED STATES GOVERNMENT AND SOME OF THEM BASICALLY THE
10:43:14 GOVERNMENT CASHED IN ON THEM WHEN SOME OF US, WE SURVIVED
10:43:18 AND WE'RE HERE, SO WE'RE BLESSED TO HAVE THAT.
10:43:20 AGAIN, I WANT TO THANK YOU ALL FOR SERVING AND FOR DEFENDING
10:43:26 THE COUNTRY.
10:43:26 ALSO, THIS WEEK IS ALSO POLICE APPRECIATION WEEK.
10:43:32 AND I WOULD LIKE TO THANK YOU, REGARDLESS OF WHAT PEOPLE
10:43:37 THINK OF THE SHERIFF OR NOT THE SHERIFF, THE SHERIFF IS A
10:43:40 STRONG SHERIFF.
10:43:41 HE BELIEVES IN LAW ENFORCEMENT.

10:43:44 WITH EVERYTHING THAT'S HAPPENING AROUND THE COUNTRY
10:43:47 NOWADAYS, WE SHOULD APPRECIATE THE FACT THAT WE HAVE A
10:43:52 STRONG SHERIFF AND THAT HE'S NOT TAKING ANY, YOU KNOW, ANY
10:43:58 CRAP.
10:43:58 WHICH IS WHAT WE NEED IN THIS COMMUNITY.
10:44:01 I DO APPRECIATE THAT AND THANK YOU FOR YOUR SERVICE.
10:44:04 MOVING FORWARD, WE DID ATTEND THE LCSO FALLEN DEPUTIES
10:44:13 MEMORIAL YESTERDAY.
10:44:14 AND WE MUST ALWAYS REMEMBER THAT NOT EVERY DEPUTY OR EVERY
10:44:19 POLICE OFFICER THAT GOES TO WORK IN THE MORNING COMES HOME
10:44:23 AT NIGHT ALIVE.

10:44:25 AND JUST ALWAYS REMEMBER, AND WHEN YOU SEE A POLICE OFFICER,
10:44:28 THANK THEM AND JUST APPRECIATE WHAT THEY DO.
10:44:32 THEY ARE LIFE SAVERS.
10:44:33 STONEYBROOK HAD A GOLF TOURNAMENT THIS WEEKEND THAT BENEFITS
10:44:40 WREATHS ACROSS AMERICA JUST IN LEE COUNTY.
10:44:43 SO ALL THE MONEY IS GOING TO THE FUNERALS IN LEE COUNTY
10:44:49 DURING THE HOLIDAYS THIS YEAR.
10:44:50 THE LAST THING I'LL SAY IS, MAYOR, YOU MENTIONED ABOUT DIRT
10:44:57 BEING PUT.
10:44:59 YOU SHOULD GO BY THE HIGH SCHOOL.
10:45:00 THERE ARE A LOT OF MOUNDS OF DIRT HAPPENING AT THE HIGH
10:45:03 SCHOOL AND THEY ARE WORKING HARD ALREADY AS IT IS.
10:45:06 THAT'S ALL I HAVE.
10:45:08 THANK YOU, EVERYBODY.
10:45:11 >>Jim Ward: PUT SOME SNOW ON TOP OF THE MOUNDS.
10:45:13 >>Mayor McLain: IT IS THE HIGHEST ELEVATION IN ESTERO.
10:45:17 >>Rafael Lopez: EXACTLY.
10:45:18 >>Jim Ward: JUST TO FOLLOW UP ON YOUR POINTS, THANK YOU FOR
10:45:21 YOUR SERVICE TO THE COUNTRY.
10:45:22 IT IS APPRECIATED.
10:45:23 WE ALSO HAD A GOLF TOURNAMENT AT SPRING RUN THIS PAST WEEK
10:45:27 WITH THE GREATER ESTERO CHAMBER OF COMMERCE AND THE
10:45:30 HISTORICAL SOCIETY PUTTING ON A JOINT EVENT.
10:45:32 WE HAD ABOUT A HUNDRED PEOPLE PLAYING GOLF.
10:45:36 IT WAS VERY EXCITING.

10:45:37 IT WAS A VERY SUCCESSFUL OUTING.
10:45:40 THEY HAD A HOLE IN ONE FOR A FORD BRONCO.
10:45:44 I HAD THE OPPORTUNITY WITH JOE PAVICH TO SIT AT THE HOLE AND
10:45:49 MAKE SURE EVERYTHING WAS DONE CORRECTLY AND EVERYTHING WAS
10:45:51 ON THE UP AND UP.
10:45:52 WE ACTUALLY HAD SOMEONE PUT THE BALL WITHIN ABOUT TWO FEET
10:45:57 OF THE PIN.
10:45:59 DID A REALLY IMPRESSIVE SHOT THAT COULD HAVE GONE IN.
10:46:04 GREAT TOURNAMENT.
10:46:05 THANK YOU EVERYONE FOR PARTICIPATING IN THAT.

10:46:07 COMING UP ON JUNE 7, OUR ANNUAL DINNER FOR THE CHAMBER OF
10:46:11 COMMERCE.
10:46:11 THAT WILL BE HELD AT SHADOW WOOD COUNTRY CLUB.
10:46:14 I LOOK FORWARD TO EVERYONE BEING THERE.
10:46:16 LAST BUT NOT LEAST, I WANT TO THANK CAROL AND STEVE FOR THE
10:46:19 FOLLOW-UP ON THE FEMA ISSUE.
10:46:21 I'VE HAD A COUPLE OF RESIDENTS ASK ME ABOUT THE PROCESS
10:46:25 BECAUSE, AGAIN, IT'S BEEN IN THE NEWS RECENTLY THAT SOME OF
10:46:28 THE COMMUNITIES HAVE INDICATED THAT THEY HAVE PROVIDED ALL
10:46:31 THE INFORMATION TO FEMA.
10:46:35 JUST BY NOTE, ESTERO WAS NOT NOTICED.
10:46:38 PEOPLE HAVE ASKED ME THE QUESTION AS TO WHERE WE STAND.
10:46:41 MARY AND STEVE WERE HELPFUL IN ANSWERING THE PARTICULAR
10:46:45 QUESTION THAT I GOT IN AN E-MAIL.
10:46:47 SO THANK YOU FOR THAT.

10:46:48 THAT'S IT.
10:46:53 >>George Zalucki: THANK YOU, MAYOR.
10:46:54 JUST A COUPLE OF ITEMS.
10:46:55 FIRST, MYSELF AND A COUPLE OF COLLEAGUES HERE, WE ATTENDED
10:46:58 THE MIGHTY MUSCLES BASEBALL GAME, VILLAGE OF ESTERO NIGHT ON
10:47:01 MAY 8.
10:47:02 WE ALL HAD A REALLY GOOD TIME.
10:47:05 THANK YOU ALL FOR ATTENDING THAT.
10:47:07 ALSO, JUST AN UPDATE, AS THE LIAISON FOR THE ESTERO FOREVER
10:47:13 FOUNDATION, THEY HOSTED A WONDERFUL APPRECIATION DINNER ON
10:47:15 MAY 9 FOR ALL THE VOLUNTEERS THAT HELP WITH THE DRIVING
10:47:19 RANGE OPERATION.
10:47:20 AS YOU KNOW, THEY ARE NOW CLOSED UP AND WE'RE GOING TO START
10:47:23 MOVING SOME EARTH OVER THERE SHORTLY.
10:47:25 BUT THE FOUNDATION IS NOT DONE WITH THEIR GOOD WORK.
10:47:29 THEY ARE WORKING ON SOME PROJECTS WITH THE VILLAGE OF
10:47:32 ESTERO.
10:47:32 AS A MATTER OF FACT, WE HAD AN EXECUTIVE MEETING WITH THE
10:47:34 EFF AND THE VILLAGE YESTERDAY.
10:47:36 WENT VERY WELL, AND THEY HAVE A MEETING ON MAY 30th WHERE
10:47:40 THEY ARE GOING TO BE MAKING SOME DECISIONS FOCUSING IN ON
10:47:43 PROJECTS FOR THE COMMUNITY FOR THE BENEFIT OF THE ENTIRE
10:47:45 COMMUNITY.
10:47:46 SO THAT'S SOME EXCITING NEWS.
10:47:47 AND TO THE VICE-MAYOR, THE LCSO HIGHWAY PATROL, I THINK THAT

10:47:52 IS A GREAT PROGRAM.
10:47:53 THAT WAS A GREAT ROLLOUT, AND I WAS SUPER EXCITED TO SEE A
10:47:58 CHALLENGER HELLCAT AS PART OF THE ASSETS FOR THAT EFFORT.
10:48:03 CONGRATULATIONS TO LEE COUNTY SHERIFF'S OFFICE.
10:48:05 WE ARE SO BLESSED TO HAVE YOU REPRESENT AND PROTECT OUR
10:48:08 COMMUNITY.

10:48:09 THAT'S ALL I HAVE, MAYOR.
10:48:10 >>Mayor McLain: THANK YOU.
10:48:10 I'VE GOT A FEW THINGS HERE.
10:48:13 ONE, THIS PAST WEEK I MADE A TRIP UP TO THE LEGACY TRAIL IN
10:48:19 RELATIONSHIP TO THE RAILS TO TRAILS PROJECT WE'RE DOING.
10:48:23 AND THE PURPOSE OF THE TRIP WAS IN MY DISTRICT, THE VINES
10:48:29 COMMUNITY, HAS HAD SOME CONCERNS ABOUT THE RAILS TO TRAILS
10:48:35 PROJECT RUNNING RIGHT THROUGH THEIR NEIGHBORHOOD WHERE THE
10:48:37 RAIL IS.
10:48:38 SO THE TRUST FOR PUBLIC LANDS, CHARLES HINES, ASKED US TO GO
10:48:44 UP TO VENICE.
10:48:45 WE MET HIM AT THE TRAIN STATION RIGHT ALONG THE TRAIL.
10:48:49 THE PURPOSE WAS TO SHOW THEM HOW COMMUNITIES HAVE REALLY
10:48:56 ADOPTED AND ENRICHED BY THE TRAIL BEING SOMETIMES RIGHT IN
10:48:59 THEIR BACKYARD.
10:49:01 THE VINES COMMUNITY REACTED, THAT EVERYTHING WASN'T QUITE
10:49:08 LIKE THEIRS, BUT WE TALKED EXTENSIVELY WITH THEM.
10:49:10 SO WE WERE ACTUALLY UP THERE FOR A COUPLE OF HOURS.
10:49:13 I DO THINK THERE IS A GOOD PATH FORWARD IN THERE.

10:49:16 YOU'LL SEE IN THE NEWS THE VINES HAVE BEEN IN THERE.
10:49:21 WE'LL MAKE IT RIGHT FOR THEM IF WE GET THE $82 MILLION IN
10:49:25 THERE.
10:49:25 IF SOME OF YOU HAVE NOT BEEN TO THE LEGACY TRAIL, WHICH
10:49:29 BEGINS PRETTY MUCH IN VENICE AND GOES NORTH, ABOUT 18 MILES
10:49:33 LONG, IT'S A GREAT -- WE DIDN'T DO BIKES.
10:49:36 WE RAN AROUND SUBURBAN BECAUSE WE WENT ALL AROUND THE TRAIL.
10:49:40 GREAT TRAIL IF YOU ARE A BIKE RIDER, YOU CAN DO 36 MILES.
10:49:44 SHADY AREAS, THEY HAVE REST AREAS THERE.
10:49:46 SO IF WE EVER GET THIS INTO ESTERO, I THINK IT WILL BE A
10:49:50 BEAUTIFUL ADDITION TO THE COMMUNITY.
10:49:51 THAT WAS A GOOD TRIP.
10:49:54 GEORGE, YOU ALREADY COMMENTED ON THE ESTERO FOREVER
10:49:58 FOUNDATION.
10:49:59 HE FAILED TO MENTION THAT WE HAD A LOT OF VOLUNTEERS THERE,
10:50:05 BUT COUNCILMAN ZALUCKI WAS HONORED THERE TO GET A NICE
10:50:10 PLAQUE.
10:50:11 BECAUSE WITHOUT GEORGE'S EFFORT, THAT GOLF COURSE PROBABLY
10:50:16 WOULD NOT HAVE GENERATED $606,000.
10:50:22 $600,000 OVER THE COURSE OF TIME THAT THEY WERE IN THERE.
10:50:26 IT TAKES PEOPLE TO BE INVOLVED AND HELP ORGANIZE IT.
10:50:32 AND THE VOLUNTEERS THERE WERE SUPER, BUT IT DOES TAKE
10:50:36 LEADERSHIP.
10:50:36 I THINK GEORGE SHOULD BE CONGRATULATED FOR THE LEADERSHIP
10:50:38 THAT HE SHOWED IN GETTING THAT FORWARD AND HE GOT HONORED

10:50:42 THAT EVENING, GOT A NICE PLAQUE ON THAT.
10:50:44 AND THE VOLUNTEERS WERE SPECTACULAR.

10:50:49 THEY WERE TELLING STORIES OF THE FRIENDLINESS OF HOW THEY
10:50:54 OPERATED THAT THING, WHICH WAS A REAL STRENGTH, I THINK, TO
10:50:57 THE GOLF COURSE.
10:50:58 AND SOME OF THE MEMORIES THAT THEY SHARED IN THERE.
10:51:01 IT'S GREAT TO HAVE THAT KIND OF COMMUNITY INVOLVEMENT NOT
10:51:03 JUST IN A GOLF COURSE, BUT ANYTHING ELSE THAT POPS UP WITHIN
10:51:06 THE VILLAGE.
10:51:07 VOLUNTEERS ARE REALLY AN IMPORTANT PART OF THAT.
10:51:10 ONE OTHER ITEM, LARRY WAS TALKING ABOUT TOURIST TRAVEL AND
10:51:17 ALL THAT, IT REMINDED ME, I DROVE UP FROM BONITA BEACH ROAD
10:51:21 ALL THE WAY UP TO FORT MYERS BEACH I THINK THE SUNDAY BEFORE
10:51:25 LAST.
10:51:25 THOSE THAT HAVEN'T BEEN UP THERE IN SEVERAL MONTHS, IT'S
10:51:29 PROBABLY A WORTHWHILE TRIP TO MAKE.
10:51:32 IF YOU RECALL -- I DIDN'T GO DOWN THERE TO LOOKIE LOO RIGHT
10:51:36 AFTER THE HURRICANE, BUT THE DEVASTATION THERE WAS
10:51:40 UNBELIEVABLE.
10:51:41 NOW I CAN REPORT THAT IT'S CLEANED UP. THE BOATS ARE OUT OF
10:51:44 THE TREES.
10:51:45 THE GARBAGE IS OUT OF THE TREES.
10:51:47 GREAT PROGRESS.
10:51:49 THERE IS A LOT OF VACANT LAND THERE WHERE HOMES USED TO BE
10:51:54 OR THEY WILL EITHER REBUILD OR SELL.

10:51:58 WHEN THEY DO REBUILD, IT WILL BE A DIFFERENT LOOKING BEACH.
10:52:01 BUT IT'S NICE TO SEE THE COMMUNITY IS REBOUNDING AND THE
10:52:06 TOURIST DEVELOPMENT I THINK WILL HAVE A NICE UPWARD TRACK
10:52:10 BECAUSE OF THOSE KIND OF EFFORTS IN THERE.
10:52:11 CAROL ASKED ME TO MENTION A FEW THINGS.
10:52:17 THERE IS A ROTARY EVENT ON MAY 21st, WHICH IS NEXT TUESDAY
10:52:23 AT 11:30 A.M. LOCATED AT THE ESTERO COMMUNITY CHURCH.
10:52:27 WE'LL PROBABLY POST IT ON OUR THING THE ADDRESS AND ALL
10:52:32 THAT.
10:52:33 ANY INTERESTED IN THAT, PLEASE ATTEND.
10:52:35 I THINK COUNCILMAN WARD INDICATED THAT THERE'S ALSO A
10:52:40 CHAMBER OF COMMERCE ANNUAL DINNER AND LEADERSHIP GRADUATION
10:52:44 GOING TO BE HELD AT THE SHADOW WOOD COUNTRY CLUB.
10:52:49 WHAT'S SIGNIFICANT ABOUT THAT, ONE, IT'S GREAT TO GET THE
10:52:52 COMMUNITY TOGETHER AND KEEP THE CHAMBER OF COMMERCE VIBRANT,
10:52:56 BUT WE HAVE TWO GRADUATING FOLKS THAT HAVE GONE THROUGH THE
10:53:00 COURSES IN THERE.
10:53:01 ONE IS COUNCILMAN WARD WILL BE GETTING A GRADUATION
10:53:05 CERTIFICATE AND KEVIN GREENVILLE, OUR FINANCIAL FOLKS.
10:53:11 CONGRATULATIONS TO THEM AND I HOPE SOME OF THE COUNCIL
10:53:15 MEMBERS CAN ATTEND THAT ALSO.
10:53:16 I THINK THAT'S ALL I'VE GOT.
10:53:20 I'LL TURN IT OVER TO OUR VILLAGE ATTORNEY FOR ANY COMMENTS.
10:53:27 >>Robert Eschenfelder: CAN'T BEAT THE CHALLENGER HELLCAT

10:53:30 REFERENCE.

10:53:30 [LAUGHTER]
10:53:33 >>Mayor McLain: NO COMMENTS, OKAY.
10:53:34 WE'LL TURN IT OVER TO STEVE.
10:53:36 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:53:38 I'VE BEEN ASKED TO SPEAK ABOUT THE FEMA ISSUE AND I WAS
10:53:42 PLANNING ON DOING THAT ANYWAY.
10:53:44 WE TRIED TO UPDATE THE COUNCIL.
10:53:47 WE'RE IN THAT PROCESS OF RESPONDING TO THE QUESTIONS
10:53:50 PROVIDED BY FEMA.
10:53:52 IN OUR CASE, ON 67 PARTICULAR PROPERTIES.
10:53:55 WE'RE IN THE SAME BOAT AS LEE COUNTY, CAPE CORAL, BONITA
10:54:03 SPRINGS, FORT MYERS BEACH.
10:54:06 THERE ARE FIVE JURISDICTIONS.
10:54:07 OF ABOUT THE 3500 -- SORRY, ABOUT 6,000 OR SO HOMES THAT
10:54:14 WERE IN THE SPECIAL FLOOD ZONE, WE HAD QUESTIONS BY FEMA ON
10:54:17 67 PARCELS.
10:54:22 WE'RE GOING THROUGH THAT, WHEN I SAY WE, THE BURDEN IS
10:54:25 LARGELY FALLING ON ROBERT WILEY, MATT NOBLE, AND MARY GIBBS.
10:54:31 I'D BE HAPPY TO ROLL UP MY SLEEVES AND GET INTO THIS, BUT IT
10:54:36 WOULD TAKE ME MONTHS TO BE TRAINED IN THE AREAS THAT THEY
10:54:40 HAVE EXPERTISE.
10:54:41 AND PEOPLE LIKE ROBERT WILEY ARE SPENDING AN INCREDIBLE
10:54:47 AMOUNT OF TIME HERE.
10:54:49 WHEN YOU DRIVE BY AND A WHITE PICKUP OUT FRONT, THAT'S
10:54:52 ROBERT WORKING WELL INTO THE EVENING AND ON WEEKENDS.

10:54:55 BUT WE'RE RESPONDING TO THE DETAILS.
10:54:59 ESSENTIALLY WHAT FEMA IS REQUESTING IS ALL OF THE
10:55:02 DOCUMENTATION THAT IS NECESSARY FOR PERMITTING ON THOSE 67
10:55:12 ADDRESSES.
10:55:13 YOU'VE SEEN THAT THERE ARE INNUMERABLE QUESTIONS GOING BACK
10:55:19 AND FORTH TO CERTAIN OF THE PROPERTY OWNERS, BUT THERE ARE
10:55:24 ALSO CITATIONS BEING MADE WHEN SOMEBODY DOES NOT FOLLOW UP
10:55:28 AND WE'VE HAD TWO CASES BEFORE THE MAGISTRATE.
10:55:34 WE'RE MORE THAN HALFWAY DONE.
10:55:38 TOTAL WILL BE WELL DONE BEFORE THE JUNE 9 DEADLINE.
10:55:42 AND WE'RE ALSO IN THE PROCESS OF DEVELOPING WHAT FEMA HAS
10:55:48 REQUESTED AS A NARRATIVE ON HOW WE RESPOND TO -- RESPONDED
10:55:52 TO HURRICANE IAN.
10:55:53 THAT'S THE INITIAL DRAFT OF THE NARRATIVE IS ABOUT TEN PAGES
10:56:03 LONG OF SIMPLE BULLET POINTS, SO IT GOES INTO EXCRUCIATING
10:56:07 DETAIL.
10:56:08 WE FEEL THAT THE FEMA SUGGESTION OR ALLOCATION THAT WE DID
10:56:14 NOT FOLLOW THEIR GUIDELINES IS INCORRECT.
10:56:19 WE BELIEVE WE DID FOLLOW THE GUIDELINES.
10:56:24 WE CAN SEE HOW THEY WOULD BELIEVE THAT THEIR GUIDELINES

10:56:28 WOULD TAKE US IN A DIFFERENT DIRECTION, AND THAT'S THE
10:56:32 SOURCE OF THE DISAGREEMENT.
10:56:33 WE'RE DOING EVERYTHING WE CAN TO DEMONSTRATE TO FEMA THAT
10:56:39 THE RESPONSE THAT WE HAD WAS CONSISTENT WITH WHAT THEY NEED,
10:56:46 BUT WE ALSO INDICATED THAT WE'RE TOTALLY RECEPTIVE TO ANY

10:56:50 IMPROVEMENTS IN THE PROGRAM SHOULD THEY SUGGEST THAT.
10:56:54 WE'RE REALLY TRYING TO CONTINUE IN THE TRUE SPIRIT OF
10:57:00 PARTNERSHIP WITH FEMA TO MAKE SURE THAT WE'RE PROTECTING THE
10:57:05 INTERESTS OF THE RESIDENTS.
10:57:07 THEY HAVE THE ADDED INTEREST OF TRYING TO PROTECT THE
10:57:10 FINANCIAL ISSUES OF THE GOVERNMENT AT THE FEDERAL LEVEL AND
10:57:19 THEREIN LIES SOME OF THE CONFLICT.
10:57:21 WE'RE PROCEEDING.
10:57:25 THERE WAS A LOT OF PLAY WHEN A COUPLE OF THE JURISDICTIONS
10:57:30 RESPONDED AND SAID THEY WERE DONE, I WOULD NOTE THAT FEMA
10:57:36 HAS NOT GOTTEN BACK TO ANY OF THE FIVE JURISDICTIONS WITH A
10:57:42 COMPLETE REVIEW OF THEIR FILE.
10:57:47 SO THEY FEEL THEY ARE DONE AND I'M GLAD FOR THEM.
10:57:52 WE'RE BEING VERY COMPLETE AND THOROUGH IN OUR RESPONSE AND
10:57:57 WILL BE DONE IN THE NEXT COUPLE OF WEEKS.
10:57:59 WE'RE DOING EVERYTHING WE CAN TO DEMONSTRATE TO FEMA THAT
10:58:07 THE SPIRIT AND INTENT OF THEIR GUIDELINES HAVE BEEN MET IN
10:58:12 OUR ADMINISTRATION OF THE COMMUNITY RATING SYSTEM AND THAT
10:58:15 WE SHOULD NOT BE RETROGRADED TO LOSE OUR 20% DISCOUNT.
10:58:21 >>Mayor McLain: THANKS, STEVE.
10:58:22 ANY OTHER COMMENTS?
10:58:24 >>Vice-Mayor Ribble: YES, MAYOR.
10:58:24 I WOULD JUST LIKE TO SAY, STEVE, EVEN THOUGH THE STAFF HAS
10:58:29 BEEN OVERBURDENED WITH EVERYTHING YOU'RE DOING WITH FEMA, I
10:58:33 WANT TO EXTEND MY APPRECIATION TO THEM, IF YOU WOULD PASS IT

10:58:37 ON, ON BEHALF OF SOME OF THE RESIDENTS OF MINE WHO HAVE
10:58:40 CONTACTED ME WITH PERMITTING ISSUES, VERY, VERY SPECIFIC
10:58:44 PERMITTING ISSUES, AND THE STAFF HAS TAKEN TIME OUT OF THEIR
10:58:48 BUSY DAY TO RESOLVE THEM AND FOR THAT I'M EXTREMELY
10:58:51 GRATEFUL.
10:58:52 AND IF YOU WOULD PLEASE PASS THAT ON TO THEM.
10:58:55 >>Steven Sarkozy: I'LL DO THAT.
10:58:56 I'M SURE THEY'LL APPRECIATE THAT COMMENT.
10:58:58 THANK YOU.
10:58:59 >>Jim Ward: STEVE, WOULD IT BE IN OUR BEST INTEREST TO PUT
10:59:02 OUT AN ANNOUNCEMENT TO THE COMMUNITY AS TO WHERE WE ARE IN
10:59:04 THE PROCESS AND SOME OF THE POSITIVE THINGS WE'VE DONE TO
10:59:08 MOVE THE FOOTBALL FORWARD?
10:59:12 >>Steven Sarkozy: WE CAN.
10:59:16 I PAUSE IN THE SENSE THAT I DON'T -- I'M NOT SURE THAT WE
10:59:24 BENEFIT OUR CAUSE BY CONFRONTING THIS PUBLICLY WITH FEMA.

10:59:30 BECAUSE WHEN YOU SAY WE'RE DONE, THE DECIDING AGENCY TO
10:59:39 REALLY DETERMINE IF YOU'RE DONE IS FEMA, NOT US.
10:59:42 IN SOME WAYS IF I WERE AT THE FEDERAL AGENCY AND I HEARD
10:59:49 SOMEBODY AT A CITY SAYING WE'RE DONE AND WE'VE COMPLIED,
10:59:54 THEY MAY COME BACK AND SAY, NO, YOU HAVEN'T.
10:59:57 >>Mayor McLain: I'VE BEEN TALKING WITH STEVE PRETTY MUCH
11:00:00 DAILY ON THIS.
11:00:01 IT'S A CONCERN.
11:00:03 NOBODY WANTS TO LOSE THIS 20%, NOT 25 THAT WE HAVE HERE.

11:00:06 AND WHEN I FIRST HEARD ONE OF THE OTHER CITIES SAY, OH,
11:00:11 WE'RE DONE, WE ALL PROBABLY KNOW WELL ENOUGH THAT YOU'RE NOT
11:00:16 DONE UNTIL THEY COME BACK AND SAY WE APPROVED EVERY SINGLE
11:00:21 APPLICATION YOU PUT IN THERE.
11:00:23 I THINK THE QUALITY -- I THINK ROBERT KNOWS THE INS AND
11:00:27 OUTS.
11:00:28 WE DON'T HAVE A LARGE STAFF WORKING ON THIS.
11:00:30 MARY IS WORKING NIGHT AND DAY AND ROBERT AND WE HAVE MATT
11:00:33 COMING IN AND SOME OTHERS.
11:00:34 I'VE ONLY ASKED -- I ONLY ASK, STEVE, WILL WE MAKE THE
11:00:42 DEADLINE OF JUNE 10 FOR FINAL SUBMISSION AND HE COMMITS,
11:00:45 YES, WE WILL.
11:00:46 I FEEL CONFIDENT WE CAN.
11:00:47 AND THE QUALITY OF THE REVIEWS WE'RE DOING ON EACH SINGLE
11:00:52 PROPERTY, WHICH IS DIFFERENT, I THINK IS AT A HIGH LEVEL.
11:00:57 I'M HOPEFUL -- I WANT TO EMPHASIZE HOPEFUL -- WHEN THEY GET
11:01:02 OUR PACKAGES AND WE'RE SENDING THESE OUT NOT AS ONE BIG
11:01:04 PACKAGE, BUT WE'RE SENDING THEM AS WE GET THEM DONE, THAT
11:01:08 THE FEMA PEOPLE WILL AGREE THAT WE'VE DONE THE RIGHT PROCESS
11:01:13 AND THAT WE WILL CONTINUE.
11:01:15 BECAUSE THE PROCESS ISN'T OVER WHEN WE SUBMIT IT, THAT WE
11:01:18 WILL CONTINUE TO DO THAT PROCESS AND MEET THEIR NEEDS.
11:01:24 THERE ARE TEN LEVELS OF FEMA GOVERNMENT.
11:01:28 WE'RE DEALING WITH LEVEL THREE.
11:01:30 FOUR PEOPLE.

11:01:31 SO WE HOPE THAT IT WILL GO FORWARD.
11:01:33 BUT I THINK THE MESSAGE TO THE VILLAGE RATHER THAN THE PRESS
11:01:37 WOULD BE THAT WE'RE WORKING.
11:01:39 WE'RE GOING TO MEET THE DEADLINE, AND WE'RE DOING THE BEST
11:01:43 THAT WE CAN AT THIS POINT AND HOPEFUL BETWEEN THE JUNE
11:01:46 10th DEADLINE AND OCTOBER THAT FEMA WILL COME BACK WITH
11:01:51 POSITIVE COMMENTS.
11:01:52 AND THERE PROBABLY WILL BE A FEW THINGS WE HAVE TO TALK
11:01:55 ABOUT, WE'LL DEAL WITH THOSE AND HOPEFULLY MAINTAIN OUR 20%
11:02:00 DISCOUNT IN THERE.
11:02:02 THAT'S ALL WE CAN DO AT THIS POINT.
11:02:05 >>George Zalucki: MR. MAYOR, I'LL FOLLOW UP ON THAT COMMENT.

11:02:07 AT OUR EXECUTIVE SESSION YESTERDAY, STEVE AND I TALKED ABOUT
11:02:10 THIS AS WELL.
11:02:11 I'M OF THE BELIEF TO TAKE THE TIME THAT'S ALLOCATED, WE HAVE
11:02:14 UNTIL JUNE 10th.
11:02:15 LET'S MAKE SURE WE'RE THOROUGH, METICULOUS, AND COMPLETE
11:02:19 WHEN WE TURN THAT PACKAGE IN.
11:02:21 I LIKEN IT TO A TEACHER GIVES AN ASSIGNMENT.
11:02:24 THE NEXT DAY, A COUPLE OF PEOPLE TURN THE ASSIGNMENT RIGHT
11:02:26 IN, BUT THE TEACHER GAVE YOU A WEEK AND A HALF TO DO IT.
11:02:29 I ALWAYS TAKE THE TIME.
11:02:32 THE DIFFERENCE IS PROCRASTINATION AND WE KNOW THAT IS NOT
11:02:36 GOING ON HERE.
11:02:37 THEY ARE BEING VERY THOROUGH.

11:02:38 I COMPLIMENT THEM ON THE EFFORTS.
11:02:40 THANK YOU.
11:02:40 THAT'S MY COMMENT ON THAT.
11:02:41 >>Mayor McLain: SPEAKING OF TIMETABLES, WE ALL HAVE FORM 6
11:02:47 THAT IS CREEPING UP.
11:02:49 I'VE DONE A LITTLE RESEARCH MYSELF.
11:02:52 DON'T WAIT UNTIL THE LAST MINUTE.
11:02:54 IT'S DUE JULY 1st.
11:02:57 SO WE ARE BASICALLY DOWN TO THE 30 OR 45-DAY WINDOW.
11:03:03 I WOULD RECOMMEND COUNCIL GO INTO THAT WEBSITE, IF YOU
11:03:06 HAVEN'T ALREADY DONE IT, AND MAYBE TAKE A PEEK AT A FEW
11:03:09 SUBMISSIONS THAT ARE IN THERE.
11:03:12 THEY VARY PRETTY SIGNIFICANTLY IN THE AMOUNT OF DETAIL
11:03:15 THAT'S IN THERE.
11:03:16 I DON'T KNOW WHAT'S APPROVED AND WHAT'S NOT.
11:03:18 BUT MAKE SURE YOU UNDERSTAND THE RULES AND REGULATIONS AND
11:03:24 GET IT IN BY JULY 1st.
11:03:26 IF NOT, THERE IS A PENALTY THAT STARTS KICKING ALONG THERE
11:03:30 PRETTY QUICKLY.
11:03:31 NO OTHER COMMENTS, WE WILL -- I WILL ADJOURN THE REGULAR
11:03:36 SESSION AND CONVENE TO OUR WORKSHOP ITEMS.
11:03:40 AND WE'VE GOT TWO WORKSHOP ITEMS.
11:03:42 WORKSHOP ITEM NUMBER 1 IS BEN HILL GRIFFIN MONUMENT SIGN.
11:03:54 STEVE, WOULD YOU INTRODUCE THIS?
11:03:57 >>Steven Sarkozy: YES, MAYOR AND COUNCIL.

11:03:58 THIS IS JUST AN INFORMATIONAL UPDATE AS TO THE STATUS OF THE
11:04:05 SIGN.
11:04:06 INFORMATIONAL SIGN, WELCOME TO ESTERO, HAVE BEEN ONE OF YOUR
11:04:10 PRIORITIES.
11:04:11 THIS IS I BELIEVE THE LAST SIGN WE HAVE BUDGETED AT THIS
11:04:17 POINT.
11:04:17 I'LL TURN IT OVER TO DAVID FOR A DESCRIPTION OF SOME OF THE
11:04:22 RECENT CHANGES IN THE TIMELINE AND FOR THE INSTALLATION.

11:04:29 >>David Willems: GOOD MORNING, MAYOR, COUNCIL.
11:04:31 AT A PREVIOUS COUNCIL MEETING, WE TALKED ABOUT ADDING BEN
11:04:34 HILL GRIFFIN MONUMENT SIGN TO THE LANDSCAPING PROJECT.
11:04:36 AND WE HAD TALKED ABOUT THAT THERE ARE SOME CONSTRAINTS
11:04:39 THERE THAT ARE A LITTLE DIFFERENT THAN THE OTHER LOCATIONS.
11:04:42 WE'VE WORKED WITH BRUCE HOWARD AND THEN THE VITA LINK, THE
11:04:47 TEAM THAT ACTUALLY CREATED THE LOGO FOR US AND THE DESIGN
11:04:51 FOR THE SIGN AND ASKED THEM -- GOT THEIR OPINION ON WHAT WE
11:04:54 SHOULD DO AT THIS LOCATION.
11:04:56 I THINK THEY AGREED WITH COUNCIL THAT THE PREFERRED LOCATION
11:04:58 IS THE MEDIAN.
11:04:59 IT IS THE MOST VISIBLE, BUT THERE ARE SOME CONSTRAINTS IN
11:05:02 THIS SPOT.
11:05:03 ONE IS THERE IS A STREETLIGHT THAT'S NOT TOO FAR FROM THE
11:05:08 END OF THE MEDIAN.
11:05:09 AND THEN AS WE GOT INTO THE DESIGN, THERE IS ACTUALLY A
11:05:13 STORM DRAIN THAT GOES UNDERNEATH THE INTERSECTION THERE.

11:05:16 AND THEN BECAUSE OF THAT, IT PUSHES THE SIGN WAY UP AND THE
11:05:21 CONCERN WAS THE SIX-FOOT SIGN WOULD LOOK HUGE COMPARED TO
11:05:25 WHAT IT DOES ON THREE OAKS.
11:05:27 THREE OAKS LOOKS LIKE THE RIGHT SIZE BECAUSE IT IS FURTHER
11:05:30 BACK.
11:05:30 WORKING WITH BRUCE HOWARD AND ALSO THE BRANDING COMPANY,
11:05:35 WHAT THEY RECOMMENDED IS WE REDUCE IT BY ONE FOOT.
11:05:39 SO A FIVE-FOOT SIGN INSTEAD OF A SIX-FOOT SIGN.
11:05:42 YOU CAN SEE HOW CLOSE IT IS TO THE INTERSECTION THERE.
11:05:44 ON THREE OAKS, PROBABLY TWO TO THREE TIMES FURTHER BACK.
11:05:48 THIS IS JUST A PERSPECTIVE OF WHAT IT COULD LOOK LIKE
11:05:51 WITHOUT LANDSCAPING.
11:05:52 THEN WE HAD BRUCE HOWARD LOOK AT IT AND WHAT IT COULD LOOK
11:05:57 LIKE WITH LANDSCAPING.
11:05:58 A COUPLE OF THINGS TO NOTE HERE, WE WOULD HAVE THE GROUND
11:06:00 COVER IN FRONT OF IT.
11:06:02 BECAUSE OF THE STREETLIGHT THERE, WE'RE NOT GOING TO HAVE
11:06:06 TREES BEHIND IT LIKE WE DO AT OTHER LOCATIONS.
11:06:09 JUST CAN'T ROOM TO DO THAT.
11:06:11 BASICALLY A BACKDROP OF A SHRUB, MAYBE COCOPLUM OR SOMETHING
11:06:15 LIKE THAT SO IT WOULD CREATE A BACKDROP.
11:06:19 IT WILL BE FAIRLY CLOSE TO THE ROAD.
11:06:21 OUR DISCUSSIONS WITH THE COUNTY, THEY PRELIMINARILY HAVE
11:06:26 SAID WE CAN DO THIS, BUT THERE IS A CATCH.
11:06:29 AND BECAUSE THE SIGN IS SO CLOSE TO THEIR DRAINAGE PIPE,

11:06:33 THEY WOULD WANT US TO TAKE OVER MAINTENANCE OF THAT DRAINAGE
11:06:37 PIPE, MEANING THAT WE'LL HAVE TO CLEAN IT OUT EVERY YEAR.
11:06:40 AND IF IT WAS EVER DAMAGED AND NEEDS TO BE REPLACED, WE
11:06:43 WOULD ACTUALLY HAVE TO PULL IT OUT AND REPLACE IT.

11:06:46 OBVIOUSLY, THE ACTUAL DAMAGE PART OF IT ISN'T VERY LIKELY.
11:06:52 IT'S CONCRETE PIPE, SO IT WILL LAST FOR MANY, MANY YEARS.
11:06:56 BUT THE CLEANING IT OUT IS SOMETHING WE WOULD PROBABLY HAVE
11:06:58 TO DO.
11:07:00 WE KNOW FROM EXPERIENCE THAT THAT IS ONE THAT CLOGS UP
11:07:03 PROBABLY TWO TO THREE TIMES A YEAR.
11:07:05 RIGHT NOW, WE JUST CALLED THE COUNTY FOR THEM TO GO CLEAN
11:07:08 IT.
11:07:09 IF WE AGREED TO THIS, IT WOULD BE US CLEANING IT AND IT
11:07:12 WOULD PROBABLY BE -- MAYBE A THOUSAND DOLLARS A YEAR OR
11:07:15 SOMETHING LIKE THAT.
11:07:16 IT IS NOT A HUGE COST.
11:07:17 IT'S JUST SOME ADDITIONAL MAINTENANCE WE WOULD BE REQUIRED
11:07:19 TO DO.
11:07:20 >>Mayor McLain: HAVE TO BRING ONE OF THOSE TRUCKS THAT
11:07:22 VACUUM OUT, IS THAT WHAT THEY DO?
11:07:25 >>David Willems: WELL, THIS ONE ISN'T ACTUALLY SEDIMENT THAT
11:07:29 IS THE PROBLEM.
11:07:30 IF YOU GO OUT THERE, THEY HAVE THE GRATES.
11:07:32 THE PIPES ARE PRETTY BIG SO THEY PUT METAL GRATES SO KIDS
11:07:37 DON'T CRAWL AND GET STUCK IN THE CULVERTS.

11:07:40 JUST VEGETATION GETS PINNED UP AGAINST THAT.
11:07:44 MOST OF IT IS SENDING SOMEONE OUT THERE TO PULL THAT ALL OFF
11:07:47 SO THE WATER CAN FLOW APPROPRIATELY.
11:07:50 >>Vice-Mayor Ribble: IS THAT BEHIND THE SIGN, THE GRATE?
11:07:54 >>David Willems: IT'S ACTUALLY IN THE FOREGROUND OF THIS.
11:07:57 IN THIS PICTURE, IT IS THIS SIDE OF THE SIGN.
11:08:01 >>Vice-Mayor Ribble: WOULD YOU HAVE TO DISTURB WHAT YOU'RE
11:08:04 INTENDING TO DO THERE TO GET TO CLEAN IT OUT?
11:08:06 >>David Willems: NO, NOT TO CLEAN IT OUT.
11:08:09 THE CLEAN OUT PART IS ACTUALLY AT THE ENDS.
11:08:12 SO THE ENDS OF THE TYPE, THERE IS A LARGE DITCH THAT RUNS ON
11:08:15 THE NORTH SIDE OF GRANDEZZA AND NORTH SIDE OF TIDEWATER.
11:08:18 AND THEN IT GOES INTO THE NORTH BRANCH OF THE ESTERO RIVER.
11:08:22 THERE IS A LOT OF WATER THAT FLOWS THROUGH THAT AREA.
11:08:25 BECAUSE A LOT OF THE UPSTREAM IS NATURAL, SO THERE ARE A LOT
11:08:28 OF WETLANDS AND UPLANDS, IT BRINGS A LOT OF DEBRIS, JUST
11:08:31 DIFFERENT PLANT MATERIAL THAT GETS STUCK.
11:08:34 BECAUSE THIS IS THE FIRST PIPE THAT ANY OF THAT WATER HAS TO
11:08:37 FLOW UNDER.
11:08:38 IF FOR SOME REASON THERE WAS A FAILURE IN THE PIPE, WE WOULD
11:08:44 LIKELY HAVE TO TAKE THE SIGN OUT IN ORDER TO TAKE THE PIPE
11:08:48 OUT.
11:08:49 AND THAT'S WHY THE COUNTY DOESN'T WANT TO DO THAT.
11:08:51 THAT'S WHY THEY WANT US TO TAKE OVER THE MAINTENANCE OF IT.
11:08:54 JUST WANTED TO GET FEEDBACK FROM COUNCIL.

11:08:57 REALLY, THE ONLY OTHER OPTION TO THIS WOULD BE TO PUT IT ON
11:09:00 THE RIGHT-HAND SIDE HERE AND THEN PROBABLY PUSH IT BACK
11:09:04 MAYBE 30 FEET OR SO.
11:09:06 THAT WOULD REALLY BE THE ONLY OTHER OPTION.
11:09:09 >>Lori Fayhee: WHAT DID YOU ESTIMATE THE COST TO BE OF THE
11:09:13 MAINTENANCE, CLEANING?
11:09:14 >>David Willems: MAYBE A THOUSAND DOLLARS A YEAR.
11:09:16 PROBABLY LESS THAN THAT.
11:09:17 >>Lori Fayhee: THANK YOU.
11:09:19 >>George Zalucki: THANK YOU, DAVID.
11:09:20 I LOVE THE LOCATION IN THE CENTER, AND WE DID TALK ABOUT
11:09:24 THAT.
11:09:24 IT'S GOOD TO SEE IT WAS SCALED DOWN SO IT LOOKS APPROPRIATE
11:09:28 FROM THE CONCEPT.
11:09:29 JUST, AGAIN, DRILLING DOWN A LITTLE BIT ON THE DRAINAGE
11:09:32 GRATE THAT YOU SAID IS IN FRONT OF THE SIGN, IF I HEARD YOU
11:09:36 CORRECTLY --
11:09:37 >>David Willems: THE PIPE IS.
11:09:38 IF YOU GO OUT THERE AND LOOK AT THIS MEDIAN, YOU WON'T SEE
11:09:43 ANY DRAINAGE.
11:09:44 THERE IS A PIPE THAT GETS WATER UNDERNEATH THE ROAD.
11:09:46 NOT FOR ROAD DRAINAGE.
11:09:48 JUST TO GET WATER FROM THE EAST SIDE OF THE ROAD TO THE WEST
11:09:50 SIDE OF THE ROAD.
11:09:52 >>George Zalucki: YOU SPOKE ABOUT A GRATE THAT WAS ON TOP TO

11:09:55 PREVENT THE KIDS FROM GOING INSIDE THE CULVERT.
11:09:57 WHERE IS THAT LOCATED?
11:09:58 >>David Willems: IT'S ON THE ENDS OF THE PIPES.
11:10:01 IF YOU GO TO SOME OF THE HIGHWAYS, THEY HAVE LITTLE PIPES
11:10:04 THAT SPAN, LIKE ALUMINUM PIPE THAT SPANS THE PIPE SO THAT
11:10:08 PEOPLE CAN'T GET INTO IT.
11:10:10 >>George Zalucki: TO THE VICE-MAYOR'S POINT, THE VEGETATION,
11:10:13 THE FLOWERS WOULD NOT BE AFFECTED.
11:10:16 WHAT I'M TRYING TO UNDERSTAND IS IF THAT IS THE CASE,
11:10:18 PUTTING THE SIGN IN THE MIDDLE, THE PIPE IS UNDER THE ROAD
11:10:22 AND THE OPENINGS ARE ON EACH SIDE ON THE EASEMENTS OF THE
11:10:25 COUNTY, HOW DOES THE SIGN IMPACT THE VEGETATION ON EACH SIDE
11:10:30 OF THE ROAD?
11:10:30 >>David Willems: IT DOESN'T.
11:10:32 IT WAS IF THERE WAS DAMAGE TO THE PIPE AND IT NEEDED TO BE
11:10:35 REPAIRED, IT WOULD BE WITHIN THE AREA THEY WOULD IMPACT IT.
11:10:39 >>George Zalucki: DID YOU TALK ABOUT THE FACT THAT WE'LL
11:10:40 TAKE FULL RESPONSIBILITY OF REMOVING THE SIGN IF THE PIPE
11:10:43 EVER NEEDS TO BE ACCESSED AND THEN WE JUST KIND OF CONTAIN
11:10:47 IT TO OUR ASSET INSTEAD OF MAINTAINING A COUNTY ASSET IN
11:10:51 PERPETUITY?
11:10:54 >>David Willems: WE COULD TRY.

11:10:55 TYPICALLY THEY DON'T -- IF YOU GO TO THEIR DEFAULT, THEY'LL
11:10:58 SAY THAT THEY NEED 20 FEET ON EACH SIDE OF THE PIPE AND THEY
11:11:02 DON'T WANT ANYTHING THAT IS GOING TO COST THEM TO REPAIR.

11:11:06 WE COULD ASK THAT QUESTION.
11:11:08 >>George Zalucki: AGAIN, I'M TRYING TO UNDERSTAND HOW THAT
11:11:10 SIGN WILL IMPACT THE PIPE.
11:11:12 I THINK YOU RESPONDED THAT IT'S NOT.
11:11:13 >>David Willems: USUALLY IF A PIPE IS DAMAGED, IT'S AN
11:11:17 EMERGENCY SITUATION AND THEY ARE GOING TO GO OUT THERE RIGHT
11:11:20 AWAY AND REPAIR IT.
11:11:23 >>Mayor McLain: WHICH WE'D HAVE TO DO TOO.
11:11:26 >>David Willems: RIGHT.
11:11:26 THERE'S NOT REALLY A SITUATION WHERE WE HAVE TIME TO GO MOVE
11:11:30 IT.
11:11:30 >>George Zalucki: EITHER CASE, WE MAY HAVE TO DESTROY OUR
11:11:33 SIGN OR REMOVE OUR SIGN, WHETHER WE ARE RESPONSIBLE FOR THAT
11:11:37 PIPE OR THE COUNTY IS, THE SIGN IS SOMETHING THAT COULD BE
11:11:41 COMPROMISED.
11:11:43 I WOULD BE INCLINED TO MAYBE EXPLORE A LITTLE BIT, AND I'M
11:11:48 NOT SAYING WHAT YOU'VE DONE IS SOMETHING WE CAN'T TOLERATE,
11:11:53 BUT PERHAPS BECAUSE I'M HAVING DIFFICULTY UNDERSTANDING WHY
11:11:55 BECAUSE IT GOES UNDER THE ROAD AND OUR SIGN IS ABOVE IT AND
11:11:59 IT'S NOT IMPACTING THE PIPE, NOT ON THE ENDS, WHY WE HAVE TO
11:12:04 MAINTAIN AND REPLACE THAT PIPE.
11:12:06 >>David Willems: JUST IN MY -- I KIND OF LET OUR CONSULTANT
11:12:10 HANDLE THIS PART.
11:12:11 I TRIED NOT TO GET INTO THE DETAILS TOO MUCH ON THE
11:12:13 DISCUSSION, SO I WASN'T AT THE MEETING WITH THE DISCUSSION,

11:12:17 BUT I THINK IN THE COUNTY'S VIEW THEY ARE DOING US A FAVOR
11:12:22 BY EVEN ALLOWING US TO PUT IT IN THAT LOCATION.
11:12:25 TYPICALLY YOU WOULD NOT PUT A SIGN THAT CLOSE TO THEIR PIPE.
11:12:28 THEY WOULD WANT IT TO BE 30 FEET OFF OF THAT AREA WHICH
11:12:31 WOULD PUT US BEHIND THAT LIGHT POST.
11:12:35 IT COULD BE A MATTER OF THEY ARE ASKING FOR IT BECAUSE THEY
11:12:38 CAN ASK FOR IT.
11:12:40 >>George Zalucki: RIGHT.
11:12:42 AGAIN, I WOULD JUST SAY IF THERE'S ANY WIGGLE ROOM THERE.
11:12:46 >>David Willems: YEAH, WE CAN TRY TO PUSH BACK.
11:12:49 >>Mayor McLain: I WOULD AGREE WITH YOU.
11:12:50 IF YOU HAVE TO DESTROY THE SIGN IF IT GETS TO THAT, I GUESS
11:12:58 YOU DO IT.
11:12:59 >>Larry Fiesel: IF WE'RE GOING TO BE ASKED TO ASSUME THE
11:13:02 RESPONSIBILITY OF THAT PIPE, CAN WE HAVE THEM VERIFY TO US
11:13:05 BEFORE THEY DO THAT THE CONDITION THAT THE PIPE IS IN SO WE
11:13:09 DON'T ASSUME A DAMAGED PIPE?
11:13:11 >>David Willems: WE WOULD LIKELY DO THAT, BUT THAT WOULD BE

11:13:14 ON US.
11:13:14 THEY ARE NOT GOING TO VERIFY THAT.
11:13:16 WE'RE ASKING FOR SOMETHING FROM THEM.
11:13:20 WE WOULD BE THE ONES DOING THAT INSPECTION, WHICH WE WOULD.
11:13:25 >>Mayor McLain: ALL RIGHT.
11:13:26 YOU GOT THE MESSAGE, I THINK.
11:13:28 >>Larry Fiesel: I'M WITH GEORGE.

11:13:29 I DON'T SEE HOW THE SIGN IS AFFECTING IT.
11:13:31 I UNDERSTAND IT.
11:13:33 >>David Willems: THEY HAVE THE ABILITY TO APPROVE OR DENY
11:13:35 WHERE WE PUT THE SIGN.
11:13:36 SO THEY HAVE THE ABILITY TO ASK US FOR THINGS.
11:13:40 >>Larry Fiesel: THEY ARE DOING IT BECAUSE THEY CAN.
11:13:42 >>David Willems: YES.
11:13:44 >>Rafael Lopez: ONE LESS HEADACHE THEY GET RID OF FROM THEIR
11:13:47 PLATE.
11:13:48 >>David Willems: YES.
11:13:51 >>Mayor McLain: OKAY.
11:13:52 ANY OTHER QUESTIONS, COUNCIL?
11:13:53 IF NOT, DO WE HAVE ANY PUBLIC COMMENTS?
11:13:55 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
11:13:58 >>Mayor McLain: THANK YOU MUCH.
11:13:59 NEXT ON THE AGENDA IS ITEM 12B, FISCAL 2024-2025 CAPITAL
11:14:08 IMPROVEMENT PLAN REVIEW.
11:14:09 STEVE, WOULD YOU INTRODUCE THE ITEM?
11:14:12 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
11:14:14 THIS IS GETTING INTO THE DISCUSSION ON THE CAPITAL
11:14:17 IMPROVEMENT PROGRAM.
11:14:18 YOU'VE GOT INFORMATION THAT DAVID HAS PULLED UP HERE ON THE
11:14:22 SCREEN THAT'S IN YOUR PACKET AND THEN YOU HAVE THE SEPARATE
11:14:25 BINDER.
11:14:26 I WOULD STRONGLY RECOMMEND THAT YOU KEEP BOTH AS WE'RE GOING

11:14:30 TO BE GOING BACK TO THESE DOCUMENTS ON A RECURRING BASIS.
11:14:34 WE'LL UPDATE THINGS AS WE GO, BUT YOU CAN ALWAYS SUBSTITUTE
11:14:38 PAGES IN.
11:14:38 SO THE INTENT TODAY IS TO GIVE YOU DETAILS ABOUT THIS, ABOUT
11:14:49 ALL OF THE PROJECTS THAT ARE IN YOUR PROSPECTIVE C.I.P.
11:14:54 WHAT WE HAVE DONE IS OUTLINED ALL OF THE PROJECTS WITH A
11:14:59 SIMILAR, IDENTICAL FORMAT SO THAT YOU CAN SEE WHEN THE
11:15:05 PROJECTS WERE INITIATED, WHAT'S BEEN DONE TO DATE, WHAT THE
11:15:10 PROPOSED FUNDING MIGHT BE AND MOVE FORWARD WITH THE PACKAGE.
11:15:15 WHAT I'M GOING TO DO IS TURN IT OVER TO DAVID.
11:15:18 WE CAN GO IN AS DEEP AS YOU'D LIKE OR DEFER SOME OF THIS
11:15:23 TILL LATER DISCUSSIONS.
11:15:26 BUT WE WANT TO MAKE SURE THAT YOU AND THE PUBLIC ARE
11:15:30 COMFORTABLE WITH A LOT OF THESE PROJECTS AND THE BACKGROUND

11:15:33 RELATED TO EACH.
11:15:34 DAVID.
11:15:34 >>David Willems: GOOD MORNING AGAIN.
11:15:36 WHAT'S HERE ON THE SCREEN IS REALLY -- AND WE DO THIS EVERY
11:15:41 YEAR FOR THE C.I.P.
11:15:42 IT'S REALLY JUST THE FIVE-YEAR KIND OF SPENDING PLAN FOR
11:15:46 CAPITAL PROJECTS.
11:15:47 THE WAY THAT WE SET THIS UP IS WE JUST ALLOCATE FUNDS EACH
11:15:53 YEAR ALWAYS MAKING SURE WE DON'T GO NEGATIVE.
11:15:54 SO WE PROJECT -- WE HAVE WHAT OUR FUNDS ARE TODAY.
11:15:57 WE PROJECT WHAT WE THINK FUNDS COULD BE FOR EACH CATEGORY IN

11:16:03 THE YEARS GOING OUT.
11:16:04 AND WHAT WE DO IS WE MAKE SURE THAT WE DON'T DIP INTO SOME
11:16:08 OF THE RESERVES THAT ARE THE PROTECTED RESERVES THAT COUNCIL
11:16:12 HAS INDICATED THAT THEY NEED TO STAY PROTECTED.
11:16:15 BUT WE'RE SPENDING -- IN THIS PLAN HERE, WE SPEND ALL OF THE
11:16:20 GENERAL FUNDS THAT AREN'T IN A RESERVE ACCOUNT.
11:16:22 THEY ARE ALL SPENT WITHIN THIS FIVE-YEAR PERIOD.
11:16:27 EVEN THOUGH I THINK THE MANAGER MENTIONED EARLIER THAT WE DO
11:16:29 HAVE A LOT OF CASH ON HAND RIGHT NOW, BUT ACCORDING TO THIS
11:16:32 PLAN HERE, WE WOULD SPEND ALL OF THAT PROBABLY WITHIN THE
11:16:35 NEXT THREE YEARS AND THEN WE HAVE THE MILLION AND A HALF TO
11:16:38 SPEND EACH YEAR AFTER THAT.
11:16:40 THE REASON WE DID THIS RIGHT NOW IS SO THAT WE HAD THE
11:16:45 NUMBERS FOR 8A THAT COUNCIL APPROVED EARLIER.
11:16:48 THOSE AREN'T JUST NUMBERS THAT WE GRABBED OUT OF THE AIR.
11:16:52 WE KIND OF CAME UP WITH A TENTATIVE PLAN.
11:16:55 IT'S NOT SET IN STONE AT ALL.
11:16:57 IT WAS JUST A FIRST DRAFT AND THEN WHAT WE WANTED TO DO
11:17:00 TODAY WAS GO OVER KIND OF THE PROJECTS THAT ARE IN THIS.
11:17:03 I WASN'T PLANNING ON GOING OVER EVERY PROJECT IN A LOT OF
11:17:07 DETAIL.
11:17:07 SOME OF THE PROJECTS ARE OUT MAYBE 20, 30 YEARS OR MORE.
11:17:11 SOME OF THE BIKE-PED PROJECTS THAT GO UP AND DOWN SOME OF
11:17:14 THE POWER LINE EASEMENTS, I WASN'T GOING TO SPEND TIME GOING
11:17:19 OVER THOSE.

11:17:20 REALLY THE ONES THAT MIGHT HAPPEN WITHIN THE NEXT FIVE
11:17:23 YEARS.
11:17:23 ANY QUESTIONS ABOUT THIS AT ALL, I CAN ANSWER THOSE OR WE
11:17:26 CAN MOVE INTO THE SPECIFIC PROJECTS.
11:17:27 YOU'LL SEE THIS PLAN AGAIN AS WE GET INTO THE C.I.P.
11:17:31 AND IT WILL CHANGE.
11:17:32 THIS WAS JUST A DRAFT TO BE ABLE TO DO 8A.
11:17:35 WE'VE DONE PLANS LIKE THIS BEFORE WHERE WE EXPLAIN WHICH
11:17:41 PROJECTS WE HAD, BUT FROM INPUT FROM THE PUBLIC AND COUNCIL,
11:17:45 WE EXPANDED IT A LITTLE BIT TO INCLUDE MORE INFORMATION.

11:17:49 PREVIOUSLY, IT WAS REALLY JUST WE INCLUDED THE BUDGET.
11:17:52 WE INCLUDED A LITTLE BIT OF A GENERAL DESCRIPTION, AND WE
11:17:55 INCLUDED A LOCATION MAP.
11:17:58 ALL OF THAT INFORMATION IS STILL IN THERE, BUT I WANT TO
11:18:02 JUST FOR THE FIRST PROJECT, BUT WE EXPANDED IT TO INCLUDE
11:18:05 SOME OTHER INFORMATION FOR THE PROJECTS WHERE WE HAVE THAT
11:18:08 INFORMATION.
11:18:09 ONE THING YOU'LL NOTICE HERE ON CORKSCREW ROAD IS WE'RE
11:18:13 ADDING THE PROPOSED FUNDING, WHERE WE THINK THE FUNDING FOR
11:18:17 THAT PROJECT IS GOING TO COME FROM.
11:18:21 IT INCLUDES DIFFERENT IMPACT FEES.
11:18:24 THE GENERAL FUND, OR IF WE'RE GETTING GRANTS OR MONEY FROM
11:18:28 SOME OTHER LOCATION.
11:18:30 SO FOR CORKSCREW ROAD, YOU CAN SEE HERE WE'RE GETTING SOME
11:18:33 OF THE FUNDING FROM LEE COUNTY.

11:18:35 WE HAVE AN INTERLOCAL AGREEMENT WITH LEE COUNTY SO THEY WILL
11:18:38 PAY FOR A PORTION OF THAT PROJECT AND THAT'S INDICATED HERE.
11:18:40 WHAT YOU MAY NOTICE IS IF YOU TRIED TO COMPARE THIS DIRECTLY
11:18:45 BACK TO THE FIVE-YEAR PLAN THAT I SHOWED YOU, IT'S NOT --
11:18:50 YOU CAN'T JUST SEE THE GENERAL FUND NUMBERS.
11:18:54 IT WON'T BE THE EXACT SAME BECAUSE THE WAY MOST OF THE
11:18:57 GRANTS WORK THAT WE GET IS WE ACTUALLY HAVE TO SPEND THE
11:19:00 MONEY AND THEN IT COMES BACK TO US.
11:19:03 SO YOU'LL SEE THAT EVEN THOUGH LEE COUNTY D.O.T. HAS THREE
11:19:06 MILLION, WHEN YOU LOOK AT THAT FIVE-YEAR PLAN, WE WILL SPEND
11:19:09 THAT FROM THE GENERAL FUND AND THEN GET IT BACK FROM THEM
11:19:12 AFTER IT'S SPENT.
11:19:13 FROM AN ACCOUNTING STANDPOINT, WE HAVE THOSE GOING OUT.
11:19:16 STILL, PROJECT DESCRIPTION, DISCUSSION, MAINTENANCE, AND
11:19:22 THEN THE PART THAT WE'VE ADDED, THERE WERE SOME QUESTIONS
11:19:25 ABOUT, A LOT OF THESE MORE LONG-TERM COMPLICATED PROJECTS,
11:19:30 WHO IS WORKING ON THOSE PROJECTS, WHAT ARE THEY DOING?
11:19:34 WHAT ARE THE DOLLAR VALUE FOR THOSE ACCOUNTS?
11:19:38 ALSO, HOW MUCH HAVE WE SPENT ON THOSE CONTRACTS SO FAR?
11:19:42 WE'RE GOING TO ADD THAT INFORMATION.
11:19:45 RIGHT NOW WE HAVE ALL OF THAT INFORMATION EXCEPT THE MONEY
11:19:48 SPENT TODAY.
11:19:50 AND THE REASON FOR THAT IS THE FINANCE IT HE WANT IS GOING
11:19:53 THROUGH A SOFTWARE UPGRADE RIGHT NOW.
11:19:56 SO WE REALLY DON'T HAVE ACCESS TO THAT TODAY.

11:19:59 BUT I THINK THAT GOES LIVE IN JUNE.
11:20:02 SO AFTER JUNE, WE WILL HAVE ACCESS TO THAT READILY.
11:20:06 WE CAN GET THAT INFORMATION NOW.
11:20:08 IT'S TIME-CONSUMING AND DIFFICULT FOR KEVIN AND HIS GROUP TO
11:20:12 DO THAT.
11:20:12 AFTER WE GET THE NEW SOFTWARE, I'LL BE ABLE TO DO IT ALMOST

11:20:18 INSTANTLY.
11:20:19 IT WILL BE MUCH MORE USER FRIENDLY.
11:20:21 WE'LL BE ABLE TO GET THE DATA QUICKLY.
11:20:23 THE PLAN WILL BE IS WE'RE NOT GOING TO UPDATE THIS DOCUMENT
11:20:25 DAILY OR MONTHLY OR ANYTHING.
11:20:27 WE WOULD UPDATE THIS YEARLY WHEN WE'RE DOING THE BUDGET SO
11:20:30 THAT WHEN WE'RE DOING THE BUDGET, WE KNOW WHAT THE SNAPSHOT
11:20:33 IS FROM A TIME STANDPOINT, PROBABLY TOO CUMBERSOME TO TRY TO
11:20:37 UPDATE THIS ALL THE TIME.
11:20:38 BUT AS WE'RE DOING THE BUDGET, COUNCIL AND THE PUBLIC WILL
11:20:41 KNOW WHERE WE STAND ON EACH OF THOSE CONTRACTS.
11:20:44 FOR THIS ONE, REALLY JOHNSON ENGINEERING IS THE CONSULTANT
11:20:48 THAT WE'RE USING, AND IT SHOWS THE FUNDS THAT WE'VE SPENT ON
11:20:52 THOSE.
11:20:53 AND THEN FLORIDA ACQUISITION IS DOING THE EASEMENTS AND
11:20:57 THAT'S SHOWN HERE AS WELL.
11:20:59 >>Jim Ward: JUST ONE QUICK QUESTION, DAVID.
11:21:01 WHEN I COMPARED THIS TO THE FIVE-YEAR PLAN, I DON'T SEE THE
11:21:05 700,000 DESIGN AND PERMIT FEES IN THE FIVE-YEAR PLAN.

11:21:10 IT ACTUALLY SHOWS ON THE ESTIMATED COST IN THE LEFT-HAND
11:21:15 COLUMN, BUT I DON'T SEE IT IN THE BUDGET FOR 24-25-26.
11:21:22 >>David Willems: YOU'LL NOTICE ON THAT IS THAT'S ALREADY
11:21:24 BEEN SPENT.
11:21:25 THE DESIGN IS DONE.
11:21:26 THE DESIGN IS DONE, SO THAT WAS SPENT THE LAST COUPLE OF
11:21:28 YEARS.
11:21:29 SO THAT'S WHY YOU DON'T SEE THAT IN THE PLAN.
11:21:31 >>Jim Ward: OKAY.
11:21:32 THANK YOU.
11:21:35 >>David Willems: THE LAST PART THAT WE'RE GOING TO DO IS
11:21:37 JUST -- THIS IS GOING TO BE A REALLY BRIEF, QUICK SNAPSHOT
11:21:41 OF WHAT THE PROJECT STATUS IS.
11:21:44 IT WILL VARY A LITTLE BIT FROM PROJECT TO PROJECT, BUT MOST
11:21:47 OF THE PROJECTS THAT WE'RE WORKING ON, YOU HAVE A FEW
11:21:50 DIFFERENT KIND OF TOUCH POINTS THAT ARE IMPORTANT FOR THE
11:21:54 SCHEDULE.
11:21:54 SO WE HAVE THE IMPROVEMENT AREA DESIGN, THEN THE
11:21:58 CONSTRUCTION PLANS, THE PERMITTING AND THEN IN A LOT OF
11:22:00 THESE PROJECTS, THE EASEMENTS IS A TIME CONSTRAINT, SO WE
11:22:03 ADDED THAT AS A LINE ITEM SO THAT COUNCIL AND THE RESIDENTS
11:22:07 KNOW WHAT THE STATUS IS.
11:22:08 THE LAST ONE IS WHAT IS CONSTRUCTION LOOKING LIKE.
11:22:13 EITHER WHEN DO WE EXPECT TO START CONSTRUCTION OR WHAT IS
11:22:16 GOING ON FOR CONSTRUCTION.

11:22:18 WE TRIED TO DO THAT FOR EVERY PROJECT.
11:22:20 AGAIN, THIS DOCUMENT WILL BE UPDATED ONCE A YEAR AS WE'RE

11:22:25 DOING THE BUDGET.
11:22:27 SO THIS I WENT INTO A LITTLE BIT MORE DETAIL.
11:22:31 JUST SO COUNCIL KNOWS THE FORMAT THAT WE WENT THROUGH.
11:22:35 THE REST OF THEM I JUST WAS INTENDING TO GO THROUGH WHAT THE
11:22:39 PROJECT IS, BASICALLY BASED OFF OF THE LOCATION MAP AND IF
11:22:43 COUNCIL HAD ANY SPECIFIC QUESTIONS, I CAN ANSWER THOSE.
11:22:48 >>Mayor McLain: THE FORMAT IS GOOD, I THINK.
11:22:49 ON THIS SPECIFIC PROJECT, SINCE WE JUST -- THE CONTRACTOR
11:22:56 JUST ALMOST MAYBE 99% COMPLETE ON CORKSCREW, NOW WE'RE GOING
11:23:01 TO COME BACK IN AND WE'RE GOING TO BE OUT THERE FOR 12 TO 18
11:23:06 -- 12 TO 24, PROBABLY 18 TO 24 MONTHS.
11:23:11 WILL WE BE INTERACTING WITH THE TRAFFIC FLOWS AT ALL OR BE
11:23:17 OFF ROAD ON THIS PROJECT?
11:23:19 >>David Willems: COULD BE TIMES THAT THERE ARE LANE CLOSURES
11:23:22 BUT IT SHOULD BE LIMITED.
11:23:23 WE'LL MAKE SURE THOSE AREN'T DURING RUSH HOUR AND THERE WILL
11:23:26 BE TIMES THAT THEY CAN AND CAN'T CLOSE DOWN LANES, AND WHICH
11:23:30 DIRECTION IT IS AND WHICH TIME WILL BE IMPORTANT.
11:23:32 ALL OF THAT WILL BE WORKED THROUGH WITH THE CONTRACTOR.
11:23:34 >>Mayor McLain: I THINK EVERYBODY WILL BE EXCITED ABOUT THE
11:23:36 IMPROVEMENT BUT NOT IF IT IMPACTS -- AND GEORGE LIVES OUT
11:23:41 THERE --
11:23:41 >>David Willems: YEAH, THERE'S NOTHING IN THE LANES BUT

11:23:43 SOMETIMES FROM A SAFETY STANDPOINT IF THEY ARE WORKING RIGHT
11:23:46 ON THE SHOULDER, THEY'LL NEED TO SHUT DOWN A LANE FOR A
11:23:49 LITTLE BIT.
11:23:53 >>Larry Fiesel: DAVID, I'M LOOKING AT DATES ON THE FIVE-YEAR
11:23:55 PLAN AND DATES IN HERE, AND THEY HAVE ME CONFUSED.
11:23:58 FOR EXAMPLE, RIVER RANCH ROAD, IT DOESN'T LOOK LIKE WE'RE
11:24:01 GOING TO DO ANYTHING UNTIL '28-29.
11:24:04 THIS SAYS WE'LL DO IT AS SOON AS WE GET THE EASEMENTS.
11:24:06 >>David Willems: YEAH.
11:24:07 AND THAT'S THE PART WE NEED TO WORK THROUGH WITH COUNCIL
11:24:11 DECIDING WHAT ORDER TO DO THINGS.
11:24:13 I THINK WHAT HAPPENED WITH THE FIVE-YEAR PLAN, IT WAS
11:24:15 UPDATED BASED ON THE DOLLARS AND I JUST DIDN'T GET AROUND TO
11:24:20 GETTING BACK AND UPDATING THAT ON THE PLAN ITSELF.
11:24:23 THAT WILL HAVE TO BE UPDATED AS WE GO THROUGH THE PROCESS.
11:24:28 >>Larry Fiesel: DON'T PUT A LOT INTO THE DATES --
11:24:31 >>David Willems: AS FAR AS THE DATES, THE DATES IN THE PLAN,
11:24:36 THAT ONE WOULD SAY WHEN WE CAN DO IT.
11:24:39 SO WE WOULD BE -- ONCE WE GET THE EASEMENTS, THE PLANS AND
11:24:43 THE PERMITS, WE'RE READY TO START CONSTRUCTION.
11:24:47 BUT FROM A SPENDING STANDPOINT, DO WE WANT TO START
11:24:51 CONSTRUCTION?
11:24:51 I THINK THAT IS THE DIFFERENCE, WE'LL BE READY THEN, BUT
11:24:54 BECAUSE OF DOLLAR CONSTRAINTS, THAT MIGHT NEED TO PUSH OUT

11:24:57 BECAUSE THE PRIORITY MIGHT BE GETTING THE UEPs DONE AND

11:25:00 DOING THE PARK AND THE ENTERTAINMENT HUB, AND THAT MAY BE A
11:25:04 PRIORITY.
11:25:05 THAT'S WHAT WE'LL HAVE TO WORK THROUGH AS WE GET THROUGH THE
11:25:08 BUDGET.
11:25:10 >>Mayor McLain: IS THAT A PLACE SETTER?
11:25:13 YOU GOT IT OUT THERE IN 29, AND WE CAN BRING IT FORWARD, IF
11:25:16 COUNCIL THINKS IT IS AN EMERGENCY LIKE A TRAFFIC LIGHT OR
11:25:19 SOMETHING.
11:25:19 >>David Willems: KEEP IN MIND, WHEN YOU MOVE THAT FORWARD --
11:25:22 FIVE-YEAR C.I.P. IS SET TO THE POINT THAT WE SPEND EVERY
11:25:25 DOLLAR.
11:25:25 IF THAT MOVES FORWARD, SOMETHING ELSE HAS TO MOVE BACK.
11:25:28 THAT IS A PRETTY BIG DOLLAR AMOUNT SO THAT COULD MOVE
11:25:32 SOMETHING BACK SEVERAL YEARS.
11:25:36 >>Mayor McLain: THAT'S GOOD.
11:25:36 >>David Willems: THAT IS A GOOD POINT.
11:25:38 TO BE HONEST, THIS IS A LOT OF DATA AND A LOT OF
11:25:41 INFORMATION, SO I'M PRETTY CONFIDENT THAT IT'S NOT PERFECTLY
11:25:44 COORDINATED AT THIS POINT.
11:25:46 [LAUGHTER]
11:25:46 THAT WAS CORKSCREW ROAD.
11:25:52 WE HAVE THE INTERLOCAL AGREEMENT WITH THE COUNTY.
11:25:55 WE'LL BE DOING TEN-FOOT BIKE LANES ON BOTH SIDES OF THE
11:25:58 ROAD.
11:25:59 WE WILL DO STREETLIGHTS AT THIS TIME.

11:26:03 RIGHT NOW IS WHAT'S PROPOSED.
11:26:04 AND THEN WE'RE GOING TO DO LANDSCAPING AND IRRIGATION.
11:26:07 THE ESTIMATE IS $21 MILLION RIGHT NOW, WHICH SEEMS VERY,
11:26:12 VERY HIGH, BUT THE COSTS FOR CONSTRUCTION JUST KEEP GOING
11:26:17 THROUGH THE ROOF.
11:26:18 SO THAT'S WHAT WE HAVE IN THE PLAN RIGHT NOW.
11:26:20 FROM A CONSTRUCTION SCHEDULE STANDPOINT, WE JUST GOT
11:26:24 PROPOSALS BACK FROM CONSTRUCTION MANAGEMENT FIRMS FOR THIS.
11:26:27 AND I THINK WE GOT FOUR OR FIVE DIFFERENT RESPONSES.
11:26:31 SO STAFF WILL BE REVIEWING THOSE OVER THE NEXT COUPLE OF
11:26:34 WEEKS, AND THEN WE'RE GOING TO TRY TO HAVE THOSE RANKINGS TO
11:26:39 COUNCIL BEFORE THE BREAK SO WE CAN GET MOVING ON THAT AND
11:26:42 GET THAT GOING.
11:26:45 >>Rafael Lopez: I REMEMBER THERE WAS ONE OF THE MEETINGS
11:26:46 WHERE WE VOTED ON SOMETHING WHERE WE WERE GOING TO DO
11:26:50 LANDSCAPING ON CORKSCREW ROAD BETWEEN 75 AND BEN HILL
11:26:53 GRIFFIN.
11:26:53 IS THAT INCLUDED IN THOSE NUMBERS?
11:26:56 >>David Willems: NO, THAT IS NOT.
11:26:57 THERE WILL BE ANOTHER PROJECT LATER ON HERE.

11:27:00 THAT ONE IS NOT AS FAR ALONG.
11:27:03 THEY FINISHED THE SURVEY, AND THEY HAVE KIND OF A
11:27:06 CONSTRAINTS MAP.
11:27:08 THEY ARE WORKING THROUGH WHAT KIND OF TREES THEY THINK THEY
11:27:10 CAN INSTALL, SIMILAR TO WHAT WE DEALT WITH WITH U.S. 41.

11:27:14 THAT IS A SEPARATE PROJECT AND IT WILL BE CALLED OUT.
11:27:17 THAT ONE IS UNDER THE LANDSCAPING BECAUSE IT IS REALLY
11:27:20 PURELY A LANDSCAPING PROJECT, WHERE THIS IS MORE OF A
11:27:23 PEDESTRIAN PROJECT THAT HAS LANDSCAPING WITH IT.
11:27:26 >>Rafael Lopez: THANK YOU.
11:27:27 >>David Willems: BUT THIS IS STRICTLY FROM BEN HILL GRIFFIN
11:27:29 PARKWAY ALL THE WAY TO THE VILLAGE'S FURTHER EASTERN
11:27:34 BOUNDARY WHICH IS BELLA TERRA.
11:27:35 THE SECOND ONE IS RIVER RANCH ROAD.
11:27:42 COUNCILMEMBER FIESEL JUST BROUGHT THAT UP, THAT POTENTIALLY
11:27:45 COULD GET PUSHED OUT DEPENDING ON WHAT THE COUNCIL'S
11:27:50 PRIORITY IS, BUT IT'S LOCATED ALONG ESTERO HIGH SCHOOL
11:27:54 BETWEEN WILLIAMS AND CORKSCREW ROAD.
11:27:56 THIS ONE IS A DRAINAGE PROJECT.
11:27:59 IT'S GOING TO ADD SIDEWALKS ON BOTH SIDES OF THE ROAD AND
11:28:01 THEN INTERSECTION IMPROVEMENTS AT THE HIGH SCHOOL AND AT
11:28:06 WILLIAMS ROAD WHERE IT IS PROPOSED TO BE A ROUNDABOUT RIGHT
11:28:09 NOW.
11:28:10 THE REASON THIS COULD BE ONE THAT GETS PUSHED BACK IS A LOT
11:28:13 OF THE OTHER PROJECTS THAT WE'RE WORKING ON HAVE INTERLOCAL
11:28:16 AGREEMENTS OR GRANTS ASSOCIATED WITH THOSE.
11:28:18 SO WE HAVE TO DO THOSE RELATIVELY EARLY.
11:28:21 THIS IS PURELY VILLAGE FUNDS, SO THIS CAN MOVE WHEREVER WE
11:28:25 NEED IT TO FROM A PRIORITY OR A FUNDING STANDPOINT.
11:28:28 THE NEXT ONE IS BROADWAY WEST PHASE ONE.

11:28:36 THIS IS A -- THIS IS ONE OF THE REQUESTS THAT WE MADE TO THE
11:28:42 STATE FOR FUNDING THIS FISCAL YEAR.
11:28:47 IF IT'S APPROVED, I THINK WE PROBABLY FIND OUT BY JULY
11:28:50 1st, THIS WILL MOVE FORWARD.
11:28:52 AND WHAT THE PLAN IS TO DESIGN ALL OF THE ROADWAY.
11:28:56 IT WOULD BE DESIGN IMPROVEMENTS ALONG BROADWAY WHICH LIKELY
11:29:00 WOULD INCLUDE DRAINAGE IMPROVEMENTS, PEDESTRIAN
11:29:03 IMPROVEMENTS.
11:29:05 LIKELY STREET LIGHTING AND THEN SOME LANDSCAPING.
11:29:08 THE LANDSCAPING MIGHT BE A LITTLE BIT MORE LIMITED THAN SOME
11:29:11 OTHER PROJECTS BECAUSE THE RIGHT-OF-WAY IS SO NARROW.
11:29:13 SO THIS ONE AS OF THE LAST TIME WE SAW THE FUNDING WOULD BE
11:29:18 FUNDED BY THE STATE.
11:29:19 IF YOU LOOK AT THE BUDGET, YOU'LL SEE THAT WE PAY 1.3
11:29:24 MILLION FROM THE GENERAL FUND AND THEN WE GET REIMBURSED BY
11:29:28 THE STATE FOR THAT.

11:29:33 >>Mayor McLain: BUT IT SHOWS ESTIMATED COST OF 5.5 MILLION.
11:29:39 >>David Willems: THE FIRST PHASE IS THE DESIGN WHICH IS WHAT
11:29:41 WE PUT IN STATE FUNDING FOR.
11:29:43 WE WOULD HAVE THE STATE PAY FOR ALL OF THE DESIGN.
11:29:48 WE ACTUALLY ARE WORKING ON AN APPLICATION FOR DR FUNDING
11:29:53 THAT MAY PAY FOR THE CONSTRUCTION.
11:29:57 NOT SURE HOW LIKELY WE ARE TO GET THAT BECAUSE IT DOESN'T
11:29:59 HAVE SOME OF THE THINGS THAT WOULD MAKE IT RANK AS HIGH AS
11:30:04 OTHER PROJECTS FOR DR FUNDING, BUT WE'LL SUBMIT THAT

11:30:07 APPLICATION AND HOPEFULLY GET FUNDING.
11:30:09 PHASE TWO, SO WHAT WE DID IS WE SPLIT IT INTO TWO BECAUSE IT
11:30:18 IS A RELATIVELY LARGE PROJECT SO THAT FROM A CONSTRUCTION
11:30:21 STANDPOINT, IF WE DIDN'T HAVE THE WHOLE AMOUNT, WE CAN DO IT
11:30:25 IN TWO PHASES WHEN WE GOT THOSE AMOUNTS.
11:30:28 IT CAN SOMETIMES MAKE IT LOOK BETTER FROM A GRANT FUNDING
11:30:31 STANDPOINT THAT YOU'RE NOT ASKING FOR A HUGE NUMBER.
11:30:33 IN ONE YEAR, YOU'RE ASKING FOR TWO SMALLER NUMBERS OVER TWO
11:30:36 YEARS.
11:30:37 THAT'S WHY THAT WAS SPLIT UP.
11:30:38 WILLIAMS ROAD WIDENING, THIS IS ONE THAT WILL BE REQUIRED
11:30:44 ONCE NORTH POINT IS DEVELOPED, AND WE HAVE KCA WORKING ON
11:30:49 THAT RIGHT NOW.
11:30:50 THE COUNCIL WILL PROBABLY SEE A PLAN HERE IN THE NEXT COUPLE
11:30:55 OF WEEKS THAT WILL BE A CONCEPT -- IT WILL BE -- THE PLAN
11:30:59 WILL BE TO GO FROM TWO LANES TO FOUR LANES.
11:31:02 YOU'LL NOTICE IN THE BUDGET WE DON'T HAVE THAT SLATED FOR
11:31:06 CONSTRUCTION YET JUST BECAUSE WE DON'T KNOW EXACTLY WHEN IT
11:31:08 WILL BE NEEDED, BUT WE WANTED TO GET THAT PRELIMINARY DESIGN
11:31:12 DONE SO THAT WE WERE READY AND KNEW HOW MUCH IT WOULD COST
11:31:15 AS WE MOVE FORWARD.
11:31:17 I DON'T THINK I NEED TO GO -- VIA COCONUT SOUTH, THERE IS
11:31:25 EVENTUALLY A CONNECTION WITH BONITA.
11:31:27 THAT ROAD CONNECTION WILL ENTIRELY DEPEND ON WHEN BONITA IS
11:31:32 ABLE TO MOVE FORWARD WITH THAT.

11:31:33 THE VILLAGE ALREADY HAS ALL THE RIGHT-OF-WAY WE NEED.
11:31:36 THEY ACTUALLY HAVE TO CONDEMN PROPERTIES.
11:31:38 THERE IS A MUCH LONGER LEAD TIME FOR THEM, AND THERE IS NO
11:31:42 MONEY IN THE FIVE YEARS FOR THAT.
11:31:44 THAT'S SOMETHING THAT IS LIKELY OUT A LITTLE BIT FURTHER.
11:31:47 AND THEN THE NEXT SECTION IS THE INTERSECTION IMPROVEMENTS.
11:31:51 SOME OF THESE PROJECTS ARE VILLAGE PROJECTS.
11:31:55 SOME OF THE PROJECTS ARE NOT VILLAGE PROJECTS.
11:31:56 THE FIRST ONE IS THE PELICAN COLONY SIGNAL.
11:32:01 THE DEVELOPER IS WORKING ON IT.
11:32:03 IT'S NOT GOING VERY QUICKLY, BUT HOPEFULLY HERE BY THE END
11:32:08 OF THE YEAR, MAYBE THEY'LL HAVE THE PERMITS AND BE ABLE TO

11:32:11 START CONSTRUCTION.
11:32:13 >>Mayor McLain: THAT'S THE ONE THAT'S BEEN GOING ON FOR FOUR
11:32:14 YEARS -- OH, THIS IS DIFFERENT.
11:32:16 >>Vice-Mayor Ribble: THIS IS A DIFFERENT ONE.
11:32:19 >>David Willems: NO, THIS IS YOURS.
11:32:20 >>Vice-Mayor Ribble: I'M SORRY.
11:32:21 I'M THINKING PELICAN SOUND.
11:32:25 >>Mayor McLain: SO IT'S A FOUR-YEAR DISCUSSION.
11:32:27 >>David Willems: WE HAVE THAT LISTED AS NUMBER ONE AS BEING
11:32:29 IMPORTANT.
11:32:35 >>Larry Fiesel: ON THE TRAFFIC SIGNAL THAT WE'RE TALKING
11:32:37 ABOUT AT PELICAN COLONY, I THOUGHT IT HAD BEEN PAID FOR,
11:32:41 DESIGNED AND PERMITTED.

11:32:43 NOW YOU'RE SAYING NOT PERMITTED.
11:32:46 >>David Willems: THEY ARE WORKING ON THE PERMIT.
11:32:48 >>Vice-Mayor Ribble: THEN IT HAS TO GO THROUGH DESIGN AND
11:32:50 THEN BID, CONSTRUCTION.
11:32:56 >>Larry Fiesel: SOMETIMES I GET LOST IN MY OWN NOTES.
11:32:58 I'VE GOT THINGS THAT GO BACK ON THAT PARTICULAR INTERSECTION
11:33:02 -- YOU CAN BE MORE ACCURATE THAN ME, BUT IT SEEMS LIKE BACK
11:33:06 IN '21 OR '22 IT WAS SUPPOSED TO BE DESIGNED AND PERMITTED.
11:33:11 >>Vice-Mayor Ribble: YES.
11:33:12 YES, IT WAS SUPPOSED TO BE.
11:33:15 >>Larry Fiesel: WHAT WAS THE 99-YEAR LEASE THAT YOU SAID WE
11:33:18 MAY NOT BE AROUND FOR?
11:33:21 >>Mayor McLain: YEAH, WE MAY NOT BE HERE FOR THE LIGHT.
11:33:23 NOT JOKING ON THAT.
11:33:26 IT'S OUT OF OUR HANDS.
11:33:28 IT IS THE DEVELOPER THAT'S FUNDING IT.
11:33:29 >>Larry Fiesel: NOTWITHSTANDING THE FATALITIES AND ACCIDENTS
11:33:33 THAT HAVE ALREADY TAKEN PLACE AT THIS INTERSECTION, BUT VERY
11:33:37 SOON THAT CULVER'S IS GOING TO COME ONLINE AND THAT WILL
11:33:41 JUST -- I MEAN --
11:33:43 >>Vice-Mayor Ribble: THE HOSPITAL HAS BEEN THERE FOR WHAT,
11:33:45 THREE, FOUR, FIVE YEARS NOW.
11:33:46 >>Larry Fiesel: THE SHERIFF MOVED HIS OFFICE FROM THERE,
11:33:46 SO HE GOT TIRED OF DEALING WITH IT.
11:33:46 >>Vice-Mayor Ribble: THAT HASN'T URGED THEM ALONG ANY.

11:33:55 >>David Willems: THE HOSPITAL IS THE REASON THAT IT GOT
11:33:57 APPROVED.
11:33:57 THE HOSPITAL WAS VERY HELPFUL AND WORKING THROUGH SOME OF
11:34:01 THE DESIGN ISSUES AND REALLY WORKING TO PUSH THE STATE TO
11:34:05 ALLOW IT.
11:34:06 SO THE FIRST HURDLE WAS ACTUALLY TO GET THE STATE TO EVEN
11:34:09 ALLOW IT TO BE INSTALLED.
11:34:10 THEY HAVE TO SAY, OKAY, A SIGNAL CAN BE INSTALLED HERE AND

11:34:14 THEN THE SECOND PART WAS TO GET THE DEVELOPERS THAT ARE
11:34:18 RESPONSIBLE FOR IT TO ACTUALLY DO IT.
11:34:20 THEY HAD BEEN -- I MEAN, THEY DID SUBMIT APPLICATIONS, BUT I
11:34:24 THINK THAT WAS A YEAR, YEAR AND A HALF OR MORE AGO.
11:34:27 IT JUST HAS NOT BEEN MOVING FORWARD VERY QUICKLY.
11:34:32 >>Mayor McLain: IS THERE ANYTHING WE CAN DO TO TRY TO PUSH
11:34:34 THAT?
11:34:35 THE REASON WE'RE DOING IT, IT IS A SAFETY HAZARD.
11:34:40 SOMEBODY COULD GET KILLED THERE.
11:34:42 >>Vice-Mayor Ribble: COMMISSIONER SANDELLI WAS LOOKING INTO
11:34:45 IT.
11:34:45 IN FACT, HE SAT THERE ONE DAY AND WATCHED FOR HOURS.
11:34:48 CAME BACK TO ME AND SAID YOU'RE ABSOLUTELY RIGHT.
11:34:50 THAT INTERSECTION IS A NIGHTMARE.
11:34:52 HE WENT TO LEE COUNTY TO SEE IF THE MANAGER THERE COULD MOVE
11:35:00 THINGS ALONG BUT SO FAR I'VE HEARD NOTHING.
11:35:02 >>Mayor McLain: IT IS AN F.D.O.T. PROJECT.

11:35:04 >>David Willems: NO.
11:35:05 NO.
11:35:05 IT IS A PRIVATE DEVELOPMENT.
11:35:07 >>Vice-Mayor Ribble: PRIVATE DEVELOPMENT.
11:35:08 BUT THEY NEED APPROVAL.
11:35:15 >>Mayor McLain: YOU'RE GOING FRIDAY, MIGHT ASK DON SCOTT
11:35:19 ABOUT THAT.
11:35:19 >>Vice-Mayor Ribble: YES.
11:35:20 MY CONTACT WITH F.D.O.T. THERE HAS BEEN TRANSFERRED TOO.
11:35:26 >>Mayor McLain: PUT THAT ON YOUR AGENDA.
11:35:27 >>Vice-Mayor Ribble: YEAH, UM-HUM.
11:35:29 I KNOW.
11:35:31 >>David Willems: THE NEXT ONE IS WILLIAMS AND ATLANTIC GULF
11:35:34 DRIVE.
11:35:34 THIS IS ONE OF OURS.
11:35:36 WE HAVE JUST HIRED A CONSTRUCTION MANAGER.
11:35:41 COUNCIL APPROVED THE CONTRACT WITH MANHATTAN CONSTRUCTION A
11:35:43 COUPLE OF MEETINGS AGO.
11:35:44 WE HAVE OUR KICKOFF MEETING I THINK NEXT WEEK TO GET THEM
11:35:47 GOING.
11:35:48 REALLY WHAT THEY ARE GOING TO DO IS THE PRECONSTRUCTION
11:35:51 COORDINATION RIGHT NOW TO TRY TO MAKE SURE THAT WE HAVE THE
11:35:53 UTILITIES ALIGNED, THE POWER LINES ARE GOING TO HAVE TO BE
11:35:58 MOVED AND THINGS LIKE THAT.
11:35:59 WORK WITH THEM TO MAKE SURE THAT WE'RE READY FOR

11:36:01 CONSTRUCTION AND WE HAVE FLORIDA ACQUISITION THAT IS GOING
11:36:04 TO BE HELPING ROBERT WILEY GET THE LAND THAT WE NEED.
11:36:09 WE'VE HAD A LITTLE BIT OF MOVEMENT, BUT IT'S BEEN VERY SLOW
11:36:12 TO GET THAT DONE.

11:36:13 SO THE LAND HERE IS REALLY WHAT'S HOLDING IT UP.
11:36:16 THE DESIGN IS FINISHED.
11:36:18 IT'S JUST A MATTER OF GETTING THE EASEMENTS AND RIGHT-OF-WAY
11:36:21 THAT WE NEED TO BUILD IT.
11:36:23 WE'RE GETTING THE CONSTRUCTION COMPANY ON BOARD SO THAT ONCE
11:36:27 WE HAVE THAT, WE'RE READY TO GO.
11:36:30 >>Larry Fiesel: ONCE WE HAVE THE EASEMENTS, WE'VE GOT
11:36:32 EVERYTHING ELSE IN PLACE, WE CAN START CONSTRUCTION.
11:36:35 >>David Willems: BECAUSE WE DIDN'T HAVE THE LAND IN THIS
11:36:37 ONE, WE DON'T HAVE THE PERMIT, BUT WE HAD ALL THE QUESTIONS
11:36:40 ANSWERED ON THE PERMIT AND READY TO GO, SO THE PERMIT SHOULD
11:36:43 GO PRETTY QUICKLY ONCE WE GET THE EASEMENTS.
11:36:47 >>Mayor McLain: THIS IS THE ONE THAT WE DID GET AN E-COMMENT
11:36:50 ON, I BELIEVE, AND IF YOU LOOK AT THIS, I THINK THEY WERE
11:36:54 SEEING THAT THE BLUE DOT IN THE MIDDLE, IS THAT A STRUCTURE
11:36:58 THAT'S THERE?
11:37:01 >>David Willems: THERE'S GOING TO BE A ROUNDABOUT.
11:37:03 >>Mayor McLain: YEAH, THE ROUNDABOUT DOWN THERE, BUT UP
11:37:05 WHERE WALGREENS IS, WHEN YOU COME OUT OF THERE, YOU'RE GOING
11:37:08 TO BE FORCED TO TAKE THE RIGHT, BUT THEY WERE LOOKING AT
11:37:12 THAT SPLIT THERE THINKING PEOPLE COULD MAKE A U-TURN AT THAT

11:37:17 POINT.
11:37:19 >>Larry Fiesel: IF WE LEAVE THAT --
11:37:20 >>David Willems: NO, THE HOLE -- WE WERE ORIGINALLY LEAVING
11:37:23 THE HOLE IN THERE BECAUSE AT THE TIME WHEN WE WERE
11:37:26 ORIGINALLY DOING THIS DESIGN, WEST BAY CLUB NEEDED ACCESS
11:37:30 THAT WAY.
11:37:31 LIKELY WHEN WE GET TO THE CONSTRUCTION, NOW THAT IT'S TWO OR
11:37:34 THREE YEARS LATER, THAT WON'T BE THERE.
11:37:36 IT WILL BE STRAIGHT.
11:37:39 >>Mayor McLain: IT WILL BE VIRTUALLY IMPOSSIBLE TO TAKE --
11:37:41 >>David Willems: HAVE TO JUMP A CURB TO GET OVER THERE.
11:37:44 SOME PEOPLE ARE GOING TO DO THAT.
11:37:47 >>Vice-Mayor Ribble: UM-HUM.
11:37:48 THEY WILL.
11:37:49 >>Mayor McLain: THEY DRIVE -- I CAN'T BELIEVE PEOPLE DRIVE
11:37:52 THROUGH THE YELLOW -- THEY DON'T VALUE THEIR CAR A WHOLE
11:37:56 LOT.
11:37:56 I DON'T THINK I WOULD BE DOING THAT.
11:37:57 AND I DON'T THINK GEORGE --
11:38:03 [LAUGHTER]
11:38:05 >>Rafael Lopez: AT LEAST A COUPLE OF TIMES A WEEK I GO TO
11:38:07 OCEAN ACADEMY TO PICK UP MY GRANDDAUGHTER.
11:38:09 EVERY TIME I'M GOING OUT THE BACK TO GO ON WILLIAMS, THERE'S
11:38:11 SOMEBODY THERE ALWAYS MAKING A LEFT TURN.
11:38:14 >>David Willems: IT'S REALLY BAD, GO LOOK ON GOOGLE EARTH,

11:38:18 LOOK AT THE INTERSECTION.
11:38:19 THERE IS SOMEBODY MAKING THE ILLEGAL LEFT ON GOOGLE EARTH.
11:38:23 IT'S ALWAYS.
11:38:27 BUT THIS WILL PREVENT THIS FROM HAPPENING.
11:38:29 >>Mayor McLain: WHEN WILL THIS BE DONE?
11:38:31 >>David Willems: IT IS THE EASEMENTS.
11:38:32 IF WE GET THE EASEMENTS, IT COULD START BY THE END OF THE
11:38:35 YEAR.
11:38:35 AND ASSUMING COUNCIL WANTS TO SPEND THE MONEY ON IT ONCE WE
11:38:40 GET TO THAT POINT.
11:38:41 THE NEXT ONES ARE MORE JUST INTERSECTION IMPROVEMENTS THAT
11:38:47 ARE GOING TO BE NEEDED.
11:38:50 >>Steven Sarkozy: LET ME PAUSE A MOMENT.
11:38:52 ON THE ISSUE OF EASEMENTS, OUR APPROACH ON EASEMENTS WAS
11:38:54 ORIGINALLY TO USE STAFF GOING OUT ON BENDED KNEE, ASK FOR
11:39:01 COLLABORATION.
11:39:02 TOOK A LOT OF TIME.
11:39:03 SO NOW WE GO OUT AND WE HIRE A FIRM THAT IS MORE VIGILANT IN
11:39:10 GETTING AFTER THAT, BECAUSE THAT'S THEIR SOLE -- THERE IS
11:39:14 ANOTHER STEP THAT WE CAN DO, AND THAT IS TO CONDEMN FOR THE
11:39:17 EASEMENTS.
11:39:20 AND AT SOME POINT RATHER THAN HAVE -- YOU KNOW, I HATE
11:39:26 GETTING TO THAT POINT, BUT IF WE CAN'T GET PROJECTS DONE FOR
11:39:31 THE GOOD OF THE COMMUNITY AND THE EASEMENTS ARE THE ONLY
11:39:34 THING AND WE'RE GOING TO DO IT ONE WAY OR THE OTHER, MAYBE

11:39:38 THAT'S THE BEST APPROACH.
11:39:40 I'M NOT SUGGESTING ANYTHING AT THIS POINT, BUT AT SOME POINT
11:39:45 IN OUR FUTURE WE MAY NEED TO DO THAT TO GET THINGS DONE.
11:39:51 >>Mayor McLain: I THINK THAT'S APPLICABLE TO THIS
11:39:53 INTERSECTION, BUT ALSO I THINK BIKE LANES AND THE LIKE.
11:39:58 I JUST GOT BACK FROM EUROPE AND YOU LOOK AT THE BIKE LANES
11:40:00 THEY HAVE OVER THERE, YOU COULD TELL THEY NEEDED EMINENT
11:40:07 DOMAIN TO GET THE BIKES OFF THE TRAFFIC LANES THERE.
11:40:09 I THINK THAT, ONE, WE TRY THE APPROACH.
11:40:15 IF IT DOESN'T WORK, EACH CASE WILL BE DIFFERENT.
11:40:18 I FOR ONE WOULD NOT BE OPPOSED TO TRY TO COOPERATE.
11:40:24 IF THEY DON'T COOPERATE, DO WHAT YOU'VE GOT TO DO.
11:40:27 >>Robert Eschenfelder: ESPECIALLY IF THERE'S GRANT MONEY
11:40:29 INVOLVED, WE'RE ON A CLOCK AND NEED TO SPEND IT OR WE DON'T.
11:40:34 AT SOME POINT, ONE PRIVATE PROPERTY OWNER HOLDING IT UP FOR
11:40:38 SOME REASON LIKE JUST DON'T WANT IT OR WHATEVER, WE NEED TO
11:40:44 FISH OR CUT BAIT.
11:40:45 I AGREE WITH THE MANAGER.
11:40:46 NO LOCAL GOVERNING BOARD WANTS TO DEPLOY EMINENT DOMAIN, BUT
11:40:51 TO GET SOME OF THESE EASEMENTS, WE MAY HAVE TO DO THAT.
11:40:55 >>George Zalucki: ROB, THAT IS A GREAT POINT.
11:40:56 I AGREE WITH THAT.

11:40:58 HOW LONG DOES IT TYPICALLY TAKE FOR THAT PROCESS TO COMPLETE
11:41:02 START TO FINISH?
11:41:03 >>Robert Eschenfelder: THERE ARE TWO STATUTORY CHAPTERS.

11:41:06 ONE IS A LONG TAKE.
11:41:07 ONE IS A QUICK TAKE FOR THE EASEMENTS.
11:41:09 WE DO A QUICK TAKE.
11:41:10 WE PAY THE MONEY IN.
11:41:11 WE FILE THE SUIT, DECLARE IMMEDIATE NEED.
11:41:14 WE GET AN ORDER RIGHT AWAY THAT GIVES US THE EASEMENT AND WE
11:41:18 TAKE CARE OF HOW MUCH IS OWED DOWN THE LINE.
11:41:21 WILLEMS WILL HAVE HIS EASEMENT AND BE ABLE TO GET ON THE
11:41:24 ROAD.
11:41:25 >>George Zalucki: 30 DAYS, 60 DAYS?
11:41:27 >>Robert Eschenfelder: NO LONGER THAN 60 DAYS.
11:41:29 >>Steven Sarkozy: WE'RE SPENDING MONTHS AND MONTHS GOING
11:41:33 BACK AND FORTH WHERE THE OUTCOME IS BASICALLY GUARANTEED,
11:41:38 IT'S JUST WE DON'T HAVE THE PRICE OR THE WILLING PARTNER.
11:41:46 >>Mayor McLain: YOU LET US KNOW WHEN YOU RUN THAT UP.
11:41:49 BECAUSE I THINK WE'RE ALL -- THERE IS A TIMELINE THAT WE'VE
11:41:52 GOT TO PLAY WITH, ESPECIALLY WITH GRANTS.
11:41:57 I THINK COUNCIL IS OPEN TO THAT DISCUSSION ON AN INDIVIDUAL
11:42:00 PROJECT BASIS.
11:42:03 >>Vice-Mayor Ribble: DOES THAT TAKE A COUNCIL VOTE TO DO
11:42:05 THAT?
11:42:06 >>Robert Eschenfelder: SO YOU CAN DO IT EITHER WAY.
11:42:08 COUNCIL CAN DESIRE TO AUTHORIZE THE FILING OF LITIGATION
11:42:15 PIECE BY PIECE OR IT COULD MORE GENERALLY GIVE AUTHORIZATION
11:42:19 TO THE MANAGER THAT IF THE MANAGER DETERMINES THAT WE HAVE

11:42:24 TRIED AS HARD AS WE COULD TRY TO GO AHEAD AND AUTHORIZE THE
11:42:27 VILLAGE ATTORNEY TO FILE WITHOUT A COUNCIL VOTE, IT'S UP TO
11:42:31 YOU HOW MUCH YOU WOULD LIKE TO DELEGATE TO THE MANAGER.
11:42:35 I THINK WITH SOME OF THESE, THEY ARE PRETTY CUT AND DRY.
11:42:40 COMING BACK AND SAYING, OKAY, WE TRIED, IT JUST ADDS ANOTHER
11:42:43 TWO WEEKS OR LONGER TO WAIT FOR COUNCIL TO MEET ANOTHER TIME
11:42:47 WHEREAS IF THE MANAGER JUST HAD THE AUTHORITY AND MADE A
11:42:52 BUSINESS JUDGMENT OF HOW LONG WE'VE BEEN AT THIS, SEVEN
11:42:56 MONTHS AND THEY ARE STILL NOT RESPONDING OR STILL SAYING NO,
11:42:59 I THINK PROBABLY HE SHOULD BE ABLE TO SAY, VILLAGE ATTORNEY,
11:43:03 GO AHEAD AND CONDEMN FOR THE EASEMENT.
11:43:06 DIFFERENT IF YOU MAKE A CONDEMNATION DECISION TO TAKE
11:43:09 PEOPLE'S LAND, THAT'S SOMETHING YOU ALL, THE COUNCIL SHOULD
11:43:14 MAKE A DECISION ON SEPARATE.
11:43:15 THE EASEMENT THINGS, AGAIN, IT'S UP TO YOU.
11:43:17 BUT I THINK MORE OF A GENERAL DELEGATION WOULD BE WHERE I'D
11:43:21 GO.
11:43:24 >>David Willems: YEAH, MOST OF THE EASEMENTS HAVE NO AFFECT

11:43:26 ON THE PROPERTY OWNER.
11:43:28 THEY ARE ENTIRELY OUTSIDE THEIR BERM, DOESN'T AFFECT ANY
11:43:31 TREES, ANYTHING THEY OWN.
11:43:32 DOESN'T AFFECT THEIR USE OF THE LAND AT ALL.
11:43:36 WE HAVE RUN INTO A COUPLE WHERE EVERYTHING IS GOOD, GOOD,
11:43:39 AND FOR SOME ARBITRARY RESPONSE ONE HAS TO MOVE THE SIDEWALK
11:43:44 JUST BECAUSE.

11:43:45 >>Vice-Mayor Ribble: TO THIS POINT, REALLY NO REASON WHY
11:43:47 THEY HAVEN'T BEEN GRANTED YET.
11:43:49 >>David Willems: RIGHT.
11:43:50 WELL, UP UNTIL NOW, I WON'T SAY STAFF IS -- IT WAS DIFFICULT
11:43:55 FOR STAFF TO SPEND THE TIME TO GET ALL THOSE.
11:43:59 IT'S VERY TIME-CONSUMING.
11:44:00 BUT NOW THAT WE HAVE A COMPANY DOING THAT, THERE IS NO
11:44:03 REASON.
11:44:03 TOTALLY AGREE.
11:44:05 >>Mayor McLain: I WOULD THINK THAT WE PUT A TIME ELEMENT ON
11:44:07 THAT.
11:44:10 REACH OUT, PROBABLY IS DIFFICULT TO REACH THE RIGHT PROPERTY
11:44:12 OWNER TO HAVE THAT DISCUSSION.
11:44:15 >>David Willems: NO.
11:44:16 WE'RE PRETTY GOOD ABOUT THAT.
11:44:17 >>Mayor McLain: I SEE STANLEY A LOT OF TIMES.
11:44:21 HEY, WE NEED TO GET, WANT TO WORK WITH YOU, WITHIN 90 DAYS
11:44:25 OR 60 DAYS WE WILL FILE FOR --
11:44:29 >>David Willems: STANLEY IS DEALING WITH ACTUAL RESIDENTS.
11:44:32 TYPICALLY WE'RE DEALING WITH THE HOA, THE POA OR THE CDD.
11:44:36 SO THEY ARE MUCH MORE READILY KNOWN TO US WHO WE'RE DEALING
11:44:39 WITH.
11:44:40 THERE'S ONLY I THINK TWO OR THREE SITUATIONS WHERE WE'RE
11:44:43 DEALING WITH PRIVATE PROPERTY OWNERS.
11:44:45 >>Steven Sarkozy: THE OTHER ELEMENT THAT WE HAVE IS THAT

11:44:48 WHEN WE'RE TRYING TO GET EASEMENTS FROM MULTIPLE PARTNERS
11:44:52 ALONG, LET'S SAY A BIKE PATH LINE, AND YOU HAVE ONE PROPERTY
11:45:00 OWNER WHO HAS WHAT I MIGHT SUGGEST IS SILLY REQUIREMENTS ON
11:45:08 US AND HOLDS EVERYTHING UP, YOU JUST SCRATCH YOUR HEAD AND
11:45:13 SAY, ARE WE MODIFYING OUR DESIGN TO ACCOMMODATE YOUR SILLY
11:45:20 APPROACH WHEN IT DOESN'T REALLY MAKE A WHOLE LOT OF SENSE.
11:45:24 SO WE HAVE DIFFERENT MOTIVATIONS AS WE MOVE INTO THESE
11:45:28 PROJECTS.
11:45:28 IT LEAVES A REAL BITTER TASTE IN OUR MOUTH THAT THESE ARE
11:45:36 SUPPOSED TO BE COMMUNITY PROJECTS AND IT COULD BE -- NO
11:45:39 OFFENSE INTENDED HERE -- BUT AN ATTORNEY TRYING TO
11:45:42 DEMONSTRATE TO HIS CLIENT THAT HE'S PROVIDING VALUE AND
11:45:46 ADDING A CONDITION THAT MAKES NO SENSE.
11:45:50 >>Mayor McLain: I THINK WE AGREE WITH YOU, THAT WE NEED TO

11:45:52 SPEED THE PROCESS UP.
11:45:54 >>George Zalucki: MR. MAYOR, WOULD IT BE APPROPRIATE FOR ROB
11:45:56 TO PERHAPS CRAFT A RESOLUTION FOR THE NEXT COUNCIL MEETING
11:46:00 THAT ADDRESSES SOME OF THESE CONCERNS AND QUESTIONS WE HAVE?
11:46:03 I'M OF THE THOUGHT, OF COURSE, NEVER TAKING ANYBODY'S
11:46:06 RIGHTFUL PROPERTY.
11:46:07 THAT'S NOT WHERE MY MIND IS.
11:46:09 IT'S ABOUT PUBLIC EASEMENTS.
11:46:13 EASEMENTS THAT COULD BE UTILIZED FOR THE BENEFIT OF THE
11:46:15 COMMUNITY.
11:46:16 THAT'S WHAT I'M FOCUSED ON.

11:46:18 IF IT SAVES THE VILLAGE TIME AND HEADACHES AND US TO GET
11:46:22 SOME OF THESE MAJOR SAFETY PROJECTS, THIS IS A SAFETY
11:46:24 PROJECT, IN MY VIEW, I THINK WE NEED TO BE CLEAR ABOUT OUR
11:46:29 INTENTION AND GIVE THE STAFF AND MANAGEMENT THE LATITUDE TO
11:46:33 MAKE THESE DECISIONS SO IT DOESN'T HOLD THE PROCESS UP.
11:46:37 IF IT'S APPROPRIATE, MAYBE A RESOLUTION AT THE NEXT MEETING?
11:46:41 OR AS SOON AS YOU CAN GET ONE TO US.
11:46:45 >>Robert Eschenfelder: YEAH, AS BEST --
11:46:49 >>Mayor McLain: I DO THINK WE NEED TO BE CONSCIOUS OF WHEN
11:46:51 WE'RE GOING TO HOAs, CAN BE TOWNHOMES, CAN BE 500 HOMES.
11:46:57 I DON'T WANT TO GIVE CARTE BLANCHE ON THAT, BUT I THINK WE
11:47:00 HAVE ENOUGH MEETINGS THAT WE CAN DO THAT.
11:47:02 BUT I THINK WE SHOULD MAYBE HAVE A PROCESS IN THERE.
11:47:06 BECAUSE PATIENCE ONLY GOES SO FAR.
11:47:11 GOOD.
11:47:13 >>David Willems: AND THERE ARE SOME COMMUNITIES THAT HAVE
11:47:15 BEEN VERY, VERY EASY TO WORK WITH.
11:47:17 ONCE WE EXPLAIN WHAT WE'RE DOING, THEY REALIZE THAT THEY ARE
11:47:20 GOING TO BENEFIT AS MUCH FROM IT AS THE REST OF THE PUBLIC.
11:47:25 THEY ARE READY TO GO.
11:47:25 AND THERE ARE A LOT OF PROJECTS THAT WE HAVE A LOT OF THE
11:47:27 EASEMENTS.
11:47:28 IT'S JUST THESE FEW HOLDOUTS THAT ARE DELAYING PROJECTS.
11:47:31 THESE ARE A COUPLE OF PROJECTS THAT AREN'T VILLAGE PROJECTS,
11:47:38 BUT ARE VILLAGE TRAFFIC STUDY RECOMMENDED INTERSECTION

11:47:44 IMPROVEMENTS AT DIFFERENT LOCATIONS.
11:47:46 THIS ONE IS THREE OAKS AND CORKSCREW.
11:47:49 I THINK EVERYBODY MAY REALIZE THAT THAT RIGHT-TURN LANE
11:47:53 NORTHBOUND IT NEEDS TO BE A DOUBLE.
11:47:56 WE'VE TRIED TO WORK WITH THE COUNTY.
11:47:58 I DON'T KNOW THAT THEY HAVE A SCHEDULE TO DO THAT IN THE
11:48:01 NEXT COUPLE OF YEARS, BUT WE'LL KEEP TRYING TO WORK WITH
11:48:04 THEM TO GET THAT PUSHED FORWARD BECAUSE THAT IS ONE THAT
11:48:09 BACKS UP TRAFFIC.
11:48:12 SOME MORE INTERSECTION IMPROVEMENTS AT COCONUT AND U.S. 41.

11:48:18 SOME OF THOSE WOULD BE THE VILLAGE, BUT -- AND THEN ALSO
11:48:22 SOME OF THE CONDITIONS THAT WE PUT ON WOODFIELD WOULD MAKE
11:48:26 SOME OF THESE IMPROVEMENTS IF AND WHEN THEY ARE NEEDED.
11:48:28 SO THAT'S SOMETHING THAT COULD EITHER BE THE D.O.T., THE
11:48:33 VILLAGE, OR THE DEVELOPER, DEPENDING ON WHEN THEY ARE
11:48:36 NEEDED.
11:48:37 BUT THE TRAFFIC STUDY INDICATED AT SOME POINT IN THE FUTURE
11:48:40 THERE WOULD BE INTERSECTION IMPROVEMENTS NEEDED AT THAT
11:48:42 LOCATION.
11:48:43 ANOTHER ONE ON U.S. 41.
11:48:47 THIS WOULD REALLY GO IN CONJUNCTION WITH THE WILLIAMS ROAD
11:48:51 WIDENING PROJECT.
11:48:52 RIGHT NOW, IF YOU MAKE A SOUTHBOUND LEFT ONTO WILLIAMS,
11:48:56 YOU'LL NOTICE THAT THERE'S REALLY ROOM FOR TWO LEFT-TURN
11:48:58 LANES, BUT THERE CAN'T BE TWO LEFT-TURN LANES UNTIL THERE

11:49:02 ARE TWO RECEIVING LANES.
11:49:04 ONCE WILLIAMS ROAD IS WIDENED, THERE COULD BE AN EXTRA
11:49:08 LEFT-TURN LANE ADDED THERE TO GET PEOPLE THERE.
11:49:10 IT CAN'T HAPPEN UNTIL WILLIAMS ROAD IS WIDENED.
11:49:13 AND THEN THIS IS ONE OF THE POTENTIAL ROUNDABOUTS ON COCONUT
11:49:18 ROAD.
11:49:20 IN THE FIVE-YEAR C.I.P., THERE IS SOME MONEY IN THERE TO
11:49:24 STUDY THIS AND COME UP WITH THE DESIGN.
11:49:28 NO CONSTRUCTION DOLLARS IN THE FIVE YEARS, BUT JUST
11:49:30 UNDERSTAND EXACTLY WHAT IT IS.
11:49:32 AND THIS WOULD BE THE EASTERN-MOST ROUNDABOUT.
11:49:35 THE WAY THAT THE STUDIES HAVE INDICATED IS THE EASTERN-MOST
11:49:39 WOULD BE THE ONE THAT'S NEEDED FIRST AND THEN YOU KEEP
11:49:42 MOVING WEST, WHICH MAKES SENSE BECAUSE THAT'S WHERE THE
11:49:44 TRAFFIC FLOW IS.
11:49:47 >>Mayor McLain: NOTHING TO BE SPENT UNTIL WE GIVE APPROVAL.
11:49:50 >>David Willems: REALLY ANY PROJECT WE EVER DO, NOTHING IS
11:49:52 EVER SPENT UNTIL WE GET COUNCIL APPROVAL.
11:49:55 >>Mayor McLain: I HAVE A BIAS ON THIS ONE ON COCONUT, THAT
11:49:58 WE NEED TO HAVE BONITA SPRINGS ASSIST IN THE DEVELOPMENT OF
11:50:02 THAT FOR CAPITAL DOLLARS IN THERE.
11:50:04 GOOD.
11:50:06 >>David Willems: AND THEN THIS IS THE PELICAN SOUND/U.S. 41
11:50:11 TRAFFIC SIGNAL.
11:50:12 THIS IS ONE THAT WILL BE INSTALLED ONCE NORTH POINT IS

11:50:16 DEVELOPED.
11:50:17 UNTIL NORTH POINT IS DEVELOPED, THERE'S NOT REALLY THE
11:50:20 WARRANT THERE, BUT WE KNOW WHEN THE INTENSITY OF NORTH POINT
11:50:23 HAPPENS THERE WILL NEED TO BE A TRAFFIC SIGNAL AT THIS
11:50:25 LOCATION.
11:50:26 AND THIS WILL EVENTUALLY HELP WHAT'S GOING ON WITH THE

11:50:30 CHICK-FIL-A AND THAT, BECAUSE PEOPLE THAT WANT TO GO NORTH,
11:50:34 THERE'S NO REAL EASY WAY TO GO.
11:50:36 ONCE THIS IS DEVELOPED, THEY'LL BE ABLE TO GO NORTH AND TURN
11:50:39 LEFT AT THIS LIGHT, THIS TRAFFIC SIGNAL.
11:50:41 IT COULD KIND OF HELP THIS WHOLE AREA ONCE IT'S INSTALLED.
11:50:45 BUT WE DON'T KNOW WHEN THAT IS BECAUSE IT'S REALLY
11:50:47 CONTINGENT ON A PRIVATE DEVELOPMENT.
11:50:49 CORKSCREW ROAD EVENTUALLY AT U.S. 41, THE COUNTY WILL NEED
11:50:56 TO MAKE IMPROVEMENTS THERE.
11:50:57 AND THEN THIS IS THE SECOND ROUNDABOUT.
11:51:02 THIS IS AT MEADOWBROOK ON COCONUT ROAD.
11:51:06 SIMILAR TO THE PREVIOUS, WE DO HAVE MONEY I THINK IN YEAR
11:51:09 FOUR OR FIVE FOR DESIGN OF IT.
11:51:12 BUT THAT'S ALL -- OBVIOUSLY, THAT'S ALL SUBJECT TO COUNCIL
11:51:16 APPROVAL, BOTH IF WE KEEP IT IN THE FIVE-YEAR C.I.P. AND
11:51:18 THEN ALSO IF AND WHEN WE ACTUALLY SPEND THE MONEY TO DO IT.
11:51:22 AND THEN THIS IS ONE THAT THE PLAN FOR THE APARTMENTS ON VIA
11:51:31 COCONUT POINT AND NORTH POINT HAVE A ROADWAY THAT WILL
11:51:35 CONNECT PELICAN SOUND TO VIA COCONUT.

11:51:39 AND WE WILL HAVE TO CROSS THE RAILROAD.
11:51:41 SO HOPEFULLY WE'RE ABLE TO BUY THE RAILROAD AND THEN WE
11:51:44 WON'T HAVE TO PAY FOR A LEASE.
11:51:46 BUT IF FOR SOME REASON THE RAILROAD IS NEVER PURCHASED BY
11:51:50 THE PUBLIC, THEN THERE WOULD NEED TO BE A LEASE AGREEMENT
11:51:53 MADE WITH THE RAILROAD ACROSS THAT LOCATION.
11:51:55 >>George Zalucki: I HAVE A QUICK QUESTION ON RAILROADS AND
11:51:58 VIA COCONUT.
11:51:58 IS THE VILLAGE RESPONSIBLE FOR THE MAINTENANCE OF THE
11:52:02 ASPHALT ROAD ADJACENT TO THE RAILROAD TRACK?
11:52:05 >>David Willems: YES.
11:52:05 >>George Zalucki: SO IF THERE IS A NOTABLE DEFICIENCY --
11:52:10 >>David Willems: IT IS ROUGH THERE, YES.
11:52:12 >>George Zalucki: YES.
11:52:13 SO WHAT'S THE PROCESS OF SUBMITTING THAT AS A POTENTIAL
11:52:15 PROJECT FOR US TO TAKE A LOOK AT?
11:52:18 >>David Willems: THAT WILL HAVE TO HAPPEN AT SOME POINT.
11:52:22 WE'VE TRIED NOT TO DO IT RIGHT NOW WITH THE KNOWLEDGE THAT
11:52:25 MAYBE IT GETS PURCHASED.
11:52:26 BECAUSE WHENEVER WE DO WORK IN THERE, THERE WILL LIKELY BE A
11:52:29 CHECK MADE TO THE RAILROAD.
11:52:35 YES, THAT'S DEFINITELY SOMETHING THAT WILL NEED TO BE DONE.
11:52:38 THE HOPE WOULD BE IS IF WE CAN GET THE LAND PURCHASED, WE
11:52:41 JUST PULL THE RAILROAD TRACKS OUT AND IT'S JUST A ROAD.
11:52:47 >>Mayor McLain: WHERE IS THIS ROUGH SPOT?

11:52:48 >>George Zalucki: VIA COCONUT AND THE RAILROAD TRACKS.
11:52:51 WOULD THAT BE JUST NORTH OF WILLIAMS?

11:52:53 >>David Willems: BETWEEN WILLIAMS AND CORKSCREW.
11:52:55 IT'S RIGHT HERE ON THE SOUTH SIDE OF THIS MAP OR ON THE
11:53:01 RIGHT SIDE OF THE MAP.
11:53:02 THAT CROSSING IS GETTING A LITTLE BIT ROUGH.
11:53:04 THIS WOULD BE THE LAST ROUNDABOUT.
11:53:09 I DON'T KNOW THAT WE WOULD EVER DO THIS ONE BECAUSE IN
11:53:13 REALITY, THE PROPERTIES THAT BENEFIT FROM THIS ARE ACTUALLY
11:53:18 ALL IN UNINCORPORATED LEE COUNTY.
11:53:20 I'M NOT SURE IF THIS ONE WOULD EVER HAPPEN.
11:53:23 BUT THE STUDIES THAT WE'VE DONE INDICATE THAT AT SOME POINT
11:53:26 THERE WILL LIKELY NEED TO BE A ROUNDABOUT HERE FOR EL DORADO
11:53:30 ACRES TO BE ABLE TO GET OUT OF THEIR COMMUNITY.
11:53:32 THE NEXT SECTION, BIKE-PED.
11:53:39 THESE ARE SOME OF THE PROJECTS THAT WE'RE LOOKING AT.
11:53:41 WILLIAMS ROAD, THIS WAS ADDING THE BIKE LANES AND THE
11:53:45 PEDESTRIAN PATHS ALONG WILLIAMS ROAD.
11:53:49 THIS COULD BE A PROJECT THAT GETS PUSHED BECAUSE THIS IS ONE
11:53:53 THAT DOESN'T HAVE ANY GRANT FUNDING ASSOCIATED WITH IT.
11:53:56 FROM A BUDGET STANDPOINT WE WANT TO MOVE PROJECTS UP, THIS
11:54:00 DOESN'T HAVE SOMETHING THAT TIES IT TO HAVING TO HAPPEN IN A
11:54:03 CERTAIN TIME FRAME.
11:54:04 BUT IT IS AN IMPORTANT PROJECT.
11:54:06 IT WAS HIGHLY RECOMMENDED IN THE BIKE-PED MASTER PLAN

11:54:09 BECAUSE THE BIKE-PED MASTER PLAN INDICATED THERE WAS A LACK
11:54:12 OF EAST-WEST CONNECTIONS WITHIN THE VILLAGE THAT WERE SAFE
11:54:15 FOR PEDESTRIANS.
11:54:16 CORKSCREW ROAD IS NOT ONE.
11:54:17 IT DOESN'T HAVE ANY BIKE LANES AND IT ONLY HAS A SIDEWALK ON
11:54:20 THE NORTH SIDE OF THE ROAD FOR PART OF THE WAY.
11:54:24 THE SOUTH SIDE, IT IS THE WHOLE WAY BUT RIGHT ON THE BACK OF
11:54:27 CURB.
11:54:28 NOT A GOOD EXPERIENCE.
11:54:29 THIS WOULD PROVIDE A GOOD EAST-WEST CONNECTION.
11:54:31 SANDY LANE, THIS IS ONE THAT'S MOVING FORWARD.
11:54:38 WE'VE HIRED A CONSTRUCTION MANAGER TO WORK ON THAT.
11:54:41 BECAUSE OF THE STATE LEGISLATURE, THE WAY THAT THEY HAVE
11:54:43 DONE THE CCNA CONTRACTS, THAT CONTRACT WILL START JULY 1st
11:54:49 BECAUSE WE EXPECT THAT THE CONSTRUCTION TO BE MORE THAN THE
11:54:51 $4 MILLION CURRENTLY.
11:54:53 CRYSTAL CONSTRUCTION WILL HELP BUILD THAT.
11:54:58 JULY 1st, WE MEET WITH THEM AND GET THAT MOVING FORWARD TO
11:55:01 CONSTRUCTION.
11:55:02 THIS IS ONE THAT STEVE HAD MENTIONED WHEN HE TALKED ABOUT
11:55:04 SOME PLACES THAT WERE DIFFICULT TO GET EASEMENTS, THIS IS
11:55:08 ONE OF THEM THAT WE'RE REALLY STRUGGLING.
11:55:10 IT SEEMS LIKE MOST OF THE PEOPLE THAT WE TALK TO SAY, SURE,
11:55:14 WE'LL SIGN AN EASEMENT.

11:55:15 THIS ONE HAS HAD SEVERAL PEOPLE THAT WANT DOLLARS OR PAYMENT

11:55:20 OR SOMETHING ELSE FOR SOMETHING THAT REALLY DOESN'T IMPACT
11:55:23 THEM AT ALL.
11:55:24 THIS ONE IS BROADWAY EAST.
11:55:33 THIS IS ANOTHER ONE THAT COULD GET PUSHED OFF IF COUNCIL
11:55:36 NEEDED TO, BUT THIS IS ONE THAT WE WOULD BE LOOKING TO DO
11:55:39 PLANNING HERE SHORTLY TO GET IT STARTED.
11:55:42 THIS WILL CONNECT BROADWAY AVENUE WEST OVER TO SANDY LANE,
11:55:47 WHICH WILL GET THEM TO VIA COCONUT.
11:55:49 RIGHT NOW, IF YOU LIVE OFF OF BROADWAY AVENUE WEST, REALLY
11:55:52 YOU CAN COME OUT, BUT THEN YOU HAVE TO GO ALONG 41 IS REALLY
11:55:55 THE ONLY PLACE YOU CAN TRAVEL BECAUSE THERE'S NOTHING ACROSS
11:55:59 THE STREET.
11:56:00 THIS WOULD GIVE THEM A MUCH BETTER CONNECTION TO A BETTER
11:56:04 NETWORK OF BIKE-PED FACILITIES.
11:56:06 CORKSCREW ROAD.
11:56:10 SO THESE ARE SOME OF THE ONES THAT ARE A LITTLE BIT FURTHER
11:56:14 OUT THAT ARE IN THE BIKE-PED MASTER PLAN, BUT EITHER VERY
11:56:17 EXPENSIVE.
11:56:17 THEY ARE ON ROADS THAT THE VILLAGE DOESN'T OWN OR THAT THERE
11:56:22 ARE OTHER CHALLENGES, SOME OF THEM WILL REQUIRE EASEMENTS
11:56:24 THAT WILL BE VERY DIFFICULT TO GET.
11:56:26 BUT THIS IS PUTTING A PATH ALONG THE NORTH SIDE OF CORKSCREW
11:56:30 ROAD WHERE THERE CURRENTLY ISN'T A PATH.
11:56:31 THE VILLAGE DOESN'T OWN CORKSCREW ROAD, BUT THERE IS A NEED
11:56:35 FOR IMPROVED BIKE-PED FACILITIES ALONG CORKSCREW ROAD.

11:56:38 THESE NEXT FEW ARE PROJECTS THAT WERE ORIGINALLY A LITTLE
11:56:46 FURTHER OUT ON THE VILLAGE'S RADAR, BUT F.D.O.T. HAS AGREED
11:56:50 TO ACTUALLY DESIGN, PERMIT, AND BUILD THEM FOR US.
11:56:53 SO THESE ARE WITHIN THE FIVE-YEAR C.I.P., BUT MOST OF THOSE
11:56:59 COSTS WILL BE -- THE STATE WILL ACTUALLY BE PAYING TO DO
11:57:02 THESE PROJECTS.
11:57:02 ONE OF THEM THE STATE IS ACTUALLY IN THE PROCESS OF HIRING A
11:57:08 CONTRACTOR TO DESIGN IT.
11:57:09 THEY ARE WORKING ON IT RIGHT NOW.
11:57:10 THIS IS COCONUT ROAD BETWEEN SHADOW WOOD AND VIA COCONUT.
11:57:16 THEY HAVE REALLY NICE PEDESTRIAN FACILITIES, BUT THERE IS A
11:57:19 GAP IN THE SIDEWALK ON THE NORTH SIDE OF THE ROAD.
11:57:21 SO WHAT THAT HAS LED TO IS THERE'S SOME MID BLOCK CROSSINGS
11:57:25 OF COCONUT WHICH ARE NOT VERY SAFE.
11:57:27 SO WHAT WE WOULD LIKE TO DO IS CONNECT THAT SIDEWALK ON THE
11:57:30 NORTH SIDE ALL THE WAY OUT TO U.S. 41 AND THEN WE WOULD BE
11:57:34 ABLE TO GET RID OF THE MID BLOCK CROSSINGS AND PEOPLE WOULD
11:57:38 BE ABLE TO GO BACK AND FORTH.
11:57:40 THIS IS THE FIRST PHASE THAT TAKES PEOPLE TO VIA COCONUT.
11:57:45 >>Jim Ward: JUST A QUICK QUESTION, WE HAD A COUPLE -- SIX

11:57:48 MONTHS AGO WE HAD THE MEETING WITH THE CDD AND TALKED ABOUT
11:57:51 THE POTENTIAL FOR HELPING THEM UPGRADE THE BIKE PATHS.
11:57:57 HAS ANYTHING FURTHER COME ALONG WITH THAT?
11:58:00 >>David Willems: YES.
11:58:01 WE HIRED JOHNSON ENGINEERING TO COME UP WITH A CONCEPT,

11:58:05 WHICH WE HAVE.
11:58:07 WE HAD A COUPLE OF COMMENTS ON WHERE THEY WERE PROPOSING TO
11:58:10 MEANDER THE SIDEWALK.
11:58:11 THE IDEA IS THAT ON THREE OAKS PARKWAY, THE PATHS ALONG
11:58:15 THREE OAKS PARKWAY THROUGH THE BROOKS ARE BEAUTIFUL, BUT
11:58:19 THEY ARE REALLY A DIRECT OFFSET OF THE ROADWAY.
11:58:23 IT DOESN'T HAVE SOME OF THE INTEREST THAT MAYBE ESTERO
11:58:25 PARKWAY DOES.
11:58:26 SO THE IDEA IS THAT THE CDD IS IN THE PROCESS OF RESURFACING
11:58:30 ALL OF THOSE, SO STEVE CAME UP WITH THE IDEA TO WORK WITH
11:58:34 THEM AND SEE IF THERE ARE WAYS THAT WE CAN IMPROVE THOSE
11:58:37 FACILITIES BY MEANDERING THEM AND PULLING THEM OFF THE ROAD
11:58:40 A LITTLE BIT MORE WHERE THE VILLAGE WOULD PAY FOR THAT PART
11:58:44 OF IT AND JUST TO MAKE IT BETTER.
11:58:47 IT'S NOT A HUGE COST.
11:58:48 AND WITH WHAT JOHNSON HAS GOT SO FAR, I THINK FIVE OR SIX
11:58:52 LOCATIONS THAT WE COULD DO THAT, BUT THERE WAS ONE LOCATION
11:58:55 SPECIFICALLY THAT -- IT'S A REALLY NICE SPOT AT THE VERY
11:59:01 NORTH END OF THE BROOKS, JUST SOUTH OF WILLIAMS ROAD.
11:59:04 THERE IS A VERY WIDE GRASS AREA BETWEEN THE ROAD AND THE
11:59:07 PRESERVE THAT WILL ALLOW US TO ALMOST CREATE A LINEAR PARK
11:59:11 WITH SOME SEATING AREAS.
11:59:13 IT WILL ACTUALLY OVERLOOK THE CDD'S PRESERVE.
11:59:16 WE ARE WORKING ON THAT.
11:59:17 WE DON'T HAVE IT FINE TUNED YET, BUT THEY SHOULD GET THE

11:59:20 PLAN BACK TO US AND THEN WE CAN MEET WITH THE CDD.
11:59:23 >>Jim Ward: THANK YOU.
11:59:25 >>David Willems: THIS IS ANOTHER PROJECT THE STATE HAS
11:59:27 AGREED TO FUND.
11:59:28 THIS ONE IS A LITTLE BIT FURTHER OUT.
11:59:30 BUT CORKSCREW ROAD, THERE'S ACTUALLY NO PEDESTRIAN ACCESS TO
11:59:33 THE STATE PARK THERE.
11:59:34 SO WHAT WE WOULD PROPOSE TO DO IS CONNECT FROM U.S. 41 ON
11:59:39 THE NORTH SIDE OF CORKSCREW ROAD MULTIUSE PATH THAT WOULD GO
11:59:43 TO THE KORESHAN STATE PARK ENTRANCE.
11:59:47 AS COUNCILMAN FIESEL PROBABLY KNOWS, THERE IS A SIDEWALK
11:59:50 FROM PELICAN SOUND TO THAT LOCATION.
11:59:53 SO AFTER THIS IS BUILT, PELICAN SOUND WILL HAVE A PATHWAY ON
11:59:57 THE NORTH SIDE OF CORKSCREW ROAD TO GET ALL THE WAY TO U.S.
11:59:59 41.
12:00:01 >>Larry Fiesel: IT'S A PRETTY SKINNY SIDEWALK.

12:00:03 >>David Willems: VERY SKINNY.
12:00:04 I THINK IT MIGHT BE A FOUR-FOOT SIDEWALK ON THE BACK OF THE
12:00:07 CURB.
12:00:08 >>Larry Fiesel: TWO PEOPLE HAVE A HARD TIME PASSING EACH
12:00:10 OTHER, I THINK.
12:00:12 >>David Willems: YEAH, PRETTY TIGHT.
12:00:13 THIS WILL GET YOU THERE AND THIS WILL GET YOU TO U.S. 41.
12:00:18 THIS IS ONE THAT HOPEFULLY THE COUNTY MAYBE WILL WORK ON AT
12:00:22 SOME POINT IS TO GET ACCESS TO THE PARK.

12:00:26 IT'S KIND OF ODD THAT WE HAVE SUCH A NICE PARK IN OUR
12:00:30 COMMUNITY AND THERE'S ACTUALLY ALMOST NO WAY TO WALK THERE.
12:00:33 THERE IS IF YOU COME OFF OF RIVER RANCH ROAD THROUGH BLOCK
12:00:37 LANE.
12:00:38 OFF OF CORKSCREW ROAD, THERE'S NO CONNECTION.
12:00:40 RIGHT OUT HERE, THERE'S NO SIDEWALK.
12:00:41 SO THE HOPE WOULD BE IS TO WORK WITH THE COUNTY AT SOME
12:00:44 POINT TO ACTUALLY GET A SIDEWALK THAT BRINGS YOU INTO THE
12:00:47 PARK.
12:00:48 >>Vice-Mayor Ribble: RIGHT NOW, IT'S OVERFLOW PARKING.
12:00:51 >>David Willems: RIGHT, RIGHT.
12:00:52 THIS IS ANOTHER ONE THAT THE STATE HAS AGREED TO FUND.
12:00:58 THE ROUNDABOUTS THAT WE HAVE ON VIA COCONUT FUNCTION PRETTY
12:01:01 WELL.
12:01:02 BUT THERE ARE SOME ALIGNMENT ISSUES THAT COULD MAKE IT WORK
12:01:06 BETTER.
12:01:07 AND THEN THE PEDESTRIAN FACILITIES AREN'T CURRENTLY UP TO
12:01:09 WHAT THE STANDARD WOULD BE.
12:01:11 WHAT THIS WILL DO IS BRING THOSE ROUNDABOUTS INTO WHAT
12:01:15 CURRENT STANDARDS FOR ROUNDABOUTS ARE.
12:01:16 ONE IS THE ANGLE WHEN YOU COME IN.
12:01:19 YOU SHOULD REALLY BE FACED MORE LEFT SO YOU HAVE TO SLOW
12:01:24 DOWN.
12:01:24 BECAUSE OF THE WAY IT IS SET UP THERE, YOU CAN CARRY A
12:01:26 LITTLE BIT TOO MUCH SPEED GOING INTO THE ROUNDABOUT.

12:01:28 AND THE PATHS, THE SIDEWALKS AROUND THE ROUNDABOUT I THINK
12:01:33 ARE SIX FEET AND THEY WANT THEM TO BE AT LEAST TEN FEET
12:01:37 BECAUSE ON A ROUNDABOUT OF THAT SIZE, THEY REALLY WANT THE
12:01:40 BICYCLES TO BE ON THE PATH AROUND IT, NOT GOING THROUGH THE
12:01:43 ROUNDABOUT.
12:01:43 SO THAT'S ONE THAT THE STATE HAS AGREED TO PAY FOR AS WELL.
12:01:47 >>Vice-Mayor Ribble: WOULD YOU EVER DO THAT SEPARATELY FROM
12:01:49 WIDENING WILLIAMS ROAD?
12:01:51 WOULDN'T YOU WANT TO DO THAT ALTOGETHER IF YOU HAD TO?
12:01:56 >>David Willems: IT DEPENDS ON THE TIMING OF THEM.
12:01:58 THE PART WITH WILLIAMS ROAD IS WE DON'T KNOW WHEN IT WILL
12:02:01 HAPPEN.

12:02:01 BUT WHAT WE'RE DOING IS KCA IS CONTEMPLATING THOSE
12:02:07 IMPROVEMENTS IN THEIR DESIGN SO THAT THEY WILL WORK
12:02:09 TOGETHER.
12:02:10 IF IT MAKES SENSE, IF KCA TELLS US THAT, WELL, IT WOULD BE
12:02:17 BETTER TO JUST DO IT NOW, WE WOULD PROBABLY DO IT NOW AND
12:02:21 NOT HAVE THE STATE COME IN AND TEAR IT OUT LATER.
12:02:23 BUT THAT WOULD BE PART OF THE COORDINATION AS THEY GO ALONG.
12:02:26 KCA IS AWARE OF THE PROJECT AND KNOWS THEY NEED TO
12:02:30 COORDINATE WITH IT.
12:02:31 THIS IS ANOTHER ONE ON CORKSCREW ROAD.
12:02:34 SO THE PREVIOUS VERSION WAS JUST A PATH ON THE NORTH SIDE.
12:02:37 WHAT THIS CONTEMPLATES HERE IS POTENTIALLY PUTTING BIKE
12:02:40 LANES ALONG THE ROAD.

12:02:41 THERE ARE NO BIKE LANES ON CORKSCREW ROAD.
12:02:44 THE REASON THIS ONE ISN'T FUNDED IS THAT IT WILL BE VERY,
12:02:48 VERY EXPENSIVE.
12:02:49 BASICALLY IT'S REDOING THE WHOLE THING BECAUSE YOU CAN'T
12:02:52 JUST EXPAND TO THE CENTER BECAUSE EVENTUALLY IT NEEDS TO BE
12:02:56 SIX LANES.
12:02:57 SO THIS WOULD BE A VERY EXPENSIVE PROJECT.
12:03:00 THOSE ARE THE RECOMMENDATIONS IN THE BIKE-PED MASTER PLAN SO
12:03:04 WE'RE INCLUDING IT IN THE C.I.P.
12:03:06 AND THEN COCONUT ROAD BIKE-PED IMPROVEMENTS ALONG COCONUT
12:03:11 ROAD FROM U.S. 41 DOWN TO PELICAN COLONY.
12:03:17 AND THEN WILLIAMS ROAD, THESE ARE THE ONES OUT A LITTLE BIT
12:03:23 FURTHER.
12:03:24 THERE'S ALREADY A SIDEWALK THERE, BUT IMPROVING IT BECAUSE
12:03:27 IT IS A NARROW SIDEWALK ONLY ON ONE SIDE OF THE ROAD.
12:03:29 EVERY TIME WE SHOW THIS, WE GET A LOT OF PUSH-BACK.
12:03:37 COUNTRY CREEK AND ROOKERY POINT.
12:03:41 THIS IS JUST A VISION THAT OUR CONSULTANT HAD WAS WE HAVE A
12:03:45 LACK OF OFF-ROAD PATHS.
12:03:50 IF YOU WANT TO RIDE A BIKE OR WALK, YOU WILL BE RIGHT NEXT
12:03:53 TO A ROADWAY.
12:03:54 AND CAME UP WITH A CONCEPT OF MAYBE WE CAN CONNECT BROADWAY
12:03:58 TO THREE OAKS PARKWAY AND ESTERO PARKWAY THROUGH AN
12:04:03 EIGHT-FOOT PATH THAT GOES BETWEEN THE COMMUNITIES.
12:04:06 THIS HAS A LOT OF WORK TO DO.

12:04:09 IT'S JUST A CONCEPT.
12:04:11 THERE WOULD HAVE TO BE A LOT OF COORDINATION, SECURITY
12:04:13 ISSUES AND EVERYTHING LIKE THAT.
12:04:14 BUT THIS IS JUST A CONCEPT AND SOMETHING THAT PROBABLY WON'T
12:04:17 HAPPEN FOR YEARS, IF IT EVER DOES HAPPEN.
12:04:19 BUT IT IS A GOOD IDEA TO GET AN OFF-ROAD PATH.
12:04:22 SO WE'RE KEEPING IT IN THE C.I.P.
12:04:24 THIS IS THE SUN TRAIL.

12:04:32 AT SOME POINT IN THE FUTURE, IF THE VILLAGE DOES OWN THE
12:04:35 PROPERTY, THERE WOULD BE A NEED TO IMPROVE IT.
12:04:38 THE WAY THAT WE HAVE THIS, JUST FROM A PHASING STANDPOINT,
12:04:44 SOUTH OF ESTERO PARKWAY IS ONE PHASE AND THEN WE WOULD HAVE
12:04:47 NORTH OF ESTERO PARKWAY AS A SECOND PHASE, JUST FROM A
12:04:51 PHASING STANDPOINT.
12:04:52 THE REASON THAT IS, OBVIOUSLY, SOUTH OF ESTERO PARKWAY WE
12:04:58 THINK IS JUST A PATH.
12:05:00 NORTH OF ESTERO PARKWAY, I THINK THERE WILL HAVE TO BE A LOT
12:05:03 MORE THOUGHT.
12:05:04 PROBABLY HAVE TO BE OVERPASSES AND THINGS LIKE THAT FOR THE
12:05:08 VINES SECURITY.
12:05:09 SO IT'S GOING TO BE PER FOOT OF PATH, GOING TO BE A LOT MORE
12:05:13 EXPENSIVE, SO THAT WAS THE THOUGHT IN KEEPING THEM AS TWO
12:05:16 SEPARATE PHASES.
12:05:18 AND THEN THESE ARE THE ONES THAT ARE JUST VISIONS THAT MAYBE
12:05:23 IN THE FUTURE IT MAKES SENSE.

12:05:25 THIS IS THE FPL EASEMENT BETWEEN WILDCAT RUN AND
12:05:30 STONEYBROOK.
12:05:30 WHAT THIS COULD BE IN THE FUTURE IS MAYBE THERE IS A TRAIL
12:05:34 SYSTEM THAT CONNECTS DOWN TO KIKER PRESERVE AND THEN MAYBE
12:05:37 GOES ALL THE WAY UP TO ALICO ROAD OR SOMETHING.
12:05:40 BUT IT IS A VISION OF SOMETHING THAT MAYBE COULD HAPPEN IN
12:05:43 THE FUTURE.
12:05:43 AND THEN THIS IS I THINK MAYBE THE LAST ONE.
12:05:47 THIS IS -- TO THE EAST THERE IS AN FPL TRANSMISSION LINE
12:05:52 THAT RUNS THROUGH PELICAN SOUND.
12:05:56 THE IDEA WOULD BE TO DO A PATH ALONG THERE AS WELL.
12:05:59 THIS WOULD HAVE TO CROSS THE ESTERO RIVER.
12:06:02 SO THERE WOULD BE SOME CHALLENGES.
12:06:04 I THINK IT GOES RIGHT THROUGH PELICAN SOUND, SO THAT WOULD
12:06:08 BE A CHALLENGE AS WELL.
12:06:12 >>Mayor McLain: WHERE DID THAT PROJECT COME UP FROM?
12:06:15 >>David Willems: BIKE-PED MASTER PLAN.
12:06:17 NONE OF THESE PROJECTS ARE A BRAINCHILD OF ANY STAFF MEMBER.
12:06:22 REALLY, IF YOU LOOK AT THESE, YOU CAN TIE EVERY ONE OF THEM
12:06:26 BACK TO SOMETHING THAT HAPPENED IN OUR BIKE-PED MASTER PLAN,
12:06:30 PARKS-REC OPEN SPACE MASTER PLAN, THE TRAFFIC STUDY,
12:06:34 ANYTHING THAT WE'VE DONE THAT'S REALLY WHERE ALL OF THESE
12:06:37 HAVE COME FROM.
12:06:40 >>George Zalucki: YOU JUST MENTIONED TRAFFIC STUDY.
12:06:42 IS THERE A QUICK UPDATE ON WHERE WE ARE WITH THAT

12:06:46 INFORMATION COMING BACK?
12:06:47 >>David Willems: YEAH, THEY ARE PROCESSING THE DATA RIGHT
12:06:49 NOW.
12:06:49 SO I THINK THEY FINISHED GETTING THE DATA IN THE MARCH TIME

12:06:53 FRAME.
12:06:54 SO THEY HAVE A LOT OF DATA, I MEAN, ALL OVER THE VILLAGE.
12:06:58 THEY ARE PROCESSING THAT RIGHT NOW.
12:06:59 AND THEY WILL BE WORKING ON LIKE AN EXISTING CONDITION MODEL
12:07:02 OF THE TRAFFIC, AND THEN WE'LL BE WORKING WITH THEM ON A
12:07:07 PROPOSED CONDITION WHICH WILL INCLUDE GROWTH, JUST REGIONAL
12:07:11 GROWTH, AND THEN WE'RE GOING TO HAVE THEM PLUG IN WHERE WE
12:07:14 HAVE VACANT PROPERTY, WHAT WE THINK THOSE COULD DEVELOP
12:07:17 INTO.
12:07:17 WE'LL PUT IN THE ENTERTAINMENT HUB FOR WHAT WE'RE DOING, THE
12:07:21 SPORTS COMPLEX.
12:07:22 WE'LL PUT IN NORTH POINT AND ALL THE DIFFERENT PROJECTS SO
12:07:25 THAT WE CAN GET AN IDEA OF 20, 30 YEARS DOWN THE ROAD WHAT
12:07:28 THE ROADS WOULD NEED TO BE.
12:07:30 BUT THAT'S DUE BY THE END OF THE YEAR, THE STUDY WILL BE
12:07:33 FINISHED.
12:07:34 THESE ARE JUST SOME OF WHERE WE COULD PUT MONUMENT SIGNS,
12:07:38 I-75, BEN HILL GRIFFIN, WHICH WE'RE WORKING ON.
12:07:45 CORKSCREW ROAD AT SOME POINT IN THE FUTURE AND THEN
12:07:53 LANDSCAPING PROJECTS.
12:07:55 VIA COCONUT POINT, IF YOU LOOK IN HERE, YOU'LL SEE WE DID

12:07:58 THE PRELIMINARY DESIGN, BRUCE HOWARD, WE HAVE LIKE A
12:08:01 CONCEPT.
12:08:01 THE REASON WE DID THAT, WE KNEW THERE WOULD BE DEVELOPMENT
12:08:04 ALONG THE ROAD AND WE WANTED TO HAVE A VISION OF WHAT THAT
12:08:06 CORRIDOR SHOULD LOOK LIKE SO THAT WE CAN GIVE IT TO THE
12:08:09 DEVELOPERS WHEN THEY COME IN.
12:08:12 MARY HAS BEEN SUCCESSFUL IN GETTING IN DIFFERENT LOCATIONS
12:08:15 DEVELOPERS TO ACTUALLY INSTALL LANDSCAPING IN THE MEDIAN AND
12:08:20 WE'LL CONTINUE TO DO THAT WITH THE DIFFERENT DEVELOPMENTS
12:08:23 COMING THROUGH THERE.
12:08:24 SOME OF THIS WILL BE BUILT BY PRIVATE DEVELOPERS.
12:08:27 SOME OF IT WILL EVENTUALLY BE BUILT BY THE VILLAGE.
12:08:29 BEN HILL GRIFFIN, WE'RE ADDING THE SIGN TO THAT.
12:08:35 THIS IS ONE WE'RE STRUGGLING WITH SOME OF THE EASEMENTS.
12:08:40 HOPEFULLY WE'LL BE ABLE TO GET THOSE SOON.
12:08:43 WE HAVE GRANDEZZA AND MIROMAR, TRYING TO COORDINATE WITH
12:08:46 THEM TO GET EASEMENTS.
12:08:49 YOU'LL NOTICE THAT LIKE I MENTIONED BEFORE, THIS IS NOT 100%
12:08:56 COMPLETE.
12:08:57 YOU'LL NOTICE THERE ARE A COUPLE OF LOCATION MAPS THAT WE
12:08:59 DON'T HAVE FINISHED YET.
12:09:02 GIS HAS BEEN WORKING ON FEMA MAPS FOR THE LAST TWO OR THREE
12:09:05 WEEKS, SO I TOLD THEM DON'T WORRY ABOUT THIS.
12:09:07 WE'LL CATCH UP LATER.
12:09:09 HIS FOCUS HAS BEEN ON FEMA, BUT WILL BE WORKING ON THESE.

12:09:13 THE NEXT TIME YOU SEE THIS, WE'LL HAVE THE MAPS IN THERE FOR
12:09:16 THE PROJECTS.
12:09:16 CORKSCREW LANDSCAPING, THAT WAS THE ONE THAT WAS BROUGHT UP
12:09:20 EARLIER.
12:09:21 IT'S BASICALLY FROM CORKSCREW WOODLANDS BOULEVARD OVER TO
12:09:24 BEN HILL GRIFFIN PARKWAY.
12:09:25 U.S. 41, THIS IS POTENTIALLY IN THE FUTURE.
12:09:34 WE DID THE MEDIANS FOR LANDSCAPING, AND THEN IN THE NORTH
12:09:37 END OF THE VILLAGE, WE DID SOME LANDSCAPING ALONG THE SIDES
12:09:40 OF THE ROAD, WHICH REALLY FRAMES THE ROAD REALLY WELL.
12:09:45 THERE IS THE POTENTIAL THAT WE KIND OF REPEAT THAT ALL
12:09:48 THROUGHOUT U.S. 41 AND JUST START LANDSCAPING THE SHOULDERS
12:09:52 JUST LIKE WE DID UP AT THE NORTHERN END.
12:09:56 SO THAT IS A PROJECT WE COULD MOVE FORWARD AT SOME POINT.
12:09:59 AND THIS IS ONE THAT WE COULD MOVE FORWARD WITH THE DESIGN
12:10:05 AND THERE ARE STATE FUNDS AVAILABLE FROM TIME TO TIME TO
12:10:08 INSTALL FOR A LOCAL ENTITY TO INSTALL LANDSCAPING ON U.S.
12:10:14 41.
12:10:14 SO WE COULD PAY FOR THE DESIGN AND THEN MAYBE GET STATE
12:10:18 FUNDING TO DO DIFFERENT SECTIONS OF LANDSCAPING THERE.
12:10:20 THREE OAKS PARKWAY, SO THESE ARE SOME OF THE LANDSCAPE
12:10:25 PROJECTS THAT ARE OUT A LITTLE BIT FURTHER.
12:10:27 THAT'S NOT A VILLAGE ROAD, BUT AT SOME POINT, TO FINALIZE
12:10:31 AND GET EVERYTHING LANDSCAPED WE'LL NEED TO LANDSCAPE THREE
12:10:34 OAKS.

12:10:34 THAT'S NOT IN THE C.I.P. AT THIS POINT.
12:10:36 SO CORKSCREW ROAD, FINISHING THE LANDSCAPING ON CORKSCREW
12:10:49 ROAD IS WHAT THIS WILL BE ONCE WE GET THE MAP IN THERE.
12:10:52 ESTERO PARKWAY, IT SEEMS LIKE EVERY WELL WE HAVE ENDS UP
12:10:59 HAVING SOME PROBLEM.
12:11:00 WE ARE TRYING TO GO TO REUSE WATER AS MUCH AS WE CAN.
12:11:02 THE QUALITY OF IT IS MORE CONSISTENT.
12:11:05 WE'RE SUBMITTING GRANT FUNDING THROUGH THE WATER MANAGEMENT
12:11:08 DISTRICT SO THAT THEY WOULD POTENTIALLY PAY HALF OF
12:11:11 EXTENDING A REUSE WATER MAIN TO THE FIRST WELL ON ESTERO
12:11:15 PARKWAY AND HOPEFULLY IF WE WERE SUCCESSFUL WITH THAT, THEN
12:11:19 MAYBE A YEAR LATER WE'LL TRY TO GET THE SECOND PHASE AND
12:11:22 KEEP TRYING TO TAKE THE WELLS OFF LINE SO WE'RE USING
12:11:27 RECLAIMED WATER SO WE DON'T HAVE THE STAINING AND DIFFERENT
12:11:29 ISSUES THAT WE'RE HAVING WITH SOME OF THE WELL WATER.
12:11:31 SO PARKS AND REC, THIS IS A LOT OF THE STUFF THAT MICHAEL
12:11:39 AND VIESTE ARE HELPING US WITH.
12:11:43 JEFF SOMMER STADIUM, THE TURF, THEY ARE MOVING.
12:11:48 THEY DID A GOOD JOB.
12:11:50 MOST CONSTRUCTION COMPANIES, THEY'LL MOBILIZE AND THEN THREE
12:11:53 WEEKS LATER YOU'LL SEE PEOPLE OUT THERE.
12:11:55 I THINK WE WERE OUT THERE LIKE TWO DAYS LATER.

12:11:57 THEY WERE PRETTY QUICK AND MOVED THE -- P AND T MOVED THE
12:12:02 TREES QUICKLY.
12:12:03 THEY ARE PUTTING THE DIRT ON THE BACK SIDE OF THE SCHOOL

12:12:06 RIGHT NOW AND STOCKPILING.
12:12:07 SO THEY ARE MOVING PRETTY QUICKLY ALREADY.
12:12:10 THAT IS A GOOD SIGN FOR THEM TO BE READY IN AUGUST.
12:12:13 ESTERO HIGH SCHOOL, THE HARD COURTS.
12:12:18 THAT'S KIND OF THE SECOND PHASE, AND THAT IS BASICALLY THE
12:12:21 TENNIS COURTS AND THE BASKETBALL COURTS, REDOING THEM TO
12:12:24 SOMETHING THAT IS MORE UP TO THE STANDARDS OF THE VILLAGE.
12:12:27 AND THAT IS PLANNED TO BE DONE IN JANUARY.
12:12:31 AND THEN THIS IS REALLY THE BIGGER SPORTS PARK, TAKING THE
12:12:35 REST OF THE PROPERTY, AND IN THE BUDGET, THIS HAS THIS
12:12:40 HAPPENING OVER THE NEXT FIVE YEARS OR SO.
12:12:42 WE WOULDN'T BE ABLE TO FINISH THAT IN ONE YEAR.
12:12:44 IT'S TOO MUCH WORK.
12:12:45 THE ENTERTAINMENT HUB.
12:12:49 SO THIS IS THE HIGH-5 IS THE FIRST PHASE.
12:12:53 I THINK WE HAVE IT BUDGETED 15 MILLION RIGHT NOW FOR THAT.
12:12:56 ESTERO ON THE RIVER.
12:13:01 WE JUST HAVE AN RFP OUT TO HIRE THE CONTRACTOR FOR THIS.
12:13:08 STAFF IS MEETING NEXT WEEK TO SELECT THE FIRM.
12:13:11 SO HOPEFULLY MAYBE THE NEXT MEETING OR THE MEETING AFTER
12:13:14 THAT, YOU'LL SEE A CONTRACT WITH CONSTRUCTION MANAGEMENT
12:13:17 FIRM TO GET STARTED ON THAT PROJECT.
12:13:22 RIVER OAKS.
12:13:23 DON'T HAVE THE LOCATION MAP YET, BUT WE HAVE KIMLEY-HORN
12:13:28 WORKING ON A CONCEPT PLAN THAT THEY GAVE US A DRAFT OF.

12:13:33 WE'LL BE GIVING THEM COMMENTS BACK AND HERE IN THE NEXT
12:13:35 COUPLE OF WEEKS OR A MONTH, WE MAY BRING THEM IN TO PRESENT
12:13:39 THAT PLAN TO COUNCIL.
12:13:40 THIS IS ONE THAT WE SUBMITTED TO THE STATE FOR FUNDING.
12:13:46 IF IT IS APPROVED IN JULY, WE SHOULD HAVE FUNDING TO BUILD
12:13:49 THE IMPROVEMENTS THAT WE'RE PROPOSING ON THIS.
12:13:51 WE'RE WORKING ON THE CONCEPT AND THEN SHORTLY, IF WE GET THE
12:13:55 FUNDING IN JULY WE'LL ROLL RIGHT INTO DESIGN AND PERMITTING.
12:13:58 STORMWATER, THE BIG ONE IS THE NORTH BRANCH.
12:14:06 SO USING THAT PROPERTY THAT WE PURCHASED FROM THE SCHOOL
12:14:09 DISTRICT TO INSTALL A POND THAT WILL HELP REDUCE THE
12:14:13 FLOODING ON THE NORTH BRANCH OF THE ESTERO RIVER.
12:14:15 PRELIMINARY INDICATIONS ARE THAT WE'LL GET HMGP FUNDING FOR
12:14:19 THAT.
12:14:20 SO THAT MEANS THE FEDERAL GOVERNMENT WILL PAY 100% OF THE
12:14:23 COST, SO THIS ONE, BECAUSE OF THE WAY THE FUNDING GOES,
12:14:28 WE'LL BE DESIGNING IT OVER THE NEXT YEAR OR TWO AND THEN
12:14:31 CONSTRUCTION PROBABLY TWO OR THREE YEARS AFTER THAT.

12:14:34 I THINK WE HAVE FIVE OR SIX YEARS TO ACTUALLY BUILD IT.
12:14:37 >>Vice-Mayor Ribble: WHAT DOES HMGP STAND FOR?
12:14:42 >>David Willems: HAZARD MITIGATION GRANT PROGRAM.
12:14:45 >>Vice-Mayor Ribble: THANK YOU.
12:14:48 >>David Willems: SEDIMENT REMOVAL.
12:14:51 THIS IS THE ONE WE'RE WORKING ON THE PERMITTING WITH THE
12:14:56 STATE.

12:14:56 I THINK OUR CONTRACTOR THOUGHT THEY WERE GOING TO BE ABLE TO
12:15:01 CONVINCE THE STATE THAT THEY DIDN'T NEED TO PROVIDE CERTAIN
12:15:04 INFORMATION, BUT IT LOOKS LIKE THEY'LL HAVE TO PROVIDE THAT.
12:15:06 SO THEY RESPONDED, I THINK LAST MONTH, SO HOPEFULLY WE'LL BE
12:15:12 GETTING RESPONSES ON THAT.
12:15:14 AND THEN IN THE STORMWATER MASTER PLAN, THERE WAS ANOTHER
12:15:20 AREA THAT WAS RECOMMENDED FOR SEDIMENT REMOVAL AT THAT TIME.
12:15:25 IT DOESN'T SEEM LIKE IT IS A CRITICAL LOCATION, BUT WE'RE
12:15:28 KEEPING IT ON HERE AS A POTENTIAL PROJECT IN THE FUTURE.
12:15:31 AND THIS IS KIND OF AROUND THE RAILROAD TRACKS.
12:15:34 THE THING WITH THAT SECTION OF THE RIVER, THE SEDIMENT MOVES
12:15:38 REGULARLY.
12:15:39 IF YOU EVER KAYAK THAT AREA, YOU'LL SEE AN AREA THAT WAS A
12:15:43 FOOT DEEP AND THE NEXT TIME YOU GO, IT IS FOUR FEET DEEP.
12:15:47 SO THE SEDIMENT DOES MOVE AROUND QUITE A BIT IN THAT AREA.
12:15:50 UNLESS COUNCIL WANTS TO, I WASN'T GOING TO GET INTO A WHOLE
12:15:56 LOT OF DETAIL ON THE UTILITY PROJECTS JUST BECAUSE THERE ARE
12:15:58 SO MANY OF THEM.
12:15:59 BUT THE IDEA IS THAT WE WOULD BE MOVING FORWARD WITH THE
12:16:02 PROJECTS THAT LIKELY HAVE THE MOST IMPACT ON THE ESTERO
12:16:06 RIVER AND ARE REALLY THE EASIEST FOR THE VILLAGE TO
12:16:08 ACCOMPLISH, SO THOSE ARE THE PACKAGE WASTEWATER TREATMENT
12:16:11 PLANTS, ESTERO RIVER HEIGHTS AND CHARING CROSS.
12:16:14 THOSE ARE KIND OF THE FIRST ONES.
12:16:16 WE ARE ASKING FOR FUNDING FROM BOTH THE STATE AND THE

12:16:19 FEDERAL GOVERNMENT ON SOME OF THE OTHER PROJECTS.
12:16:22 WE DON'T HAVE THAT FUNDING YET.
12:16:24 SO THEY ARE NOT NECESSARILY PROPOSED, BUT IF WE DO GET
12:16:27 FUNDING, THEN THEY'LL MOVE UP IN --
12:16:30 >>Mayor McLain: WE CAN LOOK AT THEM AT THAT POINT IN DETAIL.
12:16:34 >>David Willems: THERE ARE A LOT OF THOSE.
12:16:36 LAND ACQUISITION, KIND OF THE GOOD THING IS THIS USED TO
12:16:43 HAVE A LOT OF PROJECTS LISTED ON IT.
12:16:46 I THINK AT ONE TIME WE HAD SIX OR SEVEN DIFFERENT PIECES OF
12:16:49 PROPERTY.
12:16:49 WE'RE DOWN TO ONE.
12:16:51 SO THAT IS A GOOD SIGN.
12:16:52 I THINK EVERYTHING THAT WE HAD ON THIS LIST AT ONE POINT HAS
12:16:55 BEEN PURCHASED EXCEPT FOR THE RAILROAD.

12:16:58 SO THAT'S STILL ON THERE.
12:17:00 IT'S NOT IN THE FIVE-YEAR PLAN.
12:17:03 IF THAT'S ABLE TO MOVE FORWARD WE'LL HAVE TO FIGURE OUT HOW
12:17:06 THAT FITS IN.
12:17:09 >>Jim Ward: I WAS GOING TO ASK ABOUT THE $5 MILLION.
12:17:11 WHERE IS THAT PENCILED IN SOMEWHERE?
12:17:14 >>Steven Sarkozy: IT WOULD BE IN THIS CATEGORY BECAUSE IT'S
12:17:16 FOR THE BERT LINE, BUT WE'RE NOT BOOKING IT AS AN EXPENSE
12:17:23 UNTIL WE GET THE FINAL PACKAGE IN PLACE.
12:17:26 IT'S A PLACE HOLDER, ESSENTIALLY.
12:17:32 >>Jim Ward: I WOULD HAVE THOUGHT IT MIGHT BE IN THE 25-26

12:17:35 YEAR PLAN, JUST AS A PLACE MARKER, IF ANYTHING.
12:17:38 >>Steven Sarkozy: PROBABLY SHOULD PUT THAT --
12:17:40 >>David Willems: WE CAN ADD THAT.
12:17:41 THAT IS A GOOD IDEA.
12:17:43 ONE OF THE PROJECTS THAT'S IN HERE WILL MOVE OUT.
12:17:47 THAT'S HOW THE BUDGET IS GOING TO WORK.
12:17:57 >>Mayor McLain: OKAY.
12:17:57 ARE WE GOOD?
12:17:58 >>David Willems: THAT'S IT.
12:18:00 >>Vice-Mayor Ribble: THIS IS EXCELLENT.
12:18:01 AS CHANGES ARE MADE, WE CAN ADD THE PAGE.
12:18:04 >>David Willems: THAT'S THE WHOLE IDEA.
12:18:06 >>Vice-Mayor Ribble: EXCELLENT, DAVID.
12:18:07 >>Mayor McLain: WE'LL KEEP THE BOOKS.
12:18:09 >>Jim Ward: DAVID, INCREDIBLE AMOUNT OF WORK.
12:18:12 THANK YOU.
12:18:12 CONGRATULATIONS.
12:18:13 >>Mayor McLain: YEAH, IT'S GOOD.
12:18:14 ALL RIGHT.
12:18:18 I THINK WE'RE READY TO ADJOURN.
12:18:20 FIESEL HAS MADE THE MOTION, RIGHT?
12:18:24 MOTION AND SECOND.
12:18:26 GEORGE IS GOING TO SECOND IT.
12:18:28 [SOUNDING GAVEL]
12:18:28 MEETING ADJOURNED.
12:18:29 THANK YOU, DAVID.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME
CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE
ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE
PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

THE VILLAGE OF ESTERO
PROCLAMATION

WHEREAS, *from our earliest days as a nation, our United States armed forces have acted with great courage and valor to defend, protect, and preserve the liberty we cherish. Indeed, our very heritage of freedom and democracy is owed to the devotion to country and the vigilance of generations of servicemen and women; and;*

WHEREAS*, it is fitting at this time to honor the legacy of strength, courage, and sacrifice of all those who have served and are now serving our country. Whether active duty, National Guard, or Reserve, our military has stood ready in times of peace and in times of conflict to answer our nation's call to duty; and*

WHEREAS, *this selfless service to country often demands special sacrifice and hardship not only from those who serve, but from their families, as well. Throughout our nation's history, many families have borne the greatest burden of all through the loss of a loved one in defense of freedom. It is incumbent upon us, as citizens of this great land to remember those sacrifices and to honor our servicemen and women and our veterans, especially those who died in defense of our freedom; and*

WHEREAS, *the month of May has been designated by Congress as a particularly appropriate time to recognize and honor our military families as we celebrate Loyalty Day, Victory in Europe (VE) Day, Military Spouse Day, Armed Forces Day, and Memorial Day all during the month of May; now, therefore, be it; and*

WHEREAS, *the residents and the Village of Estero Council express our full support and gratitude to our servicemen and women, as well as our veterans; and*

NOW, THEREFORE, *I, Mayor Jon McLain of the Village of Estero, Lee County, Florida, do hereby declare May 2024 as Military Appreciation Month in the Village of Estero.*

IN WITNESS THEREFORE, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 15th day of May 2024.*

Jon McLain, Mayor



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.

DRAFT MINUTES

VILLAGE COUNCIL REGULAR MEETING

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

May 1, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Jan Chance River of Life Church

PLEDGE OF ALLEGIANCE
Led by Vice Mayor Ribble.

ROLL CALL
Mayor Jon McLain - District 3, Vice Mayor Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Councilmember George Zalucki - District 7.

Also present
Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Mary Gibb, Community Development Director, Nancy Stroud, Village Land Use Counsel, Kevin Greenville, Finance Director, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda with noting a replacement of Resolution for 7(e), 2024-08 that has been added to the desk packet as the consultants recommended more detailed language to the resolution but the substance has not changed.

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Motion by: Councilmember Fiesel
Seconded by: Councilmember Fayhee

Action: Approved agenda with noting a replacement of Resolution for 7(e), 2024-08 that has been added to the desk packet as the consultants

recommended more detailed language to the resolution but the substance has not changed.

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

3. PROCLAMATION

(a) National Boat Safety Week

Michael DiPierro, Flotilla 96 Commander
Chuck Moore, Flotilla 96 Commander

(b) 4KIDS – National Foster Care Awareness Month

Rick Jacobs, 4Kids SWFL Executive Director

4. PUBLIC COMMENT ON NON-AGENDA ITEMS
None.

5. CONSENT AGENDA

(a) April 17, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.
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Motion by: Vice Mayor Ribble
Seconded by: Councilmember Lopez

Action: Approved consent agenda.

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

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA
None.

7. ACTION ITEMS

(a) Williams Road and Atlantic Gulf Blvd Intersection Improvements
Construction Manager at Risk Contract

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Zalucki, Ward, Fiesel, and Mayor McLain

Public Comments
None.

Motion: Motion to approve Construction Manager at Risk agreement between Village of Estero and Manhattan Construction, Inc. for Williams Road and Atlantic Gulf Blvd Intersection Project and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fiesel

Action: Approved Construction Manager at Risk agreement between Village of Estero and Manhattan Construction, Inc. for Williams Road and Atlantic Gulf Blvd Intersection Project and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

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

(b) Sandy Lane Bike/Ped Improvements Construction Manager at Risk Contract

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to approve Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for the Sandy Lane Bike/Ped Improvements Project and to authorize the Village Manager to execute the agreement with an effective date of July 1, 2024 and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Ward

Action: Approved Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for the Sandy Lane Bike/Ped Improvements Project and to authorize the Village Manager to execute the agreement with an effective date of July 1, 2024 and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

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

(c) Resolution No. 2024-06 Bonita-Estero Rail-Trail (BERT)

A Resolution of the Council of the Village of Estero, Florida Expressing Support for Bonita-Estero Rail-Trail Project; Authorizing the Village Manager to Submit Funding Requests to the Lee County Metropolitan Planning Organization; Annual Project Solicitation Cycle Prioritization, the Florida Department of Transportation, Including Requests for Shared Use Nonmotorized Trail Funding, and Other Florida Agencies; The Federal Department of Transportation, Including the Federal Highway Administration; Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Zalucki and Mayor McLain

Public Comments
In-Person
Scott Stryker, Bella Terra
Terry Koch, Corkscrew Shores
Steve Novosad, The Vines
Barry Freedman, The Vines

eComments
Marsha Ellis, Devore Lane
Catherine Backos, Estero Place
Patty Whitehead, Tanglewood Lane
Deborah Orton, Cedar Creek
Terry Koch, Corkscrew Shores

Motion: Motion to approve of the attached Resolution will give credibility to the Village of Estero interest in this acquisition. It can also be used as the necessary financial match for Federal and State grants.

Motion by: Councilmember Zalucki
Seconded by: Councilmember Lopez

Action: Approved of the attached Resolution will give credibility to the Village of Estero interest in this acquisition. It can also be used as the necessary financial match for Federal and State grants.

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

(d) Resolution No. 2024-07 Community Development Block Grant Disaster Recovery (CDBG-DR) Infrastructure Grant Applications.

A Resolution of the Village Council of the Village of Estero, Florida, Approving of the Submission of Application for a Community Development Block Grant Disaster Recovery Grant to Fund Charing Cross & Estero Bay Village Utility Extension Project, Sandy Lane & See See Street Utility Extension Project, Estero River Heights, Sherrill Lane And Luettich Lane Utility Extension Project And Broadway Avenue Improvements Project for the Village; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Vice Mayor Ribble and Mayor Ribble.

Public Comments
None.

Motion: Motion to Adopt Resolution No. 2024-07.

Motion by: Councilmember Fiesel
Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2024-07.

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

(e) Resolution No. 2024-08

A Resolution of the Village Council of the Village of Estero, Florida, Authorizing and Directing the Village Manager to Prepare and Submit Community Development Block Grant-Disaster Recovery Projects to the Lee County Hurricane IAN Recovery and Resiliency Planning Program; Authorizing the Village Manager or His Designee to Accept and Execute the Grant Projects for the Lee County Hurricane IAN Recovery and Resiliency Planning Program when Received from Lee County; Authorizing the Village Manager or His Designee to Accept and Execute Grant Agreements with Sub-Recipients; authorizing the Village Manager to Amend the Projects, as Needed, with Such Amendment(s) Complying with the Rules and Regulations of the Lee County Hurricane IAN Recovery and Resiliency Planning Program; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to approve Resolution No. 2024-08 authorizing the Village Manager to perform various duties including accepting and authorizing CDBG-DR grants from HUD and administered by Lee County.

Motion by: Councilmember Ward
Seconded by: Vice Mayor Ribble

Action: Approved Resolution No. 2024-08 authorizing the Village Manager to perform various duties including accepting and authorizing CDBG-DR grants from HUD and administered by Lee County.

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

(f) Resolution No. 2024-09 Excessive Force Policy

A Resolution of the Village Council of the Village of Estero, Florida, Adopting a Policy Protecting Individuals Engaged in Nonviolent Civil Rights Demonstrations; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to approve Resolution No. 2024-09 Excessive Force Policy.

Motion by: Councilmember Lopez
Seconded by: Councilmember Ward

Action: Approved Resolution No. 2024-09 Excessive Force Policy.

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

8. SECOND READING AND PUBLIC HEARING

(a) Ordinance No. 2024-05 Bella Terra Cell Tower

This was deferred from April 17, 2024

An Ordinance of the Village Council of the Village of Estero, Florida, Approving an Amendment to the Commercial Planned Development Zoning in the Bella Terra Development to Allow the use of Wireless Communication Facility a 12-Acre Parcel located at 19980 Bella Terra Boulevard; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Village Land Use Counsel Stroud provided information regarding Council business and quasi-judicial hearings. All audience members and staff providing testimony for the hearings were sworn in by Village Clerk Sacco.

No conflicts of interest were noted. Councilmembers Fayhee and Zalucki and Vice Mayor Ribble disclosed they had communications with residents.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Counsel
Robert Eschenfelder, Village Attorney

Presentation/Information by
Mattaniah S. Jahn, P.A., Attorney for Broadus Towers, LLC
Darwin Feliz, Primary Verizon Wireless Engineer
Alan Sciually, Bella Terra
James Chasse, Vice Chair of HOA of Bella Terra

Council Questions or Comments
Councilmembers Fayhee, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Public Comments

In-Person

Richard Smith, Bella Terra
Larry Roth, Bella Terra
Lorraine Disken, Bella Terra
Timothy Disken, Bella Terra
Louis Tancredi, Bella Terra

eComments

Noreen R Mccarthy, Bella Terra
Richard A, McCormick, Bella Terra
Michael Larson, Bella Terra
Sean Disken, Esq., Bella Terra
Susan McCormick, Bella Terra
Robert Lieberman, Bella Terra
Timothy Disken, Bella Terra
Marion Wilson, Bella Terra
Leo Cavaliere, Bella Terra
Donald Dest, Bella Terra
Fernando "Skip" Bonacquisti, Bella Terra
Norman E. Arflack, Bella Terra
Lorraine Disken, Bella Terra
Lisa Ninchritz, Bella Terra
Louis Tancredi, Bella Terra
William Compton, Verizon Wireless
Olga Maffeo, T-Mobile Wireless
Patricia Ryan, Bella Terra
Dennis Murphy, Bella Terra
Chuck Milton, Bella Terra
Patty Dufresne, Bella Terra
Michael Vecchio, Bella Terra
Marion Conklin, Bella Terra
Valerie Marzano, Bella Terra
Kirk Armstrong, Bella Terra
Sue Davy, Bella Terra

Motion: Motion to approve Ordinance No. 2024-05 with amending condition #4 to state, "The tower will not contain any lights on the tower including the top, unless lighting is required by any agency with jurisdiction to require lighting, but will be taped consistent with Land Development Code."

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Ward

Action: Approved Ordinance No. 2024-05 with amending condition #4 to state, "The tower will not contain any lights on the tower including the top, unless lighting is required by any agency with jurisdiction to require lighting, but will be taped consistent with Land Development Code."

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

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

10. VILLAGE ATTORNEY'S REPORT

None.

11. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

12. ADJOURNMENT at 12:35 pm

Motion by Councilmember Fiesel and seconded by Councilmember Lopez.

ATTEST: VILLAGE OF ESTERO, FLORIDA

By: _____ By: _____

Carol Sacco, CMC, Village Clerk Jon McLain, Mayor

(td/CS)
For an official copy of the signed minutes, please submit a Public Record Request.

Agenda Item 5

(b) Financial Report for Month ended February 2024
Financial Report for Month ended March 2024

This will be in desk packet on Wednesday, May 15, 2024

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15 , 2024

Agenda Item:

Corkscrew Pines Replat (PLT2022-E004)

Motion to Approve Resolution No. 2024-05

Background:

The applicant is replatting an approximately 12-acre tract of property located in Stoneybrook, south of Corkscrew Road and east of Stoneybrook Golf Drive. The replat reconfigures lots and tracts to accommodate the development of a self-storage facility and other commercial uses. The property was rezoned to Commercial Planned Development by Lee County and amended in 2008 to allow self-storage. There is a development order for the self-storage use on a portion of the site.

Description:

The plat is typically the last step in the process and is necessary in order to sell/convey land. This plat is a 'map" that depicts the general configuration of the property, including the commercial tracts, and the road (Newbridge Court). The replat affects Tracts A, B, C, D, F, H, and I.

Action Requested:

Motion to Approve Resolution No. 2024-05

Process and Timeline:

- Plat submitted on November 17, 2022
- Staff, professional surveyors, and Village attorney review
- Plat revised by applicant
- Plat deemed complete by Village attorney on February 23, 2024

Financial Impact:

No financial impact

Prepared by: Mary Gibbs

Attachments:

1. Staff Report
2. Resolution No. 2024-05
3. Plat

VILLAGE OF ESTERO
PLAT REVIEW
STAFF REPORT

PROJECT NAME:	**CORKSCREW PINES**
CASE TYPE:	**PLAT**
CASE NUMBER:	**PLT2022-E004**
COUNCIL DATE:	**May 15, 2024**

REQUEST

The applicant has requested Council approval for a replat of Corkscrew Pines commercial tract.

PROPERTY DESCRIPTION

The property is located on the south side of Corkscrew Road east of Stoneybrook Golf Drive and north of Newbridge Court.

ZONING

The property is zoned Commercial Planned Development (CPD).

FUTURE LAND USE DESIGNATION

Village Neighborhood 1

TAXES

Property taxes must be paid prior to approval of the plat per Florida Statutes. The property taxes were paid for 2021 as verified by the Village.

STAFF ANALYSIS

The preliminary plat package was submitted to the Village for review in November, 2022. Staff reviewed the plat to confirm that it is consistent with the approved Development Order. The Village Professional Surveyor Mapper (Banks Engineering) and the Village attorney reviewed the final plat for consistency with the Florida Statutes and the Village of Estero's Administrative Code. After several revisions by the applicant, the Village attorney deemed the plat to be complete on February 23, 2024.

The Village attorney and Staff confirm that the plat meets the requirements of Chapter 177, Part I, Florida Statutes, conforms with the approved development order (site plan), and meets the requirements of Administrative Code Section 13-19.

RESOLUTION NO. 2024-05

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING CORKSCREW PINES REPLAT OF TRACTS A, B, C, D, F, H AND I OF STONEYBROOK UNIT 8 LOCATED ON CORKSCREW ROAD, AS RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY INSTRUMENT NO. 20007000198961; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes §177.071(1) provides, in relevant part, that before a plat located wholly within the boundaries of a municipality is offered for recording, it must be approved by the municipality's governing board, which has exclusive jurisdiction to approve the replat, and evidence of such approval must be placed on the replat; and

WHEREAS, Quattrone & Associates, Inc. filed an application for Corkscrew Pines replat for commercial lots on Corkscrew Road, east of Stoneybrook Golf Drive (the "Property"); and

WHEREAS, the Property STRAP numbers are 25-46-25-E3-3000A.00CE; 25-46-25-E3-3000B.0000; 25-46-25-E3-3000C.0000; 25-46-25-E3-3000D.0000; 25-46-25-E3-3000F.00CE; 25-46-25-D3-3000H.00CE; AND 25-46-25-E3-3000I.00CE; and

WHEREAS, the Village of Estero Land Development Code establishes the Village's requirements for the acceptance of a plat; and

WHEREAS, on May 15, 2024, the Village Council conducted a duly noticed public meeting, at which meeting the Council considered: 1) the plat application materials and presentations of the Applicant, 2) comments and input from the Village's professional staff, and 3) comments of the public; and

WHEREAS, the Applicant's plat application materials have been reviewed by the Village Attorney who has advised the application materials satisfy the legal requirements of Part I of Florida Statutes Chapter 177 and of the Village's Land Development Code; and

WHEREAS, the Council finds that plat meets the technical requirements of Part I of Florida Statutes Chapter 177, and the requirements of the Village's Land Development Code; and

WHEREAS, the Council finds the adoption of this Resolution to be in the best interest of the Village and its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, THAT:

1. The Corkscrew Pines replat (incorporated herein by reference) is approved.

2. The Village Manager, through staff and/or agents of the Village, is hereby authorized to execute any supplemental documentation the Applicant may request which may be required to allow the Applicant to complete the recordation of the approved plat.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 15th day of May, 2024.

_____
Jon McLain, Mayor

Attest:

_____
Carol Sacco, Village Clerk

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER

SHEET 1 OF 6

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, MIDGARD SELF STORAGE ESTERO FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CC PROPERTIES ENTERPRISE, LLC A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LANDS HEREIN DESCRIBED HAVE CAUSED THIS PLAT ENTITLED "CORKSCREW PINES", A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS FOR THE PURPOSES DESCRIBED:

A. RESERVE TO MIDGARD SELF STORAGE ESTERO FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS AND CC PROPERTIES ENTERPRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS:

1. TRACT "S–1" AS A PRIVATE ROAD RIGHT OF WAY (R/W) FOR INGRESS AND EGRESS PURPOSES WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES WITH NO RESPONSIBILITY FOR MAINTENANCE.
3. ALL SIDEWALK EASEMENTS (S.W.E.) AS SHOWN ON THIS PLAT WITH NO MAINTENANCE RESPONSIBILITIES.

B. DEDICATE TO CORKSCREW PINES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS:

1. TRACT "S–1" AS A PRIVATE ROAD RIGHT OF WAY (R/W) FOR INGRESS AND EGRESS PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
2. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE(THE OWNERS OF EACH TRACT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LATERAL AND SERVICE LINES AFFECTING THEIR TRACT).
3. ALL SIDEWALK EASEMENTS (S.W.E.) AS SHOWN ON THIS PLAT WITH MAINTENANCE RESPONSIBILITIES.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON–EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY(INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLEY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE REPAIR OF SUCH DAMAGES.

D. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA(LEE COUNTY):

1. THOSE NON–EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES, WITH MAINTENANCE RESPONSIBILITIES.

E. DEDICATE TO ESTERO FIRE RESCUE AND LEE COUNTY:

1. A NON–EXCLUSIVE EMERGENCY ACCESS EASEMENT (E.A.E.) OVER AND ACROSS TRACT "S–1" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE VEHICLES THEREON, WITH NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

F. DEDICATE TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT:

1. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. A NON–EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "S–1" FOR THE SOLE AND LIMITED PURPOSES OF PERMITTING ACCESS TO AND FROM ALL DRAINAGE EASEMENTS (D.E.) AND FORMATTING ACCESS TO AND FROM TRACT "D" OF THE PLAT OF STONEYBROOK – UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000198961, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

IN WITNESS WHEREOF, CC PROPERTIES ENTERPRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024, A.D.

CC PROPERTIES ENTERPRISE, LLC
LIMITED LIABILITY COMPANY

BY: _____
MARITA GASTALDELLO, AS MANAGER

WITNESSES: AS TO CC PROPERTIES ENTERPRISE, LLC A FLORIDA LIMITED LIABILITY COMPANY

_____ SIGNATURE
_____ PRINT NAME

_____ SIGNATURE
_____ PRINT NAME

IN WITNESS WHEREOF, MIDGARD SELF STORAGE ESTERO FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2024, A.D.

MIDGARD SELF STORAGE ESTERO FL, LLC
LIMITED LIABILITY COMPANY

BY: _____
RALPH R. CIOFFI, JR., AS MANAGER

WITNESSES: AS TO MIDGARD SELF STORAGE ESTERO FL, A FLORIDA LIMITED LIABILITY COMPANY

_____ SIGNATURE
_____ PRINT NAME

_____ SIGNATURE
_____ PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON _____ (DATE)
MARITA GASTALDELLO, AS MANAGER OF CC PROPERTIES ENTERPRISE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

_____ NOTARY PUBLIC – STATE OF FLORIDA (SEAL)
_____ PRINTED NAME

ACKNOWLEDGMENT:

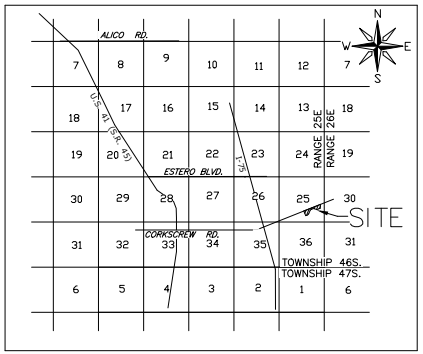
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON _____ (DATE)
RALPH R. CIOFFI, JR., AS MANAGER MANAGER OF MIDGARD SELF STORAGE ESTERO FL, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

_____ NOTARY PUBLIC – STATE OF FLORIDA (SEAL)
_____ PRINTED NAME

DOS2021–E008/ PL12022–E004

VICINITY SKETCH: NOT TO SCALE



LEE COUNTY, FLORIDA

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE VILLAGE OF ESTERO. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S.#5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS FL. 34134
(239) 947–1915 FAX NO. (239) 947–9948

LEGEND

D.E.	DRAINAGE EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SQ. FT.	SQUARE FEET
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
S.I.R.	SET 5/8" IRON ROD AND CAP LS5560
F.I.R.	FOUND 5/8" IRON ROD
F.S.	FLORIDA STATUTES
L.M.E.	LAKE MAINTENANCE EASEMENT
S.P.K.	SET PARKER KALON NAIL AND DISK LS5560
F.P.L.	FLORIDA POWER AND LIGHT
S.W.E.	SIDEWALK EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
R/W	PRIVATE ROAD RIGHT–OF–WAY
E.A.E.	EMERGENCY ACCESS EASEMENT

TITLE NOTES:

1. SUBJECT TO BLANKET CABLE SERVICE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3040 PAGE 1072.
2. SUBJECT TO BLANKET EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3069 PAGE 2495 AS AMENDED.
3. SUBJECT TO BLANKET RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3204 PAGE 4594 AS AMENDED.
4. SUBJECT TO BLANKET EASEMENTS FOR CONSTRUCTION AND MAINTENANCE RECORDED IN INSTRUMENT #2007000198963.
5. SUBJECT TO BLANKET GRANT OF EASEMENT IN FAVOR OF COMCAST AS RECORDED IN INSTRUMENT #2009000131324.
6. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES AS RECORDED AS INSTRUMENT NUMBER 2024000133453.

NOTES:

1.) **BEARINGS ARE BASED ON THE SOUTHERLY RIGHT–OF–WAY LINE OF CORKSCREW ROAD AS BEING S 61°46'32" W AND STONEYBROOK–UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.**
2.) **DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.**
3.) **ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.**
4.) **ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.**
5.) **EASEMENTS ALONG LOT LINES ARE CENTERED ON SAID LOT LINE UNLESS OTHERWISE NOTED.**

PROPERTY DESCRIPTION

TRACTS A, B, C, D, F, H AND I, OF STONEYBROOK–UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

VILLAGE APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE COUNCIL, ESTERO, FLORIDA THIS ____ DAY OF _____, 2024.

_____
JON MCLAIN
MAYOR, VILLAGE OF ESTERO

_____
CAROL SACCO
VILLAGE CLERK, VILLAGE OF ESTERO

_____
MARY GIBBS
COMMUNITY DEVELOPMENT DIRECTOR, VILLAGE OF ESTERO

_____
ROBERT M. ESCHENFELDER
VILLAGE OF ESTERO ATTORNEY

VILLAGE OF ESTERO SURVEYOR

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

_____
ALLEN M. VOSE III, LS 7191
PROFESSIONAL SURVEYOR AND MAPPER
AS VILLAGE OF ESTERO DESIGNATED P.S.M.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW PINES, A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____M. THIS _____ DAY OF _____, 2024 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

_____
KEVIN C. KARNES
CLERK OF CIRCUIT COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW PINES, A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DATE:05/10/2024

_____ P.S.M. #5560
KRIS SLOSSER STATE OF FLORIDA
4642 VILLA CAPRI LANE, BONITA SPRINGS, FL 34134

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER

SHEET 2 OF 6

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948

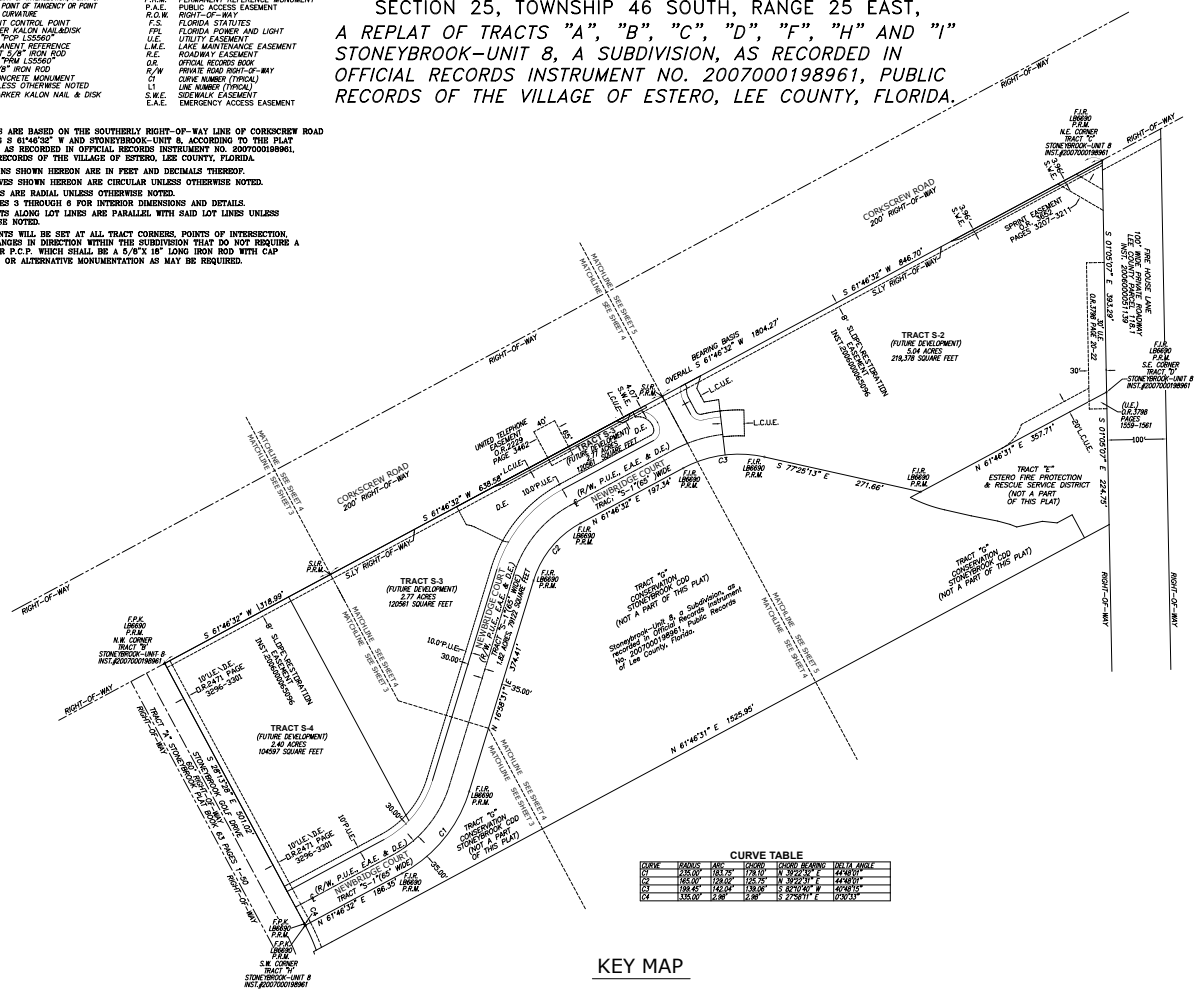
LEGEND

D.E.	DRAINAGE EASEMENT	N.R.	NOT RADIAL
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	INST.	INSTRUMENT
P.C.P.	PERMANENT CONTROL POINT	L.B.E.	LANDSCAPE BUFFER EASEMENT
C/L	CENTERLINE	SQ.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT	I.E.	IRRIGATION EASEMENT
C.E.	CONSERVATION EASEMENT	P.B.	INDICATES PLAT BOOK
●	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE	A.E.	ACCESS EASEMENT
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.A.E.	PUBLIC ACCESS EASEMENT
▲	PERMANENT CONTROL POINT	R.O.W.	RIGHT-OF-WAY
	SET PARKER KALON NAIL&DISK STAMPED "PCP LS5560"	F.S.	FLORIDA STATUTES
		FPL	FLORIDA POWER AND LIGHT
S.I.R.	SET PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD STAMPED "PRM LS5560"	U.E.	UTILITY EASEMENT
		L.M.E.	LAKE MAINTENANCE EASEMENT
F.I.R.	FOUND 5/8" IRON ROD	R.E.	ROADWAY EASEMENT
F.C.M.	FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED	O.R.	OFFICIAL RECORDS BOOK
		R/W	PRIVATE ROAD RIGHT-OF-WAY
F.P.K.	FOUND PARKER KALON NAIL & DISK	C1	CURVE NUMBER (TYPICAL)
		L1	LINE NUMBER (TYPICAL)
		S.W.E.	SIDEWALK EASEMENT
		E.A.E.	EMERGENCY ACCESS EASEMENT

NOTES:

1.) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 61°46'32" W AND STONEYBROOK-UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3.) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
4.) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5.) SEE PAGES 3 THROUGH 6 FOR INTERIOR DIMENSIONS AND DETAILS.
6.) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.

MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 5/8"X 15" LONG IRON ROD WITH CAP "LS5560" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



KEY MAP

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	135.00'	187.26'	172.70'	N 19°23'34" E	79°28'03"
C2	165.00'	120.09'	117.50'	N 77°55'31" E	44°51'51"
C3	165.00'	120.09'	117.50'	N 33°03'41" E	44°51'51"
C4	109.45'	14.04'	14.04'	S 82°10'40" W	7°20'15"
C5	135.00'	0.88'	0.88'	S 87°36'11" E	0°22'33"

DOS2021-E008/ PL12022-E004

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER

SHEET 3 OF 6

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948

LEGEND

D.E.	DRAINAGE EASEMENT	N.R.	NOT RADIAL
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	INST.	INSTRUMENT
P.C.P.	PERMANANT CONTROL POINT	L.B.E.	LANDSCAPE BUFFER EASEMENT
C/L	CENTERLINE	SQ.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT	I.E.	IRRIGATION EASEMENT
C.E.	CONSERVATION EASEMENT	P.B.	INDICATES PLAT BOOK
⊕	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE	A.E.	ACCESS EASEMENT
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.A.E.	PUBLIC ACCESS EASEMENT
⊗	PERMANENT CONTROL POINT SET: PARKER KALON NAIL&DISK STAMPED "PCP LS5560"	R.O.W.	RIGHT-OF-WAY
		F.S.	FLORIDA STATUTES
		F.P.L	FLORIDA POWER AND LIGHT
		U.E.	UTILITY EASEMENT
S.I.R.	SET PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD STAMPED "PRM LS5560"	L.M.E.	LAKE MAINTENANCE EASEMENT
		R.E.	ROADWAY EASEMENT
F.I.R.	FOUND 5/8" IRON ROD	O.R.	OFFICIAL RECORDS BOOK
F.C.M.	FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED	P.W.	PRIVATE ROAD RIGHT-OF-WAY
		C1	CURVE NUMBER (TYPICAL)
F.P.K.	FOUND PARKER KALON NAIL & DISK	L1	LINE NUMBER (TYPICAL)
E.A.E.	EMERGENCY ACCESS EASEMENT	S.W.E.	SIDEWALK EASEMENT

NOTES:

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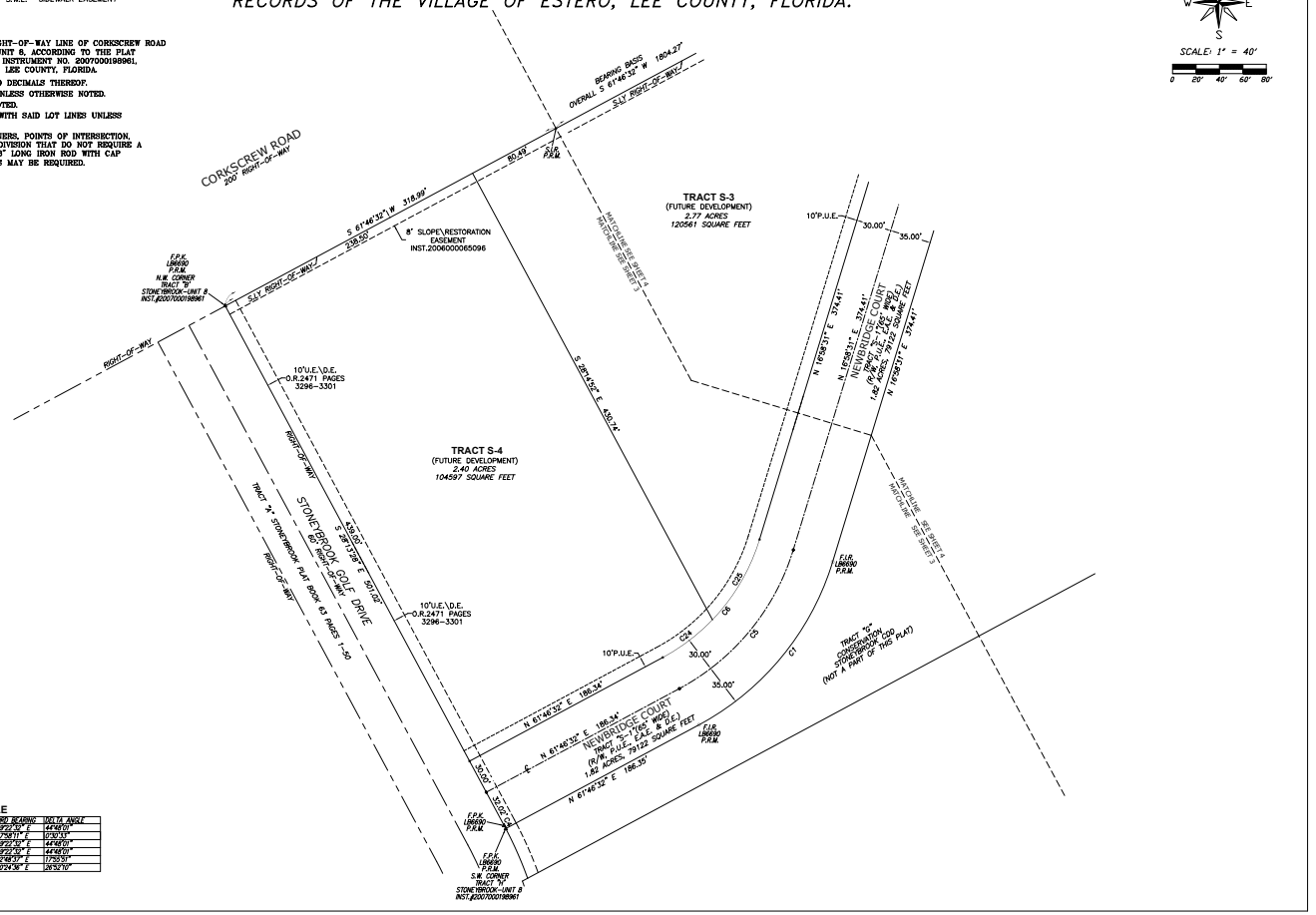
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MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THIS SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 5/8"X 18" LONG IRON ROD WITH CAP "LS5560" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



N
W E
S

SCALE: 1" = 40'
0 20' 40' 60' 80'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	235.00'	183.70'	179.10'	N 39°22'50" E	44°46'01"
C4	335.00'	2.98'	2.98'	S 27°58'11" E	0°30'33"
C5	350.00'	156.38'	155.43'	N 39°23'10" E	44°58'01"
C6	170.00'	132.93'	129.56'	N 39°23'10" E	44°46'01"
C24	170.00'	53.26'	53.04'	N 52°49'57" E	17°55'57"
C25	170.00'	79.72'	78.99'	N 35°24'36" E	26°52'05"

DOS2021-E008/ PLT2022-E004

CORKSCREW PINES

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, *A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK–UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.*

INSTRUMENT NUMBER

SHEET 4 OF 6

THIS INSTRUMENT PREPARED BY:
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4642 VILLA CAPRI LANE
BONITA SPRINGS, FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948

LEGEND

D.E.	DRAINAGE EASEMENT	N.R.	NOT RADIAL
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	INST.	INSTRUMENT
P.C.P.	PERMANENT CONTROL POINT	L.B.E.	LANDSCAPE BUFFER EASEMENT
C/L	CENTERLINE	SQ.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT	I.E.	IRRIGATION EASEMENT
C.E.	CONSERVATION EASEMENT	P.B.	INDICATES PLAT BOOK
°	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE	A.E.	ACCESS EASEMENT
		P.R.M.	PERMANENT REFERENCE MONUMENT
		P.A.E.	PUBLIC ACCESS EASEMENT
		R.O.W.	RIGHT–OF–WAY
⌖	PERMANENT CONTROL POINT	F.S.	FLORIDA STATUTES
	SET PARKER KALON NAIL&DISK STAMPED "PCP LS5560"	FPL	FLORIDA POWER AND LIGHT
		U.E.	UTILITY EASEMENT
S.I.R.	SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED "PRM LS5560"	L.M.E.	LAKE MAINTENANCE EASEMENT
		R.E.	ROADWAY EASEMENT
		O.R.	OFFICIAL RECORDS BOOK
F.I.R.	FOUND 5/8" IRON ROD	P/W	PRIVATE ROAD RIGHT–OF–WAY
F.C.M.	FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED	C1	CURVE NUMBER (TYPICAL)
		L1	LINE NUMBER (TYPICAL)
F.P.K.	FOUND PARKER KALON NAIL & DISK	S.W.E.	SIDEWALK EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT		

NOTES:

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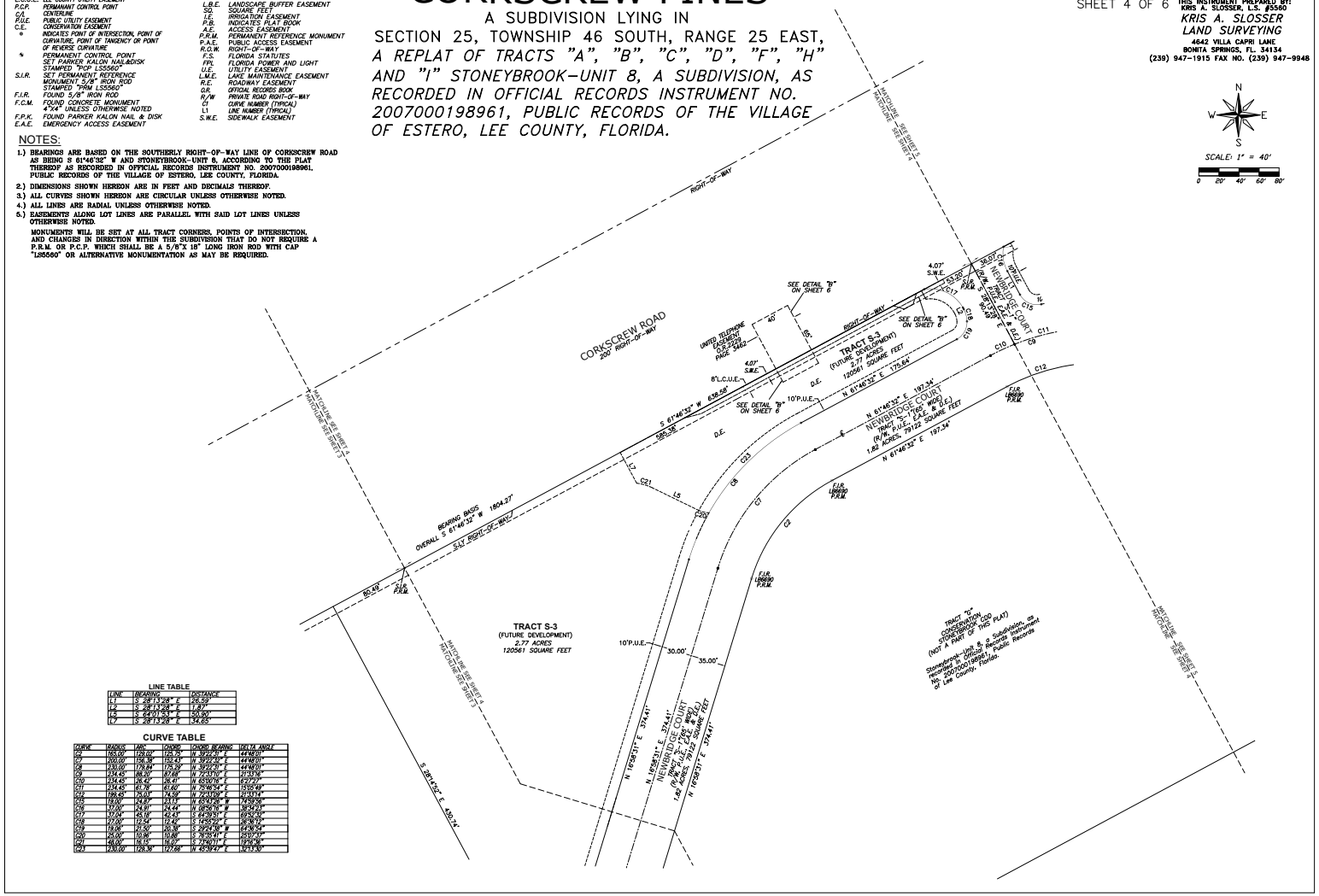
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°13'28" E	26.49'
L2	S 28°13'28" E	1.81'
L5	S 64°01'53" E	50.90'
L7	S 28°13'28" E	34.65'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C6	165.00'	129.02'	125.75'	N 39°22'01" E	44°48'01"
C7	200.00'	156.38'	152.43'	N 39°22'01" E	44°48'01"
C8	230.00'	179.84'	175.29'	N 39°22'01" E	44°48'01"
C9	234.45'	86.20'	85.69'	N 72°03'00" E	21°03'56"
C10	434.45'	26.42'	26.41'	N 63°05'16" E	03°29'27"
C11	234.45'	91.78'	91.62'	N 79°36'54" E	22°25'49"
C12	196.45'	75.01'	74.56'	N 72°11'04" E	21°52'14"
C13	18.00'	24.97'	23.11'	N 65°43'28" W	79°29'56"
C14	57.00'	24.91'	24.44'	W 08°26'26" W	25°02'43"
C15	57.00'	45.18'	43.43'	S 64°39'51" E	69°08'26"
C16	200.00'	172.54'	167.42'	S 14°52'24" E	49°26'19"
C17	18.00'	27.50'	25.00'	S 50°43'28" W	87°31'22"
C18	57.00'	10.04'	10.03'	S 75°30'47" W	10°05'39"
C19	57.00'	16.15'	16.09'	S 71°40'01" E	16°14'06"
C23	230.00'	129.38'	127.66'	N 45°39'47" E	12°13'30"

SCALE: 1" = 40'

0 20' 40' 60' 80'

DOS2021–E008/ PLT2022–E004

CORKSCREW PINES

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SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
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INSTRUMENT NUMBER

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LEGEND

D.E.	DRAINAGE EASEMENT	N.R.	NOT RADIAL
L.C.U.E.	LEE COUNTY UTILITY EASEMENT	INST.	INSTRUMENT
P.C.P.	PERMANENT CONTROL POINT	L.B.E.	LANDSCAPE BUFFER EASEMENT
℄	CENTERLINE	SQ.	SQUARE FEET
P.U.E.	PUBLIC UTILITY EASEMENT	I.E.	IRRIGATION EASEMENT
C.E.	CONSERVATION EASEMENT	P.B.	INDICATES PLAT BOOK
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		FPL	FLORIDA POWER AND LIGHT
		U.E.	UTILITY EASEMENT
S.I.R.	SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED "PRM LS5560"	L.M.E.	LAKE MAINTENANCE EASEMENT
		R.E.	ROADWAY EASEMENT
F.I.R.	FOUND 5/8" IRON ROD	G.R.	OFFICIAL RECORDS BOOK
F.C.M.	FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED	R/W	PRIVATE ROAD RIGHT-OF-WAY
		C1	CURVE NUMBER (TYPICAL)
F.P.K.	FOUND PARKER KALON NAIL & DISK	L1	LINE NUMBER (TYPICAL)
E.A.E.	EMERGENCY ACCESS EASEMENT	S.W.E.	SIDEWALK EASEMENT
		RES.	RESERVED FOR INSTALLATION AND MAINTENANCE OF UTILITIES

NOTES:

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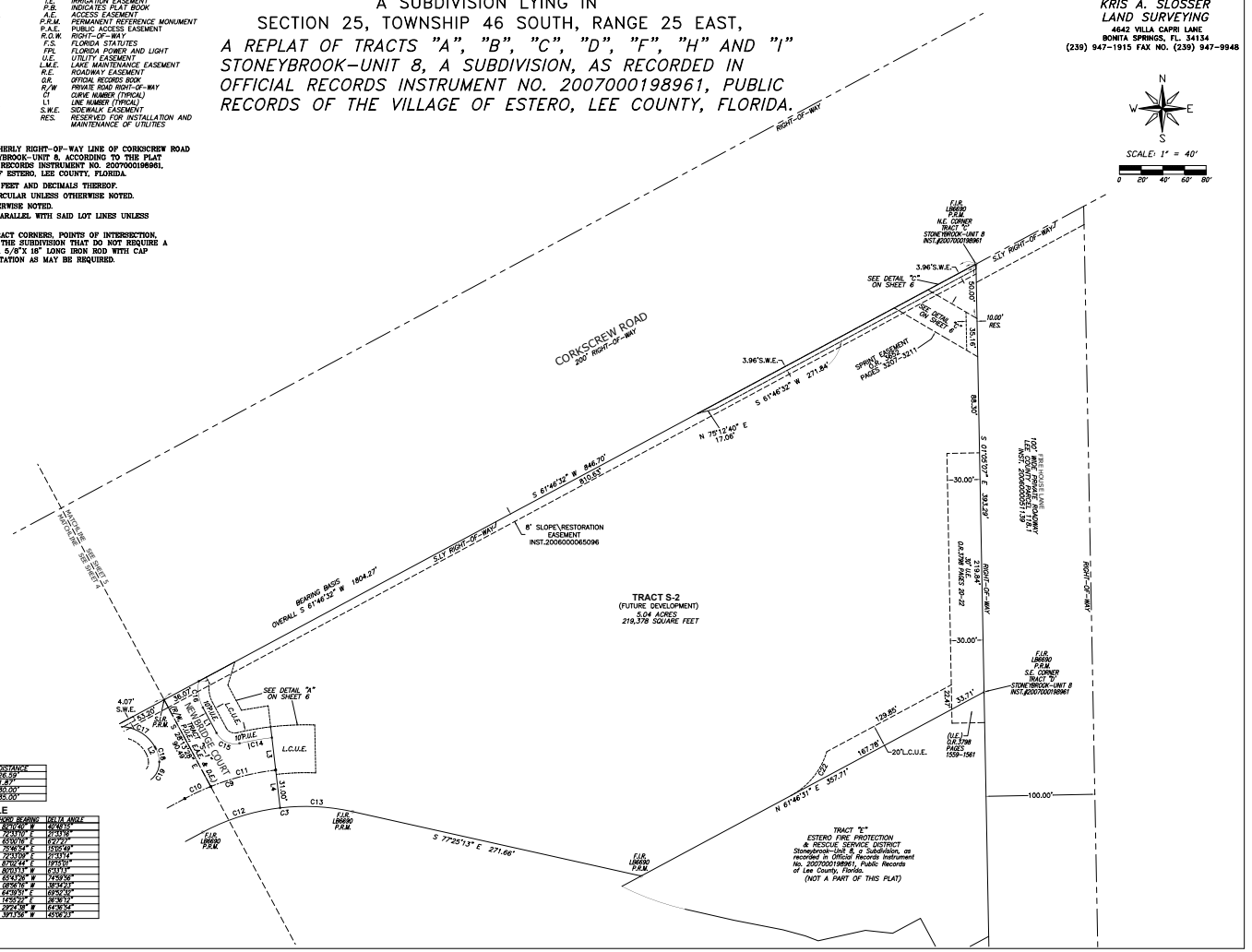
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SCALE: 1" = 40'
0 20' 40' 60' 80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°13'28" E	26.59'
L2	S 28°13'28" E	17.97'
L3	S 06°39'57" E	30.00'
L4	S 06°39'57" E	35.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	186.45'	143.04'	139.56'	S 83°10'40" W	40°49'55"
C2	274.45'	68.30'	67.89'	N 70°19'10" E	14°15'43"
C10	274.45'	26.42'	26.41'	N 63°02'16" E	5°31'22"
C11	274.45'	41.76'	41.60'	N 70°46'15" E	8°43'04"
C12	186.45'	75.01'	74.50'	N 72°33'09" E	23°03'14"
C13	186.45'	67.01'	66.70'	S 87°00'44" E	19°51'01"
C14	264.45'	10.25'	10.23'	S 60°03'13" W	2°13'11"
C15	19.00'	24.87'	23.11'	N 65°43'28" W	74°59'56"
C16	137.00'	24.91'	24.44'	N 08°56'58" W	10°24'23"
C17	137.04'	45.16'	42.43'	S 64°09'51" E	69°05'10"
C18	227.00'	12.54'	12.40'	S 14°59'52" E	3°09'51"
C19	19.06'	21.50'	20.38'	S 29°24'28" W	64°36'54"
C22	68.00'	53.53'	52.16'	S 39°17'56" W	45°04'23"

DOS2021-E008/ PLT2022-E004

CORKSCREW PINES

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INSTRUMENT NUMBER

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LEGEND

D.E.	DRAINAGE EASEMENT	N.R.	NOT RADIAL
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F.P.K.	FOUND PARKER KALON NAIL & DISK	C1	CURVE NUMBER (TYPICAL)
E.A.E.	EMERGENCY ACCESS EASEMENT	L1	LINE NUMBER (TYPICAL)
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NOTES:

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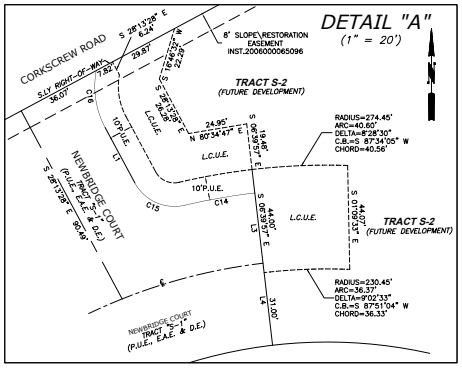
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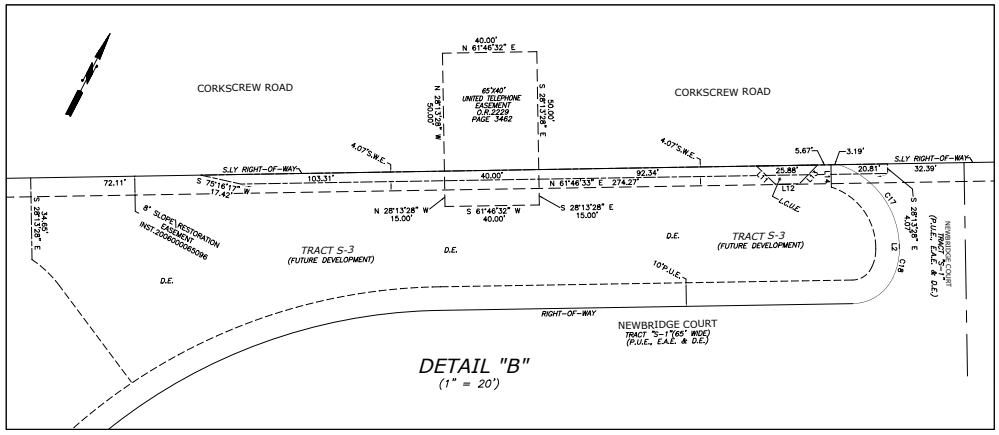
CURVE TABLE

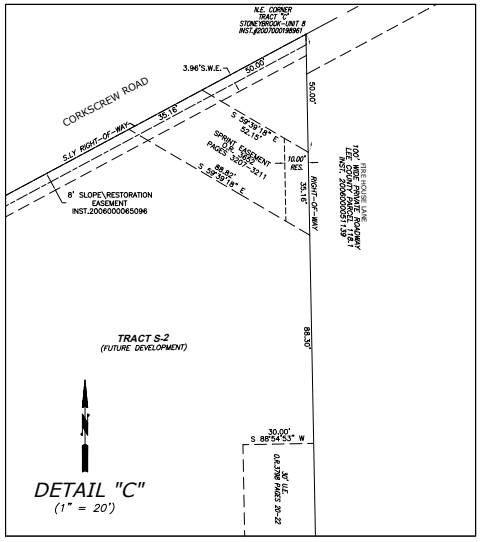
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C14	264.45'	10.39'	10.39'	S 80°03'51" W	2°15'13"
C15	19.00'	24.87'	23.11'	N 65°43'28" W	74°59'56"
C16	17.00'	24.91'	22.44'	N 09°56'56" W	83°54'53"
C17	17.04'	45.18'	42.43'	S 64°39'51" E	69°52'10"
C18	127.00'	12.54'	12.42'	S 14°55'22" E	5°39'12"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°13'28" E	29.59'
L2	S 28°13'28" E	11.87'
L3	S 06°39'57" E	30.00'
L4	S 06°39'57" E	55.00'
L11	S 73°11'28" E	11.08'
L12	N 61°46'32" E	10.22'
L13	N 16°46'32" E	11.08'
L14	S 28°13'28" E	9.48'







DOS2021–E008/ PLT2022–E004

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15, 2024

Agenda Item:

High 5 Public Improvement Agreement

Motion to approve the Village Manager to execute the High-5 Public Improvement Agreement.

Background:

High 5 Entertainment submitted an unsolicited proposal to the Village of Estero in December 2022 to build an indoor/outdoor family entertainment center. After an extensive solicitation process by the Village, the result is the Public Improvement Agreement between the Village of Estero and High 5 Entertainment.

Project Description:

40,000 sf building footprint, two levels, including a mezzanine and outdoor bar seating area. Indoor family entertainment elements: bowling, arcade, laser tag, etc. and outdoor elements include 18-hole miniature golf course, 21 pickleball courts and socializing space for elements like bocce, cornhole, etc.

Process and Timeline:

Per the Public Improvement Agreement, High 5 Entertainment has committed to opening in October 2025. This assumes that the Village of Estero, through its contract with Wright Construction, will deliver a pad-ready site to High 5 Entertainment by October 2024.

Action Requested:

Motion to approve the Village Manager to execute the High-5 Public Improvement Agreement.

Financial Impact:

The Village of Estero will receive an annual priority payment equivalent to 40% of net income in exchange for the Village's allocated investment into land, site development, and entertainment-related amenities. The baseline estimated return to the Village of Estero is 9%. The proceeds received by the Village will be reinvested into the operations and management of the Sports Park property recently leased by the Village from Lee County School District.

Prepared by: Vieste, LLC

Attachments:

1. Roi Analysis - High Five Entertainment
2. Agreement

VIESTE

VILLAGE OF ESTERO - VILLAGE CENTER HUB
ROI ANALYSIS - HIGH FIVE ENTERTAINMENT

LAND		
TOTAL ACREAGE		21.21
PARCEL TRANSFERRED TO H5 (ACRES)		3.57
% OF TOTAL LAND TRANSFERRED		17%
TOTAL LAND PURCHASE PRICE (BASIS)		7,500,000
TOTAL LAND EQUITY		**1,262,376**
FF&E GRANT		
PICKLEBALL		5,000,000
MINIATURE GOLF		1,250,000
TOTAL FF&E GRANT EQUITY	**$**	**6,250,000**
LAND/SITE DEVELOPMENT		
TOTAL SITE DEVELOPMENT BUDGET		11,000,000
ALLOCATION OF BUDGET		50.00%
TOTAL LAND/SITE DEVELOPMENT EQUITY	**$**	**5,500,000**
SOFT COSTS		**500,000**
GRAND TOTAL EQUITY VALUE	**$**	**13,512,376**

ROI	**AMOUNT**
REVENUE	$ 14,184,256
LESS: COGS	2,391,486
GROSS MARGIN	11,792,770
LESS: OPERATING EXPENSES	6,221,566
EBITDA	5,571,204
LESS: DEBT SERVICE	2,709,768
DISTRIBUTABLE CASH	$ 2,861,436
VOE PRIORITY SHARE	*40.00%*
VOE ANNUAL AMOUNT - BASE CASE	**$ 1,144,574**
ANNUAL ROI	**8%**

Prepared by and return to:
Robert Eschenfelder, Esq.
Estero Village Attorney
Trask Daigneault, LLP
1001 S. Ft. Harrison Ave
Clearwater, FL 33756

PUBLIC IMPROVEMENT AGREEMENT

by and between

VILLAGE OF ESTERO, FLORIDA,

and

HIGH FIVE UP TOP, LLC

PUBLIC IMPROVEMENT AGREEMENT

THIS PUBLIC IMPROVEMENT AGREEMENT (the "Agreement") is entered into this **___ day of May, 2024** (the "Effective Date"), by and between the **Village of Estero**, a Florida municipal corporation (the "Village"), and **High Five Up Top, LLC**, a Texas Limited Liability Corporation, to be assigned to its entities, **HD5 Entertainment, LLC**, a Texas Limited Liability Corporation authorized to conduct business in Florida and **High Five Entertainment, LLC**, a Texas Limited Liability Corporation authorized to conduct business in Florida ("collectively, "High 5"), as follows.

WHEREAS, the Village purchased a 21.21 acre parcel located at 9000 Williams Road, Estero (STRAP No.: 34-46-25-E4-0100C.0150) (the Property), which purchase was memorialized by Warranty Deed executed on June 29th 2022 and recorded on July 7th 2022 (Lee County Clerk of Court Instrument No.: 2022000223650), with the intent of improving and operating the Property to provide recreational opportunities for Village residents; and

WHEREAS, the Village Council authorized the purchase of the Property since it was the last remaining parcel along Williams Road contiguous to public properties owned by Lee County and the Lee School District, both of which have current recreational uses or designations, and the Village envisioned the creation of enhanced, first/best-in-class recreational activities for Village residents on the Property as part of a Village center Hub; and

WHEREAS, the Village Center Hub is generally defined by Corkscrew Road to the north, S. Tamiami Trail/US 41 to the west, Williams Road to the south, and River Ranch Road to the east (excluding the residential area in the northeast quadrant), and is already home to the Village's civic uses, including the Village Hall, Estero High School, and Estero Community Park and Recreation Center; and

WHEREAS, on December 5th 2022, the Village received an unsolicited proposal from the private sector for a qualifying project, which would be the construction and operation of a Recreational and Entertainment Facility (REF) on a portion of the Property; and

WHEREAS, subsequent to its receipt of this proposal, the Village published notice that it had received the proposal and that it would accept other proposals related to the development of recreational opportunities on the Property; and

WHEREAS, based on this notice, the Village received additional proposals from the private sector for similar projects to construct and operate recreational facilities on the Property; and

WHEREAS, the Village's staff and consultants subsequently ranked the proposals and began negotiations with the top-ranked proposers; and

WHEREAS, the Village's consultant has performed an independent analysis of the proposed REF to be owned and operated by the Operator which demonstrates the cost-effectiveness and overall public benefit to the Village of entering this Agreement; and

WHEREAS, the Village Council determines that the project approved in this Agreement:

1. is in the public's best interest,

2. has safeguards in place to ensure that additional costs or service disruptions are not imposed on the public in the event of material default or cancellation of this Agreement by the Village, and

3. has adequate safeguards in place to ensure that the Village has the opportunity to add capacity to the proposed project or other facilities serving similar predominantly public purposes.

WHEREAS, the Village has considered the High 5 reasonable finance plan, the project costs, revenues by source, available financing, major assumptions, internal rate of return, whether governmental funds are assumed in order to deliver a cost-feasible project; and a total cash-flow analysis beginning with the implementation of the project and extending for the term of the comprehensive Agreement; and

WHEREAS, the Village Council finds that it is in the best interests of the Village, its residents, visitors and businesses, to approve this Agreement.

NOW, THEREFORE, in consideration of the foregoing exordial clauses, and the mutual covenants, obligations, duties and benefits herein set forth, the Parties agree as follows:

Article I
Obligations of High 5

A. High 5 shall design and construct the REF such that it will be wholly contained upon that portion of the Property depicted in **Exhibit "A"** (hereinafter referred to as the "Parcel"). Prior to construction, the Operator shall submit draft engineered construction plans to the Village Manager for review and approval. In reviewing such plans, the Village Manager shall ensure the design and landscaping schemes remain consistent with the aesthetic and design pattern desired by the Village, while also respecting the High 5 corporate color and design standards.

B. High 5 shall construct the REF in accordance with the approved design plans, using appropriate licensed contractors. All applicable Florida Building Codes and Village building codes shall be followed during construction. High 5 shall enter into contracts with contractors for construction of the REF to be let in the name of High 5 (the "Construction Agreements"). High 5's engineers shall prepare and provide, or cause the preparation and provision of all contract specifications and necessary related documents. High 5 shall provide all construction documents for the REF and shall acknowledge that the Village has no obligations and liabilities thereunder. High 5 shall include a provision in the Construction Agreements for the REF that the contractor will indemnify, defend, and save harmless the Village against any costs or liabilities thereunder. The High 5 or its designee shall administer the Construction Agreements and the REF construction costs shall be paid by High 5. The Village shall have no liability for any claims that may arise out of design or construction of the REF, and the High 5 shall cause all of its contractors, architects, engineers, and consultants to agree in writing that they will look solely to the High 5, not to the Village, for payment of all costs and valid claims associated with construction of the REF.

C. In connection with the design and construction of the REF, High 5 shall undertake the following responsibilities:

(1) High 5 shall provide to the Village electronic copies of the plans and specifications for the REF (including revisions) as such plans and specifications are currently in existence and as completed after the date hereof, and shall provide the Village one complete set of record drawings (in electronic format) for the REF;

(2) In accordance with the requirements between High 5 and the Village with regard to the development and construction of the REF, High 5 or such person selected by and contracting with High 5 shall provide the Village with a copy of the detailed construction schedule outlining the major items of work of each major construction contractor, and any revisions to such schedule;

(3) High 5 shall provide construction documents, including the plans and specifications to the Village, signed and sealed by one or more registered professional architects or engineers licensed in the State of Florida at the time the construction documents are submitted to the Village for approval;

(4) High 5 shall provide the Village with reasonable advance notice of any scheduled construction meetings as set forth in the construction contracts for the REF, and shall permit the Village to attend and observe such meetings as the Village so chooses in order to monitor the progress of the construction;

(5) High 5 or any general contractor shall comply with, and shall require that its agents and subcontractors comply with, all applicable laws regarding the use, removal, storage, transportation, disposal and remediation of hazardous materials;

(6) High 5 will not during the Term permit any illegal act, trade, business, occupation or calling at any time during the Term to be exercised carried on, permitted or suffered in or on the Premises;

(7) High 5 or any general contractor shall notify and obtain the Village's approval for all field changes that directly result in material changes to the portion of the plans and specifications for the REF that describe the connection of such REF with streets, storm sewers and utilities; and

(8) Upon notice from the Village, the High 5 shall or shall cause any general contractor to promptly repair, restore or correct, on a commercially reasonable basis, all damage caused by the general contractor or its subcontractors to property or facilities of the Village during construction of the REF and to reimburse the Village for out-of-pocket costs actually incurred by the Village that are directly related to the Village's necessary emergency repairs of such damage.

D. The REF shall be designed, constructed, and operated by High 5 in the manner set forth in its proposal to the Village (attached hereto as **Exhibit "B"**).

E. High 5 shall:

1. Develop or operate the REF in a manner that is acceptable to the Village in accordance with the provisions of this Agreement.

2. Maintain, or provide by contract for the maintenance or improvement of, the REF.

3. Cooperate with the Village in making best efforts to establish interconnection between the REF and any other facility or infrastructure as requested by the Village in accordance with the provisions of this Agreement.

4. Comply with this Agreement and any associated CAM or service contracts.

F. High 5 shall permit the Village to inspect the REF at reasonable times to ensure that the High 5 activities are acceptable to the Village, in accordance with the terms of this Agreement.

G. High 5 is responsible for obtaining and paying for all electric, water, telecommunications and any other necessary or desirable utility services for the REF.

H. In performing its obligations under this Agreement, High 5 shall comply with all applicable federal, state, and local laws, and shall ensure all applicable taxes, fees and fines associated with the Parcel are paid.

Article II
Obligations of Village

A. For ten dollars ($10) and the other consideration set forth in this Agreement, including but not limited to the Compensation to Village set forth in Article IV of this Agreement, the Village will transfer title of the Parcel to High 5 for High 5's construction and High 5 operation of the REF. The Parties will close on the transfer of the Parcel to High 5 on or before July 15, 2024. The closing shall take place in Lee County, Florida. On the closing date, the Village shall execute and record a quit claim deed for conveyance of the Parcel. The Village shall also execute and deliver (i) a closing statement and (ii) fully executed versions of any documents reasonably required to affect the transfer of the Parcel. Notwithstanding the foregoing, in no event shall the Village be required to execute any document which requires offering or providing an opinion, warranty, or representation which exceeds the scope or knowledge of either Party. Documentary stamp tax on the deeds at nominal value will be paid by the Village for its conveyance, and High 5 shall pay for any title reports and recording charges. If High 5 fails to complete construction of the REF, or to otherwise perform its obligations under this Agreement, any and all deeds, assignments and assumptions of agreements, and any and all other documents that have been conveyed, transferred, assigned, or otherwise executed incident to this Agreement shall be reconveyed,

reassigned or otherwise transferred from High 5 back to the Village, with reconveyance being by special warranty deed, warranting against claims of all persons claiming by, through or under High 5. The value of the Parcel ("Land Value") for the purposes of calculating the asset contribution from the Village to High 5 will be determined by the appraiser of High 5 or High 5's primary lender.

B. The Village will design, engineer, construct and maintain all common areas on the Property, including finished roads to High 5 pad and parking from Coconut Point and Williams Road, parking lots, utilities, stormwater retention, wayfinding signage, hardscape, and landscape areas. The Village will also design, engineer, and construct all site improvements including mass grading, public utility main lines, storm drainage, and roads, and will deliver to High 5 a pad ready site.

C. High 5 shall have reciprocal easement rights with the Village (and other entities which may be authorized by the Village to operate on the Property) to traffic and pedestrian circulation and non-dedicated parking areas. A mutually agreeable number of parking spaces shall be dedicated to High 5 (per a separate shared parking agreement) adjacent to its building structure, and a service/delivery space will also be dedicated for use by High 5. All other parking spaces which are part of the common areas of the Property will be open to the general public, and no portion of the Property or Parcel shall be developed, advertised or used as a private club or private facility with membership restricted to any one or more classes of persons or entities.

D. The Village will design, engineer, and construct the infrastructure required to support the desired outdoor miniature golf element according to design specifications approved by High 5.

E. For miniature golf, Village will provide High 5 a capital contribution ("Mini Golf Cash") of ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS ($1,250,000) for an eighteen (18) hole "Mini Golf" course. Fifty percent (50%) of the Mini Golf Cash shall be paid within 30 days of execution of this Agreement, and fifty percent (50%) shall be paid within 30 days of High 5 receiving a building permit for plans which include the Mini Golf course. High 5

F. For up to twenty-one (21) pickleball courts, Village will provide High 5 a capital contribution ("Pickleball Cash") of FIVE MILLION DOLLARS ($5,000,000). The Pickleball Cash shall be paid within 30 days of High 5 receiving a building permit for plans which include the pickleball courts.

G. Together, the Mini Golf Cash and Pickleball Cash, along with the Land Value, shall be referred to as The Capital Contribution ("The Capital Contribution").

H. While the Village's ultimate annual budget allocations are subject to the budgets adopted by the Village Council under Florida's statutory budgeting process, the Village intends to use proceeds from its priority distribution referenced in Section IVB below to pay for the operations and maintenance of the Village Center Hub, including sports and recreation

property leased to the Village by the Lee County School District.

I. Village will be publicly supportive of High 5 obtaining any state or local licensing, permits, and grants required or available for High 5 to conduct business, from local and state organizations, liquor licenses, outdoor serving permits, construction permits, catering permits, state-declared disaster grants, incentive grants, coin-operator permits, or any other licenses, permits, or grants that High 5 is eligible for or required to obtain in order to legally perform business within the Village and the State of Florida.

Article III
Term and Commencement Date

A. This Agreement shall become effective on the Effective Date. The term of the Agreement shall be 90 years from the Effective Date.

B. Operation of the REF shall commence on or before October 31, 2025. The Village Manager may grant an extension of the commencement date upon finding good cause exists to do so.

Article IV
Compensation to Village

A. Compensation Definitions

1. **Allowable Expenses** shall mean cost of goods, operating expenses, repair and maintenance expenses, licensing, asset improvements, payroll expenses, marketing and promotional expenses, taxes, insurance and payments to primary mortgage holders or lessors, and any other reasonable and customary costs to own and operate an entertainment center and sports complex.

2. **Distributable Cash** shall mean cash approved by High 5 to be distributed to entities entitled to distribution of funds (including the Village under the terms of this Agreement) after all Allowable Expenses have been satisfied, and abiding by any covenants prescribed by High 5's lenders and lienholders.

B. After all Allowable Expenses, as defined in Article IV.A above have been satisfied, the Village will receive a distribution equal to forty percent (40%) of all remaining distributable cash. Distributions are planned to be made on a quarterly basis.

With a collective goal of sustainable operations, the Parties agree to annually evaluate the level of distributions based on the performance of the REF. Any adjustments to distributions based on performance may be mutually agreeable between the Parties.

C. Notwithstanding the foregoing, pursuant to Art. 7, § 10 of the Florida Constitution, the Village is not, be becoming entitled to the compensation set forth above, becoming a joint owner with, or stockholder of, nor giving, lending or using its taxing power or credit to aid High 5's business.

Article V
Reports and Audit

To validate the revenue share compensation due to the Village, High 5 shall provide a monthly statement of income and a quarterly profit and loss statement covering the operations of the REF in a form acceptable to the Village. At its option, the Village may, at its own expense, retain an independent auditor to audit that portion of the High 5 financial records related to its obligations under this Agreement to operate the pickleball courts and to remit the related portion of distributable cash to the Village as required in Article IV of the Agreement.

Article VI
Estero Resident Benefits; Community Support

A. Within 60 days of the expected completion of the construction of the REF, High 5 shall coordinate a schedule of Estero Resident Benefits, which should include programs for priority access to the REF (including miniature golf and pickle ball). The Estero Resident Benefits schedule will be negotiated in good faith between High 5 and the Village. Once agreed to, High 5 will work with the Village on the best methods to convey the benefits to Village residents, which may include social media postings. For purposes of this Article, a Village resident is a person who provides a current Florida Driver's License or Florida Identification Card showing residency in Estero, or through an Estero Resident Discount program established and operated by High 5, or such other means as the Village and High 5 agree can be used to verify residency.

B. High 5 agrees to maximize its support for local charitable and community organizations in its programming offerings for events benefiting those organizations. High 5 further agrees to private management of public programming where requested and where mutually agreed to by the Parties.

Article VII
Maintenance and Future Modification of the REF

A. High 5 shall ensure it maintains the REF in safe operating order, including maintenance of the REF's façade, structure, security, lighting, electrical and plumbing systems.

B. High 5 shall provide all equipment to be used at the REF needed to perform under this Agreement. High 5 shall bear the cost of all charges and expenses related to any and all maintenance in the equipment and improvements of the fixtures as shall be necessary for High 5 performance of this Agreement.

C. During the entire Term of this Agreement, High 5 shall maintain the REF building and related structures in good order and repair with no signs of visual or structural damage. Further, High 5 shall keep the fixtures and equipment in a clean and functioning condition at all times with no signs of visual or structural damage to commercially reasonable levels.

This obligation is subject to commercially reasonable interruption or delay due to weather or other unforeseen circumstances and includes, but is not limited to:

1. Maintenance, cleaning and upkeep of patios, walkways, merchandise shops, offices, storage areas, the restaurant, miniature golf, pickle ball courts, designated storage areas, and assigned parking spaces.

2. Providing clean and well stocked restrooms at all times.

3. Contracting and arranging for the removal of all garbage at all receptacles throughout the REF.

4. Maintaining and replacing, as needed, all internal fixtures, such as ceilings, decorations, furnishings, lighting and floor coverings and any showcases, racks, other display and sales fixtures, including property identification and signage.

5. Maintaining all plumbing, HVAC and electrical repair, maintenance, or upgrades pertaining to the building structure and fixtures of the REF.

6. Maintaining adequate fire protection and inspections and maintenance, as required by law, including kitchen hood systems, sprinkler systems and fire extinguishers in compliance with all applicable fire or building code requirements.

7. Maintaining all food and beverage storage and preparation equipment, including but not limited to stoves, dishwashers, refrigerators, ice machines and sinks in the manner required by all applicable health codes.

8. Performing all interior and exterior maintenance and repair of the REF, including but not limited to replacement of all light elements and fixtures, all doors, door closures, locks, windows, floors and floor coverings, vent fans, exhaust fans, walkways, gates and plant beds.

9. Providing routine monthly pest and rodent control of the REF.

10. Ensuring compliance with Florida law concerning smoking in places of public accommodation.

11. Ensuring all staff act professionally, are clean, well groomed, uniformed and trained to high standards of professionalism and customer service.

12. Maintaining all grease traps including necessary pump down service.

13. Providing annual inspection and preventative maintenance of air conditioning systems, to include the regular replacement of filters in all air conditioning units.

14. Securing annual inspections of the hot water system.

15. Providing security systems maintenance and alarm monitoring.

16. Providing and keeping current all material safety data sheet (MSDS) information for all hazardous materials, and providing staff hazardous materials training as required by law.

D. High 5 is authorized to modify the REF so long as any such modifications, including internal or external remodeling, do not alter the footprint or setbacks of the REF. All such modifications must first be presented to the Village Manager for approval. In reviewing such requests, the Village Manager shall ensure any new design or landscaping schemes remain consistent with the aesthetic and design pattern standards of by the Village, while also respecting the High 5 corporate color and design standards.

Article VIII
Common Area Maintenance

High 5 shall, by no later than the Effective Date, enter into a Common Area Maintenance (CAM) agreement with the Village, and High 5 shall remain a party to the CAM agreement at all times during the Term of this Agreement. Failure to remain a party to the CAM agreement as required herein shall constitute a material breach of this Agreement.

Article IX
Financing of REF Construction

A. High 5 shall pay for the design and construction of the REF. High 5 will enter into a private-source financing agreement between financing sources and High 5.

B. Any financing agreement High 5 arranges shall not require the Village to indemnify the financing source, subject the Village's Property to liens, or secure financing of the Village by a mortgage on, or security interest in, the real or tangible personal property of the Village.

Article X
Payback; First Right of Refusal; Financial Distress Acquisition; Transfer of REF to Village

A. In the event that High 5 elects to sell the High 5 entity operating the REF, other than to any corporation or other entity wholly owned or controlled by High 5, or to a successor or successors to the interest of High 5 or its assigns, there shall be a payback to the Village over a five (5) year period starting the first day High 5 or its assigns is open for business ("Payback"). The terms of the Payback to the Village are as follows, where The Capital Contribution is equal to The Capital Contribution value defined in Article II.G of this Agreement:

Until end of Year 1: $6,000,000 + The Capital Contribution
Until end of Year 2: $4,800,000 + The Capital Contribution
Until end of Year 3: $3,600,000 + The Capital Contribution
Until end of Year 4: $2,400,000 + The Capital Contribution
Until end of Year 5: $1,200,000 + The Capital Contribution

After Year 5: The Capital Contribution

B. In the event that High 5 elects to sell the REF other than to any corporation or other entity wholly owned or controlled by High 5, or to a successor or successors to the interest of the High 5, the Village shall have the right of first refusal (RFR) for the purchase of said REF upon the same terms and conditions as are proposed for its sale and purchase by High 5. Said RFR shall be exercised by the Village within forty-five (45) days following written notice to it containing confirmed documentation of an offer for such proposed sale, and a confirmation of High 5's intent to accept such offer, which notice shall be required to be provided to the Village by High 5, following which said right of first refusal shall terminate.

C. In the event that at any time after the Effective Date of this Agreement a petition in bankruptcy shall be filed by or against High 5 (unless the petition is vacated or dismissed within sixty (60) days of such filing), or High 5 shall be declared by a court of competent jurisdiction to be bankrupt or insolvent, or a receiver or trustee shall be appointed under either state or federal law to take charge of High 5 affairs or property, or High 5 shall make an assignment of the REF for the benefit of creditors, then the Village shall have the right, but not the obligation, to purchase the REF from High 5 at the then book value of the REF. Said right to purchase shall be exercised by the Village within forty-five (45) days following written notice to it that High 5 has become subject to any of the occurrences above-noted, which notice shall be required to be provided to the Village by High 5, following which said right of first refusal shall terminate.

Article XI
Insurance

A. High 5 shall, at its own cost and expense, acquire and maintain (and cause any subcontractors, representatives or agents to acquire and maintain) during the term of this Agreement, sufficient insurance to adequately protect the respective interest of the Parties. Coverage shall be obtained with a carrier having an AM Best Rating of A-VII or better. In addition, the Village retains the right to review High 5's deductible or self-insured retention and to require that it be modified so as to ensure the Village's right to indemnification and ability of High 5 to satisfy judgments or claims is sufficient.

B. Specifically, High 5 (and any subcontractors, representatives or agents) must carry the following form, types and amounts of insurance until such time of the expiration of this Agreement. The limits may be achieved by a combination of primary and umbrella/excess liability policies.

1. Commercial General Liability Insurance coverage on an occurrence policy form, including but not limited to, premises operations, products/completed operations, products liability, contractual liability, advertising injury, personal injury, death, and property damage in the minimum amount of $1,000,000 (one million dollars) per occurrence and $2,000,000 (two million dollars) general aggregate.

2. Commercial Automobile Liability Insurance coverage on an occurrence policy form for any owned, non-owned, hired or borrowed automobile is required in the minimum amount of $1,000,000 (one million dollars) combined single limit each accident. Coverage must include bodily injury and property damage.

3. Statutory Workers' Compensation Insurance coverage in accordance with the laws of the State of Florida.

4. Should High 5 have "leased" employees, High 5 or the Employee Leasing Agency shall provide evidence of Workers' Compensation coverage, which meets the statutory requirements of the State of Florida, for all personnel on the Properties.

5. Employer's Liability Insurance in the minimum amount of $100,000 (one hundred thousand dollars) each employee each accident, $100,000 (one hundred thousand dollars) each employee by disease and $500,000 (five hundred thousand dollars) aggregate by disease with benefits afforded under the laws of the State of Florida.

6. If High 5 engages in the business of selling or serving alcohol at the REF, no less than $1,000,000 (one million dollars) per occurrence and $2,000,000 (two million dollars) aggregate in Liquor Liability insurance coverage on an occurrence policy form is required.

C. The Village Manager is authorized to approve adjustments to the foregoing insurance coverage categories and limits to the extent the Manager determines the adjustments are in the Village's best interests and do not unreasonably expose the Village to financial loss.

Article XII
Material Default and Cure

A. The occurrence of any one or more of the following events or actions will constitute a breach of this Agreement (the "Default" or an "Act of Default") by a Party:

1. cessation of either Party to conduct business,

2. the filing of a bankruptcy petition, the determination of insolvency by one of the Parties, and/or the appointment of a receiver for administration and disposal of Party's assets,

3. the misrepresentation of any authority or warranty specified here in,

4. a failure to perform a material covenant, duty, obligation, or representation made under this Agreement,

5. the occurrence of any other act or omission which this Agreement defines as a Material Default.

B. In the event the Village determines that High 5 is in material default of this Agreement, the Village shall provide notice of the default to High 5. High 5 shall thereafter cure the default within ninety (90) days of the notice's having been sent. The Village Manager shall have the authority to extend the cure period if the Manager determines that additional time is necessary, and that High 5 is acting in good faith to cure the default.

C. If High 5 materially defaults under this Agreement, the compensation that is otherwise due to be retained by High 5 is payable to satisfy all financial obligations to investors and lenders on the REF (if any) until such obligations are satisfied, and then shall be used to fund the costs of operating and maintaining the REF. Additionally, if High 5 materially defaults and fails to cure within the cure period, the Village may terminate this Agreement with cause and without prejudice, and may exercise any other rights or remedies that may be available to it in accordance with the provisions of this Agreement. The full faith and credit of the Village may not be pledged to secure the financing of the private entity. The assumption of the development or operation of the project does not obligate the Village to pay any obligation of the High 5 from sources other than revenues from the REF unless stated otherwise in this Agreement.

Article XIII
Termination

This Agreement shall terminate at the expiration of the Term, or as otherwise provided for in this Agreement.

Article XIV
Notices

Any and all notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to High 5:

High Five Up Top, LLC
Attn: Scott Emley, CEO
507 N Bradley St
McKinney, TX 75069

As to Village:

The Village of Estero
Attn: Village Manager
9401 Corkscrew Palms Circle
Estero, FL 33928

Article XV
Preservation of Sovereign Immunity

Entering into this Agreement does not waive the sovereign immunity of the Village, or an officer or employee thereof, with respect to participation in, or approval of, any part of the REF or its operation, including, but not limited to, interconnection of the REF with any other infrastructure or project. The Village possesses sovereign immunity with respect to the REF, including, but not limited to, its design, construction, and operation.

Article XVI
General Terms

A. *Compliance with Laws*. The REF must comply with the requirements of federal, state, and local laws; state, regional, and local comprehensive plans; the Village's rules, procedures, and standards for facilities.

B. *No Joint Venture*. The name of this Agreement notwithstanding, nothing herein shall constitute or be interpreted as establishing a joint venture, ownership, and/or other agency relationship by and between the Village and High 5. No Party shall hold itself out contrary to the terms of this Article, and no Party shall become liable by any representation, act, or omission of the contrary to this Article.

C. *Force Majeure*. Unless otherwise provided in this Agreement, if performance under this Agreement is prevented, restricted or interfered with by reason of any event beyond the reasonable control of the Parties, including but not limited to, fire, flood, epidemic, earthquake, explosion, act of God or public enemy, riot or civil disturbance, strike, labor dispute, war, terrorist threat or activity, any government law, order, or regulation, or order of any court or jurisdiction (a "Force Majeure"), the restricted Party will not be in breach hereof and the performance or obligation of such Party will be excused for a period of time equal to the period during which the Force Majeure prevents such performance. In such event, the Parties will make reasonable efforts to determine sufficient "make goods" allowing the restricted Party to satisfy its obligations hereunder. The financial condition, default, breach, or intentional or negligent act or omission of this Agreement by the Party seeking excuse from performance will not constitute a Force Majeure.

D. *Amendments*. This Agreement may only be amended by a written Amendment executed by both Parties.

E. *Severability*. In the event that any provision or portion of this Agreement shall be found to be invalid or unenforceable, then such provision or portion may be severed and such invalidity or unenforceability shall not affect the validity or enforceability of any other provision or portion of the Agreement.

F. *Qualifications*. High 5 represent and warrant to the Village that each are lawfully entitled to engage in the business operations authorized herein under the laws of the State of Florida, and will continue to meet throughout the Term of this Agreement all of the qualifications required by the Village, including holding and maintaining all required business licenses in good standing. High 5 must immediately inform the Village Manager in the event it has any required license suspended or revoked related to its operations of the REF.

G. *Attorney Fees*. In any action brought between the Parties to enforce or construe the terms of this Agreement, each Party shall bear its own attorneys' fees and costs, including any fees incurred on appeal, regardless of the resolution of the case or appeal(s).

H. *Immigration Compliance*; *E-Verify*. High 5 acknowledge that they are responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324a, et seq., and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. High 5's employment of unauthorized aliens is a violation of § 274A(e) of the Federal Immigration and Employment Act. The High 5 shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of this Agreement and shall require the same verification procedure of any Subcontractors authorized by the Owner. Pursuant to Florida Statutes § 448.095(5), High 5 (unless High 5 employ no one else) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. High 5's contract with the Village cannot be renewed unless, at the time of renewal, High 5 certifies in writing to the Village that they have registered with and uses the E-Verify system (or that it is not an employer). If High 5 enters into a contract with a subcontractor, the subcontractor must provide the High 5 with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and High 5 shall maintain a copy of such affidavit for the duration of the contract. If High 5 develops a good faith belief that any subcontractor with which it is contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) High 5 shall terminate the contract with the subcontractor. If the Village develops a good faith belief that High 5 has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) the Village shall terminate this Agreement. Pursuant to Florida Statutes § 448.095(5)(c)(3), termination under the above circumstances is not a breach of contract and may not be considered as such.

I. *Indemnification, Preservation of Immunity*. Each Party hereby agrees to fully indemnify and hold harmless the other, its officers, employees, and agents from and against any and all claims, losses, costs, expenses, actions and causes of action, including reasonable attorney's fees at all levels, arising out or by reason of any damage or injury to persons or property suffered or claimed to have been suffered, by any intentional, reckless or negligent act or omission of the indemnifying party, its directors, officers, employees, or agents in the carrying out of the terms and conditions of this Agreement. The Party claiming right to indemnification ("Claimant") will give the indemnifying Party ("Indemnitor") prompt notice of any such claim and the Indemnitor will undertake the defense thereof by representatives of its own choosing. In the event Indemnitor, within a reasonable time after notice of claim, fails to defend, the Claimant shall have the right to undertake the defense, compromise or settlement of such claim on behalf of and for the account and risk of the Indemnitor, subject to the right of the Indemnitor to assume such defense at any time prior to settlement, compromise or final determination thereof. Notwithstanding the foregoing, in the event either Party reasonably believes that counsel defending any such action has

unacceptable conflicts of interest or otherwise lacks the skill to adequately protect such Party's interest, such Party reserves the right to defend itself with its own counsel or retained counsel at the Indemnitor's expense, unless the Claimant is found negligent or otherwise responsible for the occasion of the litigation. Nothing herein shall be interpreted as a waiver by the Village of its rights, including the procedural requirements and limited waiver of sovereign immunity, as set forth in Florida Statutes § 768.28, or any other statute, and the Village expressly reserves these rights to the full extent allowed by law.

J. *No Third-Party Beneficiary*. This Agreement is for the benefit of the Parties and their respective successors and permitted assigns, and it is not the intent of the Parties to enter this Agreement for any other person's or entity's benefit, and no person or entity not a Party to this Agreement is intended to have standing to file any court action seeking the enforcement or interpretation thereof.

K. *Jurisdiction, Venue, Applicable Law*. In the event of any litigation between the Parties with respect to the interpretation or enforcement of this Agreement, same shall be conducted, if in state court, in the appropriate circuit or county court in and for Lee County, Florida, and if in federal court, in the United States District Court for the Middle District of Florida, Ft. Myers Division. In any such litigation, the substantive and procedural laws of the State of Florida shall be applied.

L. *Public Records*. In accordance with Florida Statutes § 119.0701, High 5 shall:

1. Keep and maintain public records required by the Village to perform the service.

2. Upon request from the Village's custodian of public records, provide the requesting Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if High 5 does not transfer the records to the Village.

4. Upon completion of the contract, transfer, at no cost, to the Village all public records in possession of High 5 or keep and maintain public records required by the Village to perform the service. If High 5 transfers all public records to the Village upon completion of the contract, High 5 shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If High 5 keeps and maintains public records upon completion of the contract, High 5 shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Village, upon request from the Village's custodian of public records, in a format that is compatible with the information technology systems of the Village.

IF HIGH 5 HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HIGH 5'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE VILLAGE OF ESTERO, VILLAGE CLERK'S OFFICE, AT:

TELEPHONE: 239.221.5035
EMAIL: Csacco@estero-fl.gov
ADDRESS: 9401 Corkscrew Palms Circle, 2nd Floor, Estero, FL 33928

M. *Assignment and Subcontracting*. The Village has selected High 5 for its stated skills, resources, abilities, business model, market identification and unique experience, as represented to the Village by High 5 solicitation response and via other means. High 5 has represented to the Village that it has the in-house capabilities, resources and expertise to perform the services required by this Agreement except as otherwise expressly set forth in this Agreement. Therefore, except in the case of a sale, transfer or assignment of all or substantially all of the assets of to a successor who has asserted its intent to continue the business of High 5 (including transfer to a subsidiary or franchisee of High 5), High 5 shall not assign or transfer any right or duty under this Agreement to any other party without the prior written consent of the Village. In the unlikely event High 5 asserts it is necessary to subcontract for the services of third parties to perform the services required under this Agreement not already provided for therein, High 5 shall first obtain prior written approval of the Village Manager. Approval to utilize any third party shall not relieve High 5 from any direct liability or responsibility to the Village pursuant to the provisions of this Agreement, or obligate Village to make any payments other than payments due to High 5 as outlined in this Agreement. While requests to subcontract are strongly discouraged and unlikely to be granted, in the event the Village grants such permission, High 5 is obligated to ensure any such subcontractor's contract expressly incorporates the terms and conditions of this Agreement and acknowledges the Village as an intended third-party beneficiary thereof.

N. *Merger*. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the Parties with respect thereto.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have caused this Public Improvement Agreement to be executed and delivered to each other.

Village of Estero, Florida	**High Five Up Top, LLC**
_____	_____
by: Steve Sarkozy, Village Manager	by: Scott Emley, CEO

Exhibit "A"

Exhibit “B”

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15, 2024

Agenda Item:

Wright Construction Group Guaranteed Maximum Price (GMP) #1 – Village Council approval with the Notice to Proceed

Background:

The Village of Estero purchase this 20-acre site on Williams adjacent to the Estero High School site as the location for a public-private partnership development that would provide venues for some of the community recreational needs while also providing a revenue stream to the Village.

This "Entertainment District" requires public improvements that will be constructed in 2 phases. The first phase (GMP #1) is to be performed by the Wright Construction Group. This Phase consists of site preparation, clearing, excavation, earthwork, and the development of retention ponds all necessary to provide a "pad ready" site for vertical construction.

Dividing the public improvement projects into two (2) Phases allows the Village to expedite the work and allow the private operator more time for building construction. A 2nd phase will follow with a GMP #2 agreement for aspects such as paving, landscaping, lighting, and roadwork.

Description:

The Guaranteed Maximum Price contractual method is being used to deliver projects on a timelier basis. With this procurement practice, the contractor is responsible for all aspects of engineering, design, and construction in accordance with State Statutes.

Action Requested:

Motion to approve that Wright Construction Group is granted a Notice to Proceed on their phase 1 construction costs based on GMP#1.

Process and Timeline:

Upon being given a Notice to Proceed, Wright Construction Group can begin mobilization and start construction in June 2024 with a completion date of November 2024.

Financial Impact:

The total cost of GMP#1 is $1,779,787.30. These funds are allocated from the Village of Estero Capital Improvement Fund.

Prepared by: Vieste, LLC & Steve Sarkozy

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15, 2024

Agenda Item:

Ordinance No. 2024-06 the Annual Capital Improvement Program

Motion to Pass First Reading of Ordinance No. 2024-06 and set second reading for June 5, 2024.

Background:

The Village Charter Section 8 (7)(b) requires two public hearings and approval by resolution of the Capital Improvement Program for each fiscal year.

Description:

At a work session during the Council meeting on May 15, 2024, staff will introduce the Fiscal Year 2024-2025 Capital Improvement Plan. The two public hearings for the Village's Capital Improvement Program are scheduled for May 15, 2024, and June 5, 2024.

Action Requested:

Motion to Pass First Reading of Ordinance No. 2024-06 and set second reading for June 5, 2024.

Process and Timeline:

If Ordinance is adopted on first reading, a public hearing date will be set for the second reading.

Financial Impact:

The Capital Improvement Program will set the funding for the Village Capital Improvement project for Fiscal Year 2024-2025 and provide a plan of priorities for the next 5-years. A summary of the proposed capital expenditures for the upcoming fiscal year is as follows:

Roadway	$ 13,447,200
Intersection	$ 2,500,000
Bicycle and Pedestrian	$ 6,500,000
Landscaping and Beautification	$ 4,600,000
Parks and Recreation	$ 29,670,000
Stormwater	$ 725,106
Utility	$ 22,426,608
Total Capital Program	$ 79,868,914

Prepared by: Kevin Greenville, CPA

Attachments:

1. Proposed 5-year Capital Improvement Program
2. Draft Ordinance No. 2024- 06 Adopting the Capital Improvement Program for Fiscal Year 2024-2025



Fiscal Year 2024-2025

Capital Improvement Program
Project Descriptions

May 15, 2024

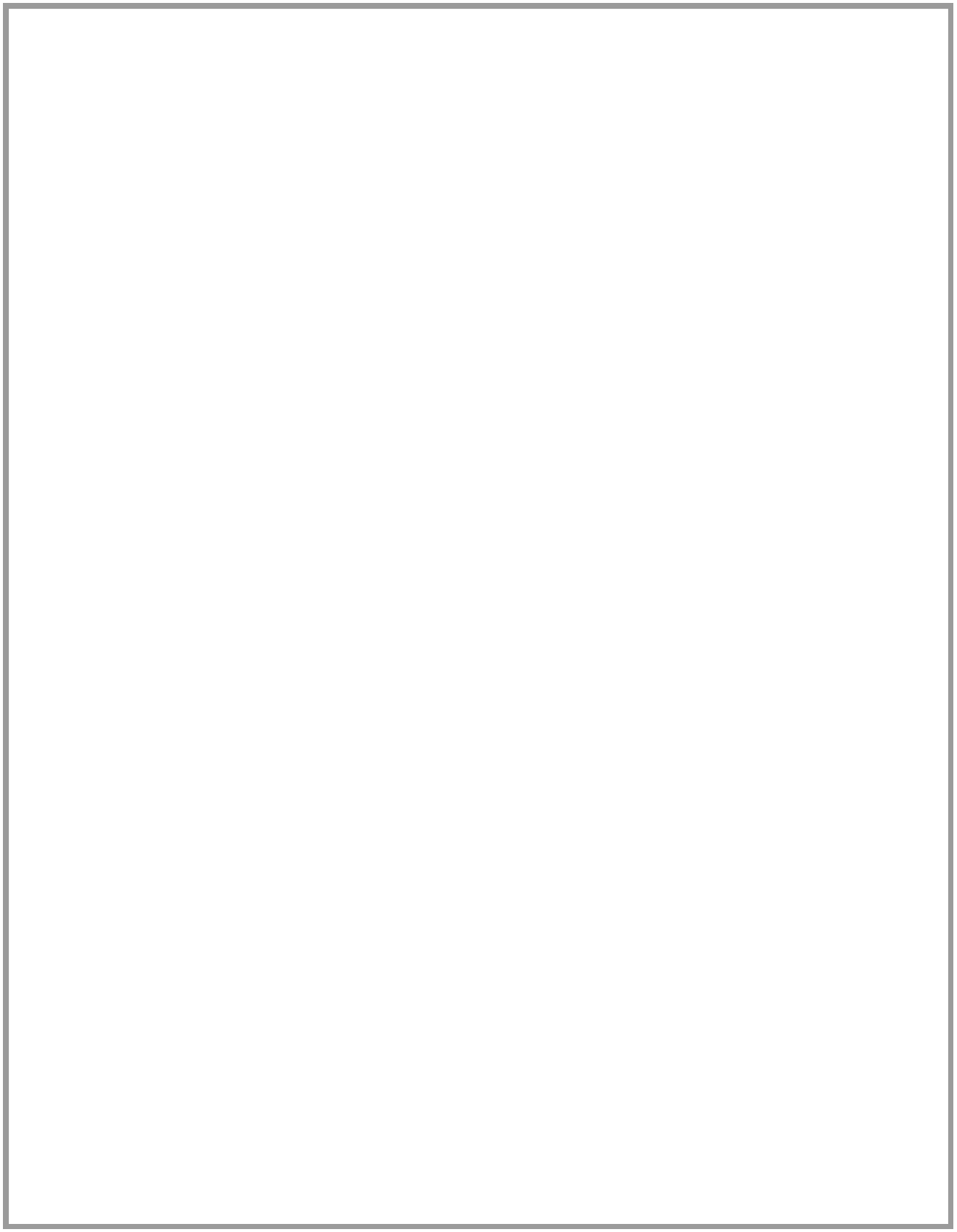


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i Report Outline

Section

A Roadway Improvements

B Intersection Improvements

C Bicycle & Pedestrian Improvements

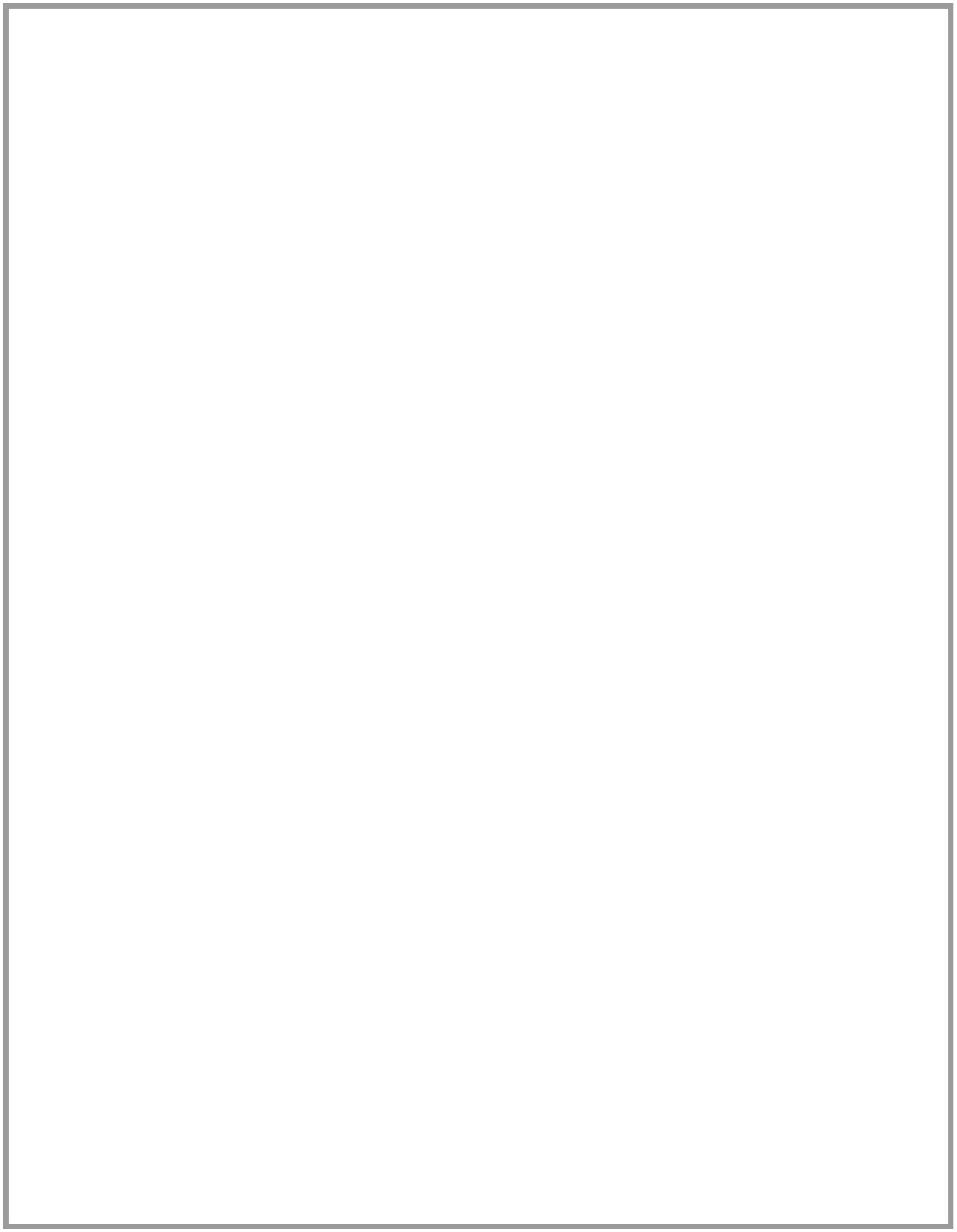
D Landscape Improvements

E Parks & Recreation Improvements

F Stormwater Improvements

G Building Projects

H Land Acquisitions



Report Outline

This document is intended to provide Village Council and Estero Residents information about each in Village's Capital Improvement Program (CIP). The projects identified within the CIP were generally identified through public input/comments and Village of Estero commissioned Master Plans. Village of Estero Commissioned Master Plans include the following:

FGCU Village of Estero Roadway Conditions
Village Wide Traffic Study
Coconut Road Traffic Studies
Village of Estero Stormwater Master Plan
Village of Estero Bicycle & Pedestrian Master Plan
Village of Estero Parks, Recreation, and Open Space Master Plan

Projects have been separated into eight general categories:

Roadway Improvements
Intersection Improvements
Bicycle & Pedestrian Improvements
Landscape Improvements (including monument signage)
Parks & Recreation Improvements
Stormwater Improvements
Building Projects
Land Acquisitions

Each category is provided as a separate section within this report. For each project, details including potential sources of funding, a brief description of the project, a justification for the project, estimated project costs, expected maintenance impacts, summary of contracts and project status are provided.

Section A
Roadway Improvements

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)

CIP Category: Roadway

Estimated Cost:

Design & Permit :	$ 700,000.00
Construction :	$ 21,000,000.00
Total:	$ 21,700,000.00

Proposed Funding:

Road Impact:	$ 11,200,000.00
General Fund:	$ 7,453,800.00
LDOT:	$ 3,046,200.00

Project Description:

Install street lighting, landscaping, irrigation, and pedestrian enhancements along Corkscrew Road, east of Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road was identified in the Bicycle & Pedestrian Master Plan as requiring improvements. The Village of Estero and Lee County entered into an Interlocal agreement where the Village will install pathways, landscaping and lighting and the County will pay the Village the funds they would have spent to install those improvements. This will allow the Village to install improvements that better match the standard set for public roadways in Estero.

Maintenance:

The Village of Estero will assume operation and maintenance of the landscaping, irrigation, street lighting and sidewalks located along this section of Corkscrew Road within the Village of Estero. These costs are not yet known but expected to be approximately $811,800 per year and have been budgeted as part of the Village's General Maintenance Budget.

Project Contracts/Consultants

Johnson Engineering (EC 2020-16)

Scope:	Design and permitting of the proposed paths, landscaping, irrigation, and street lighting
Fee:	$ 543,685.00
Paid as of ___	
Start Date:	Jun-20
Finish Date:	Expected summer 2024

Florida Acquisition and Appraisal (EC 2024-06 STA 01)

Scope:	Assist in the acquisition of easements required to install the proposed improvements

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)

Fee:	$	59,000.00
Paid as of ___		
Start Date:	Feb-24	
Finish Date:	Expected summer 2024	
Contract Total	$	602,685.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Complete

Construction Plans

Complete pending final approvals from FPL

Permitting

SFWMD -Complete
Village of Estero - Complete

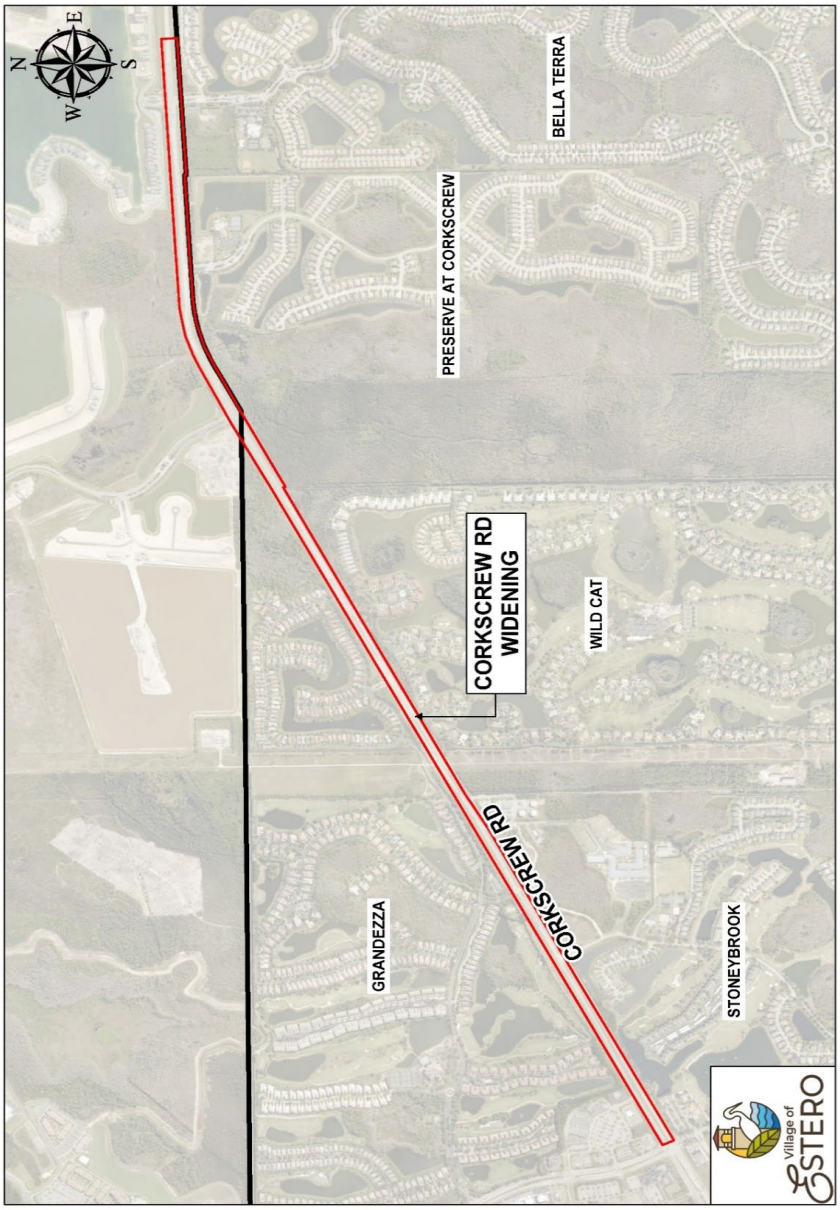
Easements:

Contractor is working to obtain all required easements. Estimated completion summer 2024

Construction:

CMAR is scheduled to be hired Summer 2024 with construction starting after all easements are secured. Construction is expects to take 12-18 months to complete.

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)



CIP Project Summary - Roadway Improvements
(2) River Ranch Road Improvements

CIP Category: Roadway

Design :	$	1,100,000.00
Construction :	$	8,000,000.00
Total:	$	9,100,000.00

Proposed Funding:

Road Impact:	$	740,000.00
Gas Tax:	$	2,800,000.00
General Fund:	$	5,560,000.00

Project Description:

Roadway, drainage and bicycle/pedestrian improvements along River Road to include the following:

- Resurfacing
- Widening to add 1-ft shoulders
- Sidewalks & crosswalks
- Drainage improvements
- Estero High turn lane improvements
- Williams Road Intersection roundabout
- Landscaping
- Street lights

Project Justification:

River Ranch Road was identified in the Bicycle & Pedestrian Master Plan and Stormwater Master Plan as requiring improvements. In addition, Estero High School creates traffic issues that could be improved by roadway and intersection modifications. The project will address several issues that impact River Ranch Road including; reducing flooding by implementing drainage improvements; increase bike and pedestrian safety by adding sidewalks and/or bike paths; and improve traffic flow around Estero High School to reduce impact seen during student drop off and pick up.

Maintenance:

The Village's sidewalk maintenance costs will increase slightly as this project will increase the length of sidewalk along River Ranch Road. The maintenance costs associated with landscaping and street lights will also increase. Approximately $60,000 per year have been budgeted in the General Maintenance Budget for landscape and street light maintenance.

Project Contracts/Consultants

CW3 Engineering (EC 2020-02)

Scope: Design and permit the proposed improvements along River Ranch Road

Fee: $ 845,434.90
Paid as of ___
Start Date: Jan-20
Finish Date: Design complete, project pending easement and utility coordination

Florida Acquisition and Appraisal (EC 2024-06 STA 03)

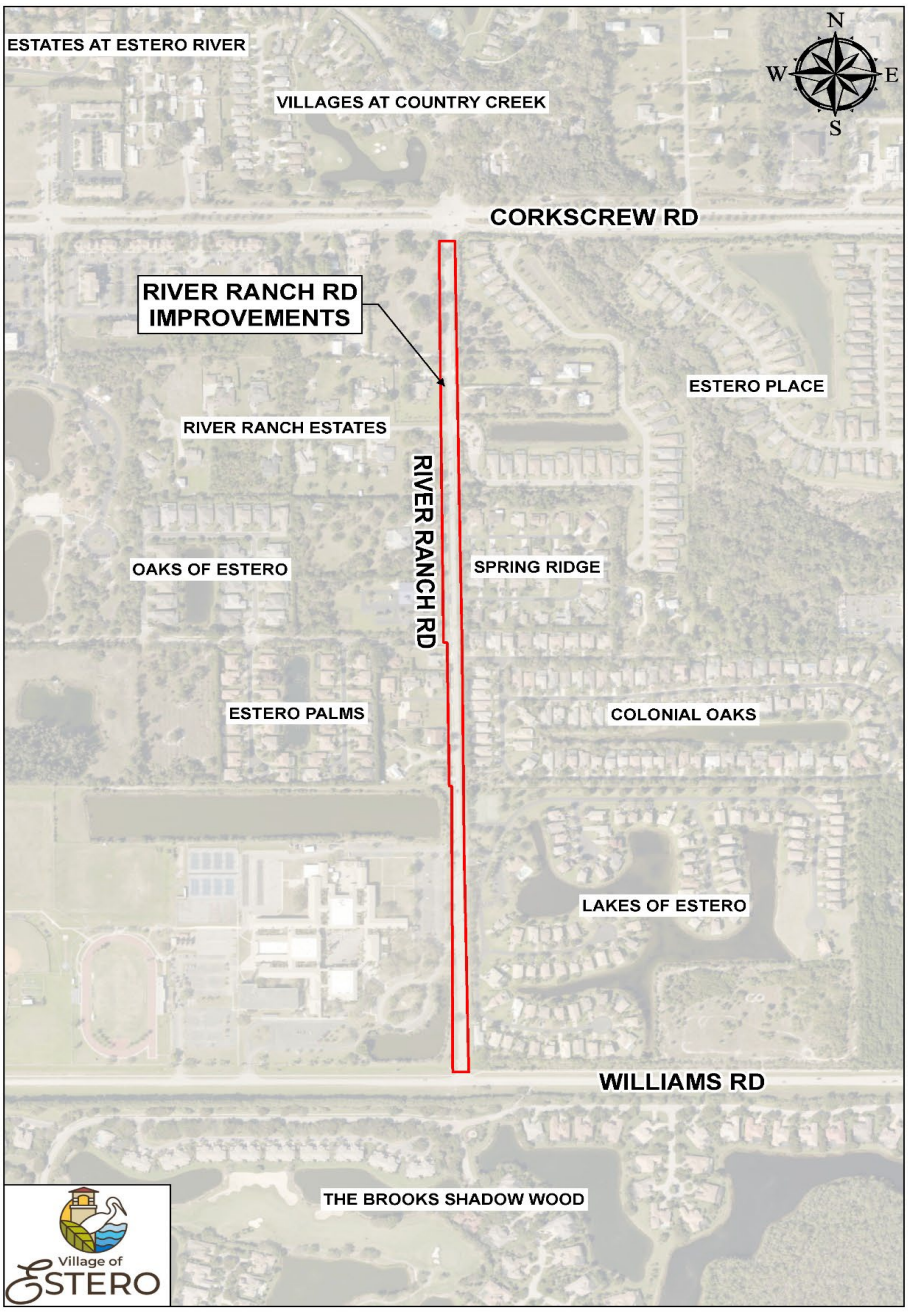
Scope: Assist Village within acquisition of the easements required to construct the proposed improvements

Fee: $ 200,600.00
Paid as of ___
Start Date: Feb-24
Finish Date: Expected early 2025

Contract Total $ 1,046,034.90
Paid Total (____) $ -

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
SFWMD -Complete
Village of Estero - Complete
Easements:
Contractor is working to obtain all required easements. Estimated completion early 2025
Construction:
CMAR is scheduled to be hired Summer 2024 with construction starting after all easements are secured. Construction is expects to take 12-18 months to complete.


ESTATES AT ESTERO RIVER
VILLAGES AT COUNTRY CREEK
N
W
E
S
CORKSCREW RD
RIVER RANCH RD IMPROVEMENTS
ESTERO PLACE
RIVER RANCH ESTATES
RIVER RANCH RD
OAKS OF ESTERO
SPRING RIDGE
ESTERO PALMS
COLONIAL OAKS
LAKES OF ESTERO
WILLIAMS RD
THE BROOKS SHADOW WOOD
Village of ESTERO

CIP Project Summary - Roadway Improvements
(3) Broadway West Phase 1 Improvements (US41 to Breckenridge)

CIP Category: Roadway

Design :	$	1,300,000.00
Construction :	$	4,200,000.00
Total:	$	5,500,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
State:	$	1,300,000.00

Project Description:

This project will include roadway, drainage and bike/ped improvements along Broadway W from US-41 west to the eastern end of the Breckenridge Community. The project will first determine the improvements that can be accommodated along Broadway West from US 41 to Pine Tree Lane and construction of the first phase of improvements. Improvements could include the following:

- Resurfacing
- Widening
- Drainage Improvements
- Bicycle & Pedestrian Improvements
- Landscape Improvements
- Street lighting

Project Justification:

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

The Village of Estero has received resident complaints about road safety, the roadway width and drainage along Broadway West.

This project could improve roadway safety by increasing the roadway width. The roadway is currently somewhat narrow compared to other roadways.

Several communities north of Broadway drain into the roadside ditch. Improvements could be made to the ditch to increase the flow and treatment of water in the ditch. The existing ditch slopes off the roadway are relatively steep. The project will try to flatten the slopes to improve traffic safety.

Maintenance:

The proposed roadway, pedestrian, landscaping and lighting improvements along Broadway West will

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design

TBD

Construction

TBD

Permitting

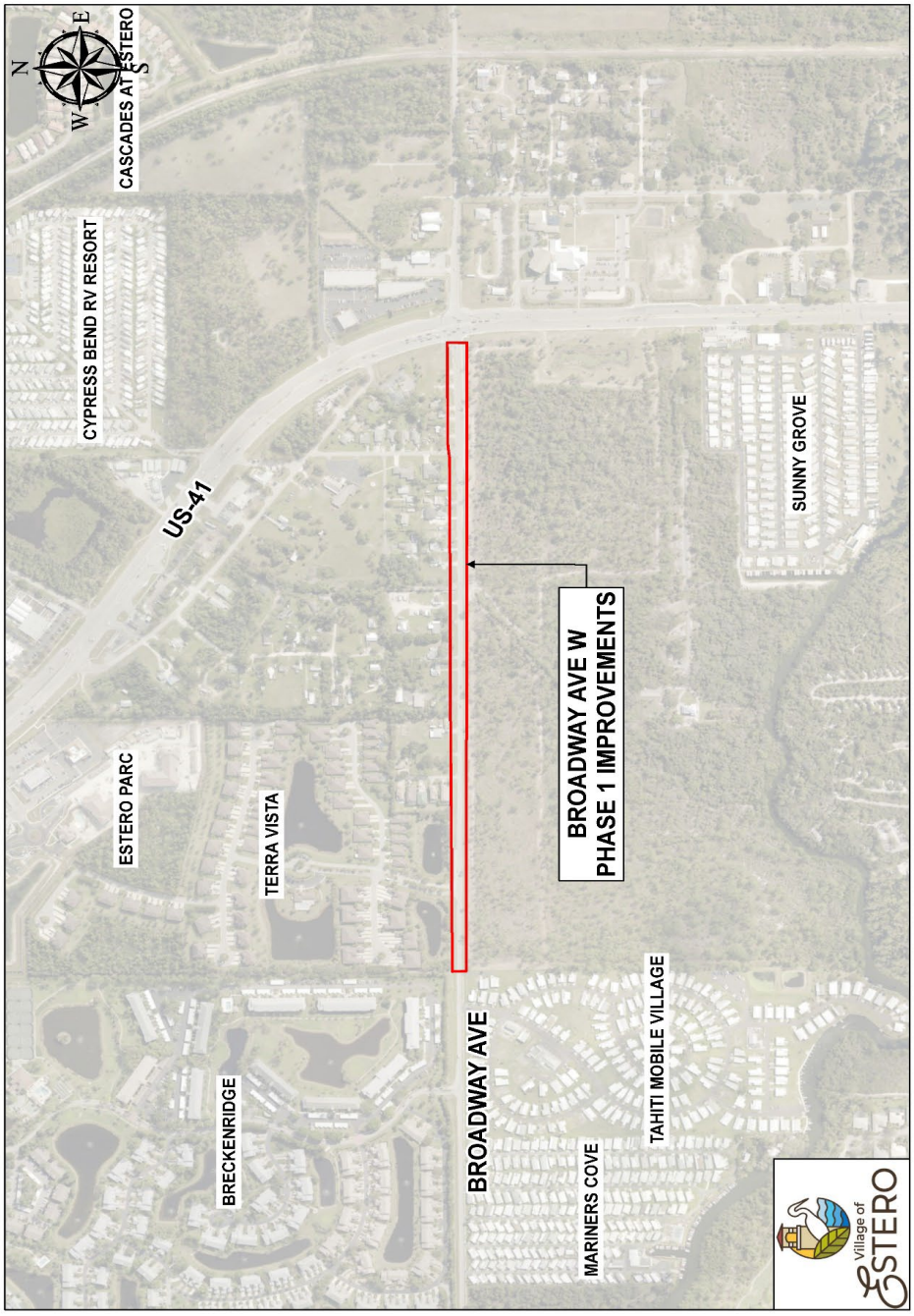
TBD

Easements:

TBD

Construction:

TBD


N
E
W
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CASCADES AT ESTERO
CYPRESS BEND RV RESORT
US-41
SUNNY GROVE
ESTERO PARC
TERRA VISTA
BROADWAY AVE W
PHASE 1 IMPROVEMENTS
BRECKENRIDGE
BROADWAY AVE
TAHITI MOBILE VILLAGE
MARINERS COVE
Village of
ESTERO

CIP Project Summary - Roadway Improvements
(4) Broadway West Phase 2 Improvements (Breckenridge to Pine Tree Ln)

CIP Category: Roadway

Design :	$	-
Construction :	$	7,000,000.00
Total:	$	7,000,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
LDOT:	$	-

Project Description:

This project will include roadway, drainage and bike/ped improvements along Broadway W from eastern end of the Breckenridge Community to Pine Tree Lane. Improvements could include the following:

- Resurfacing
- Widening
- Drainage Improvements
- Bicycle & Pedestrian Improvements

Project Justification:

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

The Village of Estero has received resident complaints about road safety, the roadway width and drainage along Broadway West.

This project could improve roadway safety by increasing the roadway width. The roadway is currently somewhat narrow compared to other roadways.

Several communities north of Broadway drain into the roadside ditch. Improvements could be made to the ditch to increase the flow and treatment of water in the ditch. The existing ditch slopes off the roadway are relatively steep. The project will try to flatten the slopes to improve traffic safety.

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

Maintenance:

The proposed roadway, pedestrian, landscaping and lighting improvements along Broadway West will increase maintenance costs. The amount is not yet known and will be determined as the project is designed.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design

TBD

Construction

TBD

Permitting

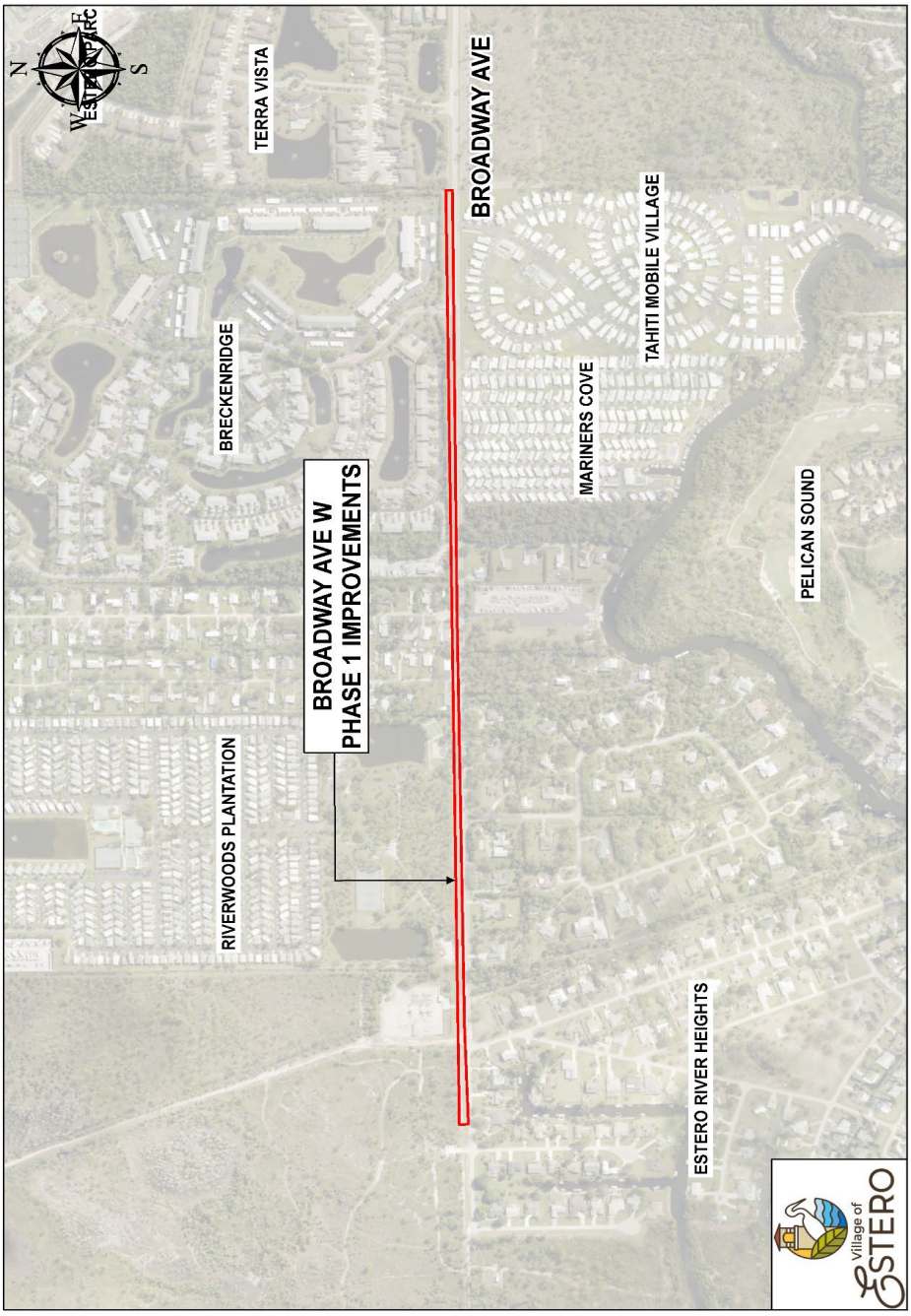
TBD

Easements:

TBD

Construction:

TBD


BROADWAY AVE
BROADWAY AVE W
PHASE 1 IMPROVEMENTS
TERRA VISTA
BRECKENRIDGE
RIVERWOODS PLANTATION
MARINERS COVE
TAHITI MOBILE VILLAGE
PELICAN SOUND
ESTERO RIVER HEIGHTS
Village of ESTERO

A-14

CIP Project Summary - Roadway Improvements
(5) Williams Road Widening (US41 - Via Coconut)

CIP Category: Roadway

Design :	$ 1,500,000.00
Construction :	$ 5,300,000.00
Total:	$ 6,800,000.00

Proposed Funding:

Road Impact:	$ 1,192,200.00
Gas Tax:	$ 267,500.00
General Fund:	$ -

Project Description:

Widen Williams Road from US-41 to Via Coconut Point from the existing two lanes to 4-lane divided. The scope will include the following:

- 4-lane widening
- Additional right of way (assumed to be donated)
- Second westbound left
- Exclusive westbound right
- Street Lights
- Landscaping

Project Justification:

As additional development occurs along Williams Road and Via Coconut Point, traffic is expected to increase to the point where additional capacity is required on Williams Road from US-41 to Via Coconut Point.

Maintenance:

This project will increase the major roadway maintenance costs as it will increase the width of pavements along Williams Road. These costs will be included in the Major Roadway Maintenance and General Maintenance Budgets.

This project will also include increased general maintenance costs associated with potential street lights and/or landscaping. These costs will be included in the General Maintenance Budget once they are known.

Project Contracts/Consultants

Kisinger Campo & Associates (EC 2023-50)

Scope:	Preliminary design and engineering for the widening of Williams Road from US 41 to Via Coconut Point. Scope does not include construction plans or permitting.
Fee:	$ 577,133.00
Paid as of ___	
Start Date:	Sep-23

Finish Date: 4th quarter 2024

Contract Total	$	577,133.00	(does not include Vieste contract)
Paid Total (____)	$	-	

Project Status:

Preliminary Design

Consultant is working on the preliminary design. Completion expected 4th quarter 2024.

Construction Plans

TBD

Permitting

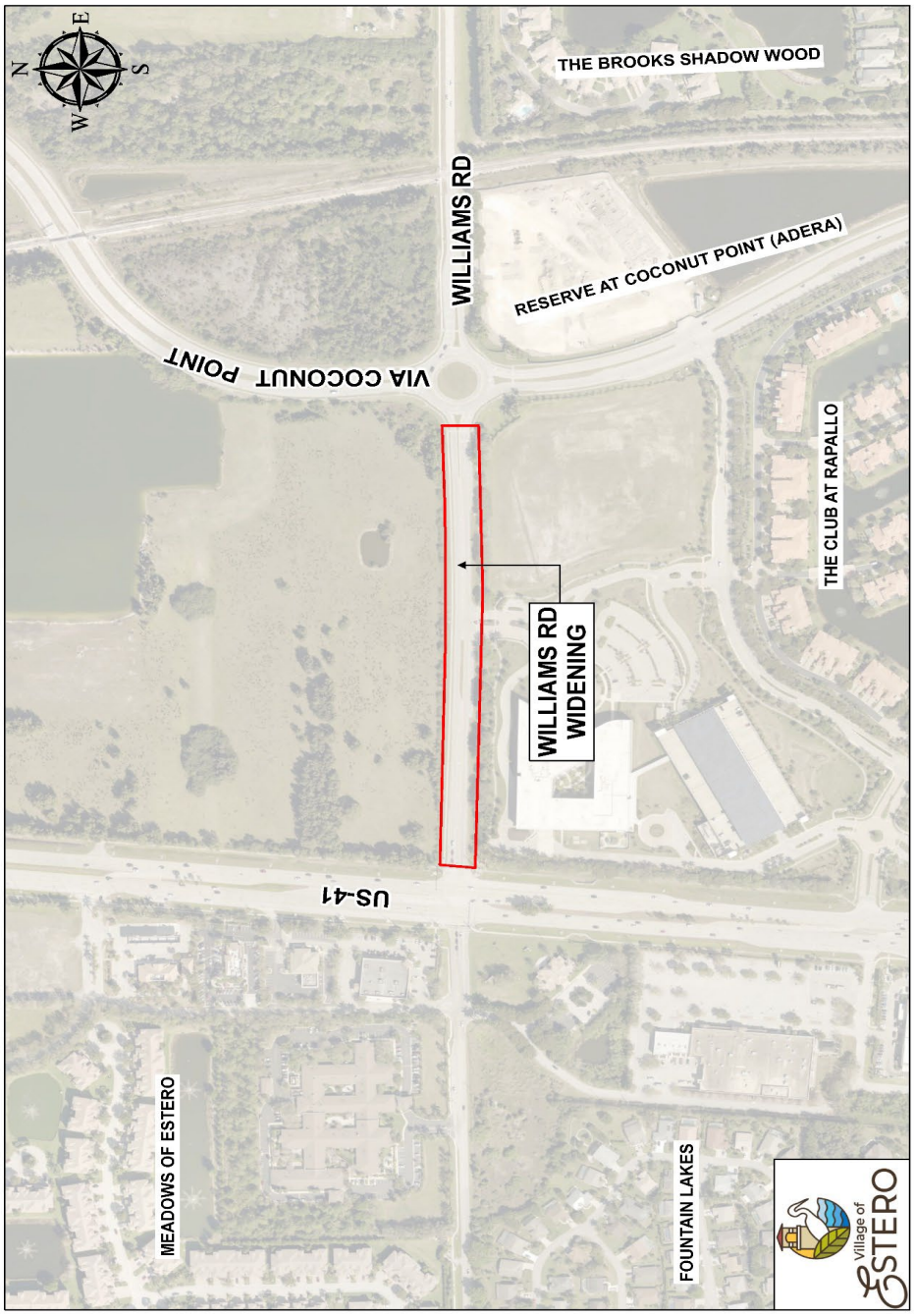
TBD

Easements:

TBD

Construction:

TBD


THE BROOKS SHADOW WOOD
WILLIAMS RD
RESERVE AT COCONUT POINT (ADERA)
VIA COCONUT POINT
THE CLUB AT RAPALLO
WILLIAMS RD
WIDENING
US-41
MEADOWS OF ESTERO
FOUNTAIN LAKES
Village of ESTERO

CIP Project Summary - Roadway Improvements
(6) Via Coconut Point Extension (South)

CIP Category: Roadway

Design :	$	1,200,000.00
Construction :	$	4,200,000.00
Total:	$	5,400,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-

Project Description:

Extend Via Coconut Point south from Pelican Colony Blvd. to the Village of Estero/City of Bonita Springs jurisdictional boundary.

This project will need to be designed, permitted and constructed in conjunction with The City of Bonita Spring's work to connect Via Coconut Point with Old US-41 from the jurisdictional boundary to Old US-41.

Project Justification:

Extending Via Coconut Point in Estero to Old US-41 in Bonita Springs will provide an alternate route to US-41. This project will add another connection from Coconut Road in Estero to Bonita Beach Road in Bonita Springs and US-41 in Collier County.

Maintenance:

The Village of Estero will maintain the roadway, landscaping, irrigation and roadway after construction. These costs will be included in the Village's general maintenance and major roadway maintenance budgets.

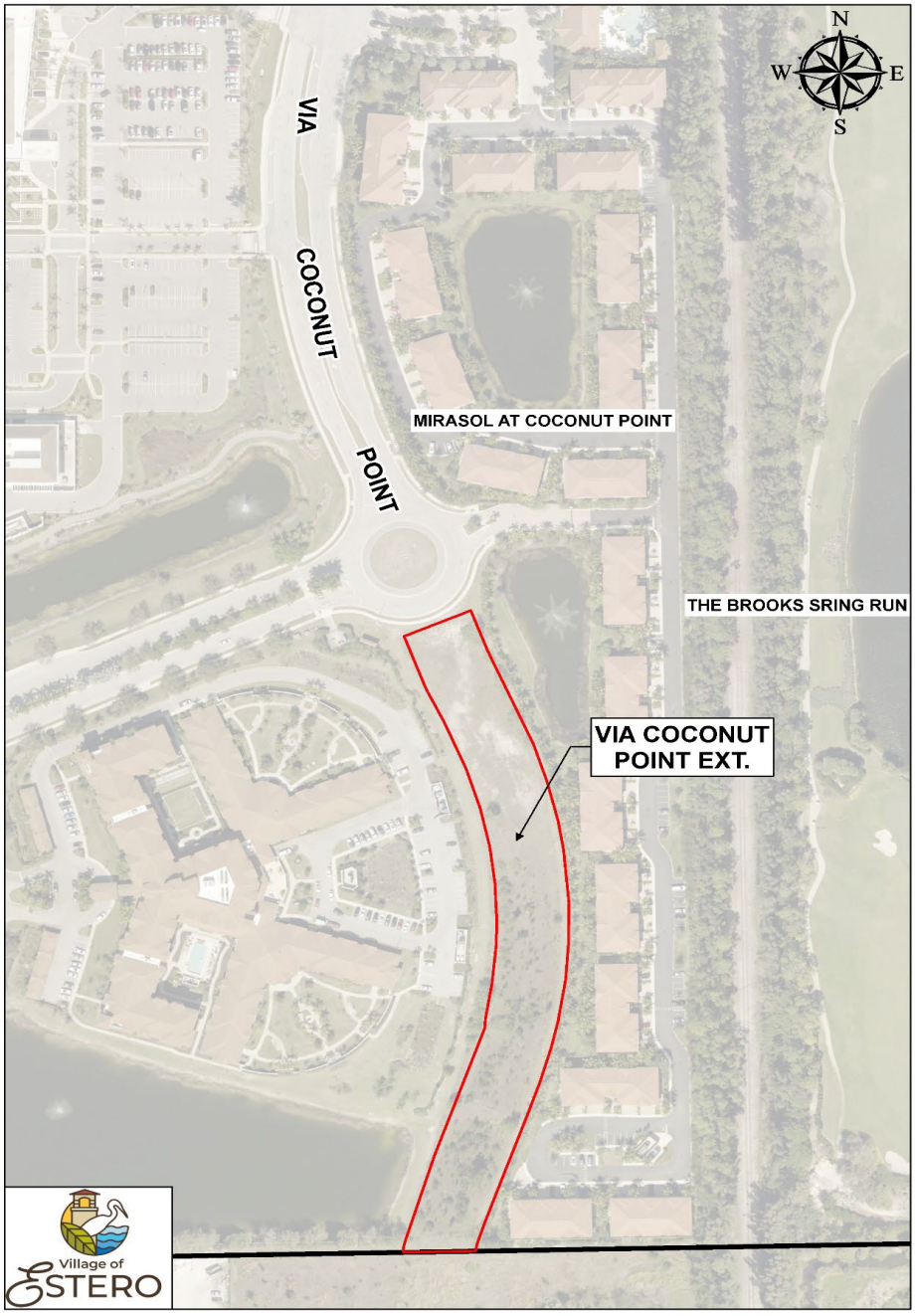
Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD

Construction:
TBD


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VIA
COCONUT
POINT
MIRASOL AT COCONUT POINT
THE BROOKS SRING RUN
VIA COCONUT POINT EXT.
Village of ESTERO

Section B
Intersection Improvements

CIP Project Summary - Intersection Improvements
(1) US-41 & Pelican Colony Traffic Signal

CIP Category: Intersection

Design :	$	180,000.00
Construction :	$	1,100,000.00
Total:	$	1,280,000.00

Project Description:

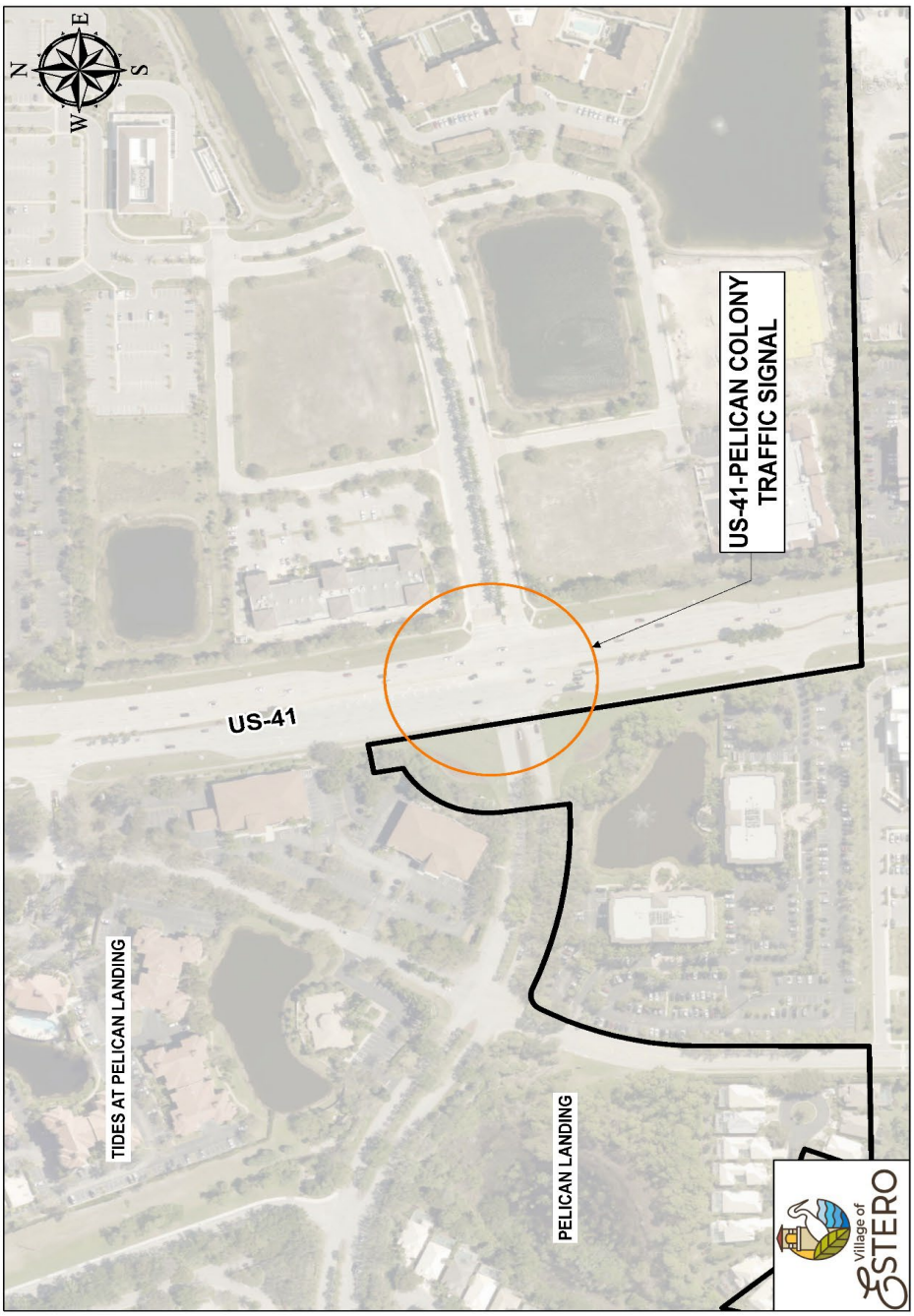
Adjacent developments will design, permit, and construction a traffic signal at the intersection of US-41 and Pelican Colony Blvd.

Project Justification:

Payment for the traffic signal by the adjacent developments after the signal is warranted is outlined in their prospective zoning documents. According to FDOT, the traffic signal is now warranted. The traffic signal is expected to improve safety and traffic flow on Pelican Colony Blvd. and Coconut Road.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.


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US-41-PELICAN COLONY
TRAFFIC SIGNAL
US-41
TIDES AT PELICAN LANDING
PELICAN LANDING
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(4) US41/ Williams Road / Atlantic Gulf Intersection Improvements

CIP Category: Intersection

Design :	$	770,000.00
Construction :	$	2,500,000.00
Total:	$	3,270,000.00

Proposed Funding:

Road Impact:	$	340,000.00
Gas Tax:	$	2,160,000.00
General Fund:	$	770,000.00

Project Description:

Construct roadway intersection improvements on Williams Road east of US-41 to prevent illegal left turns out of the Walgreens parking lot and improve left turn vehicle stacking at US-41. Potential improvements include the following:

- Install traffic separator to prevent left turn out of Walgreen and Atlantic Gulf Drive
- Construct roundabout at Life Care Center
- Extend east bound left turn at US-41

Project Justification:

The Village of Estero receives many complaints about the intersection of Williams Road and Atlantic Gulf Drive. Vehicles regularly make illegal left turns out of Walgreens and the short left turn lane at US-41 contributes to traffic back ups. The Village Wide Traffic Study identified issues at this location and recommends closing the westbound left turn from Williams Rd to Atlantic Gulf Drive. The proposed improvements will improve safety and traffic flow.

Maintenance:

The Village of Estero will incur additional maintenance costs associated with the street lights, landscaping and irrigation. These additional costs will be included in the General Maintenance Budget

Project Contracts/Consultants

AIM Engineering (2018-02 STA 01)

Scope:	Study of Williams Road/Atlantic Gulf Drive intersection and conceptual design alternatives to addressee traffic and safety issues.	
Fee:	$	79,275.08
Paid as of ___		
Start Date:	Feb-19	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2020-61 STA 02)

Scope:	Design & permitting of the proposed roadway and intersection improvements
Fee:	$ 469,099.00
Paid as of ___	
Start Date:	Apr-21
Finish Date:	Design is complete pending easement acquisition

Florida Acquisition and Appraisal

Scope:	Assist with acquition of the easements required to construct the proposed improvements.
Fee:	$ 42,600.00
Paid as of ___	
Start Date:	May-24
Finish Date:	Third quarter 2024

Manhattan Construction

Scope:	Manage the project's construction through a construction manager at risk contract.
Fee:	$ 44,760.00 Preconstruction service only
Paid as of ___	
Start Date:	May-24
Finish Date:	TBD

Contract Total	$ 635,734.08
Paid Total (____)	$ -

Project Status:

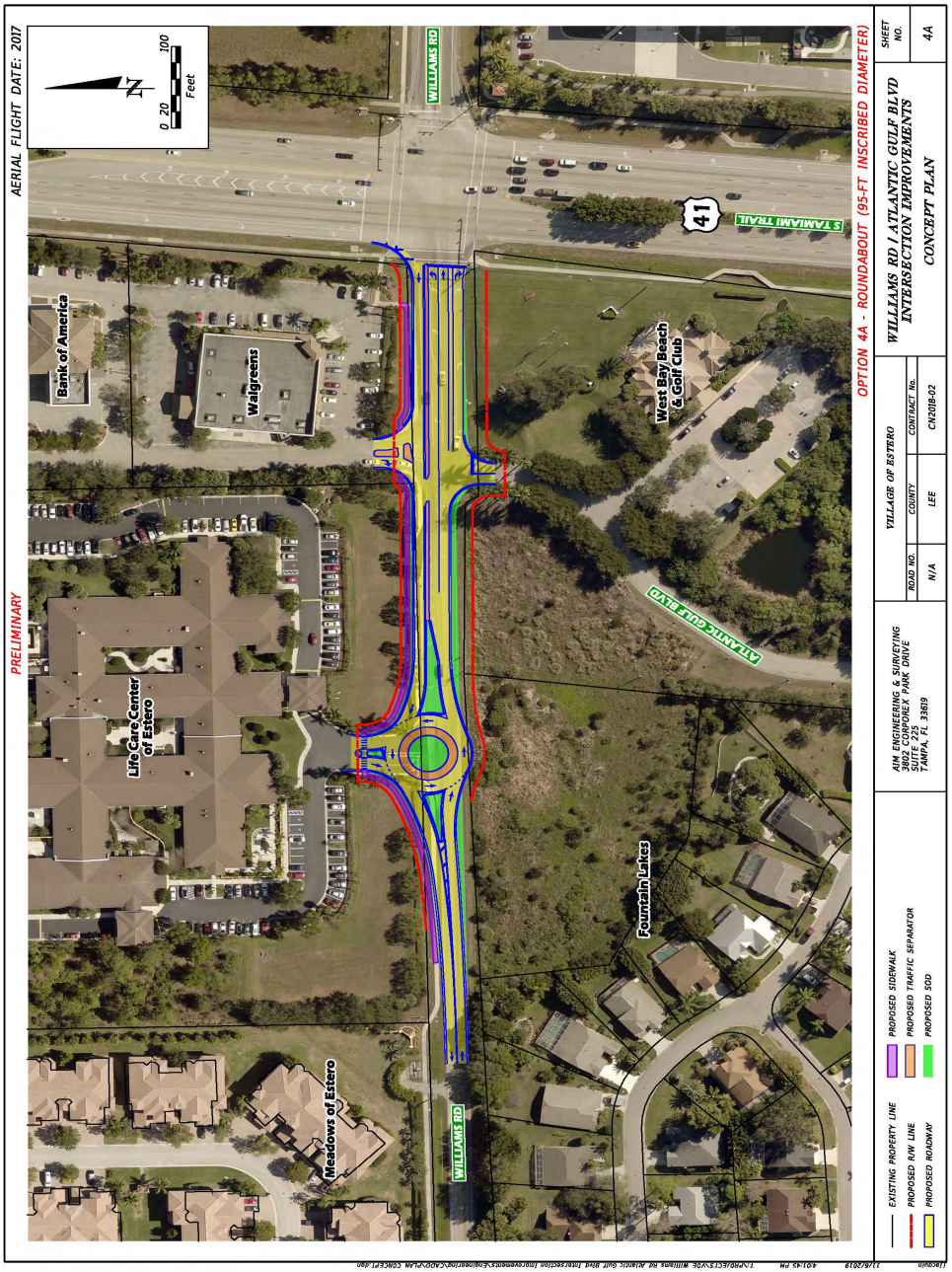
Preliminary Design
Complete

Construction Plans
Complete pending easement acquisition

Permitting
SFWMD - Expected approx. 6-months after easements acquired
Village of Estero - Expected approx. 6-months after easements are aquired

Easements:
Contractor is working to obtain all required easements. Estimated completion end of 2024

Construction:
Construction will start after all easements and permited are secured, end of 2024.
Construction is expects to take 12-18 months to complete.


PRELIMINARY
AERIAL FLIGHT DATE: 2017
OPTION 4A - ROUNDABOUT (95-FT INSCRIBED DIAMETER)
WILLIAMS RD / ATLANTIC GULF BLVD
INTERSECTION IMPROVEMENTS
CONCEPT PLAN
SHEET NO.
4A
VILLAGE OF ESTERO
ROAD NO.
N/A
COUNTY
LEE
CONTRACT No.
CN2018-02
AIM ENGINEERING & SURVEYING
3802 CORPOREX PARK DRIVE
SUITE 225
TAMPA, FL 33619
EXISTING PROPERTY LINE
PROPOSED R/W LINE
PROPOSED ROADWAY
PROPOSED SIDEWALK
PROPOSED TRAFFIC SEPARATOR
PROPOSED SOD
Bank of America
Walgreens
Life Care Center of Estero
Meadows of Estero
Fountain Lakes
West Bay Beach & Golf Club
WILLIAMS RD
ATLANTIC GULF BLVD
STAMIAMI TRAIL
41
0 20 100
Feet

CIP Project Summary - Intersection Improvements
(3) Corkscrew Rd/Three Oaks Pkwy Intersection Improvements

CIP Category: Intersection
Funding Source: Lee County

Design :	$	101,400.00
Construction :	$	455,000.00
Total:	$	556,400.00

Project Description:

Construct intersection improvements at Corkscrew Road and Three Oaks Parkway. Improvements will include the following:

Extend eastbound left turn lanes by 600LF.
Extend northbound right turn and add second northbound r

Project Justification:

As outlined in the Village Wide Traffic Study, at times of higher traffic volumes, there is insufficient stacking and capacity on Three Oaks Parkway for north bound right turn and on Corkscrew Road for east bound left turn. These improvements will improve the flow of traffic through the intersection and reduce traffic delays.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.


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CORKSCREW RD
CORKSCREW RD-
THREE OAKS
INTERSECTION
IMPROVEMENTS
THREE OAKS PKWY
ESTERO PLACE
VILLAGES AT COUNTRY CREEK
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(4) US-41/Coconut Road Intersection Improvements

CIP Category: Intersection
Funding Source: Other

Design :	$	350,000.00
Construction :	$	1,300,000.00
Total:	$	1,650,000.00

Project Description:

Construct intersection improvements at Coconut Road and US-41 intersection to improve traffic flow and increase vehicle stacking at US-41. Improvement could include the following:

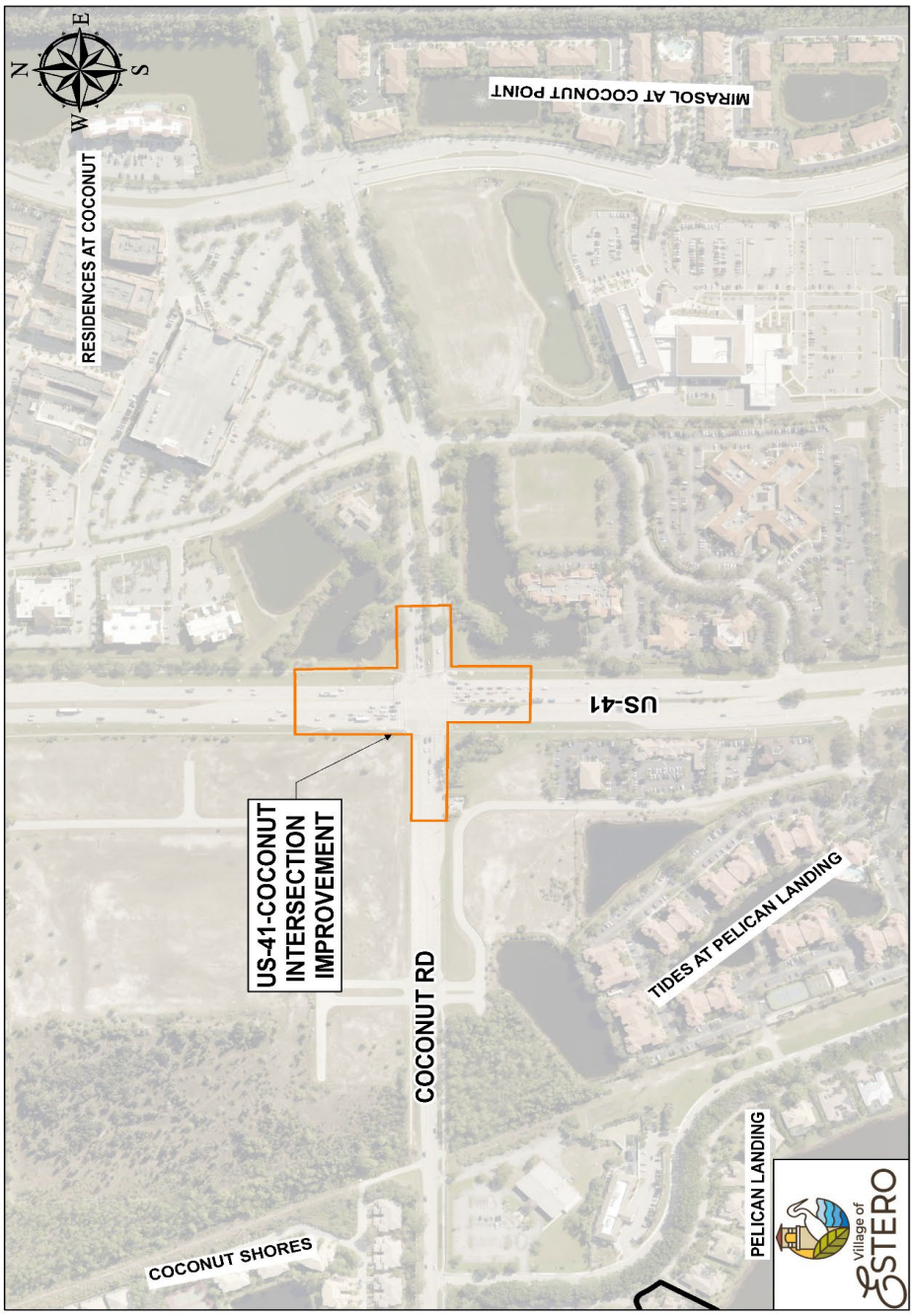
- Signal Retiming
- Extend EB right turn lane
- Extend WB dual left turn lanes
- Extend SB right turn lane
- Add second NB left turn lane

Project Justification:

As outlined in the Coconut Road Traffic Study, the Coconut Road/US-41 intersection is nearing/exceeding the traffic volume that can be accommodated by the existing lanes of traffic. Improvements will be required to increase the volume of traffic through the intersection to reduce traffic delays.

Maintenance:

The Village of Estero will experience a slight increase in pavement maintenance costs due to the increased paved surface. These costs will be budgeted within the Major Roadway Maintenance Budget.


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RESIDENCES AT COCONUT
MIRASOL AT COCONUT POINT
US-41
US-41-COCONUT INTERSECTION IMPROVEMENT
COCONUT RD
TIDES AT PELICAN LANDING
PELICAN LANDING
COCONUT SHORES
Village of ESTERO

CIP Project Summary - Intersection Improvements
(5) US-41/Williams Rd Intersection Improvements

CIP Category: Intersection

Design :	$	75,000.00
Construction :	$	250,000.00
Total:	$	325,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-

Project Description:

Construct second southbound left turn

Project can only start after Williams Rd east of US 41 is widened to accommodate the second lane of traffic from US41.

Project Justification:

The Village Wide Traffic Study identified the need for an additional southbound turn lane at US41 and Williams Road. As traffic volumes continue to increase at the intersection of US-41 and Williams Road, traffic volumes will exceed the intersections capacity. The proposed intersection improvements will increase the volume of traffic that can be accommodated by the intersection, reducing traffic delays.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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US-41\WILLIAMS RD
INTERSECTION
IMPROVEMENTS
WILLIAMS RD
RESERVE AT COCONUT POINT (ADERA)
THE CLUB AT RAPALLO
US-41
MEADOWS OF ESTERO
FOUNTAIN LAKES
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(6) Coconut Rd - Coconut Shores Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,400,000.00
Total:	$	1,725,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	325,000.00
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and Coconut Shores.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2027. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00
Paid as of ___		

Start Date: Jan-19
Finish Date: Complete

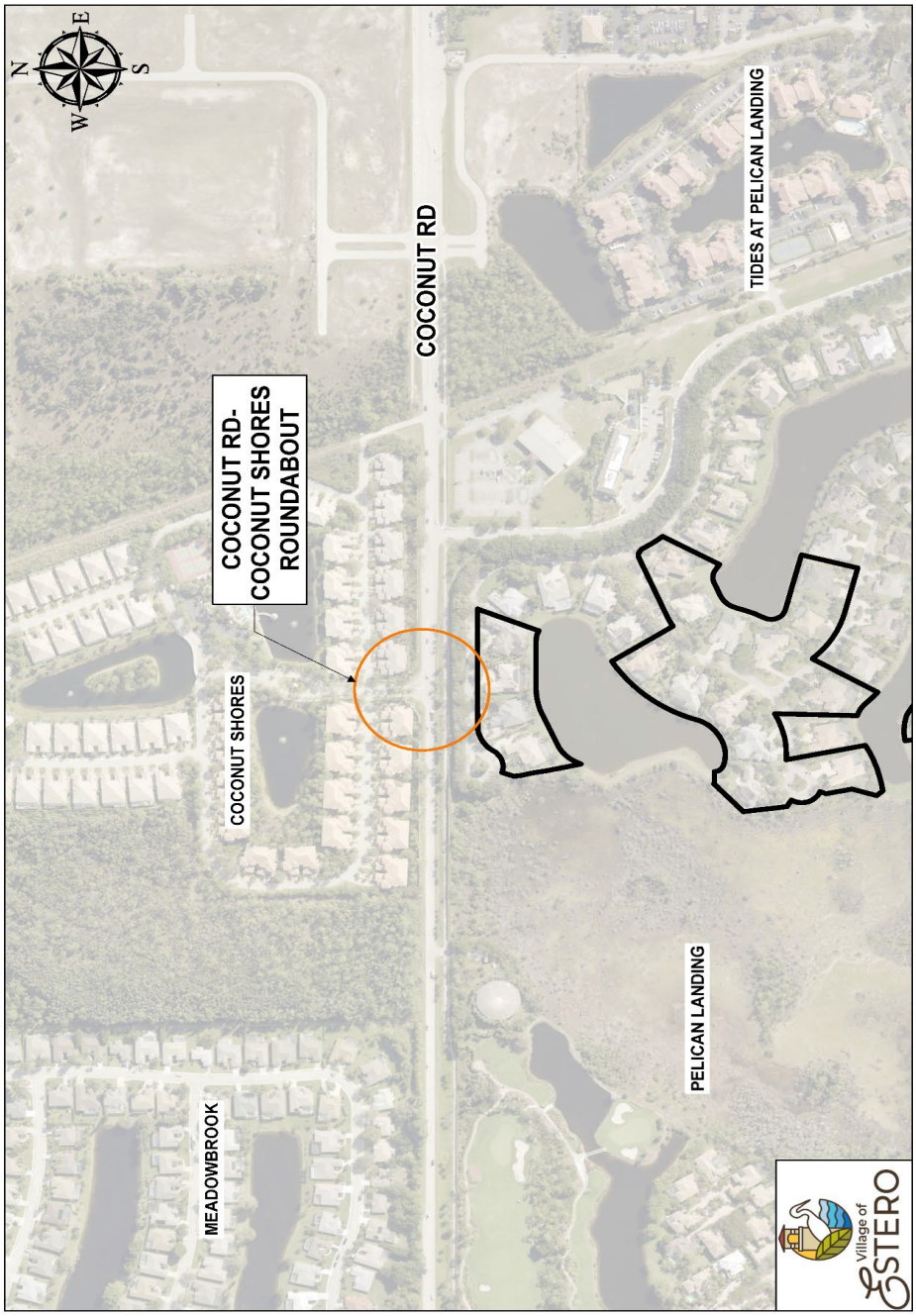
Johnson Engineering, Inc. (EC 2020-32 STA 01)
Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.

Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:

Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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COCONUT RD-
COCONUT SHORES
ROUNDABOUT
COCONUT RD
TIDES AT PELICAN LANDING
COCONUT SHORES
PELICAN LANDING
MEADOWBROOK
Village of
ESTERO

B-16

CIP Project Summary - Intersection Improvements
(7) US-41/Pelican Sound Intersection Improvements

CIP Category: Intersection
Funding Source: Developer

Design :	$	425,000.00
Construction :	$	1,900,000.00
Total:	$	2,325,000.00

Project Description:

Intersection improvements will be required to accommodate the additional traffic associated with the North Point DRI. Improvements could include the following:

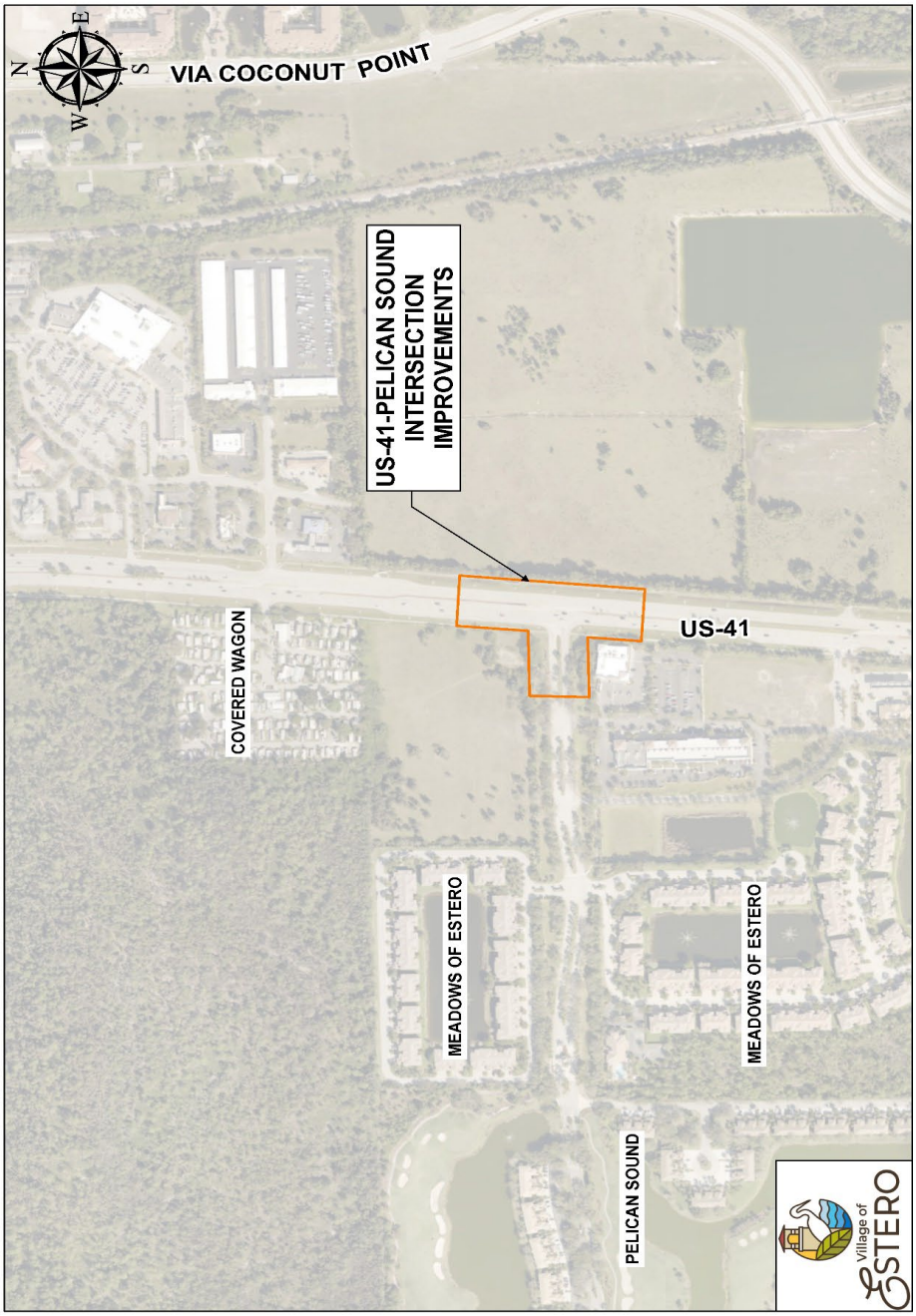
Traffic Signal
Southbound left turn
Northbound right turn
Westbound left turn
Westbound through lane
Westbo

Project Justification:

The Village Wide Traffic Study recommends intersection improvements at US 41 and Pelican Sound. The improvements are required to accommodate the existing traffic on US-41 and the additional traffic associated with the North Point DRI, after it is developed.

Maintenance:

The roadways affected by the proposed improvements are located on FDOT or private roadways. As a result, the Village of Estero will not incur additional maintenance costs associated with this project.


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VIA COCONUT POINT
US-41-PELICAN SOUND INTERSECTION IMPROVEMENTS
US-41
COVERED WAGON
MEADOWS OF ESTERO
MEADOWS OF ESTERO
PELICAN SOUND
Village of ESTERO

CIP Project Summary - Intersection Improvements
(8) US 41 - Corkscrew Rd Intersection Improvements

CIP Category: Intersection

Design :	$	210,000.00
Construction :	$	1,300,000.00
Total:	$	1,510,000.00

Proposed Funding:

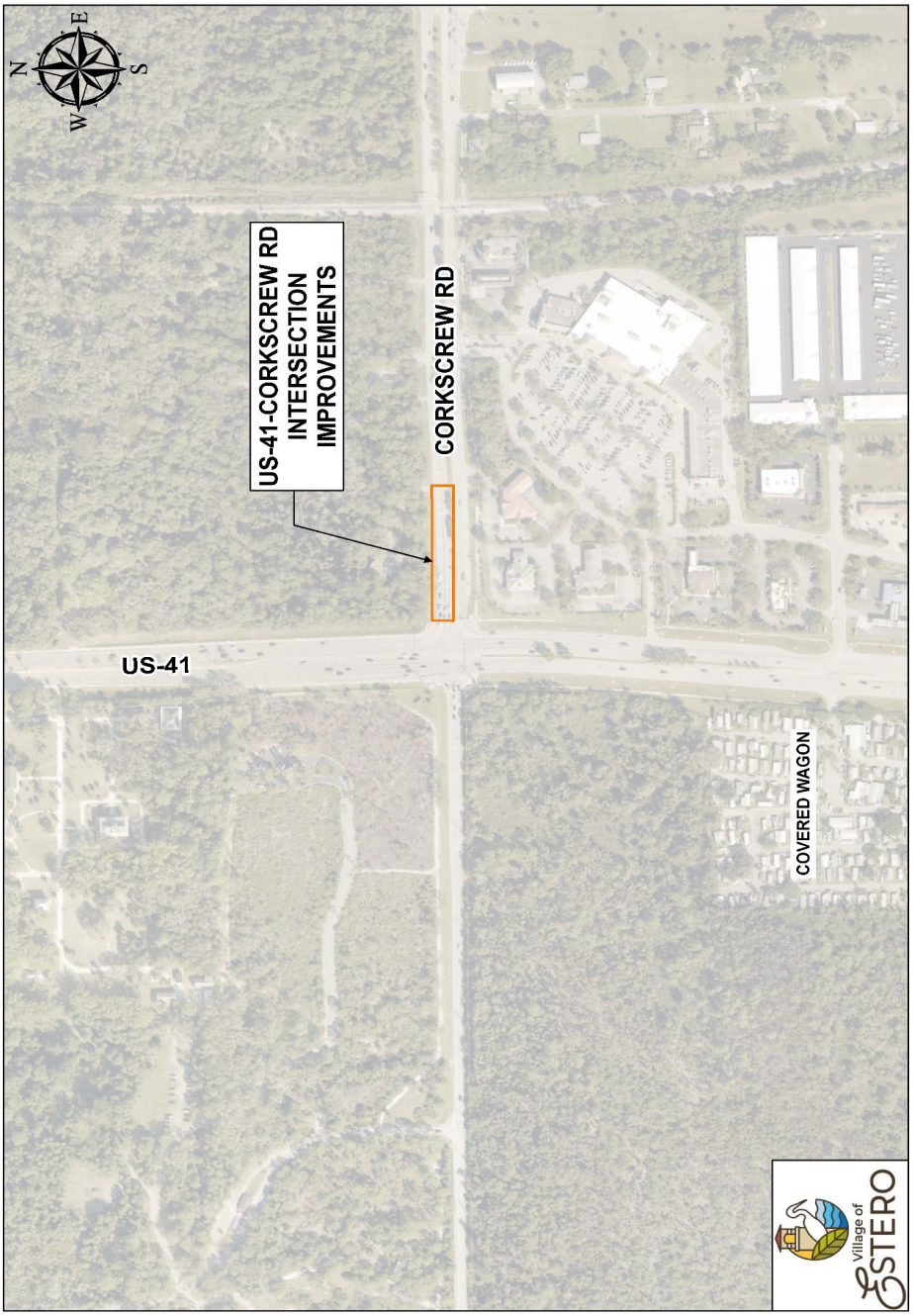
At the intersection of US 41 and Corkscrew Road, construct a second westbound to north bound right turn and extend the length to be equal to the existing left turn lane length.

Project Description:

The Village Wide Traffic Study recommends adding a second westbound right turn lane and lengthen the turn lanes to increase traffic capacity at US 41 and Corkscrew Road.

Maintenance:

The Village of Estero will not incur additional maintenance costs as a result of this project.


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US-41-CORKSCREW RD
INTERSECTION
IMPROVEMENTS
CORKSCREW RD
US-41
COVERED WAGON
Village of
ESTERO

B-20

CIP Project Summary - Intersection Improvements
(9) Coconut Rd - Meadowbrook Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,300,000.00
Total:	$	1,625,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	325,000.00
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and Olde Meadowbrook Blvd.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2028. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00
Paid as of ___		
Start Date:	Jan-19	

Finish Date: Complete

Johnson Engineering, Inc. (EC 2020-32 STA 01)

Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.

Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:

Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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MEADOWBROOK
COCONUT RD
COCONUT RD-
MEADOWBROOK
ROUNDABOUT
PELICAN LANDING
PELICAN LANDING
COCONUT LANDING
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(10) North Point Railroad Crossing

CIP Category: Intersection

Design :	$	-
Construction :	$	-
Total:	$	450,000.00

Proposed Funding:

Road Impact:	$	450,000.00
Gas Tax:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

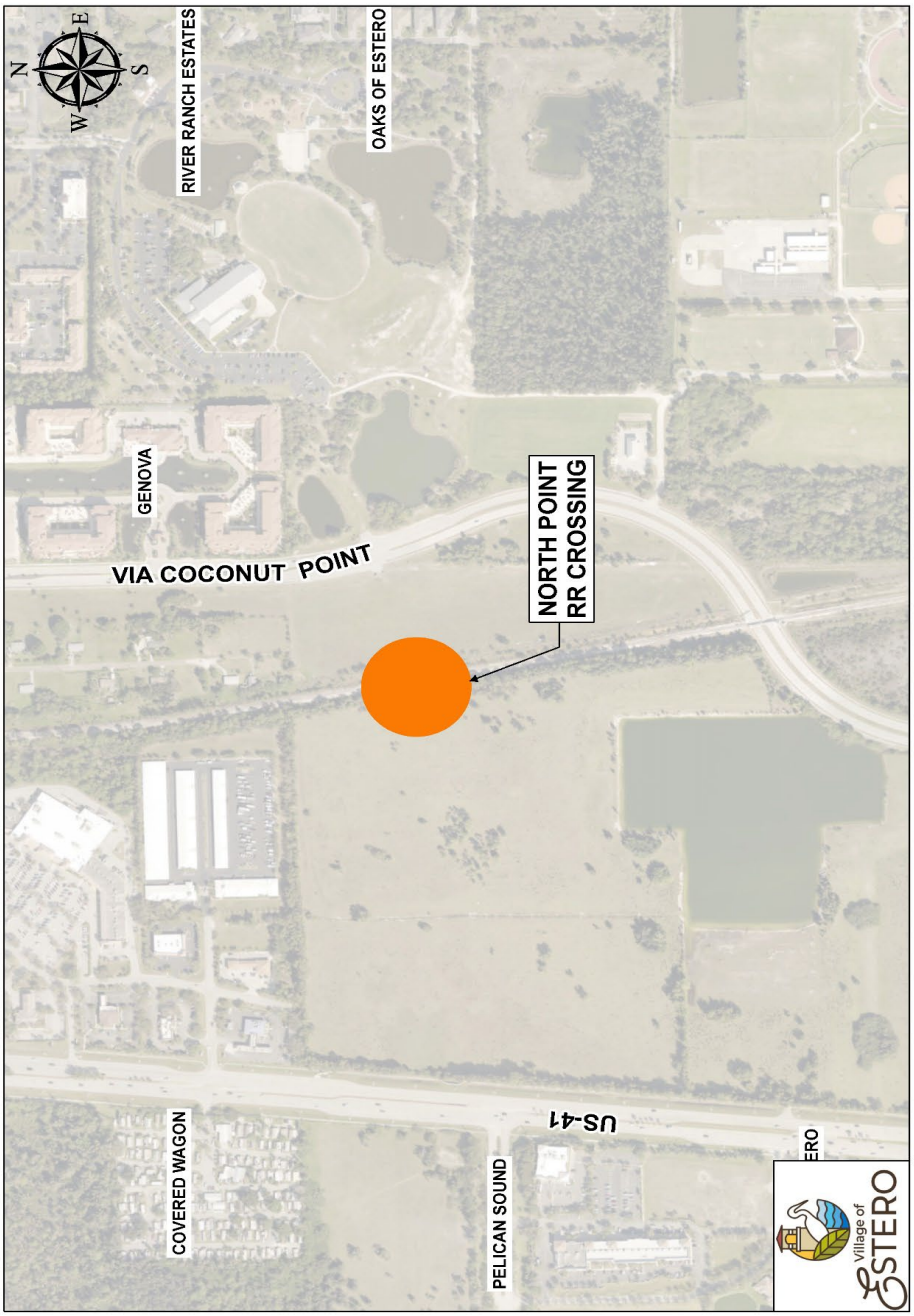
Build a roadway from Via Coconut Point to US-41 through the North Point Development, Seminole Gulf Railway property will need to be crossed. This budget item will pay for the costs required to cross the railroad property.

Project Justification:

A roadway connection from US-41 and Pelican Sound Drive to Via Coconut Point is desired to provide a connection through the North Point Development.

Maintenance:

The Village of Estero will be required to make annual payments to Seminole Gulf Railway to maintain the roadway crossing. This will be budgeted within the Village's General Maintenance Budget.


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RIVER RANCH ESTATES
OAKS OF ESTERO
GENOVA
VIA COCONUT POINT
NORTH POINT
RR CROSSING
COVERED WAGON
PELICAN SOUND
US-41
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(11) Coconut Rd - El Dorado Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,300,000.00
Total:	$	1,625,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and El Dorado Blvd.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2029. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

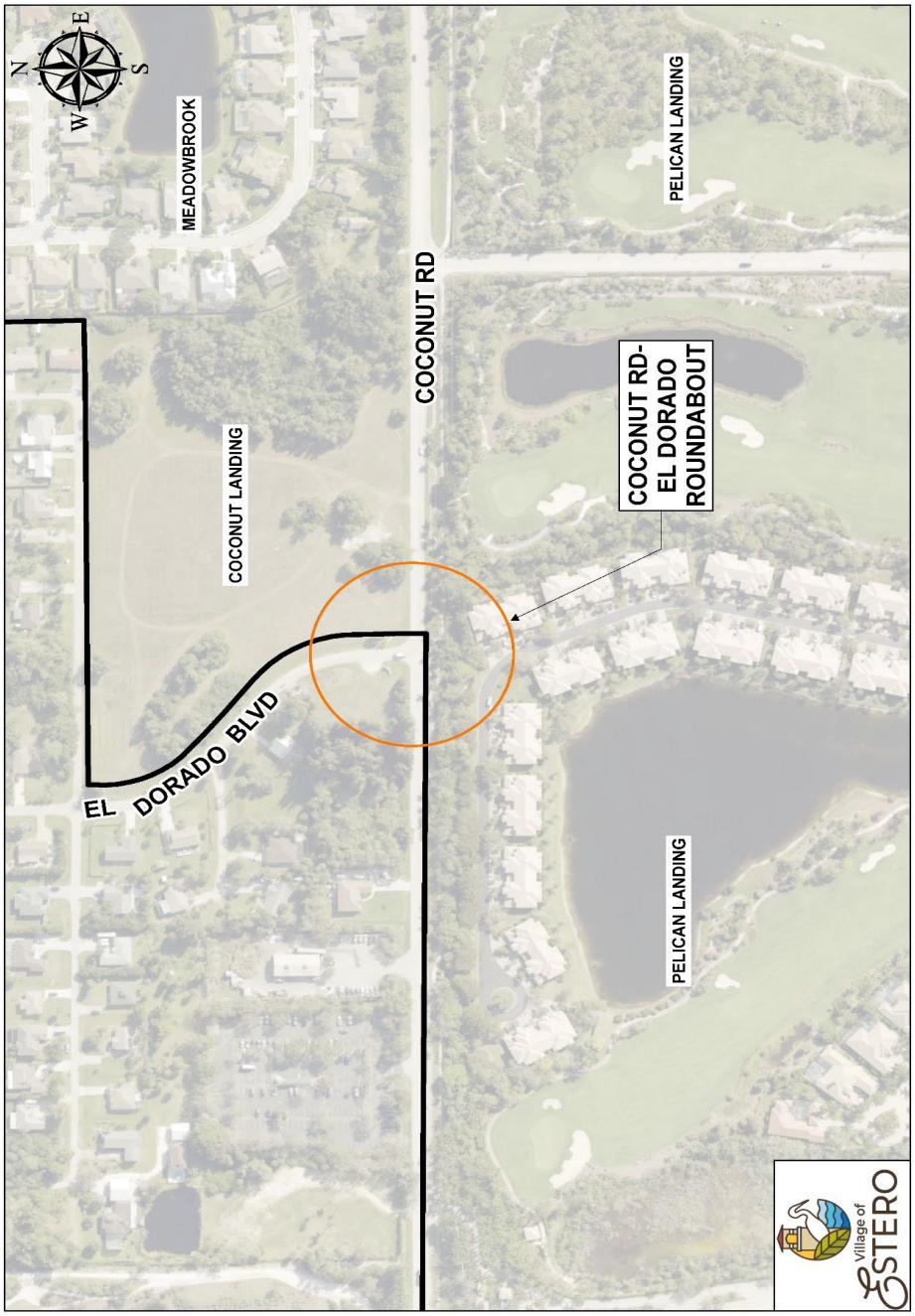
Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00

Paid as of ___
Start Date: Jan-19
Finish Date: Complete

Johnson Engineering, Inc. (EC 2020-32 STA 01)
Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.
Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:
Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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MEADOWBROOK
COCONUT LANDING
COCONUT RD
PELICAN LANDING
COCONUT RD-
EL DORADO
ROUNDABOUT
EL DORADO BLVD
PELICAN LANDING
Village of
ESTERO

Section C
Bicycle & Pedestrian Improvements

CIP Project Summary -Bike/Ped Improvements
(1) Williams Road Bike/Ped Improvements (East of Via Coconut.)

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	5,500,000.00
Total:	$	6,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Install bicycle and pedestrian improvements along Williams Road from Via Coconut Point to Three Oak Parkway. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Village of Estero's Bike/Ped Master Plan identified the lack of safe east/west bicycle and pedestrian corridors as a major deficiency in Estero. Construction of bicycle and pedestrian improvements along Williams Road will provide a safe east/west corridor between two major north south corridors, Via Coconut Point and Three Oaks Parkway. It will also improve access to Estero High School and the potential future elementary and middle school.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $113,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Banks Engineering (EC 2020-54 STA 01)

Scope:	Survey and preliminary design of bicycle and pedestrian improvements along Williams Road east of Via Coconut Point	
Fee:	$	119,000.00
Paid as of ___		
Start Date:	Feb-21	
Finish Date:	Complete	

CW3 Engineering (EC 2020-48 STA 10)

Scope:	Update concept, design and permit bicycle and pedestrian improvements along Williams Road east of Via Coconut Point.

Fee:	$	358,790.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	On hold pending Estero Entertainment Hub design	
Contract Total	$	477,790.00
Paid Total (____)	$	-

Project Status:

Prelmninary Design

Complete

Construction Plans

Waiting on Entertainment Hub design

Permitting

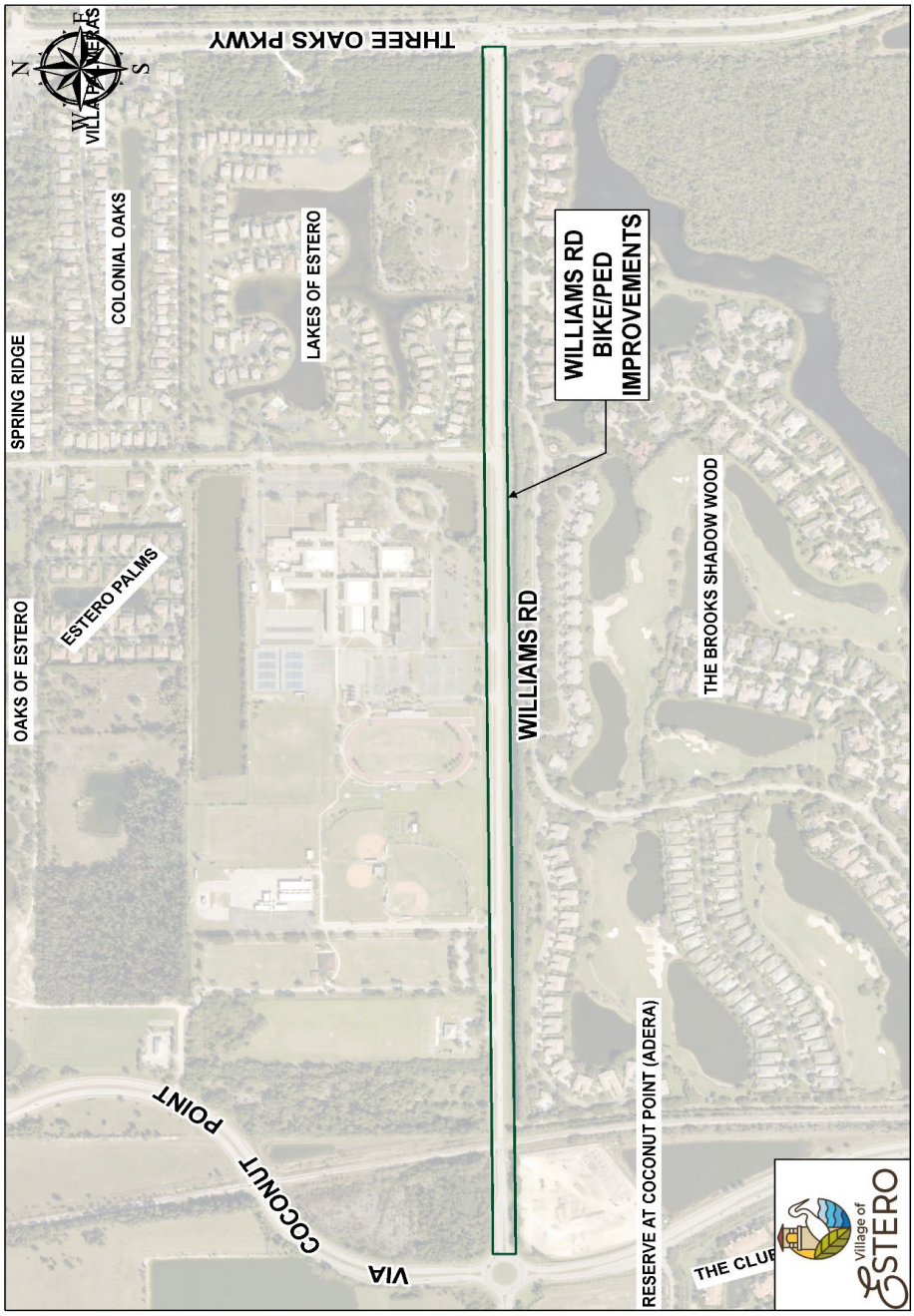
TBD

Easements:

TBD

Construction:

TBD


THREE OAKS PKWY
WILLIAMS RD BIKE/PED IMPROVEMENTS
WILLIAMS RD
COLONIAL OAKS
LAKES OF ESTERO
SPRING RIDGE
OAKS OF ESTERO
ESTERO PALMS
THE BROOKS SHADOW WOOD
RESERVE AT COCONUT POINT (ADERA)
VIA COCONUT POINT
Village of ESTERO

C-5

CIP Project Summary - Bike/Ped Improvements
(2) Sandy Lane Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	950,000.00
Construction :	$	6,500,000.00
Total:	$	7,450,000.00

Proposed Funding:

Road Impact:	$	1,784,000.00
General Fund:	$	5,216,000.00
FDOT Grant:	$	450,000.00

Project Description:

Construct bicycle and pedestrian improvements along Sandy Lane from Corkscrew Road to Broadway Ave E. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

Estero residents along Broadway (East & West) and Sandy Lane have limited access to bicycle and pedestrian facilities. The Bicycle and Pedestrian Master Plan recommends the addition of improvements along Sandy Lane and Broadway East to connect these residents to a larger network of bicycle and pedestrian facilities along Via Coconut Point and Corkscrew Road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $93,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Tetra Tech (EC 2020-37 STA 03)

Scope:	Topo and boundary survey of the Sandy Lane and Broadway Ave East right of way.	
Fee:	$	44,305.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Complete	

Atkins (EC 2022-10)

Scope: Preliminary design, construction plans and permitting for Sandy Lane and Broadway Ave East bicycle and pedestrian improvements.
Fee: $ 877,828.02
Paid as of ___
Start Date: Apr-22
Finish Date: Scheduled to be ready for construction summer 2024

Florida Acquisition and Appraisal (EC 2024-06 STA02)
Scope: Assist the Village with acquisition of easements required to construction the proposed bicycle and pedestrian improvements along
Fee: $ 47,200.00
Paid as of ___
Start Date: Feb-24
Finish Date: Summer 2024

Chris-Tel Construction (EC 2024-35)
Scope: Provide construction management services for the project via a construction manager at risk contract.
Fee: $ 28,175.00 Pre-construction services only
Paid as of ___
Start Date: 1-Jul-24
Finish Date: TBD

Contract Total $ 997,508.02
Paid Total (____) $ -

Project Status:

Preliminary Design
Complete

Construction Plans
Complete

Permitting
SFWMD -Complete (except Corkscrew Rd Intersection)
Village of Estero - Complete
Lee County - approval expected summer 2024

Easements:
Contractor is working to obtain all required easements. Estimated completion Aug. 1, 2024

Construction:
CMAR contract approved May 1. Pre-construction services expected to be complete 3rd quarter 2024, construction start 3rd quarter 2024.


BROADWAY RD
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E
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VILLAGES AT COUNTRY CREEK
GROVES
SANDY LN
SANDY LN
BIKE/PED
IMPROVEMENTS
ESTATES AT ESTERO RIVER
CORKSCREW RD
GENOVA
Village of
ESTERO

CIP Project Summary - Bike/Ped Improvements
(3) Broadway E Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	5,500,000.00
Total:	$	6,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construct bicycle and pedestrian improvements along Sandy Lane and Broadway E from Corkscrew Road to US 41. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

Estero residents along Broadway (East & West) and Sandy Lane have limited access to bicycle and pedestrian facilities. The Bicycle and Pedestrian Master Plan recommends the addition of improvements along Sandy Lane and Broadway East to connect these residents to a larger network of bicycle and pedestrian facilities along Via Coconut Point and Corkscrew Road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $93,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Tetra Tech (EC 2020-37 STA 03)

Scope:	Topo and boundary survey of the Sandy Lane and Broadway Ave East right of way.	
Fee:	$	44,305.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Complete	

Atkins (EC 2022-10)

Scope:	Preliminary design, construction plans and permitting for Sandy Lane and Broadway Ave East bicycle and pedestrian improvements.

Fee:	$	877,828.02
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	On hold - begin after Sandy Lane project starts construction	
Contract Total	$	922,133.02
Paid Total (____)	$	-

Project Status:

Preliminary Design

On hold - begin after Sandy Lane project starts construction

Construction Plans

TBD

Permitting

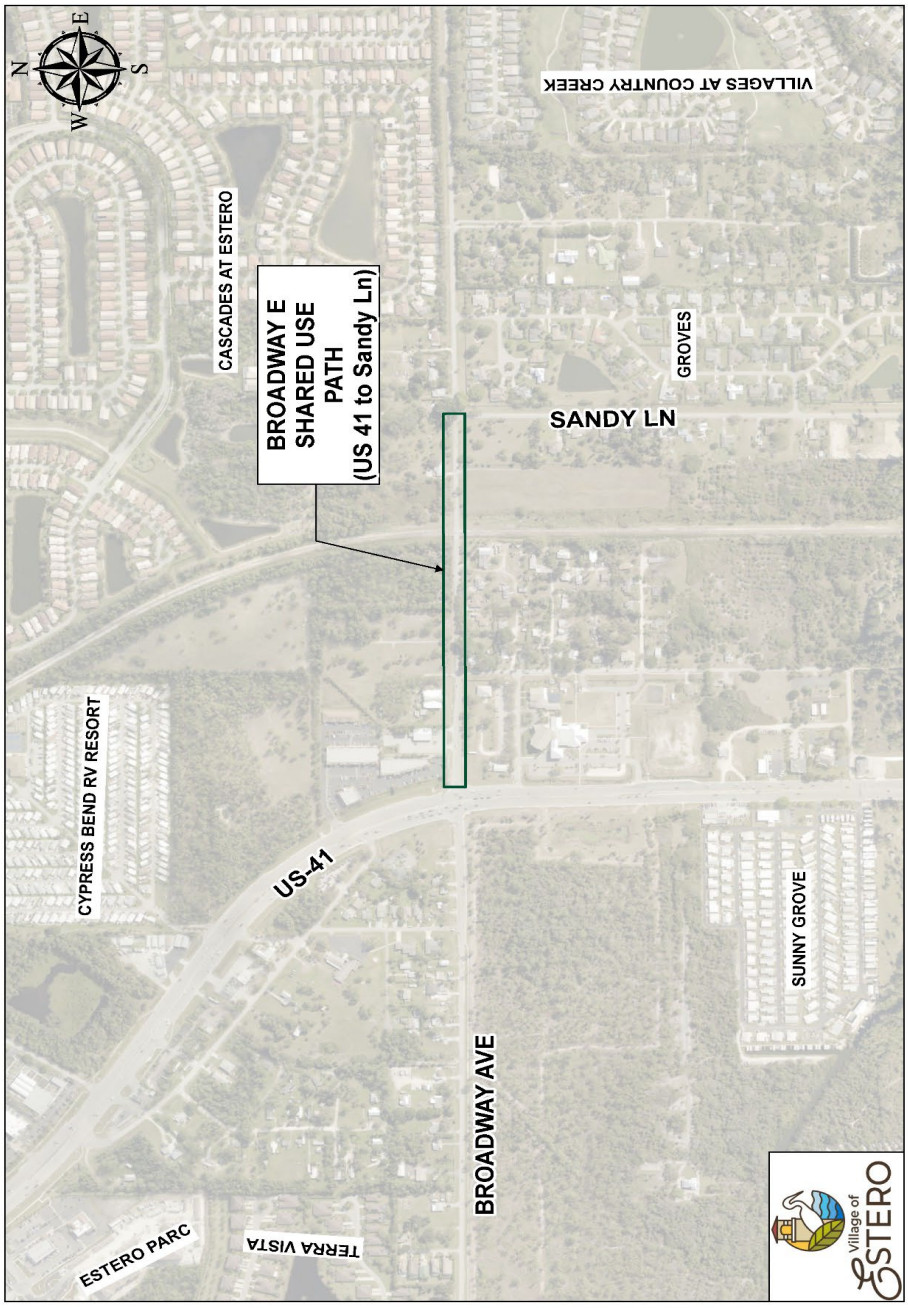
TBD

Easements:

TBD

Construction:

TBD


N
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VILLAGES AT COUNTRY CREEK
CASCADES AT ESTERO
BROADWAY E
SHARED USE
PATH
(US 41 to Sandy Ln)
GROVES
SANDY LN
CYPRESS BEND RV RESORT
US-41
SUNNY GROVE
BROADWAY AVE
ESTERO PARC
TERRA VISTA
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(4) Corkscrew Road Shared Use Path (Three Oaks-Sandy Ln)

CIP Category: Bicycle & Pedestrian

Design :	$	1,500,000.00
Construction :	$	8,800,000.00
Total:	$	10,300,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a 10-12 ft wide shared use path on the north side of Corkscrew Road from Three Oaks Parkway to Sandy Lane. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Bicycle & Pedestrian Master Plan identified a lack of east-west corridors as a major impediment to bicycle and pedestrian travel in Estero. Corkscrew Road was identified as the preferred main corridor. There are no bicycle or pedestrian facilities on the north side of Corkscrew Road from Three Oaks Parkway to Sandy Lane. This project will provide those facilities and improve bicycle/pedestrian access and safety.

Maintenance:

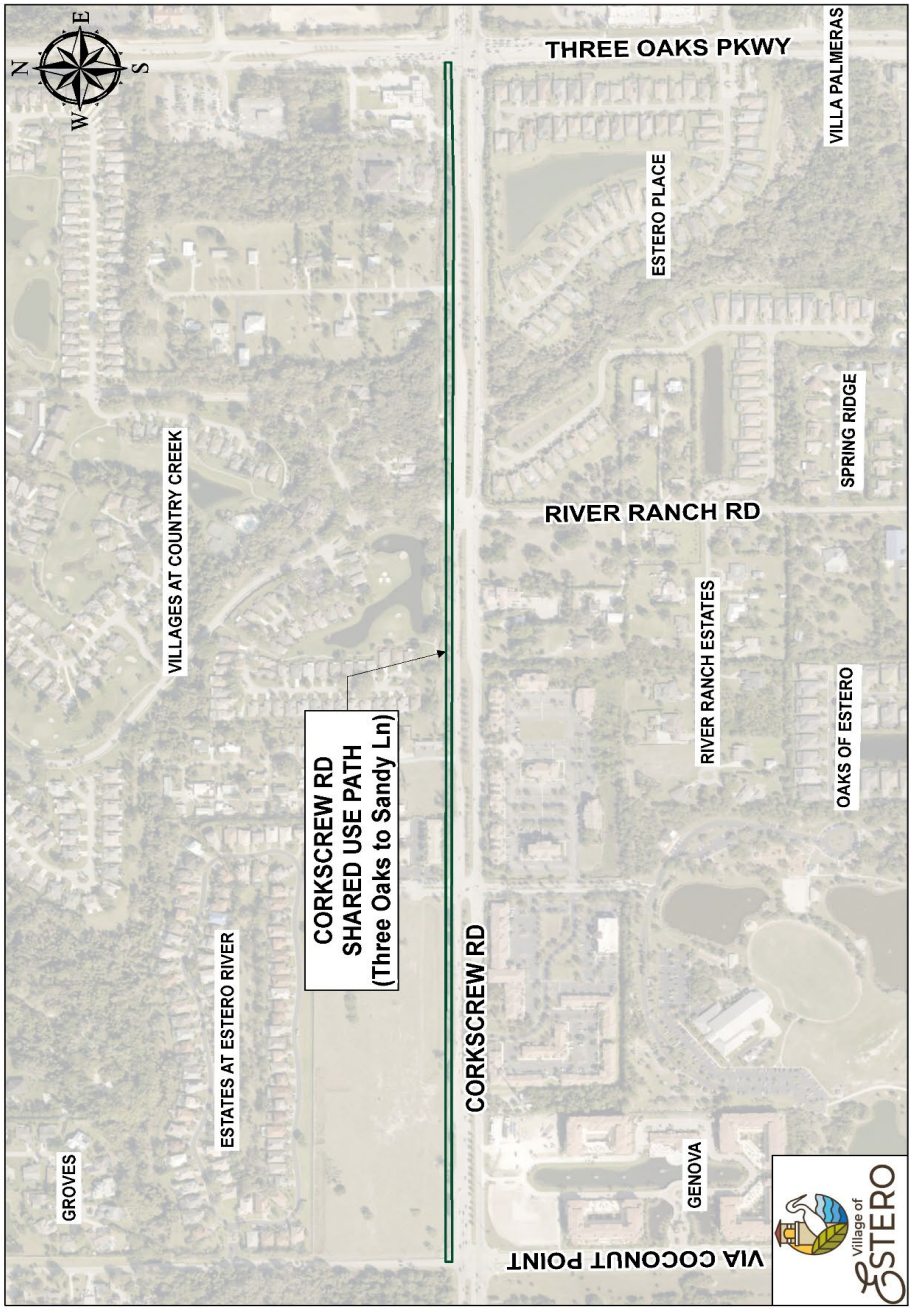
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


THREE OAKS PKWY
VILLA PALMERAS
ESTERO PLACE
SPRING RIDGE
RIVER RANCH RD
RIVER RANCH ESTATES
OAKS OF ESTERO
VILLAGES AT COUNTRY CREEK
CORKSCREW RD
SHARED USE PATH
(Three Oaks to Sandy Ln)
CORKSCREW RD
ESTATES AT ESTERO RIVER
GROVES
GENOVA
VIA COCONUT POINT
N
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Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(5) Coconut Road Sidewalk (Oakwilde - Via Coconut)

CIP Category: Bicycle & Pedestrian

Design :	$	430,000.00
Construction :	$	655,000.00
Total:	$	1,085,000.00

Proposed Funding:

Road Impact:	$	401,367.00
General Fund:	$	-
FDOT:	$	683,633.00

Project Description:

Install a sidewalk on the north side of Coconut Road from Oakwilde Blvd. to Via Coconut Point

Project Justification:

The sidewalk on the north side of Coconut Road ends at Oakwilde Blvd. Pedestrians must cross Coconut Road at a mid-block crossing to continue further west. The Bicycle and Pedestrian Master Plan recommends the extension of the sidewalk from Oakwilde Blvd. to Via Coconut Point to improve pedestrian safety and access.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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COCONUT RD
THE BROOKS SHADOW WOOD
COCONUT RD SIDEWALKS
THE BROOKS SRING RUN
MIRASOL AT COCONUT POINT
VIA COCONUT POINT
RESIDENCES AT COCONUT
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(6) Coconut Road Sidewalk (US 41 - Via Coconut Point)

CIP Category: Bicycle & Pedestrian

Design :	$	250,000.00
Construction :	$	565,000.00
Total:	$	815,000.00

Proposed Funding:

Road Impact:	$	244,400.00
General Fund:	$	-
FDOT:	$	570,600.00

Project Description:

Install a sidewalk on the north side of Coconut Road from Oakwilde Blvd. to Via Coconut Point

Project Justification:

The sidewalk on the north side of Coconut Road ends at Oakwilde Blvd. Pedestrians must cross Coconut Road at a mid-block crossing to continue further west. The Bicycle and Pedestrian Master Plan recommends the extension of the sidewalk from Oakwilde Blvd. to Via Coconut Point to improve pedestrian safety and access.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary -Bike/Ped Improvements
(7) Corkscrew Rd West Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	240,000.00
Construction :	$	714,900.00
Total:	$	954,900.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	330,300.00
FDOT:	$	624,600.00

Project Description:

Construct improved bicycle and pedestrian facilities along Corkscrew Road from Koreshan State Park to US-41. The project also includes landscaping to improve safety and aesthetics. This section of roadway already has street lighting.

Project Justification:

The Bicycle and Pedestrian Master Plan recommends a shared use path and sidewalk along Corkscrew Road from Koreshan State Park to improve access to the park and bicycle/pedestrian safety.

Maintenance:

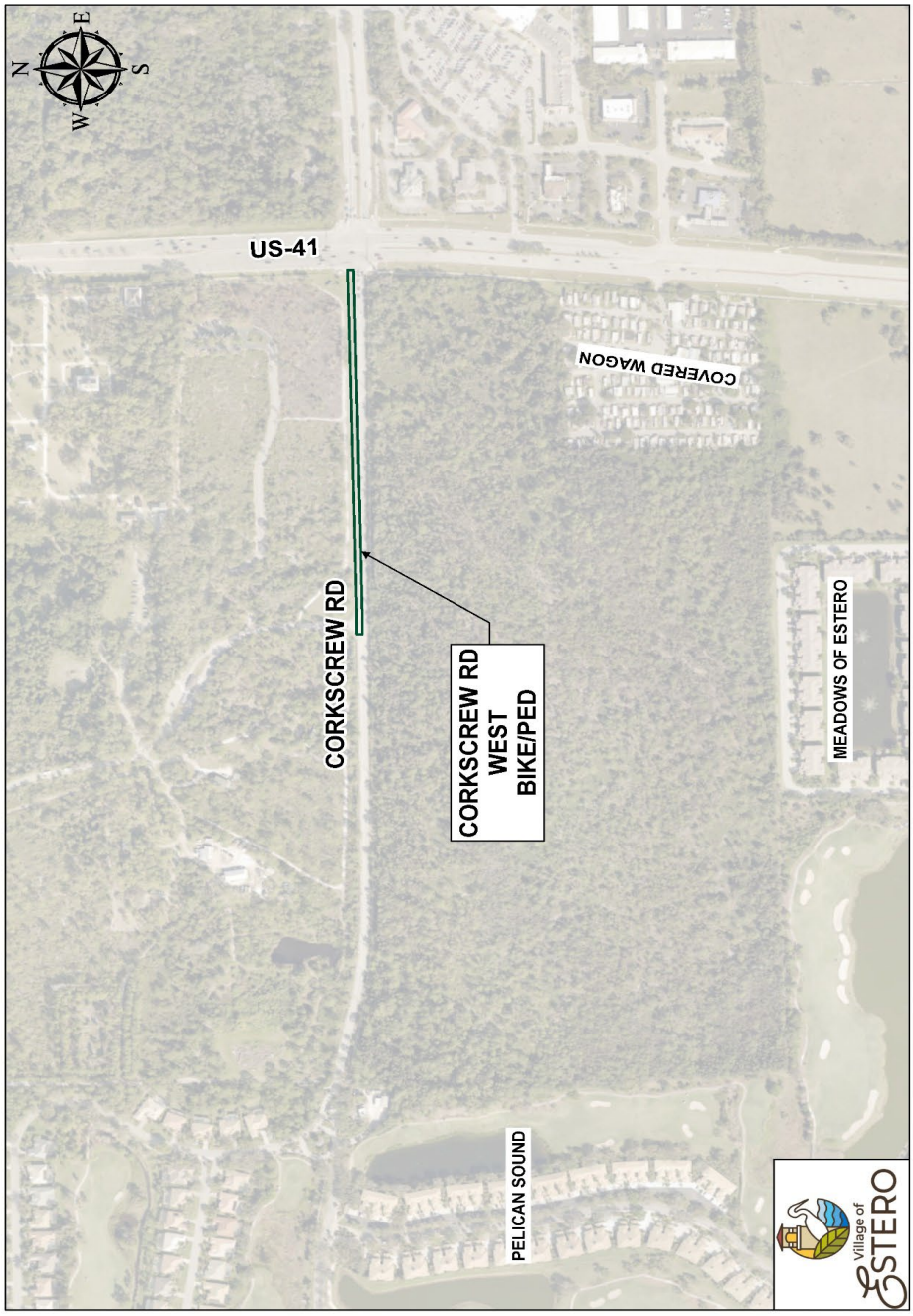
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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US-41
COVERED WAGON
CORKSCREW RD
CORKSCREW RD
WEST
BIKE/PED
MEADOWS OF ESTERO
PELICAN SOUND
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(8) Corkscrew Palms Blvd. Sidewalks

CIP Category: Bicycle & Pedestrian
Funding Source: Lee County

Design :	$	75,000.00
Construction :	$	225,000.00
Total:	$	300,000.00

Project Description:

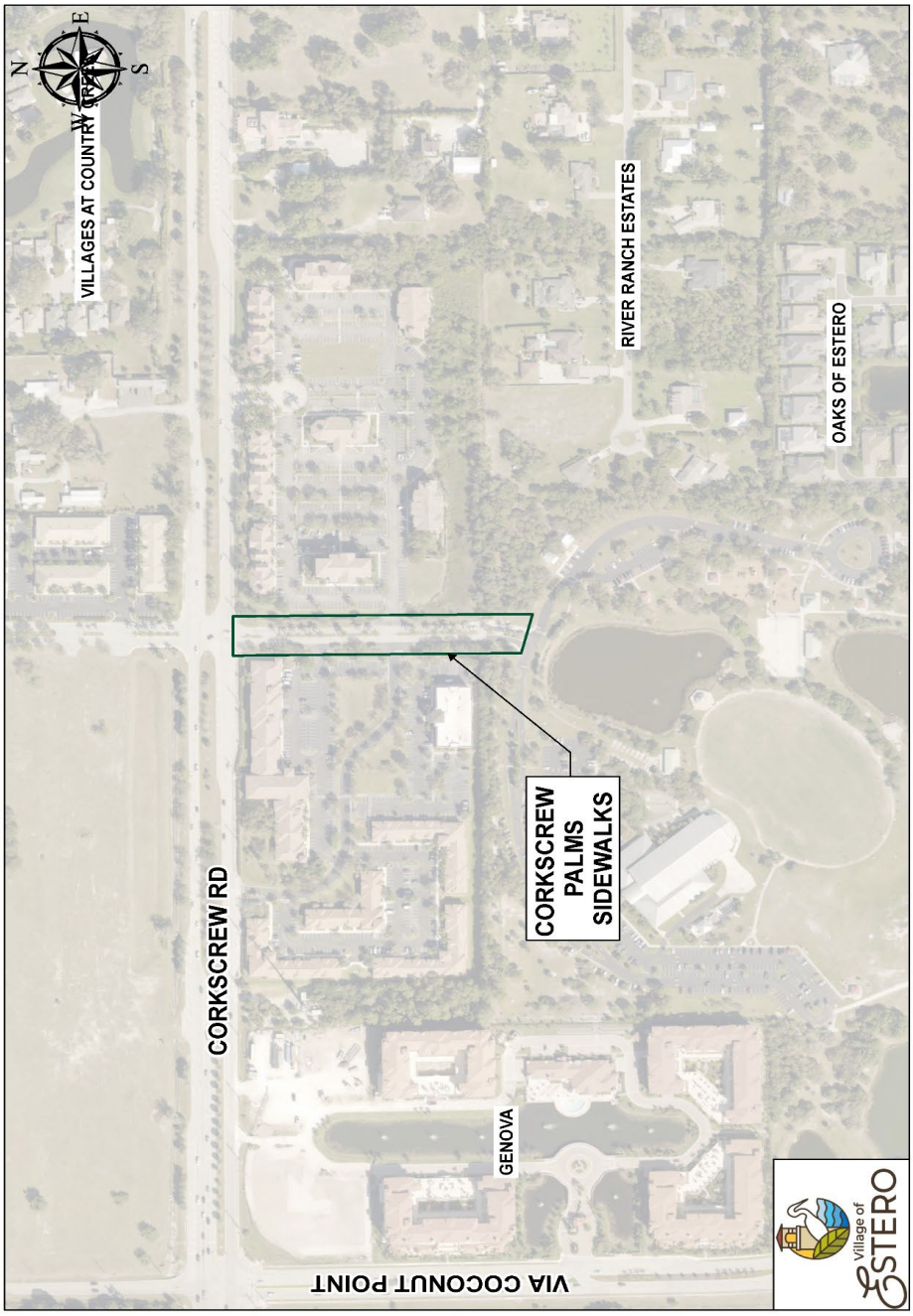
Construction of sidewalks along both sides of Corkscrew Palms Blvd.

Project Justification:

There is currently no pedestrian access to the Estero Community Park. The Bicycle & Pedestrian Master Plan recommends providing bicycle and pedestrian access to the park. This project will provide bicycle/pedestrian access to the park and improve safety for those that bike and walk to the park.

Maintenance:

Maintenance for this project will be performed by Lee County


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VILLAGES AT COUNTRY CREEK
RIVER RANCH ESTATES
OAKS OF ESTERO
CORKSCREW RD
CORKSCREW PALMS SIDEWALKS
GENOVA
VIA COCONUT POINT
Village of ESTERO

C-21

CIP Project Summary -Bike/Ped Improvements
(9) Via Coconut Point RAB Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	685,000.00
Construction :	$	990,000.00
Total:	$	1,675,000.00

Proposed Funding:

Road Impact:	$	396,859.00
General Fund:	$	-
FDOT:	$	1,278,141.00

Project Description:

Modify the two roundabouts on Via Coconut Point (Williams Road and Pelican Colony Blvd.) to improve bicycle and pedestrian safety. Improvements would include the following:

- Bicycle ramps
- Expand sidewalks around each roundabout to 10-ft
- Relocated crosswalk closer to roundabout to improve pedestrian visibility

Project Justification:

As more development occurs along Via Coconut Point, bicycle and pedestrian traffic is expected to increase. The existing roundabouts do not meet current standards for bicycle and pedestrian facilities. The proposed project will improve the bicycle and pedestrian safety at the roundabouts.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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WILLIAMS RD
VIA COCONUT PT
RAB
IMPROVEMENTS
FOUNTAIN LAKES
THE CLUB AT RAPALLO
VIA COCONUT POINT
THE BROOKS SHADOW WOOD
US 41
MARSH LANDING
COCONUT RD
THE BROOKS SRING RUN
VIA COCONUT PT
RAB
IMPROVEMENTS
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(10) Corkscrew Road Bike/Ped Improvements (East of US-41)

CIP Category: Bicycle & Pedestrian

Design :	$	2,250,000.00
Construction :	$	17,000,000.00
Total:	$	19,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
LDOT:	$	-

Project Description:

Install bike lanes on Corkscrew Road between US-41 and I-75, where they currently do not exist. Excluding the shared use path proposed in the Coconut Road Shared Use path project.

Project Justification:

The Bicycle & Pedestrian Master Plan identified a lack of east-west corridors as a major impediment to bicycle and pedestrian travel in Estero. Corkscrew Road was identified as the preferred main corridor. There are no bicycle facilities along the entire section from US-41 to Ben Hill Griffin Parkway, excluding the bike lanes being installed with the Interchange project. This project will add bike lanes along the roadway and improve the existing pedestrian facilities. This project will improve bicycle/pedestrian access and safety along Corkscrew Road.

Maintenance:

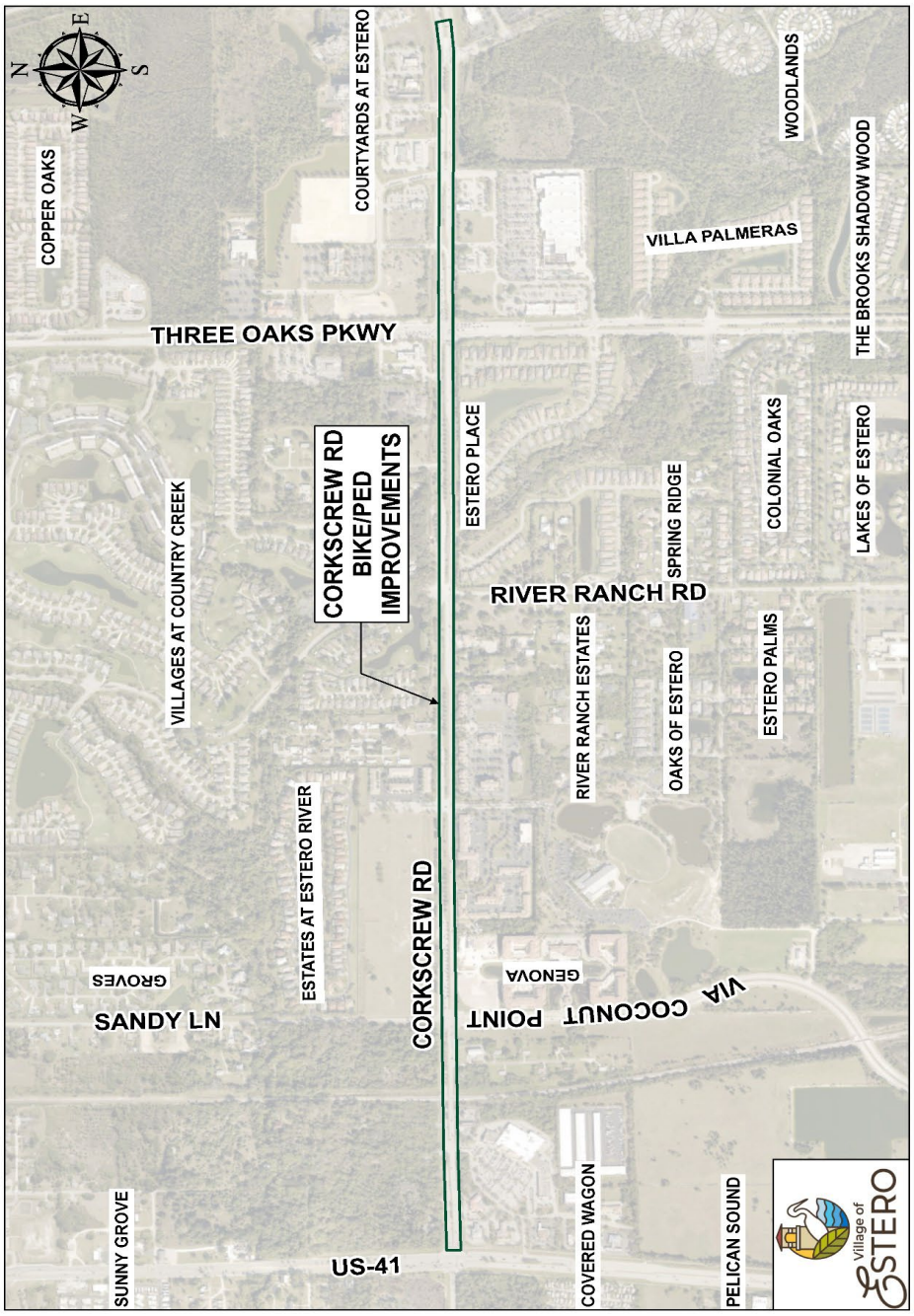
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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COPPER OAKS
COURTYARDS AT ESTERO
WOODLANDS
VILLA PALMERAS
THE BROOKS SHADOW WOOD
THREE OAKS PKWY
CORKSCREW RD
BIKE/PED
IMPROVEMENTS
ESTERO PLACE
COLONIAL OAKS
LAKES OF ESTERO
SPRING RIDGE
VILLAGES AT COUNTRY CREEK
RIVER RANCH RD
RIVER RANCH ESTATES
OAKS OF ESTERO
ESTERO PALMS
ESTATES AT ESTERO RIVER
CORKSCREW RD
GENOVA
VIA COCONUT POINT
GROVES
SANDY LN
SUNNY GROVE
US-41
COVERED WAGON
PELICAN SOUND
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(11) Coconut Road Shared Use Path

CIP Category: Bicycle & Pedestrian

Design :	$	950,000.00
Construction :	$	3,500,000.00
Total:	$	4,450,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Expand the existing sidewalk on the south side of Coconut Road to a wider shared use path. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Bicycle and Pedestrian Master Plan recommends a shared use path and sidewalk along Coconut Road. The narrow roadway width and limited right of way likely prevent the ability to install on street bike lanes or a sidewalk on the north side of Coconut Road. To improve bicycle and pedestrian access and safety along Coconut Road a wider shared use path is proposed along the south side of the road.

Maintenance:

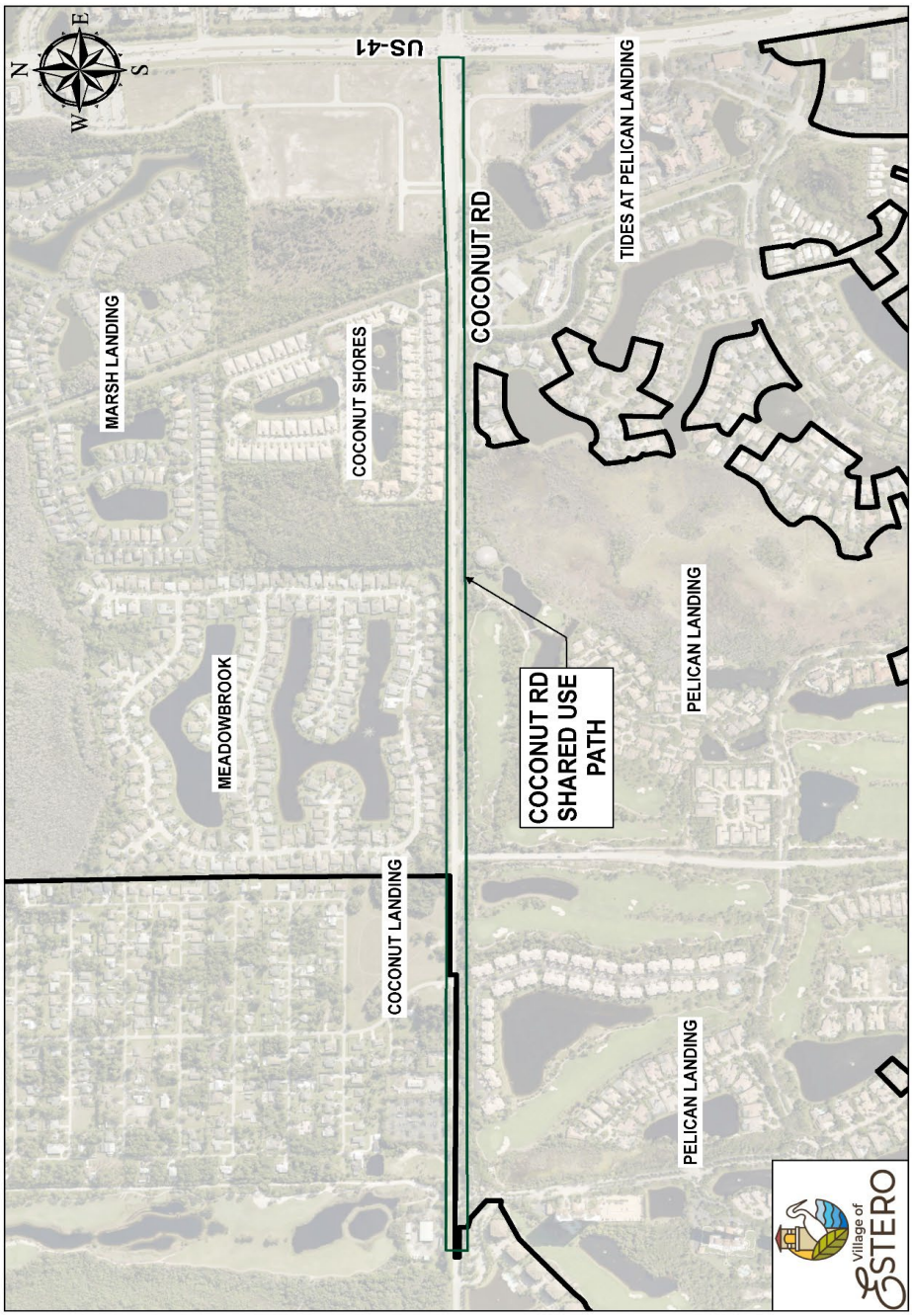
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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US-41
COCONUT RD
TIDES AT PELICAN LANDING
MARSH LANDING
COCONUT SHORES
MEADOWBROOK
COCONUT RD
SHARED USE
PATH
PELICAN LANDING
COCONUT LANDING
PELICAN LANDING
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(12) Williams Road West Bike/Ped Improvements (West of US41)

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	2,900,000.00
Total:	$	3,650,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Install bicycle and pedestrian improvements along Williams Road from West Bay Club to US41. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Village of Estero's Bike/Ped Master Plan recommends installing bicycle and pedestrian improvements along Williams Road to improve access and safety.

Maintenance:

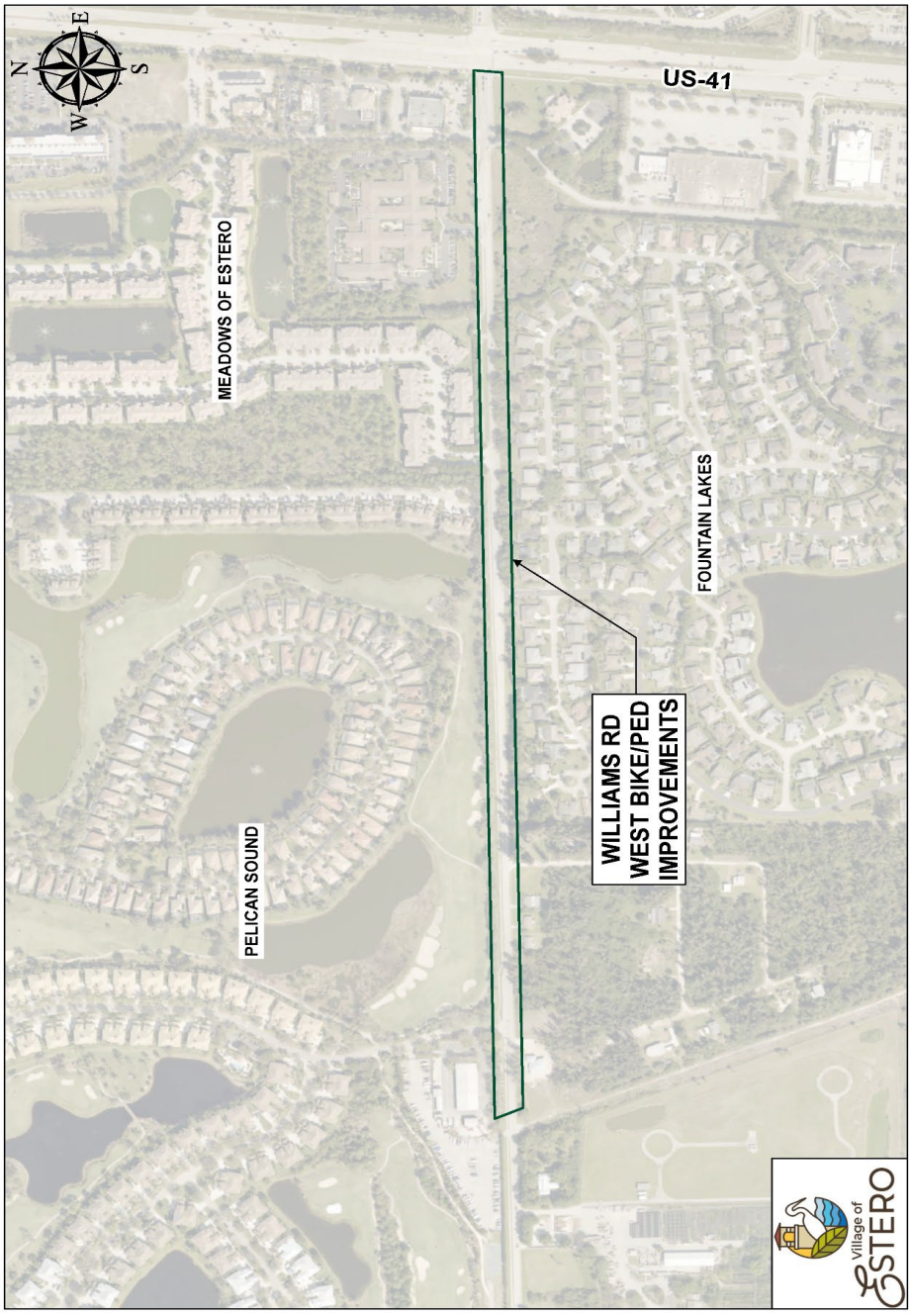
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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US-41
MEADOWS OF ESTERO
FOUNTAIN LAKES
PELICAN SOUND
WILLIAMS RD
WEST BIKE/PED
IMPROVEMENTS
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(13) Broadway E Shared Use Path (Sandy Ln to Three Oaks)

CIP Category: Bicycle & Pedestrian

Design :	$	820,000.00
Construction :	$	3,600,000.00
Total:	$	4,420,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construct a shared use path network from Sandy Lane to Three Oaks Parkway and Estero Parkway. This project will require coordination with private land owners as portions of the path would be located on private property.

Project Justification:

As outlined in the Bicycle & Pedestrian Master Plan, virtually all bicycle and pedestrian facilities within Estero at located along Roadways. This project corridor offers the potential to build bicycle and pedestrian facilities that are located off road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

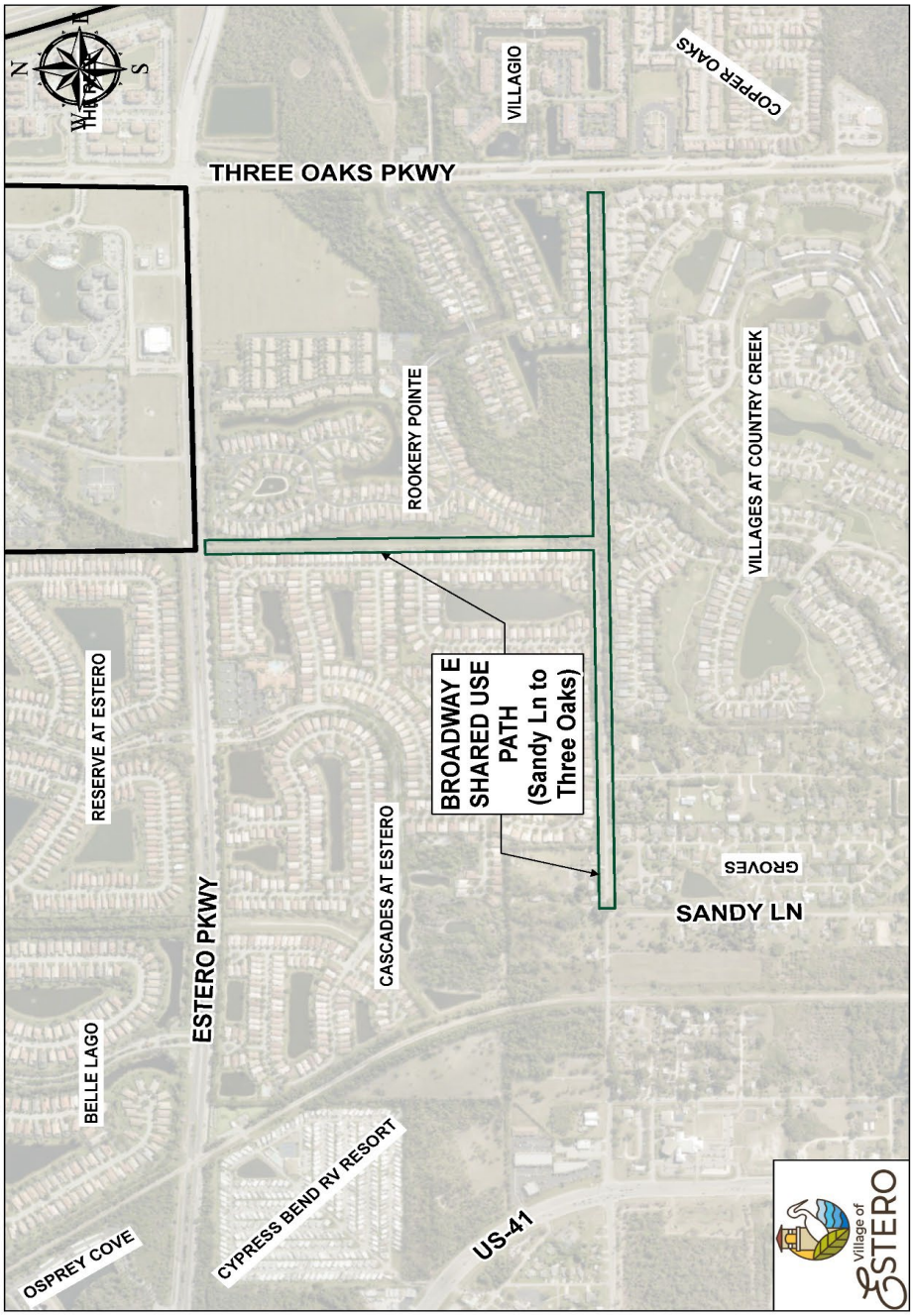
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


THREE OAKS PKWY
VILLAGIO
COPPER OAKS
ROOKERY POINTE
VILLAGES AT COUNTRY CREEK
BROADWAY E SHARED USE PATH (Sandy Ln to Three Oaks)
RESERVE AT ESTERO
CASCADES AT ESTERO
ESTERO PKWY
GROVES
SANDY LN
BELLE LAGO
CYPRESS BEND RV RESORT
US-41
OSPREY COVE
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(14) SUN Trail South

CIP Category: Bicycle & Pedestrian

Design :	$	1,168,500.00
Construction :	$	3,895,000.00
Total:	$	5,063,500.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

The construction of an off roadway multi-use pathway on the existing Seminole Gulf Railway right of way from the Village's southern limits to Estero Parkway (approx. 4.1 mi.). Project costs do not include land acquisition or easements. That is budgeted separately.

Project includes a bridge crossing of the Estero River.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. The Master Plan recommends the construction of a major off roadway bicycle and pedestrian corridor along the existing railroad to improve the bicycle and pedestrian experience and safety in Estero.

Maintenance:

The propsoed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


ESTERO PKWY
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BROADWAY AVE
SANDY LN
CORKSCREW RD
RIVER RANCH RD
THREE OAKS PKWY
WILLIAMS RD
US-41
VIA COCONUT POINT
SUN TRAIL SOUTH
COCONUT RD
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(15) SUN Trail North

CIP Category: Bicycle & Pedestrian

Design :	$	1,228,500.00
Construction :	$	4,095,000.00
Total:	$	5,323,500.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

The construction of an off roadway multi-use pathway on the existing Seminole Gulf Railway right of way from Estero Parkway, north to the Village's northern limit (Approx. 1.2 mi.).

Construction will require two bridge crossings. One over Vintage Trace Circle and one over the Vines County Club cart path. The two bridges through the Vines Community will be designed to prevent access from the trail to the Community.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. The Master Plan recommends the construction of a major off roadway bicycle and pedestrian corridor along the existing railroad to improve the bicycle and pedestrian experience and safety in Estero.

Maintenance:

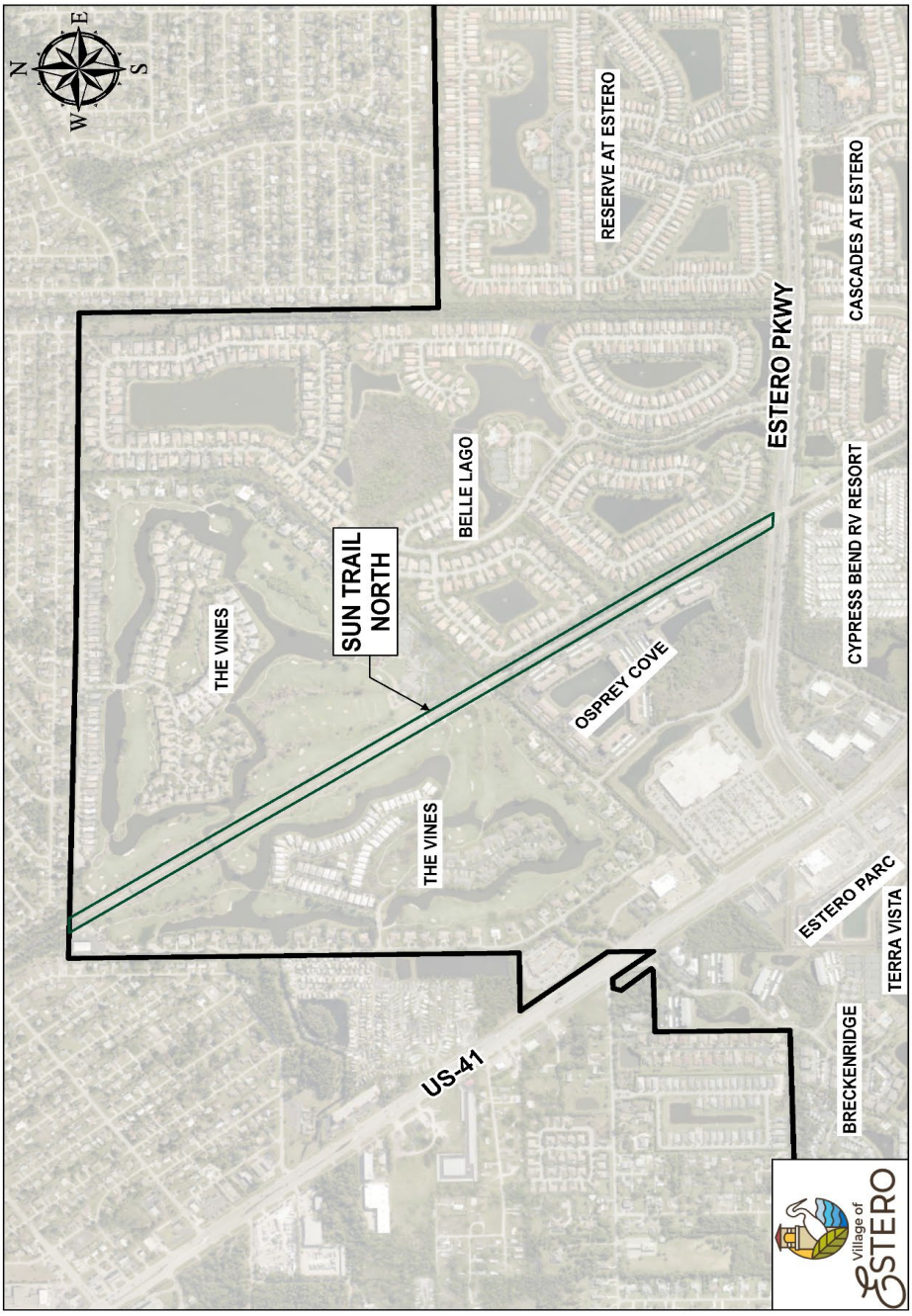
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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RESERVE AT ESTERO
CASCADES AT ESTERO
ESTERO PKWY
BELLE LAGO
CYPRESS BEND RV RESORT
SUN TRAIL NORTH
THE VINES
OSPREY COVE
THE VINES
ESTERO PARC
TERRA VISTA
US-41
BRECKENRIDGE
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(16) FPL Shared Use Path (East of I75)

CIP Category: Bicycle & Pedestrian

Design :	$	1,140,000.00
Construction :	$	3,800,000.00
Total:	$	4,940,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a shared use path along the FPL corridor located east of I-75. The path could extend from Bonita Springs to the northern Village of Estero limits.

Construction of similar facilities north and south of the proposed improvements within unincorporated Lee County and City of Bonita spring may be required to justify this project.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. Construction of a major off roadway bicycle and pedestrian corridor along the existing FPL corridor would provide an alternative to on-roadway facilities. This project would improve bicycle/pedestrian access and safety.

Maintenance:

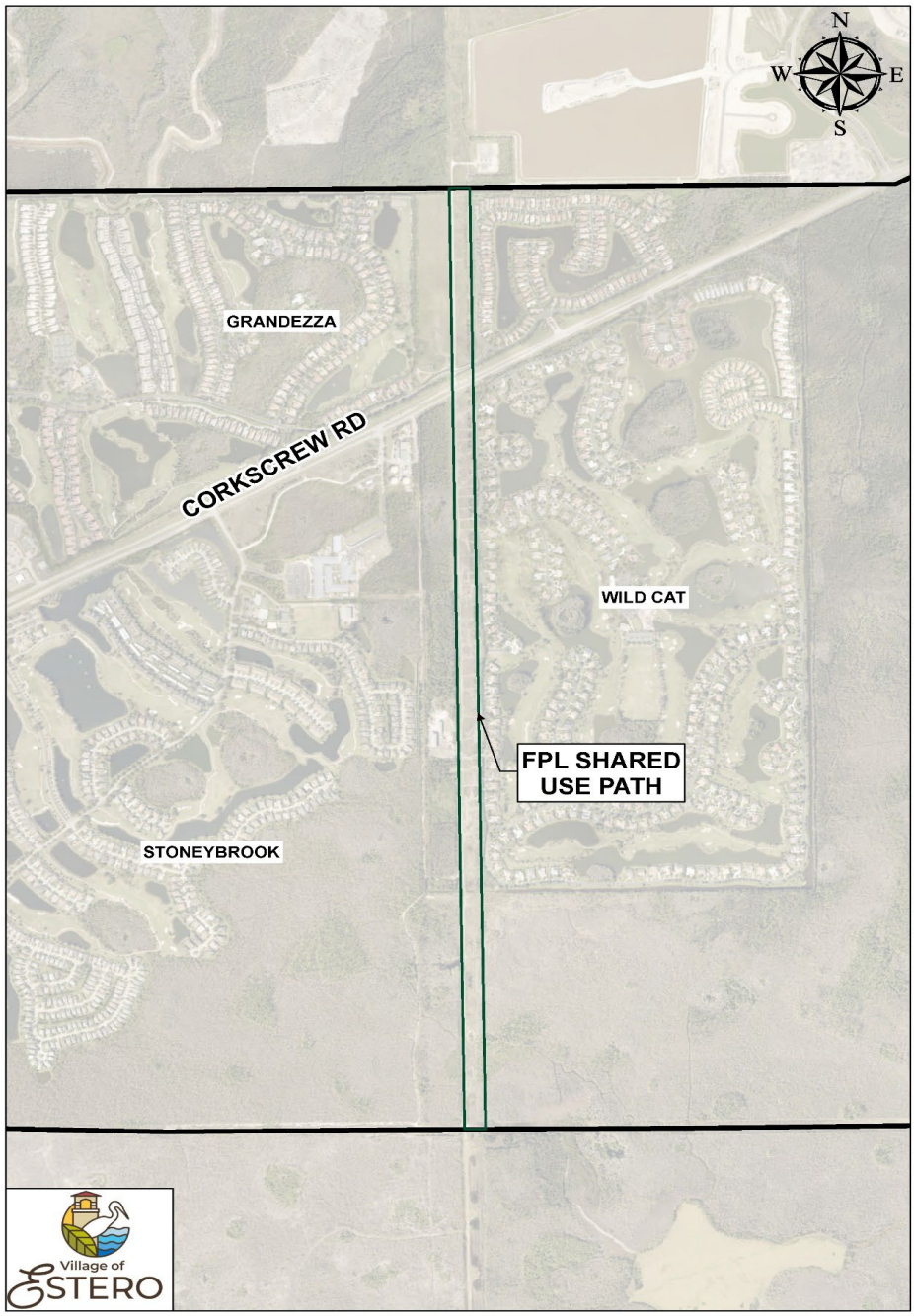
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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GRANDEZZA
CORKSCREW RD
WILD CAT
FPL SHARED USE PATH
STONEYBROOK
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(17) Utility Corridor Shared Use Path (West US-41)

CIP Category: Bicycle & Pedestrian

Design :	$	2,451,000.00
Construction :	$	8,170,000.00
Total:	$	10,621,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a shared use path along the utility corridor located west of US-41. The path could extend from Bonita Springs to Broadway W.

This project will require extensive coordination with the residents and communities along the corridor before the project can move forward. Portions of the project are located on private property.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. Construction of a major off roadway bicycle and pedestrian corridor along the existing utility corridor would provide an alternative to on-roadway facilities. This project would improve bicycle/pedestrian access and safety.

Maintenance:

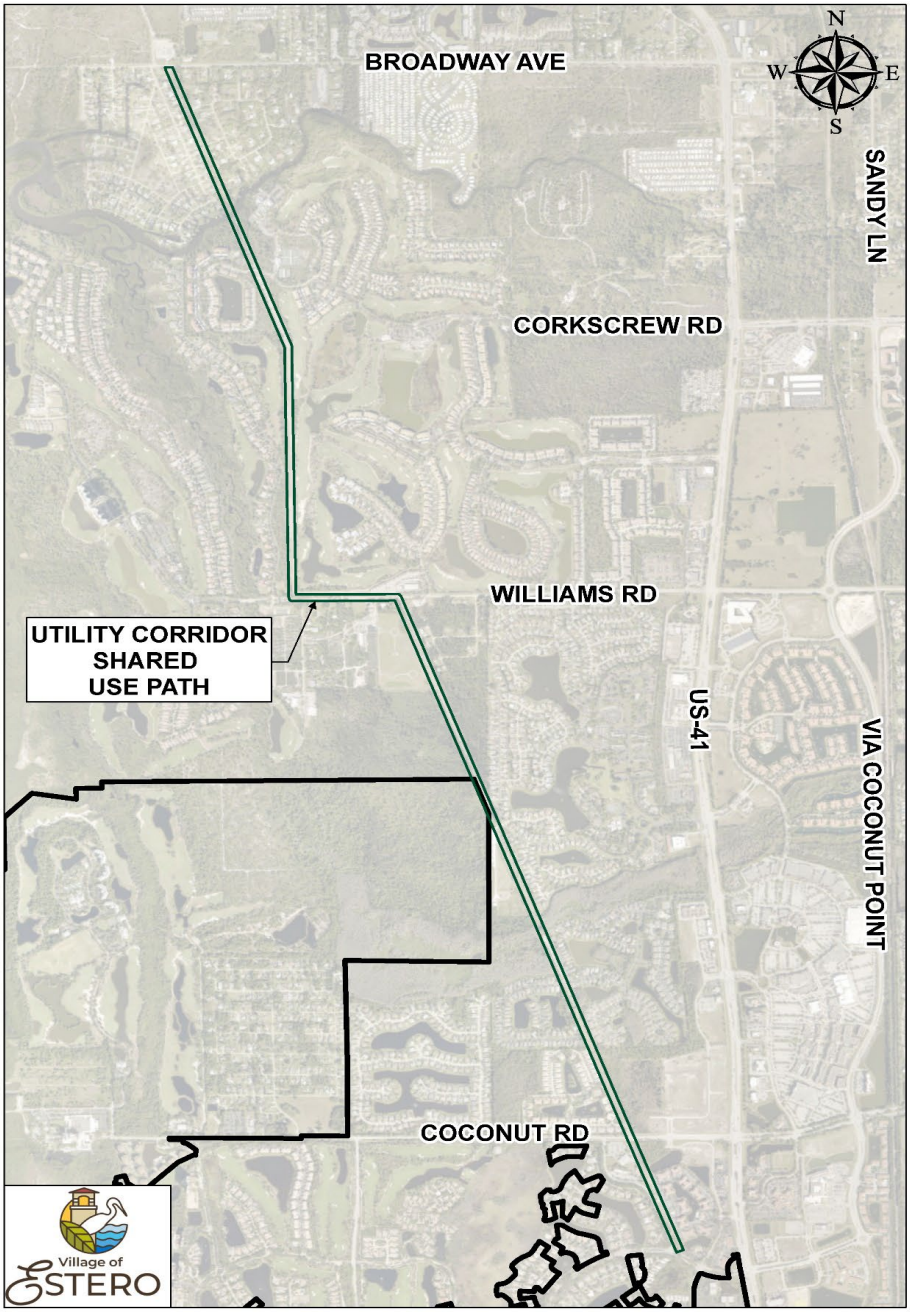
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


BROADWAY AVE
N
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SANDY LN
CORKSCREW RD
WILLIAMS RD
UTILITY CORRIDOR
SHARED
USE PATH
US-41
VIA COCONUT POINT
COCONUT RD
Village of
ESTERO

Section D
Landscape Improvements

CIP Project Summary - Landscape Improvements
(1) I 75 Monument Sign

CIP Category: Landscape

Design :	$	96,000.00
Construction :	$	720,000.00
Total:	$	816,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Install Village of Estero monument signs at both I 75 off ramps.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

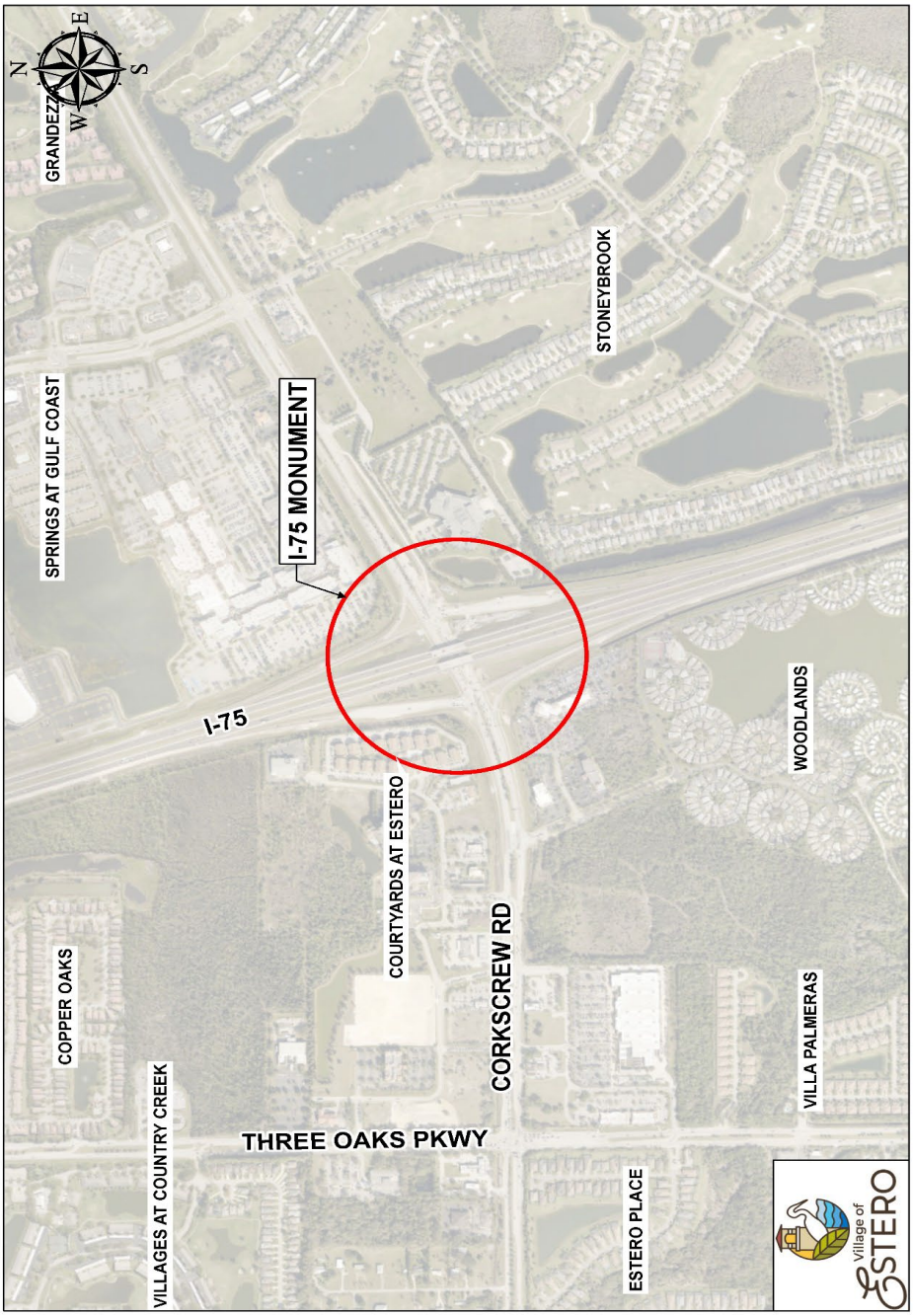
The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
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S
W
GRANDEZZA
SPRINGS AT GULF COAST
I-75 MONUMENT
STONEYBROOK
I-75
WOODLANDS
COURTYARDS AT ESTERO
CORKSCREW RD
COPPER OAKS
VILLA PALMERAS
VILLAGES AT COUNTRY CREEK
THREE OAKS PKWY
ESTERO PLACE
Village of ESTERO

CIP Project Summary - Landscape Improvements
(2) Ben Hill Griffin Parkway Monument Sign

CIP Category: Landscape

Design :	$	60,000.00
Construction :	$	100,000.00
Total:	$	160,000.00

Proposed Funding:

General Fund:	$	160,000.00

Project Description:

Install Village of Estero monument sign along Ben Hill Griffin Parkway at Estero Parkway.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

CW3 Engineering (2020-48 STA 11)

Scope:	Design and permitting for a monument sign along Ben Hill Griffin Parkway.	
Fee:	$	21,260.00
Paid as of ___		
Start Date:	Mar-24	
Finish Date:	3rd quarter 2024	

Bruce Howard & Associates (2020-42 STA 08)

Scope:	Landscape & irrigation design for a monument sign along Ben Hill Griffin Parkway.	
Fee:	$	5,000.00
Paid as of ___		
Start Date:	Mar-24	
Finish Date:	3rd quarter 2024	

Contract Total	$	26,260.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Scheduled Summer

Construction Plans

Not Started

Permitting

SFWMD - not required

Lee County DOT - 3rd quarter 2024

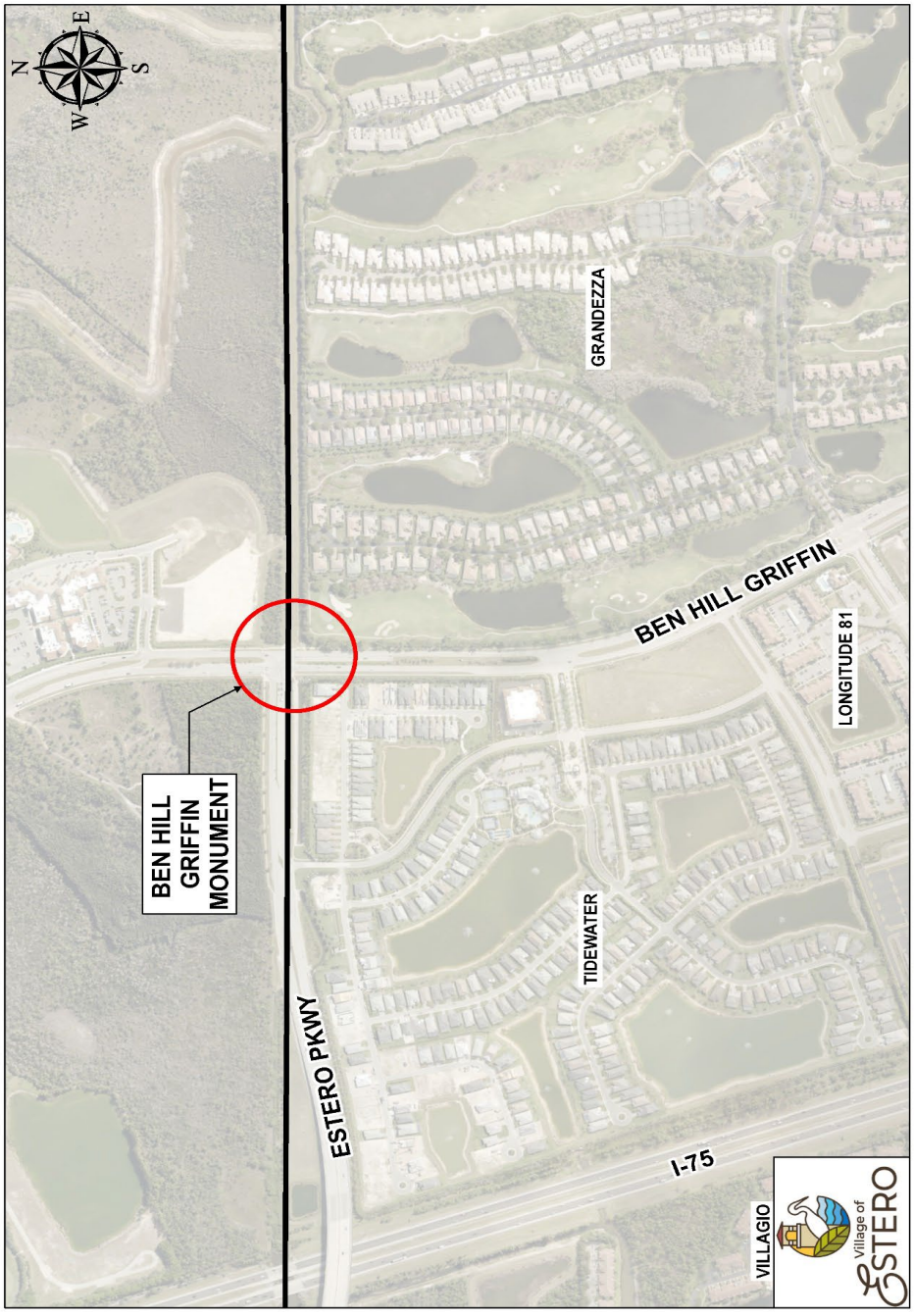
Village of Estero - 3rd quarter 2024

Easements:

Not Started

Construction:

Construction to be hired 3rd quarter 2024


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GRANDEZZA
BEN HILL GRIFFIN
LONGITUDE 81
BEN HILL GRIFFIN MONUMENT
TIDEWATER
ESTERO PKWY
I-75
VILLAGIO
Village of ESTERO

D-7

CIP Project Summary - Landscape Improvements
(3) Corkscrew Road Monument Sign

CIP Category: Landscape

Design :	$	90,000.00
Construction :	$	110,000.00
Total:	$	200,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Install Village of Estero monument sign along Corkscrew Road at the eastern Village limits.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD

Construction Plans
TBD

Permitting
TBD

Easements:
TBD

Construction:
TBD


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S
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CORKSCREW RD
CORKSCREW RD
MONUMENT
BELLA TERRA
ERVE AT CORKSCREW
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(4) Via Coconut Point Landscape Improvements

CIP Category: Landscape

Design :	$	300,000.00
Construction :	$	5,600,000.00
Total:	$	5,900,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Master plan Via Coconut Point Landscaping, install landscaping from Coconut Road to Williams Road and install street lights the entire length of the roadway.

Project Justification:

Via Coconut Point is mostly un-landscaped, with the exception of the area adjacent to Genova. Additional landscaping is needed along Via Coconut Point to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics. A master plan is required to create a consistent plan for landscaping the entire roadway. The Village of Estero will install the landscaping from Williams Road to Coconut Road and street lighting the entire length of the roadway. It is anticipated, adjacent developments will install the remaining landscaping.

Maintenance:

Installing additional landscaping and street lighting along Via Coconut Point will increase the Village's landscape and irrigation maintenance and street light maintenance costs. These costs are not yet known but are expected to be approximately $700,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Bruce Howard & Associates (EC 2020-42 STA 04)

Scope:	Prepare preliminary design of Via Coconut Point roadway landscaping	
Fee:	$	60,000.00
Paid as of ___		
Start Date:	Jun-21	
Finish Date:	Complete	
Contract Total	$	60,000.00
Paid Total (____)	$	-

Project Status:

Preliminary Design Complete

Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


CORKSCREW RD
N
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RIVER RANCH RD
WILLIAMS RD
US-41
VIA COCONUT POINT
VIA COCONUT PT
LANDSCAPE
IMPROVEMENTS
COCONUT RD
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(5) Ben Hill Griffin Parkway Landscape Improvements

CIP Category: Landscape

Design :	$	350,000.00
Construction :	$	2,800,000.00
Total:	$	3,150,000.00

Proposed Funding:

General Fund:	$	2,800,000.00

Project Description:

Install additional landscaping along Ben Hill Griffin Parkway.

Project Justification:

Ben Hill Griffin Parkway current has only limited landscaping. Additional landscaping is needed along Ben Hill Griffin Parkway to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

Installing additional landscaping along Ben Hill Griffin Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $250,000 per year and has been included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Bruce Howard & Associates (2020-42 STA 07)

Scope:	Design landscaping and irrigation along Ben Hill Griffin Parkway	
Fee:	$	102,500.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Summer 2024	

CW3 Engineering (2020-48 STA 09)

Scope:	Design and permitting of sidewalk and landscaping improvements along Ben Hill Griffin Parkway.	
Fee:	$	180,360.00
Paid as of ___		
Start Date:	May-22	
Finish Date:	Summer 2024	

Contract Total	$	282,860.00
Paid Total (____)	$	-

Contract Total	$	565,720.00
Paid Total (____)	$	-

Project Status:

- Preliminary Design
  - Complete
- Construction Plans
  - 95% Completed pending update for monument sign
- Permitting
  - SFWMD - not required
  - Village of Estero - summer 2024
  - Lee County DOT - summer 2024
- Easements
  - Working to obtain easements from Grandezza & Miromar Outlets
- Construction:
  - Project expected to be bid fall of 2024


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BEN HILL
GRIFFIN PKWY
LANDSCAPE
IMPROVEMENTS
TIDEWATER
GRANDEZZA
BEN HILL
LONGITUDE 81
GRIFFIN
SPRINGS AT GULF COAST
PKWY
CORKSCREW RD
STONEYBROOK
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(6) Corkscrew Road Landscaping (I-75 to Ben Hill Griffin)

CIP Category: Landscape

Design :	$	300,000.00
Construction :	$	2,500,000.00
Total:	$	2,800,000.00

Proposed Funding:

General Fund:	$	2,700,000.00

Project Description:

Enhance existing landscaping along Corkscrew Road from I-75 to Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road is the main entrance to Estero for many residents and visitors. FDOT is landscaping the interchange is and Village is designing landscaping along Corkscrew Road East of Ben Hill Griffin Parkway. Landscaping this section of Corkscrew Road will provide consistent high quality landscaping along Corkscrew Road east of the interstates.

Maintenance:

Installing additional landscaping along Thee Oaks Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $615,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Johnson Engineering (2022-38 STA 08)

Scope:	Land survey, design and permitting for the proposed landscape improvements along Corkscrew Rd from Corkscrew Woodlands Blvd to Ben Hill Griffin Parkway.	
Fee:	$	214,500.00
Paid as of ___		
Start Date:		Sep-23
Finish Date:		End of 2024

Project Status:

Preliminary Design
Due 3rd quarter 2024
Construction Plans
end of 2024
Permitting
end of 2024
Easements:

No easements are expected.

Construction:

Budgeted Fiscal year 2025-2026

CIP Project Summary - Landscape Improvements
(7) US-41 Shoulder Landscape Improvements

CIP Category: Landscape

Design :	$ 850,000.00
Construction :	$ 4,500,000.00
Total:	$ 5,350,000.00

Proposed Funding:

General Fund:	$ -
FDOT Grants:	$ -

Project Description:

Install landscaping along the US-41 outside edge of pavement.

Project Justification:

Additional landscaping is required along the US-41 roadway shoulders to beautify the roadway, better identify Estero, and help promote slower vehicular speeds. Landscaping will also provide shade for pedestrians.

Maintenance:

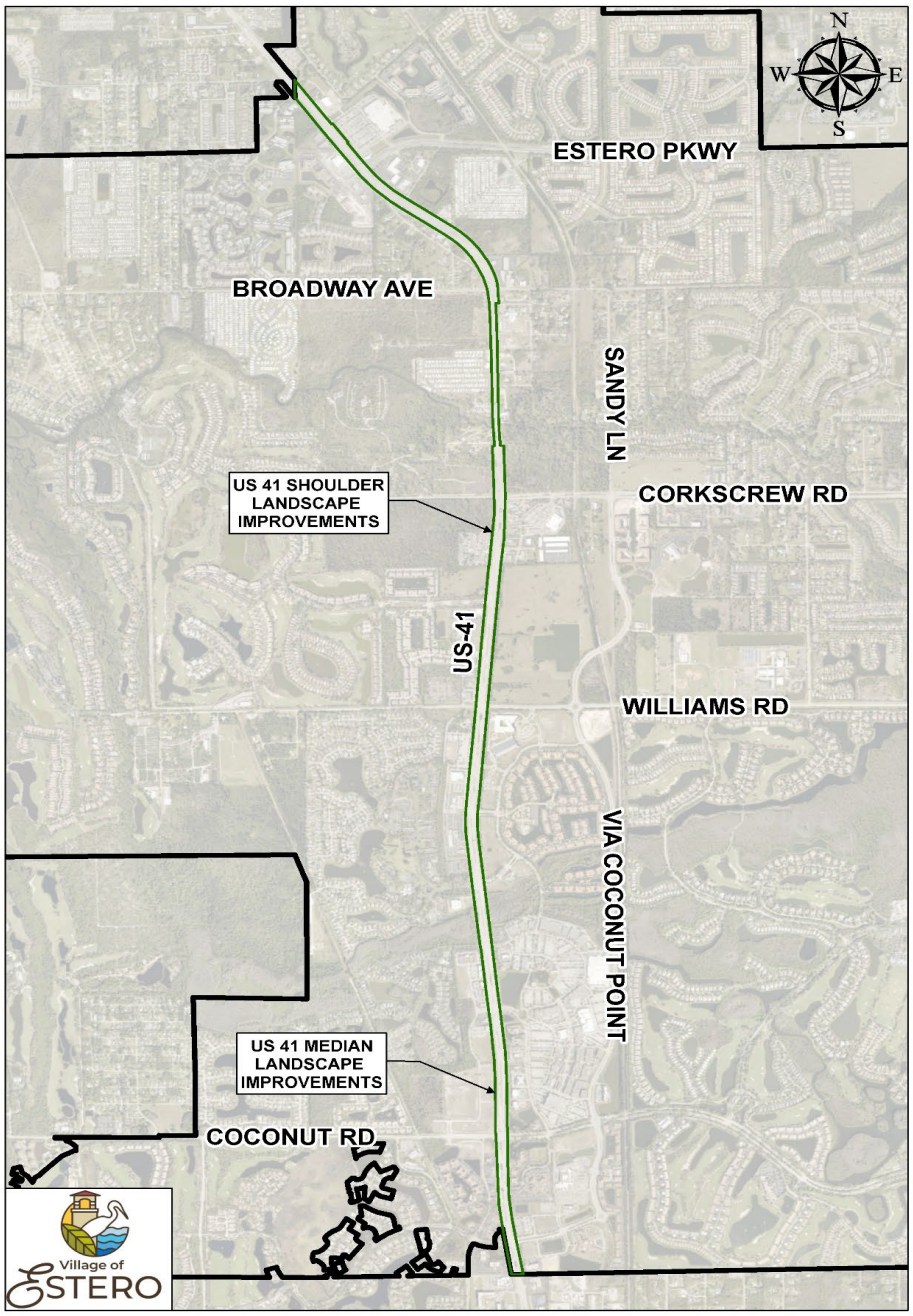
Installing additional landscaping along US 41 will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $713,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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ESTERO PKWY
BROADWAY AVE
SANDY LN
US 41 SHOULDER LANDSCAPE IMPROVEMENTS
CORKSCREW RD
US-41
WILLIAMS RD
VIA COCONUT POINT
US 41 MEDIAN LANDSCAPE IMPROVEMENTS
COCONUT RD
Village of ESTERO

CIP Project Summary - Landscape Improvements
(8) Three Oaks Parkway Landscape Improvements

CIP Category: Landscape

Design :	$	590,000.00
Construction :	$	3,500,000.00
Total:	$	4,090,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Enhance existing landscaping along Three Oaks Parkway from Estero Parkway to the Brooks.

Project Justification:

Three Oaks Parkway is one of the major roadways in Estero and portions of the roadway currently only has limited landscaping. Beatification of the roadway is important to better identify Estero. Additional landscaping is needed to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

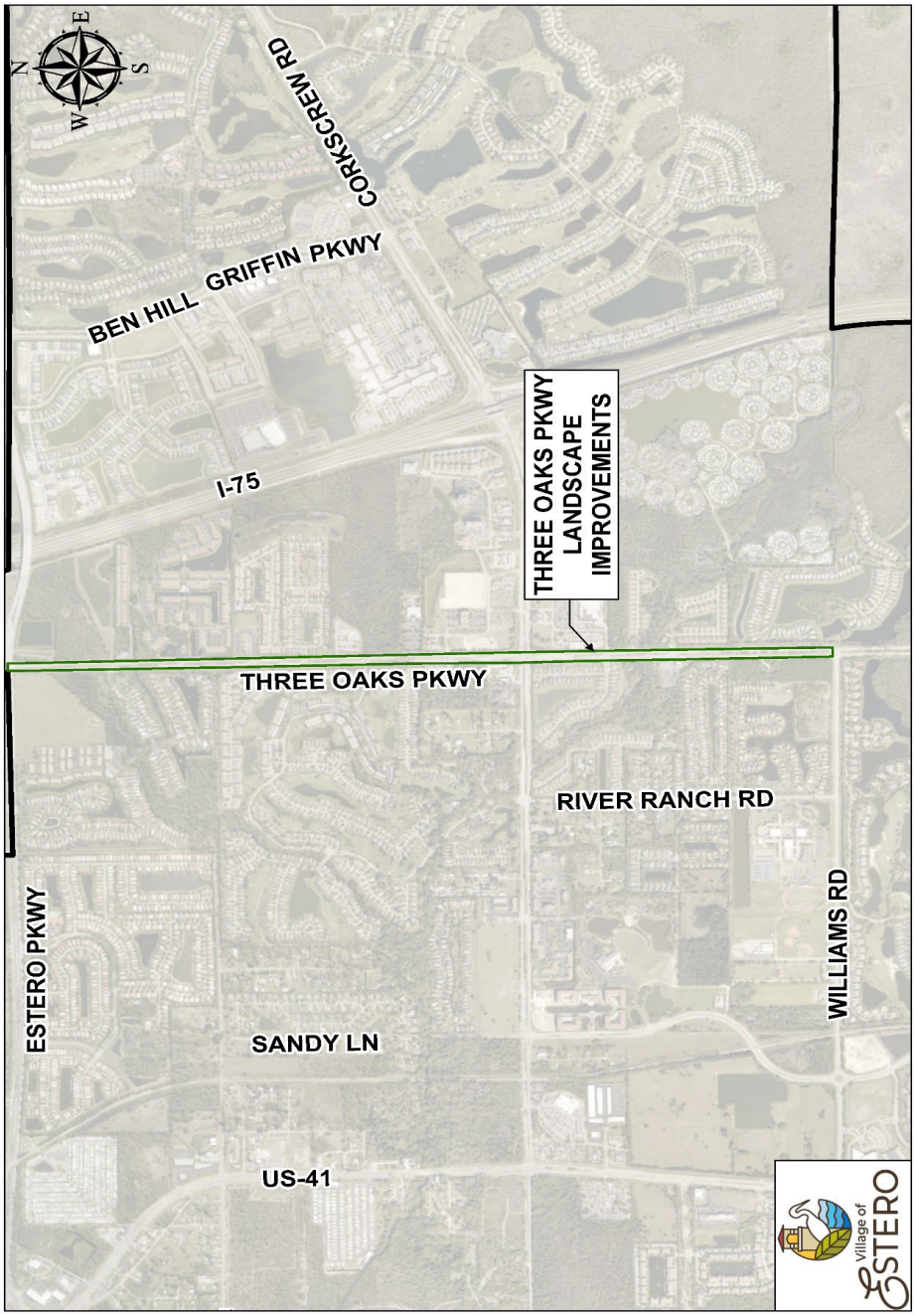
Installing additional landscaping along Thee Oaks Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $615,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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S
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CORKSCREW RD
BEN HILL GRIFFIN PKWY
I-75
THREE OAKS PKWY LANDSCAPE IMPROVEMENTS
THREE OAKS PKWY
RIVER RANCH RD
ESTERO PKWY
WILLIAMS RD
SANDY LN
US-41
Village of ESTERO

CIP Project Summary - Landscape Improvements
(9) Corkscrew Road Landscape Improvements West (US41-I-75)

CIP Category: Landscape

Design :	$	560,000.00
Construction :	$	3,800,000.00
Total:	$	4,360,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Enhance existing landscaping along Corkscrew Road from US-41 to I-75 and I-75 to Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road is one of the major roadways in Estero. The roadway median is currently landscaped with trees and some shrubs. Beatification of the roadway is important to better identify Estero. Additional landscaping is needed to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide additional traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

Installing additional landscaping along Corkscrew Road will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $467,400 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary - Landscape Improvements
(10) Estero Parkway Reuse Main

CIP Category: Landscape

Design :	$	105,000.00
Construction :	$	1,500,000.00
Total:	$	1,605,000.00

Proposed Funding:

General Fund:	$	802,500.00
State Grant:	$	802,500.00

Project Description:

Install a reuse water main along the south side of Estero Parkway from Three Oaks Parkway to the western side of Rookery Point.

Project Justification:

Reuse water will provide a higher quality and more reliable water supply for irrigation along Estero Parkway.

Maintenance:

This project is expected to reduce maintenance by eliminate the need for the western most irrigation well along Estero Parkway.

Project Contracts/Consultants

Johnson Engineering (2022-38 STA 04)

Scope: Design and permitting of a reuse water main along Estero Parkway to the western side of Rookery Point. Prepare and submit Alternative Water Supply Grant application to SFWMD.

Fee: $ 89,858.00
Paid as of ___
Start Date: 23-Apr
Finish Date: Pending grant funding.

Project Status:

Preliminary Design
Complete

Construction Plans
60% plans complete. Plans will be completed after funding is secured.

Permitting
Permitting will start after grant funding is secured

Easements:
None are expected to be required.

Construction:
Pending grant funding

Section E
Parks & Recreation Improvements

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Jeff Sommer Stadium Turf Installation

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permitting	$ 101,000.00
Construction :	$ 1,967,677.00
Total:	$ 2,068,677.00

Proposed Funding:

General Fund:	$ 2,068,677.00

Project Description:

Install artificial turf on the Jeff Sommer Stadium football field.

Project Justification:

The Village of Estero Parks, Rec., and Open Space Master Plan idenfitied a lack a recreationsal facilities within the Village of Estero. The plan recommended providing additional long fields for sports including football, soccer, and lacrosse. Installing turf at Jeff Sommer Stadium will expand the number of activities that can occur on the field.

Maintenance:

The Village of Estero assumes operation and maintenance of field, landscaping, irrigation, lighting. This will include sweeping the field and replacing it every 10-15 years. Maintenance costs have not yet been determined.

Project Contracts/Consultants

Grady Minor (EC 2022-44 STA 03)

Scope:	Survey, design and permitting.
Fee:	$ 39,500.00
Start Date:	Feb-24
Finish Date:	Apr-24

Universal Engineering Sciences

Scope:	Geotechnical survey
Fee:	$ 4,000.00
Start Date:	Apr-24
Finish Date:	Apr-24

P&T Landscaping (EC 2019-66 STA 44)

Scope:	Relocate 12 palm trees
Fee:	$ 57,500.00
Start Date:	May-24
Finish Date:	May-24

Hellas Construction (EC 2024-26)

Scope:	Field design and construction	
Fee:	$	1,967,677.00
Start Date:		Mar-24
Finish Date:		Aug-24
Contract Total	$	2,068,677.00
Paid Total (____)		

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
SFWMD -Complete
Village of Estero - Complete
Easements:
No easements required
Construction:
Start Map 2024
Complete August 2024


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Preserve Run
River Ranch Rd
River Ranch Rd
River Ranch Rd
Arenga Ln
Via Coconut Point
Happy Hollow Ln
Corkscrew Rd
Corkscrew Rd
Williams Rd
Williams Rd
Williams Rd
Chartwell Breeze Dr
Palmetto Ridge Dr
Indigo Isle Ct
Pelican Sound Dr


WILDCATS
ESTERO

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Hardcourt Renovations

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permit :	$	125,000.00
Construction :	$	3,500,000.00
Total:	$	3,625,000.00

Proposed Funding:

General Fund:	$	3,625,000.00

Project Description:

Renovation of Estero High School's Hardcourts (Basketball, Tennis, Pickleball) and construction of a Grand Entryway

Project Justification:

The Village of Estero Parks, Rec., and Open Space Master Plan idenfitied a lack a recreationsal facilities within the Village of Estero. The proposed basketball, tennis, and pickleball courts are the first phase of the Village's recreational improvements on the Estero High School Property.

Maintenance:

The Village of Estero assumes operation and maintenance of the entryway, hardcourts, landscaping, irrigation, and lighting. Maintenance costs have not yet been determined.

Project Contracts/Consultants

Wright Construction

Scope:	Preconstruction & Design Services
Fee:	TBD
Start Date:	TBD
Finish Date:	TBD

Hellas Construction

Scope:	Design and Construction of Hardcourts (separate contractor to build other infrastructure)
Fee:	TBD
Start Date:	Sep-24
Finish Date:	Jan-25

Project Status:

Preliminary Design

Wright Construction to contract for preconstruction and design services.

Construction Plans

TBD

Permitting

TBD

Easements:

No easements are required

Construction:

Construction Start Sept 2024. Construction completions January 2025


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Palm Way
Estero Preserve Run
Colonial Walk N
Colonial Walk S
Springlake Cir
Silvercreek Cir
Horne Ln
Williams Rd
Chartwell Breeze Dr
River Ranch Rd
River Ranch Rd
River Ranch Rd
Coralee Ave
Block Ln
Arenga Ln
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Corkscrew Rd
Corkscrew Village Ln
Via Coconut Point
Happy Hollow Ln
Via Coconut Point
Via Co
S Tamiami Trail
Pelican Sound Dr
Williams Rd
Williams Rd

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Sportspark

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permit :	$ 1,500,000.00
Construction :	$ 19,000,000.00
Total:	$ 20,500,000.00

Proposed Funding:

General Fund:	$ 20,500,000.00

Project Description:

Expand and improve existing facilities within the Estero High School lease area. The project will include determining the facilities that should be included. The following facilities are some of those that are expected.

- Paths
- Soccer/Lacrosse Stadium
- Baseball Field(s)
- Softball Field(s)
- Long Fields
- Support Buildings

Project Justification:

The Village of Estero's Parks, Recreation, and Open Space Master Plan and Bicycle and Pedestrian Master Plan identified deficiencies in recreational facilities within Estero. The Plans recommended expanding recreational paths and sports facilities within Estero.

Maintenance:

The Village of Estero will be required to maintain the proposed facilities. The expected maintenance costs are not yet known. They will be estimated during the project planning process.

Project Contracts/Consultants

No contracts has been issued for this project. The first contracts are expected 3rd quarter 2024.

Project Status:

Preliminary Design
TBD

Construction Plans
TBD

Permitting
TBD

Easements:

No easements are expected to be required

Construction:

TBD


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Corkscrew
Montevina
Estero Vista Ct
Estero Palm Way
Estero Preserve Run
Colonial Walk N
Colonial Walk S
Sunglake Cir
Silvercreek Ct
Horne Ln
Chartwell Breeze Dr
Williams Rd
River Ranch Rd
River Ranch Rd
River Ranch Rd
Coralee Ave
Block Ln
Arenga Ln
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Via Coconut Point
Happy Hollow Ln
Via Coconut Point
Corkscrew Village Ln
Tamiami Trail
Pelican Sound Dr

E-11

CIP Project Summary - Parks & Rec. Improvements
(2) Entertainment Hub

CIP Category: Parks & Rec

Estimated Cost:

Design & Permit :	$	1,234,182.00
Construction :	$	10,113,347.45
Total:	$	11,347,529.45

Proposed Funding:

General Fund:	$	11,347,529.45

Project Description:

GMP #1 consists of site preparation to clear, excavate, earthwork, and build retention lake in order to be pad ready for vertical build.
GMP#2 consists of paving parking lot, roadways, curbing, sidewalks, parameter landscaping, and lighting.

Project Justification:

The Estero Entertainment District is a 20-acre village-owned property on Williams Road. The space is intended to attract private investment to the property with the purpose of providing the desired recreational activities and a financial return to the community.

Maintenance:

The Village of Estero assumes operation and maintenance of parking lot, lighting, landscaping, and irrigation. Maintenance costs have not yet been determined.

Project Contracts/Consultants

RWA Engineering (EC 2022-33 STA 01)

Scope:	Planning, design & permitting		
Fee:	$	485,045.00	
Start Date:		Jun-23	
Finish Date:			

Wright Construction Group (EC 2024-12)

Scope:	Construction of "High 5 Entertainment" and parking lots for all three adjacent parcels of land.		
Fee:	$	749,137.00	Pre-construction services
	$	1,779,787.30	GMP#1
	$	8,333,560.00	GMP#2
	$	10,862,484.30	Total
Start Date:		Dec-23	
Finish Date:		Dec-24	

Contract Total $ 11,347,529.30
Paid Total (____)

Project Status:

Preliminary Design
Complete 05/01/2024.

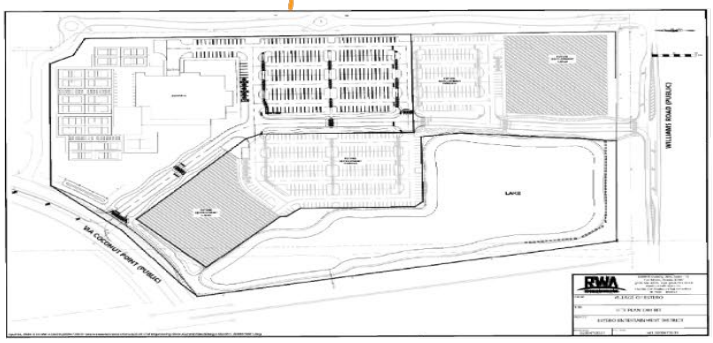
Construction Plans
GMP#1 plans complete
GMP#2 plans expected July 2024

Permitting
GMP#1:
SFWMD - Expected June 2024
Limited Development Order - Complete
GMP#2:
SFWMD - Expected June 2024
Development Order - Expected Sept 2024

Easements:
N/A

Construction
GMP#1 - Construction notice to proceed June 2024
GMP#2 - Construction notice to proceed 4th Quarter 2024


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Preserve Run
River Ranch Rd
River Ranch Rd
River Ranch Rd
Corkscrew Ave
Block Ln
Arenga Ln
Williams Rd
Charwell Breeze Dr
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Via Coconut Point
Happy Hollow Ln
Via Coconut Point
Corkscrew Village Ln
Corkscrew Rd
ST Tamiami Trail
Williams Rd
Pelican Sound Dr



CIP Project Summary - Parks & Rec. Improvements
(3) Estero on the River Improvements

CIP Category: Parks & Recreation

Design :	$	1,000,000.00
Construction :	$	7,500,000.00
Total:	$	8,500,000.00

Proposed Funding:

Park Impact Fee:	$	-
General Fund:	$	7,500,000.00

Project Description:

Construct park, recreation, open space improvements on the Estero on the River Property. The extend of improvements will be determined as part of the Estero on the River Master Planning process. This budget item is meant as a place holder until the master plan is completed.

Project Justification:

The Estero Parks, Rec., Open Space Master Plan identified preservation and passive recreation as important to Estero residents. This project will help provide some of those facilities.

Maintenance:

The operation and maintenance costs associated with improvements to the Estero on the River property are not yet known. Costs will be determined after the project is designed. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Ensite (EC 2020-58 STA 01)

Scope:	Planning, design, engineering and permitting services for Estero on the River Phase 1 Improvements.	
Fee:	$	370,400.00
Paid as of ___		
Start Date:	21-Nov	
Finish Date:	Summer 2024	

ETI (EC 2022-58)

Scope:	Clearing for proposed phase 1 path.	
Fee:	$	31,005.00
Paid as of ___		
Start Date:	Jun-22	
Finish Date:	Complete	

Milborne LLC (EC 2023-21)

Scope: Exotic Plant removal and treatment
Fee: $ 82,317.41
Paid as of ___
Start Date: Feb-23
Finish Date: Complete

HighSpans (EC 2022-41 STA 01)
Scope: Design of pedestrian bridge
Fee: $ 49,751.89
Paid as of ___
Start Date: Sep-22
Finish Date: Complete

Harvard Jolly Architects (EC 2022-42 STA01)
Scope: Design of the trailhead restroom building
Fee: $ 39,500.00
Paid as of ___
Start Date: Sep-22
Finish Date: Complete

Barth & Associates (EC 2020-43 STA 01)
Scope: Planning and layout of Estero on the River Pathways.
Fee: $ 13,500.00
Paid as of ___
Start Date: 24-Oct
Finish Date: Complete

Contract Total $ 586,474.30
Paid Total (____) $ -

Project Status:

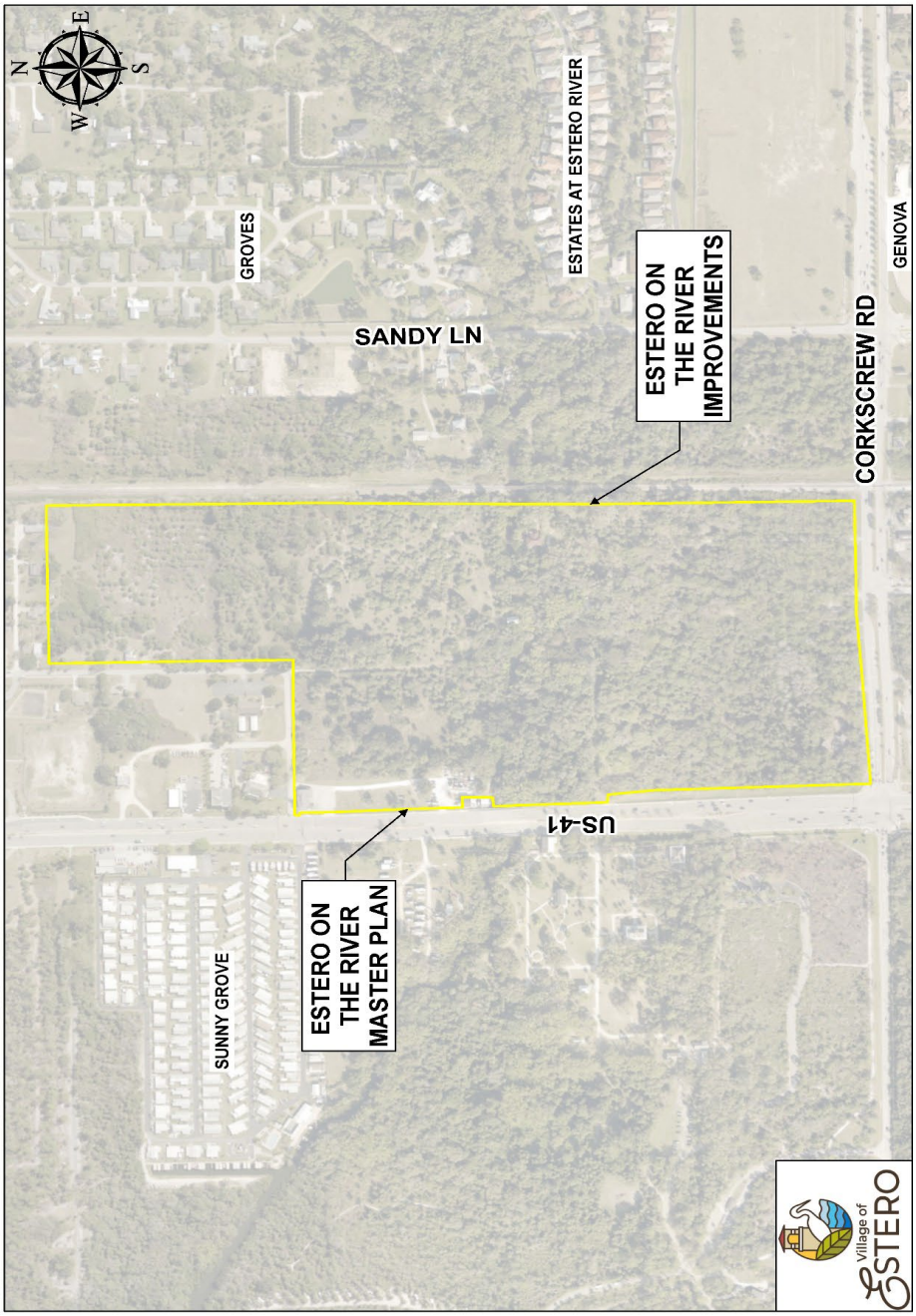
Preliminary Design
Complete for phase 1

Construction Plans
Phase 1 complete

Permitting
SFWMD -Complete for phase 1
Village of Estero - Complete for phase 1

Easements:
No easements are required for Phase 1 construction

Construction:
RFP advertised in April 2024. CMAR firm expected to be hired 2nd quarter 2024.


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ESTATES AT ESTERO RIVER
SANDY LN
ESTERO ON THE RIVER IMPROVEMENTS
CORKSCREW RD
GENOVA
US-41
ESTERO ON THE RIVER MASTER PLAN
SUNNY GROVE
Village of ESTERO

CIP Project Summary - Parks & Rec. Improvements
(4) River Oaks Preserve Improvements

CIP Category: Parks & Recreation

Design :	$	450,000.00
Construction :	$	2,500,000.00
Total:	$	2,950,000.00

Proposed Funding:

Park Impact Fee:	$	-
General Fund:	$	450,000.00
State Grant:	$	2,500,000.00

Project Description:

Construct park, recreation, open space improvements on the River Oaks Preserve Property. Improvements are expected to include parking, trails, pedestrian bridge, sitting areas and a garage/restroom building.

Project Justification:

The Estero Parks, Rec., Open Space Master Plan identified preservation and passive recreation as important to Estero residents. This project will help provide some of those facilities.

Maintenance:

The operation and maintenance costs associated with improvements to the property are not yet known. Costs will be determined after the project is designed. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Kimley Horn & Associates (EC 2022-32 STA 02)

Scope:	Preliminary design for River Oaks Preserve.	
Fee:	$	97,900.00
Paid as of ___		
Start Date:		23-Dec
Finish Date:		Summer 2024
Contract Total	$	97,900.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Scheduled to be completed summer 2024

Construction Plans

TBD

Permitting

TBD

Easements:

TBD

Construction:

TBD

Section F
Stormwater Improvements

CIP Project Summary - Stormwater Improvements
(1) Estero River North Branch Drainage Improvements

CIP Category: Stormwater

Design :	$	500,000.00
Construction :	$	6,239,000.00
Total:	$	6,739,000.00

Proposed Funding:

General Fund:	$	500,106.00
HMGP Funds:	$	6,238,894.00

Project Description:

Modify the swale around Villages at County Creek to increase the amount of water that flows around the community and bypasses the relatively narrow section of the Estero River that runs through the community.

Remove built-up sediment from a dry creek bed to provide an additional flow path from the north to south branch of the Estero River.

Direct flows from the Estero Parkway outfall into the County Creek by-pass instead of directly into the Estero River.

Project Justification:

The Village's Stormwater Master Plan identified a constriction of flow within the North Branch of the Estero River through Village at Country Creek as a contributing factor to high water levels. Increasing the flow around the community and through the dry creek bed should reduce flooding within the community and upstream of the community. It will also provide increased capacity to allow other upstream improvements to be implemented.

Maintenance:

Operation and maintenance of the improved swale could continue to be handled by the Villages of Country Creek or transferred to the Village of Estero. This will be determined during project planning and design. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

JR Evans & Associates (EC 2022-39 STA 02)

Scope:	HMGP application assistance	
Fee:	$	80,000.00
Paid as of ___		
Start Date:		Apr-23
Finish Date:		Complete

JR Evans & Associates (EC 2020-30 STA 03)

Scope: Estero River North Branch drainage improvements, design and permitting.

Fee: $ 194,000.00
Paid as of ___
Start Date: Apr-21
Finish Date: On hold for HMGP

Hagerty Consulting (EC2023-12)

Scope: HMGP Application Assistance
Fee: $ 10,000.00
Paid as of ___
Start Date: 23-Jan
Finish Date: Complete

Contract Total $ 284,000.00
Paid Total (____) $ -

Project Status:

Preliminary Design
Pending HMGP Funding
Construction Plans
Pending HMGP Funding
Permitting
Pending HMGP Funding
Easements:
Pending HMGP Funding
Construction:
Pending HMGP Funding

CIP Project Summary - Stormwater Improvements
(2) Estero River Sediment Removal (West of US41)

CIP Category: Stormwater
Funding Source: General Fund

Design :	$	150,000.00
Construction :	$	2,600,000.00
Total:	$	2,750,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Remove sediment that has built up in the Estero River west of US41.

Project Justification:

Sediment within the Estero River can reduce navigation safety. The Village of Estero hired a consultant to analyze the Estero River and provide recommendations to improve the river. Recommendations have not yet been provided, but they could include removing sediment from the River.

Maintenance:

To maintain the river cross section after sediment is removed maintenance could be required. The extent of this maintenance is not yet know but will be analyzed by the Village's Consultant.

Project Contracts/Consultants

Coastal Engineering Consulting (EC 2019-36)

Scope:	Design and permit sediment removal	
Fee:	$	141,160.00
Paid as of ___		
Start Date:		Aug-19
Finish Date:		TBD

Project Status:

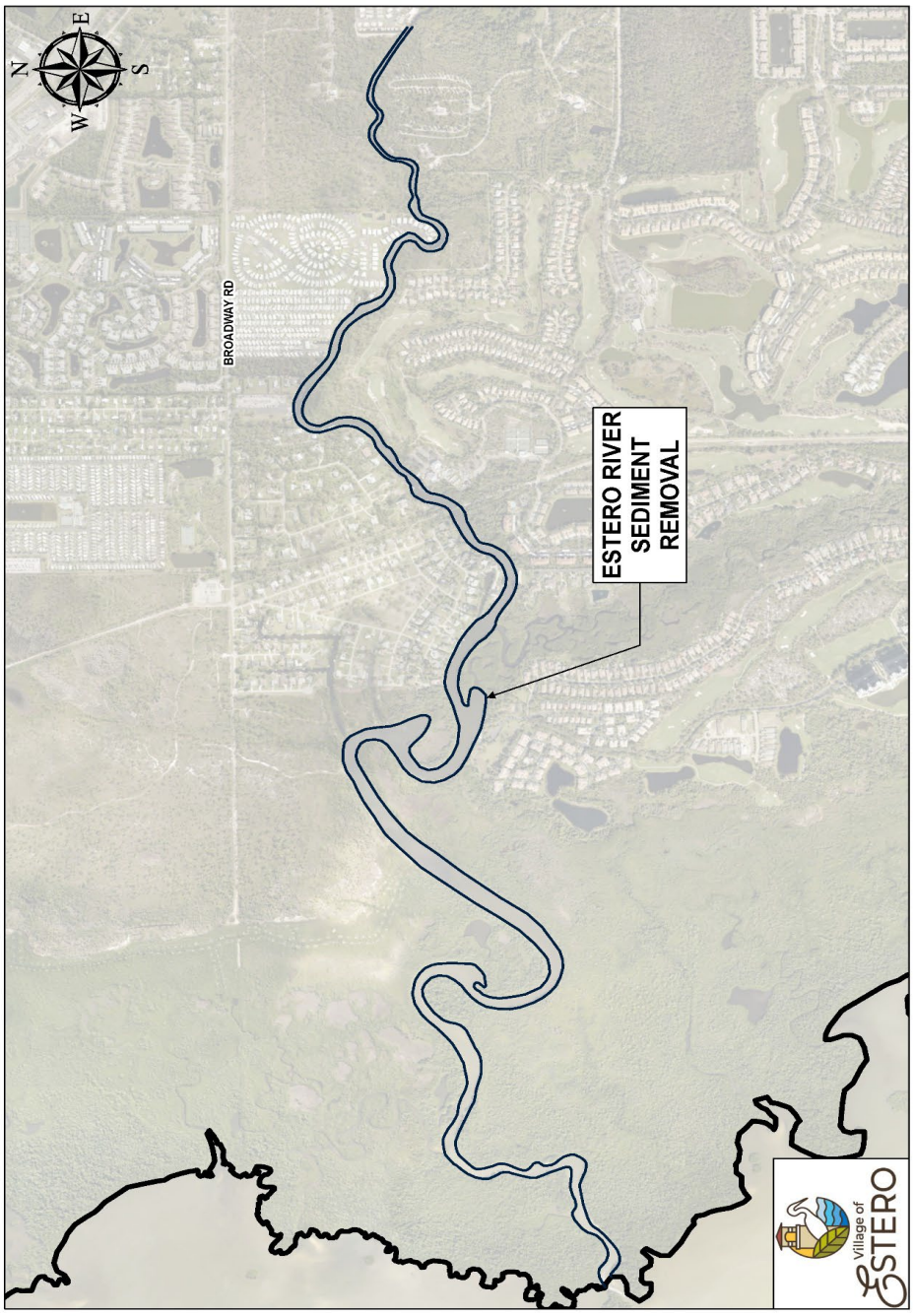
Preliminary Design
- Complete

Construction Plans
- Complete pending permits

Permitting
- FDEP - ongoing
- USACE - ongoing

Easements:
- Easements pending final permits and hiring contractor.

Construction:
- Scheduled pending


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REMOVAL
Village of
ESTERO

F-7

CIP Project Summary - Stormwater Improvements
(3) Estero River Sediment Removal (RR - Sandy Ln)

CIP Category: Stormwater
Funding Source: General Fund

Design :	$	215,000.00
Construction :	$	1,200,000.00
Total:	$	1,415,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Remove sediment that has built up in the Estero River between the railroad and Sandy Lane.

Project Justification:

Sediment within the Estero River can limit flow through the River and create flooding. The Village's Stormwater Master Plan recommends removing some sediment build up in the river.

Maintenance:

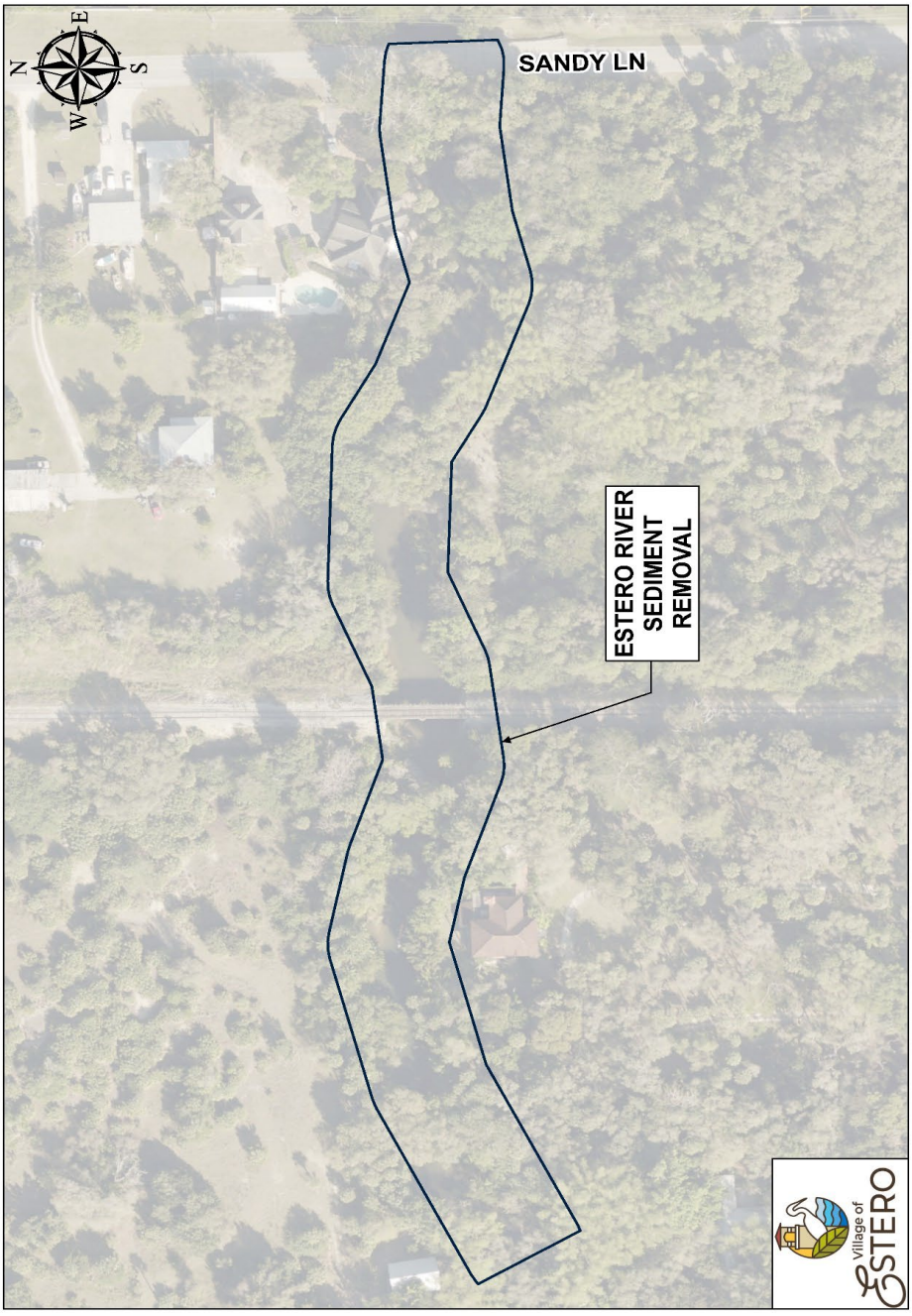
The project is not expected to increase other maintenance costs.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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Section G
Utility Projects

CIP Project Summary - Roadway Improvements
Estero Bay Village UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,924,080.00
Total:	$	1,924,080.00

Proposed Funding:

General Fund:	$	-
Grant Funds:	$	1,924,080.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sunny Groves UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	2,900,000.00
Total:	$	2,900,000.00

Proposed Funding:

General Fund:	$	725,000.00
Property Assessment:	$	725,000.00
Grants:	$	1,450,000.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Cypress Bend UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,700,000.00
Total:	$	1,700,000.00

Proposed Funding:

General Fund:	$	425,000.00
Property Assessment:	$	425,000.00
Grants:	$	850,000.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Estero River Heights UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	10,773,521.00
Total:	$	10,773,521.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	6,023,521.00
Grants:	$	4,750,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Charing Cross UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	5,497,502.00
Total:	$	5,497,502.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	2,747,502.00
Grants:	$	2,750,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design

Complete

Construction Plans

Complete

Permitting

Complete

Easements:

Expected Summery 2024

Construction:

Construction Manager is scheduled to be hired by Summer 2024.

Construction:

Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sherrill & Leuttich UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	7,739,585.00
Total:	$	7,739,585.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	7,739,585.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Trailside UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	6,840,000.00
Total:	$	6,840,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Highlands UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	4,200,000.00
Total:	$	4,200,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	2,100,000.00
Grants:	$	2,100,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sandy Ln -Groves UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	5,160,000.00
Total:	$	5,160,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Tanglewood UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,440,000.00
Total:	$	1,440,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design

On hold for required easements

Construction Plans

On hold for required easements

Permitting

On hold for required easements

Easements:

On hold. Some property owners are not willing to provide easements

Construction:

Pending easements and grant Funding

CIP Project Summary - Roadway Improvements
See See St UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,070,000.00
Total:	$	1,070,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Expected 3rd quarter 2024
Permitting
Pending Grant Funding
Easements:
None required
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Cypress Park EUP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,820,000.00
Total:	$	1,820,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design

On hold pending easements

Construction Plans

On hold pending easements

Permitting

On hold pending easements

Easements:

Consultant working on easement. Some property owners are not willing to provide easements

Construction:

Pending Grant Funding

Section H
Building Projects

CIP Project Summary - Building Projects
(1) Public Works Storage Facility

CIP Category: Building Facilities

Design :	$	150,000.00
Construction :	$	500,000.00
Total:	$	650,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Construct a public works storage facility.

Project Justification:

Public works materials and equipment are currently stored in a private storage facility and at a contractor's yards. A Village owned public works storage facility will eliminate the ongoing payments for a private storage faculty and allow the Village to store all material and equipment at one location for easier access.

Maintenance:

Only limited maintenance expenses are anticipated for the public works storage facility. These costs will be handled through the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary - Building Projects
(2) Village Hall

CIP Category: Building Facilities

Design :	$	750,000.00
Construction :	$	4,200,000.00
Total:	$	4,950,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Construct a Village of Estero Village Hall.

Project Justification:

The current Village Hall location is leased. Construction of a Village Hall would provide a permanent location for Village Hall.

Maintenance:

Site and building operational and maintenance expenses will be required. The extent of these costs will not be known until the facility is designed.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary - Building Projects
(3) Performing Arts Center

CIP Category: Building Facilities

Total: $ 20,000,000.00

Proposed Funding:
General Fund: $ -

Project Description:
Construct a public Performing Arts Center.

Project Justification:
The Village of Estero Park, Recreation and Open Space Master Plan identified a performing arts center as a top community facility priority. Resident currently must travel outside Estero to attend performing arts events.

Maintenance:
Site and building operational and maintenance expenses will be required. The extent of these costs will not be known until the facility is designed.

Project Contracts/Consultants
No contracts for this project.

Project Status:
Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

Section I
Land Acquisitions

CIP Project Summary- Land Acquisitions
(1) SUN Trail

CIP Category: Land Acquisition
Funding Source: Partner, Bonus Density, Park Impact Fee, General Fund

Land Purchase :	$	30,000,000.00
Construction :	$	-
Total:	$	30,000,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Grants:	$	-

Project Description:

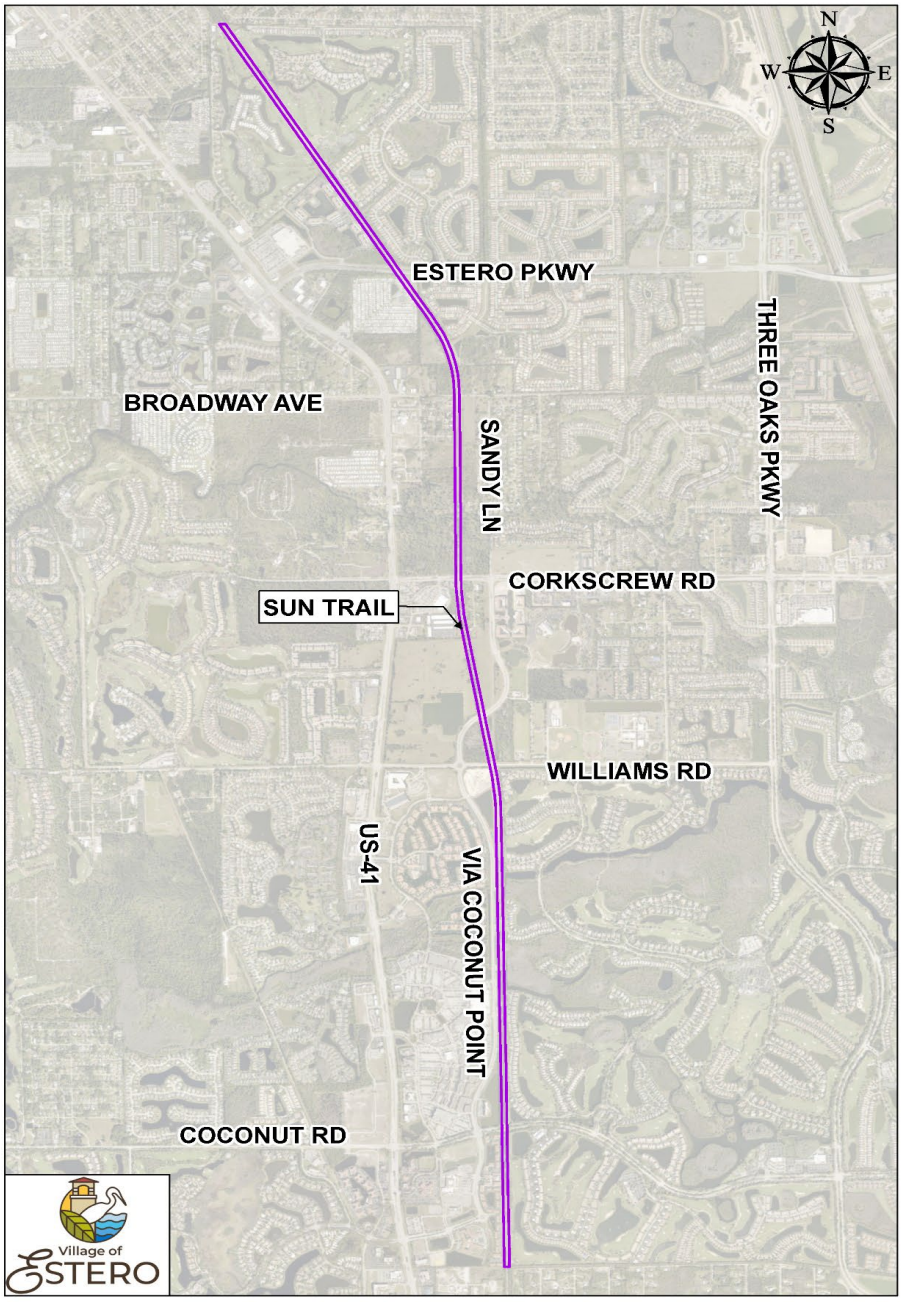
Purchase railroad right of way through Estero

Project Justification:

The Village's Bicycle and Pedestrian Master Plan recommends utilizing the Seminole Gulf Railway property for a regional path. The existing railroad grade would provide for a great off roadway path through Estero that could connect to Bonita Springs and Lee County to create a regional pathway system.

Maintenance:

Right of way maintenance will be required after acquisition. This will include maintenance to improved stormwater flow, debris removal, and erosion control. Maintenance costs will be included in the Village's General Maintenance Budget.


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ESTERO PKWY
THREE OAKS PKWY
BROADWAY AVE
SANDY LN
CORKSCREW RD
SUN TRAIL
WILLIAMS RD
US-41
VIA COCONUT POINT
COCONUT RD
Village of
ESTERO

ORDINANCE NO. 2024 - 06

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING THE ANNUAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2024-2025; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, section 8(7)(b) of the Village Charter provides that the Council shall publish in one or more newspapers of general circulation within the Village a summary of the capital program and a notice of at least two public hearings on the capital program, and shall, by resolution, adopt the capital program with or without amendments after the public hearings and on or before the 15th day of August of the then-current fiscal year; and

WHEREAS, notwithstanding the reference to resolution in the Charter, Florida Statutes § 163.3177(3)(b) provides that the "capital improvements element must be reviewed by the local government on an annual basis, and any modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, the Village's Finance Director has developed the Capital Improvements Program (CIP) set forth in this Ordinance, which CIP has been recommended by the Village Manager; and

WHEREAS, the Village Council has considered the CIP elements set forth in this Ordinance, as well as the recommendations of the Village's professional management, and finds that the CIP set forth in this Ordinance is in the best interests of the Village, and its residents and businesses.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. The following Capital Improvements Program is hereby adopted for the 2024-2025 fiscal year:

Roadway	**$ 13,447,200**
Intersection	**$ 2,500,000**
Bicycle and Pedestrian	**$ 6,500,000**
Landscaping and Beautification	**$ 4,600,000**
Parks and Recreation	**$ 29,670,000**
Stormwater	**$ 725,106**
Utility	**$ 22,426,608**
Total Capital Program	**$ 79,868,914**

Section 2. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 3. This Ordinance shall not be sent to the Codifier for codification as it does not revise or create any provision of the Village Code.

Section 4. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 15th day of May, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 5th day of June, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

ORDINANCE NO. 2024 - 06

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VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
John McLain, Mayor

By: _____
Carol Sacco, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15, 2024

Agenda Item:

Ben Hill Griffin Monument Sign Update

Description:

Village of Estero Staff will provide a project update which will include the monument sign location recommended by the Village's consultants.

Financial Impact:

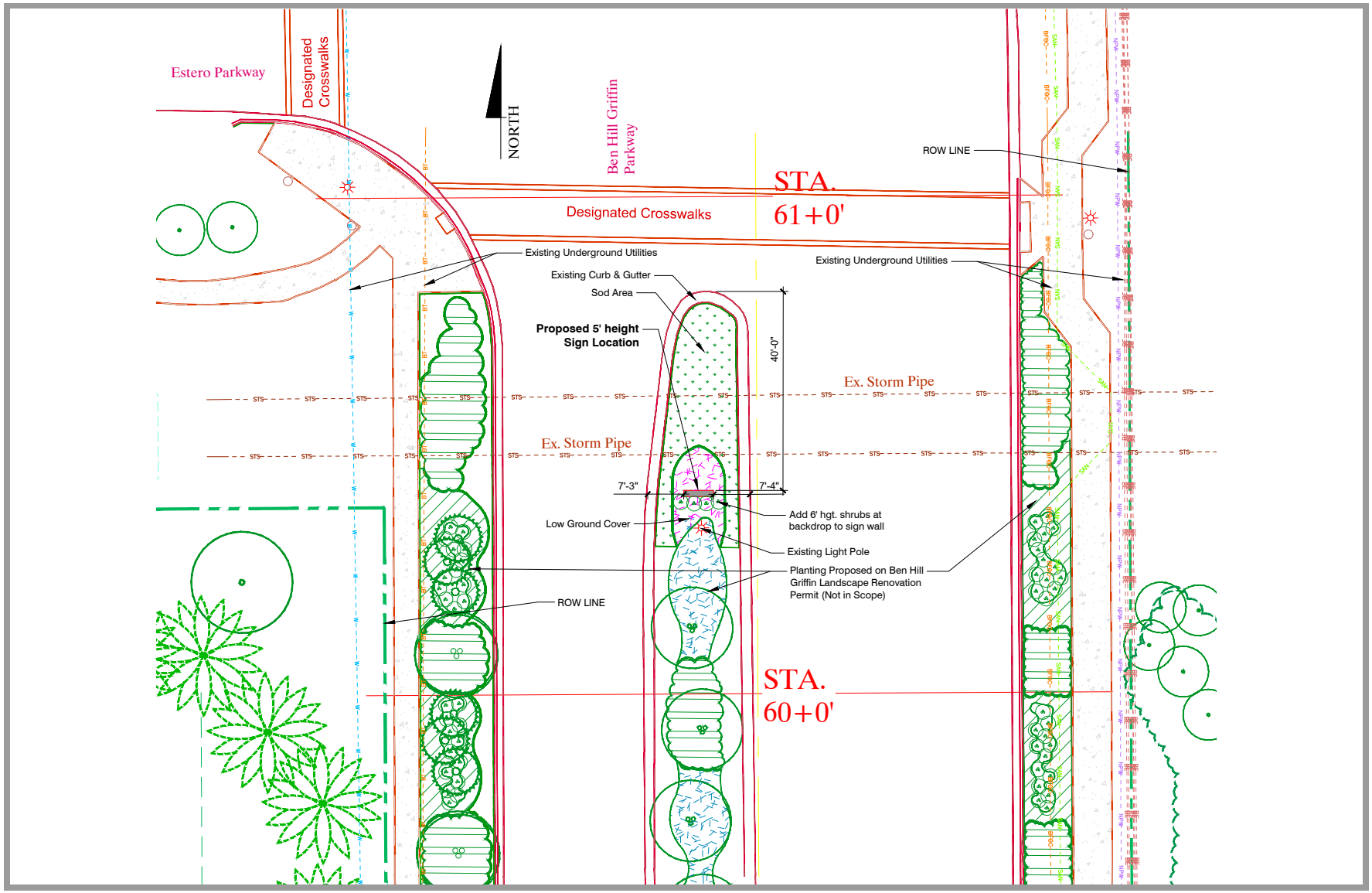
There is no additional financial impact associated with this workshop item.

Prepared by: David Willems, P.E.

Attachments:

1. Location map
2. Plan view
3. Sign only example
4. Sign with landscaping example


Griffin Pkwy
S Village Blvd
Porto Romano Dr
Marino Lake Cir
Estero Pkwy
Huron Way
Tavernier Dr
Jackson Square Dr
Royal Village Ct
Bear Hill Griffin Pkwy
Grande Oaks Blvd
Battemele Ct
Saraceno Dr
THE CLUB A


Estero Parkway
Designated Crosswalks
NORTH
Ben Hill Griffin Parkway
ROW LINE
STA. 61+0'
Designated Crosswalks
Existing Underground Utilities
Existing Curb & Gutter
Sod Area
Proposed 5' height Sign Location
40'-0"
Existing Underground Utilities
Ex. Storm Pipe
Ex. Storm Pipe
7'-3"
7'-4"
Low Ground Cover
Add 6' hgt. shrubs at backdrop to sign wall
Existing Light Pole
Planting Proposed on Ben Hill Griffin Landscape Renovation Permit (Not in Scope)
ROW LINE
STA. 60+0'


Village of
ESTERO
SPEED LIMIT
45
Griffin Pkwy


Village of
ESTERO

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 15, 2024

Agenda Item:

Fiscal Year 2024-2025 Capital Improvement Plan Review

Description:

Village of Estero Staff will provide a presentation of the preliminary Fiscal Year 2024-2025 Capital Improvement Plan. This will include a presentation and discussion on each project included in the plan as well as a discussion of changes from the previous year's plan.

Financial Impact:

This Capital Improvement Plan will provide a road map for Village Capital spending over the next five years. Approval of the plan will occur at a future Village Council Meeting.

Prepared by: David Willems, P.E.

Attachments:

1. 2024-2025 CIP
2. Capital Improvement Plan Project Summaries

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
	Roadway Improvements								
1	Corkscrew Rd Paths, Landscaping & Street Lighting	$ 21,700,000	RIF	$ 5,500,000	$ 5,000,000	$ -	$ -	$ -	$ 10,500,000
1			GF	$ 5,000,000	$ 5,500,000	$ -	$ -	$ -	$ 10,500,000
1			LDOT-Reimburse	$ (1,523,100)	$ (1,523,100)	$ -	$ -	$ -	$ (3,046,200)
2	River Ranch Road Improvements (Drainage, Road, Bike/Ped)	$ 9,100,000	RIF	$ -	$ -	$ -	$ -	$ 740,000	$ 740,000
2			GF	$ -	$ -	$ -	$ -	$ 4,460,000	$ 4,460,000
2			GT	$ -	$ -	$ -	$ -	$ 2,800,000	$ 2,800,000
3	Broadway W. Phase 1 Improvements (US41-Breckenridge) (Road, Bike/Ped, Drainage)	$ 5,500,000	GT	$ -	$ -	$ -	$ -	$ -	$ -
3			RIF	$ -	$ -	$ -	$ -	$ -	$ -
3			Grant - Reimburse	$ (1,300,000)		$ -			$ (1,300,000)
3			GF	$ 1,300,000	$ -	$ -		$ -	$ 1,300,000
4	Broadway W. Phase 2 Improvements (Breckenridge-Pine Tree Ln.)(Road, Bike/Ped, Drainage)	$ 7,000,000	GT	$ -	$ -	$ -	$ -	$ -	$ -
4			RIF	$ -	$ -	$ -	$ -	$ -	$ -
4			Grant - Reimburse						$ -
4			GF	$ -	$ -	$ -	$ -	$ -	$ -
5	Williams Road Widening (US41 - Via Coconut)	$ 6,800,000	RIF	$ 1,192,200	$ -	$ -	$ -	$ -	$ 1,192,200
5			GT	$ 267,500	$ -	$ -	$ -	$ -	$ 267,500
6	Via Coconut Point Extension (South)	$ 3,620,000	RIF	$ -	$ -	$ -	$ -	$ -	$ -
7	Roadway Assessment	$ 500,000	GF	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
8	Village Traffic Study Update	$ 250,000	GF	$ 62,500	$ -	$ -	$ -	$ -	$ 62,500
	Village of Estero Sub-total (all funding sources)			$ 13,447,200	$ 10,500,000	$ -	$ -	$ 8,000,000	$ 31,947,200

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
	Intersection Improvements								
1	US-41 - Pelican Colony Traffic Signal	$ 1,280,000	Developer	$ 1,100,000	$ -	$ -	$ -	$ -	$ 1,100,000
2	Williams Road-Atlantic Gulf Drive Intersection	$ 3,270,000	RIF	$ 340,000	$ -	$ -	$ -	$ -	$ 340,000
2			GT	$ 2,160,000	$ -	$ -	$ -	$ -	$ 2,160,000
2			GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements	$ 556,400	LDOT	$ -	$ 556,400	$ -	$ -	$ -	$ 556,400
4	US41-Coconut Road Intersection Improvements	$ 1,650,000	Other	$ -	$ -	$ -	$ -	$ -	$ -
5	US41-Williams Rd Intersection Improvements	$ 325,000	RIF	$ -	$ -	$ -	$ -	$ -	$ -
5			GT	$ -	$ -	$ -	$ -	$ -	$ -
5			GF	$ -	$ -	$ -	$ -	$ -	$ -
6	Coconut Road - Coconut Shores Roundabout	$ 1,725,000	Other	$ -	$ -	$ -	$ -	$ -	$ -
6			RIF	$ -	$ -	$ -	$ -	$ -	$ -
6			GT	$ -	$ 325,000	$ -	$ -	$ -	$ 325,000
6			GF	$ -	$ -	$ -	$ -	$ -	$ -
7	US41-Pelican Sound Intersection Improvements	$ 2,325,000	Developer	$ -	$ -	$ -	$ -	$ -	$ -
8	US41-Corkscrew Rd Intersection Improvements	$ 1,510,000	Other	$ -	$ -	$ -	$ -	$ -	$ -
9	Coconut Road - Meadowbrook Roundabout	$ 1,625,000	Other	$ -	$ -	$ -	$ -	$ -	$ -
9			RIF	$ -	$ -	$ -	$ -	$ -	$ -
9			GT	$ -	$ -	$ 325,000	$ -	$ -	$ 325,000
9			GF	$ -	$ -	$ -	$ -	$ -	$ -
10	North Point Railroad Crossing	$ 450,000	RIF	$ -	$ -	$ -	$ -	$ -	$ -
11	Coconut Road - El Dorado Roundabout	$ 1,625,000	Other	$ -	$ -	$ -	$ -	$ -	$ -
11			RIF	$ -	$ -	$ -	$ -	$ -	$ -
11			GT	$ -	$ -	$ -	$ -	$ -	$ -
11			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ 2,500,000	$ 325,000	$ 325,000	$ -	$ -	$ 3,150,000

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
Bike-Pedestrian Improvements									
1	Williams Road Bike-Ped Improvements (East of Via Coconut)	$ 6,250,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
1			RIF	$ -	$ -	$ -	$ -	$ -	$ -
2	Sandy Lane Bike-Ped Improvements	$ 7,450,000	GF	$ 4,716,000	$ -	$ -	$ -	$ -	$ 4,716,000
2			RIF	$ 1,784,000	$ -	$ -	$ -	$ -	$ 1,784,000
2			Grant - Reimburse	$ (450,000)	$ -	$ -	$ -	$ -	$ (450,000)
3	Broadway Ave. East Bike-Ped Improvements	$ 6,250,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
3			RIF	$ -	$ -	$ -	$ -	$ -	$ -
4	Corkscrew Road Shared Use Path (Three Oaks-Sandy)	$ 10,300,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
4			RIF	$ -	$ -	$ -	$ -	$ -	$ -
5	Coconut Rd Sidewalk (Oakwilde to Via Coconut)	$ 1,085,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
5			RIF	$ -	$ -	$ 401,367	$ -	$ -	$ 401,367
5			FDOT	$ -	$ 330,000	$ 353,633	$ -	$ -	$ 683,633
6	Coconut Sidewalk (Via Coconut to U S41)	$ 815,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
6			RIF	$ -	$ -	$ -	$ 244,400	$ -	$ 244,400
6			FDOT	$ -	$ 190,000	$ -	$ 380,600	$ -	$ 570,600
7	Corkscrew West Bike/Ped (Koreshan to U S 41)	$ 954,900	GF	$ -	$ -	$ -	$ 330,300	$ -	$ 330,300
7			RIF	$ -	$ -	$ -	$ -	$ -	$ -
7			FDOT	$ -	$ 190,000	$ -	$ 434,600	$ -	$ 624,600
8	Corkscrew Palms Blvd. Sidewalks	$ 300,000	County	$ -	$ -	$ -	$ -	$ -	$ -

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
9	Via Coconut Point Roundabouts Improvements	$ 1,675,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
9			RIF	$ -	$ -	$ 396,859	$ -	$ -	$ 396,859
9			FDOT	$ -	$ 524,000	$ 754,141	$ -		$ 1,278,141
10	Corkscrew Rd Bike-Ped Improvements (E of US41)	$ 19,250,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
10			RIF	$ -	$ -	$ -	$ -	$ -	$ -
10			Lee County	$ -	$ -	$ -	$ -	$ -	$ -
11	Coconut Rd Shared Use Path	$ 4,450,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
11			RIF	$ -	$ -	$ -	$ -	$ -	$ -
12	Williams Rd West Bike-Ped Improvements (West of US41)	$ 3,650,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
12			RIF	$ -	$ -	$ -	$ -	$ -	$ -
13	Broadway E. Shared Use Path (Sandy Ln to Three Oaks & Estero Pkwy)	$ 4,420,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
13			RIF	$ -	$ -	$ -	$ -	$ -	$ -
14	SUN Trail Estero Parkway South	$ 5,063,500	GF	$ -	$ -	$ -	$ -	$ -	$ -
14			RIF	$ -	$ -	$ -	$ -	$ -	$ -
15	SUN Trail Estero Parkway North	$ 5,323,500	GF	$ -	$ -	$ -	$ -	$ -	$ -
15			RIF	$ -	$ -	$ -	$ -	$ -	$ -
16	FPL Shared Use Path (East I-75)	$ 4,940,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
17	Utility Shared Use Path (West US 41)	$ 10,621,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
17			RIF	$ -	$ -	$ -	$ -	$ -	$ -
18	Village Bike/Ped Master Plan Update	$ 230,000	GF	$ -	$ 230,000	$ -	$ -	$ -	$ 230,000
	Village of Estero Sub-total (all funding sources)			$ 6,500,000	$ 230,000	$ 798,226	$ 574,700	$ -	$ 8,102,926

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
	Landscaping Improvements								
1	I-75 Monument Signs	$ 816,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
2	Ben Hill Griffin Monument Sign	$ 160,000	GF	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
3	Corkscrew Road Monument Sign	$ 160,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
4	Via Coconut Point Landscape Improvements (Williams - Coconut)	$ 5,900,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
5	Ben Hill Griffin Pkwy Landscape Improvements	$ 3,150,000	GF	$ 2,800,000	$ -	$ -	$ -	$ -	$ 2,800,000
6	Corkscrew Rd Landscaping (Corkscrew Woodlands to Ben Hill Griffin	$ 2,800,000	GF	$ 200,000	$ 2,500,000	$ -	$ -	$ -	$ 2,700,000
7	US41 Shoulder Landscape Improvements	$ 5,350,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
8	Three Oaks Parkway Landscape Improvements (Excluding Brooks)	$ 4,090,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
9	Corkscrew Road Landscape Improvements West (US-41 to I-75)	$ 4,360,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
10	Estero Parkway Reuse Main - Phase 1	$ 1,605,000	GF	$ 1,500,000	$ -		$ -	$ -	$ 1,500,000
10			Grant - Reimbruse	$ (802,500)					$ (802,500)
	Village of Estero Sub-total (all funding sources)			$ 4,600,000	$ 2,500,000	$ -	$ -	$ -	$ 7,100,000

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
Parks & Recreation									
1	Estero High School Improvements	$ 25,000,000	Partner	$ -	$ -	$ -	$ -	$ -	$ -
1			PIF	$ 1,720,000	$ 250,000	$ 250,000	$ 200,000	$ -	$ 2,420,000
1			RIF	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 5,500,000	$ 1,600,000	$ 3,900,000	$ 1,900,000	$ -	$ 12,900,000
2	Village Center Hub	$ 15,000,000	Partner	$ -	$ -	$ -	$ -	$ -	$ -
2			PIF	$ -	$ -	$ -	$ -	$ -	$ -
2			RIF	$ -	$ -	$ -	$ -	$ -	$ -
2			GF	$ 15,000,000	$ -	$ -	$ -	$ -	$ 15,000,000
3	Estero on the River Improvements	$ 8,500,000	GF	$ 4,500,000	$ 3,000,000	$ -	$ -	$ -	$ 7,500,000
3			PIF	$ -	$ -	$ -	$ -	$ -	$ -
4	River Oaks Preserve	$ 2,950,000	GF	$ 2,950,000	$ -	$ -	$ -	$ -	$ 2,950,000
4			PIF	$ -	$ -	$ -	$ -	$ -	$ -
4			Grant - Reimburse	$ (2,500,000)	$ -	$ -	$ -	$ -	$ (2,500,000)
5	Eco-Historic Planning Study	$ 450,000	GF	$ 225,000	$ 225,000	$ -	$ -	$ -	$ 450,000
5			Grant - Reimburse	$ (225,000)	$ (225,000)	$ -	$ -		$ (450,000)
6	Village Parks & Rec. Master Plan Update	$ 150,000	GF	$ -	$ -	$ -	$ 150,000	$ -	$ 150,000
	Village of Estero Sub-total (all funding sources)			$ 29,670,000	$ 4,850,000	$ 4,150,000	$ 2,250,000	$ -	$ 40,920,000

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
Stormwater Improvements									
1	Estero River North Branch Drainage Improvements	$ 6,739,000	GF	$ 500,106	$ -	$ 3,119,447	$ 3,119,447	$ -	$ 6,739,000
1			Grant - Reimburse	$ -	$ -	$ (3,119,447)	$ (3,119,447)	$ -	$ (6,238,894)
2	Estero River Sediment Removal (West of US 41)	$ 2,750,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Estero River Sediment Removal (Railroad to Sandy Ln)	$ 1,415,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
4	Vulnerability Assessment	$ 450,000	GF	$ 225,000	$ 225,000	$ -	$ -	$ -	$ 450,000
4			Grant - Reimburse	$ (225,000)	$ (225,000)	$ -	$ -	$ -	$ (450,000)
	Village of Estero Sub-total (all funding sources)			$ 725,106	$ 225,000	$ 3,119,447	$ 3,119,447	$ -	$ 7,189,000

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
	Utility Improvements								
1	Package WWTP UEP Design & Permitting	$ 420,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
1			PA	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 110,000	$ -	$ -	$ -	$ -	$ 110,000
2	Broadway W UEP Design & Permitting	$ 1,475,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
2			PA	$ -	$ -	$ -	$ -	$ -	$ -
2			GF	$ 147,500	$ -	$ -	$ -	$ -	$ 147,500
3	Broadway E UEP Design & Permitting	$ 1,550,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
3			PA	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ 697,500	$ -	$ -	$ -	$ -	$ 697,500
4	See See Street UEP Design & Permitting	$ 240,500	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
4			PA	$ -	$ -	$ -	$ -	$ -	$ -
4			GF	$ 48,100	$ -	$ -	$ -	$ -	$ 48,100
5	Cypress Park UEP Design & Permitting	$ 311,650	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
5			PA	$ -	$ -	$ -	$ -	$ -	$ -
5			GF	$ 280,485	$ -	$ -	$ -	$ -	$ 280,485
6	Estero Bay Village UEP	$ 1,924,080	Grant - Reimburse	$ -	$ (962,040)	$ -	$ -	$ -	$ (962,040)
6			PA	$ -	$ -	$ (962,040)	$ -	$ -	$ (962,040)
6			GF	$ -	$ 1,924,080	$ -	$ -	$ -	$ 1,924,080
7	Sunny Groves UEP	$ 2,900,000	Grant - Reimburse	$ (1,450,000)	$ -	$ -	$ -	$ -	$ (1,450,000)
7			PA	$ -	$ (1,450,000)	$ -	$ -	$ -	$ (1,450,000)
7			GF	$ 2,900,000	$ -	$ -	$ -	$ -	$ 2,900,000
8	Cypress Bend UEP	$ 1,700,000	Grant - Reimburse	$ (850,000)	$ -	$ -	$ -	$ -	$ (850,000)
8			PA	$ -	$ (850,000)	$ -	$ -	$ -	$ (850,000)
8			GF	$ 1,700,000	$ -	$ -	$ -	$ -	$ 1,700,000

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
9	Estero River Heights UEP	$ 10,773,521	Grant - Reimburse	$ (4,750,000)	$ -	$ -	$ -	$ -	$ (4,750,000)
9			PA	$ -	$ (6,023,521)	$ -	$ -	$ -	$ (6,023,521)
9			GF	$ 10,773,521	$ -	$ -	$ -	$ -	$ 10,773,521
10	Charring Cross UEP	$ 5,497,502	Grant - Reimburse	$ (2,750,000)	$ -	$ -	$ -	$ -	$ (2,750,000)
10			PA	$ -	$ (2,747,502)		$ -	$ -	$ (2,747,502)
10			GF	$ 5,497,502	$ -	$ -	$ -	$ -	$ 5,497,502
11	Sherrill & Luetich UEP	$ 7,739,585	Grant - Reimburse	$ -	$ -	$ (7,739,585)	$ -	$ -	$ (7,739,585)
11			PA	$ -	$ -	$ -	$ -	$ -	$ -
11			GF	$ -	$ -	$ 7,739,585	$ -	$ -	$ 7,739,585
12	Trailside UEP	$ 6,840,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
12			PA	$ -	$ -	$ -	$ -	$ -	$ -
12			GF	$ -	$ -	$ -	$ -	$ -	$ -
13	Broadway E-Highlands UEP	$ 4,200,000	Grant - Reimburse	$ -	$ (2,100,000)	$ -	$ -	$ -	$ (2,100,000)
13			PA	$ -	$ -	$ (2,100,000)	$ -	$ -	$ (2,100,000)
13			GF	$ -	$ 4,200,000	$ -	$ -	$ -	$ 4,200,000
14	Sandy Ln-Groves UEP	$ 5,160,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
14			PA	$ -	$ -	$ -	$ -	$ -	$ -
14			GF	$ -	$ -	$ -	$ -	$ -	$ -
15	Tanglewood UEP	$ 1,440,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
15			PA	$ -	$ -	$ -	$ -	$ -	$ -
15			GF	$ -	$ -	$ -	$ -	$ -	$ -
16	See See Street UEP	$ 1,070,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
16			PA	$ -	$ -	$ -	$ -	$ -	$ -
16			GF	$ -	$ -	$ -	$ -	$ -	$ -
17	Cypress Park UEP	$ 1,820,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
17			PA	$ -	$ -	$ -	$ -	$ -	$ -
17			GF	$ 272,000	$ -	$ -	$ -	$ -	$ 272,000
				$ 22,426,608	$ 6,124,080	$ 7,739,585	$ -	$ -	$ 36,290,273

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
Building Facilities									
1	Public Works Storage Facility	$ 354,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
2	Village Hall	$ 4,914,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Performing Arts Center	$ 20,000,000	Private	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
Land Acquisition									
1	SUN Trail	$ 30,000,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
1			RIF	$ -	$ -	$ -	$ -	$ -	$ -
1			Debt	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -

Capital Improvement Plan - FY 2024-2025

	Project Name	Estimated Project Cost	Funding Source	Budget FY 24-25	Budget FY 25-26	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Total Cost
	Informtation Technology								
1	Community Development Software	$ -	Building	$ -	$ -	$ -	$ -	$ -	$ -
2	Finance Software	$ -	GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -
	Village total			$ 79,868,914	$ 24,754,080	$ 16,132,258	$ 5,944,147	$ 8,000,000	$ 134,699,399

Estero Road Impacts Fees
Estero Gas Tax
Estero General Fund
Park Impact Fee (include public land aqcu
Non-Estero Funding Source
Property Assessment (funds back into General Fund in following year)
Building Fund



Fiscal Year 2024-2025

Capital Improvement Program
Project Descriptions

May 15, 2024

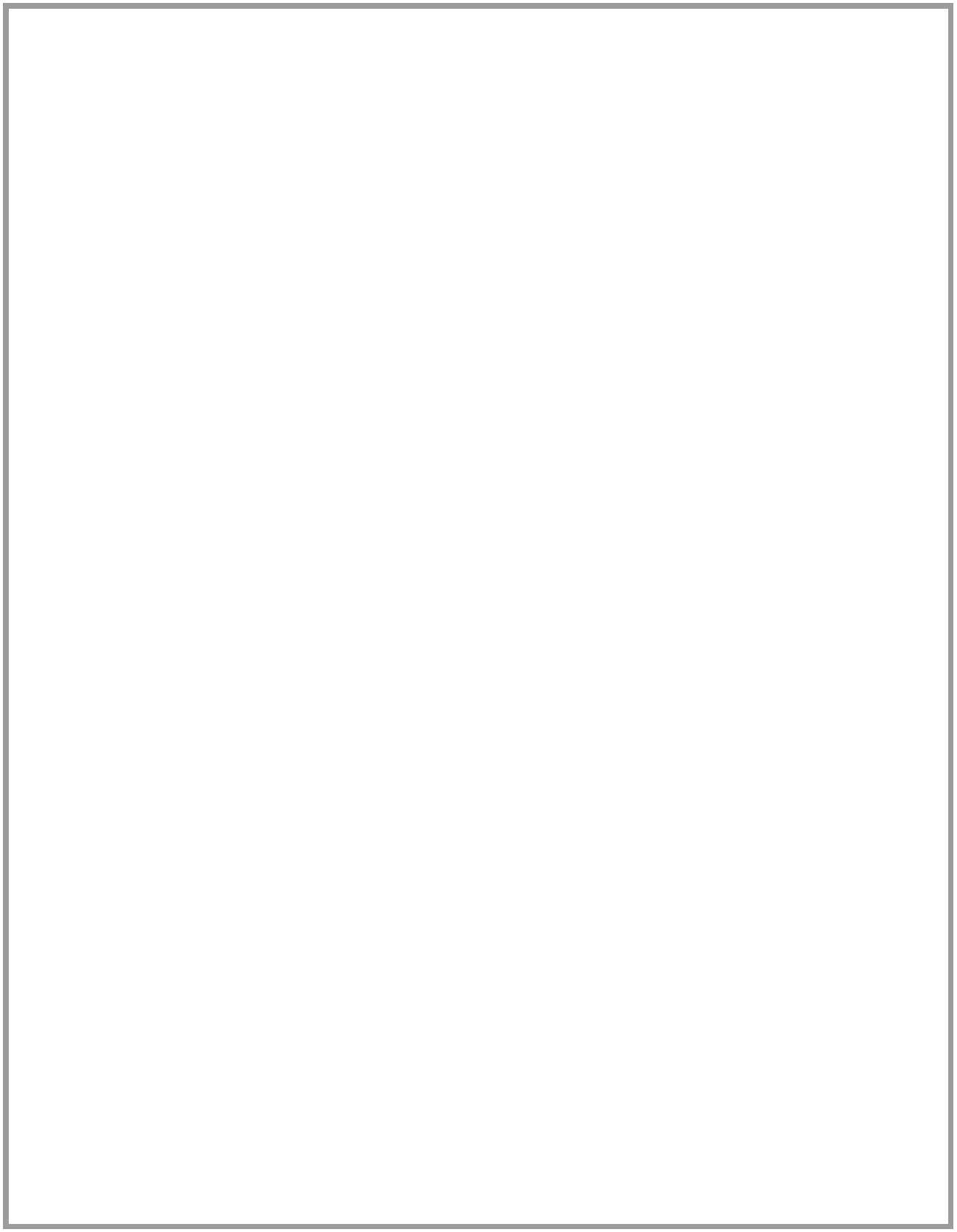


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i Report Outline

Section

A Roadway Improvements

B Intersection Improvements

C Bicycle & Pedestrian Improvements

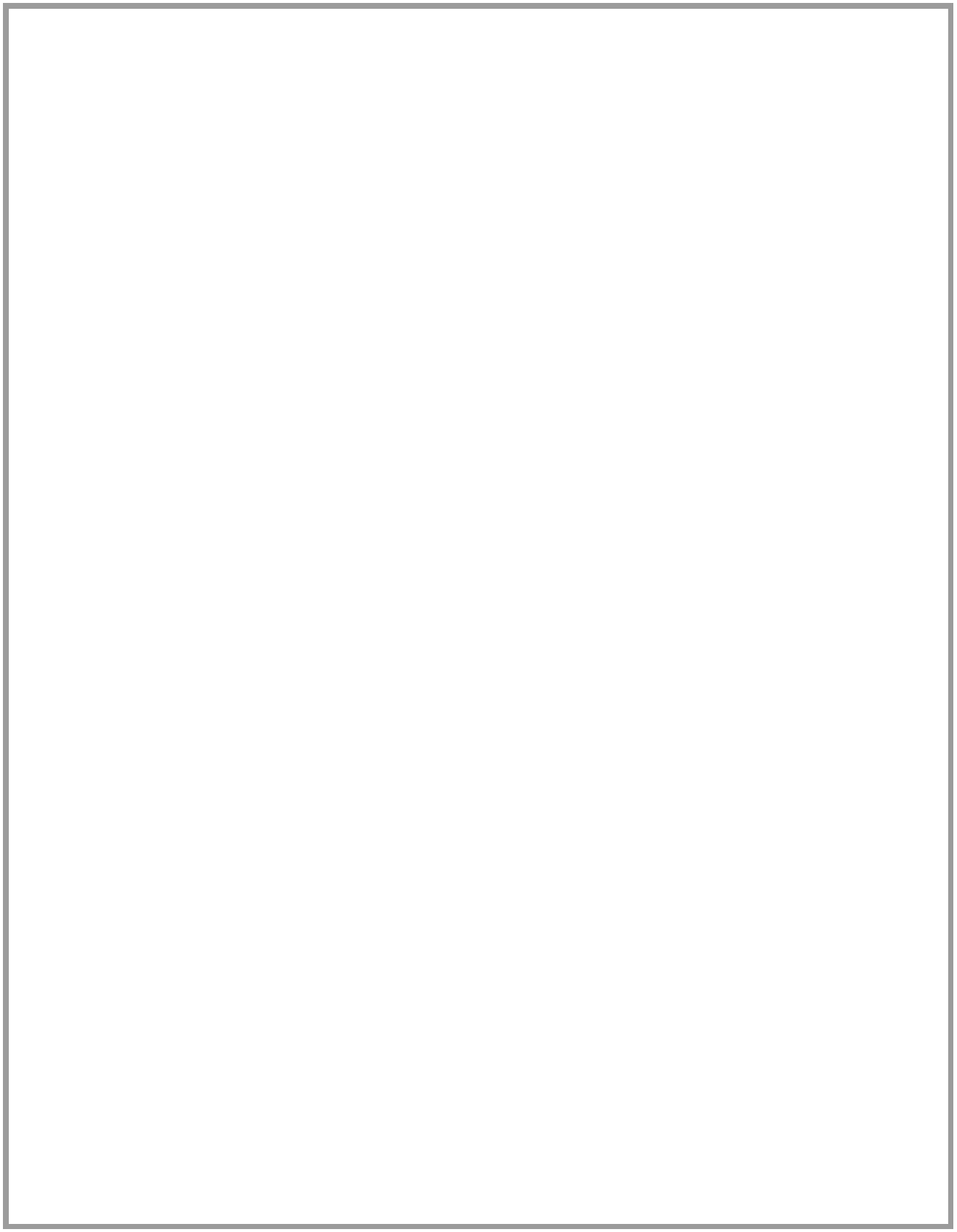
D Landscape Improvements

E Parks & Recreation Improvements

F Stormwater Improvements

G Building Projects

H Land Acquisitions



Report Outline

This document is intended to provide Village Council and Estero Residents information about each in Village's Capital Improvement Program (CIP). The projects identified within the CIP were generally identified through public input/comments and Village of Estero commissioned Master Plans. Village of Estero Commissioned Master Plans include the following:

FGCU Village of Estero Roadway Conditions
Village Wide Traffic Study
Coconut Road Traffic Studies
Village of Estero Stormwater Master Plan
Village of Estero Bicycle & Pedestrian Master Plan
Village of Estero Parks, Recreation, and Open Space Master Plan

Projects have been separated into eight general categories:

Roadway Improvements
Intersection Improvements
Bicycle & Pedestrian Improvements
Landscape Improvements (including monument signage)
Parks & Recreation Improvements
Stormwater Improvements
Building Projects
Land Acquisitions

Each category is provided as a separate section within this report. For each project, details including potential sources of funding, a brief description of the project, a justification for the project, estimated project costs, expected maintenance impacts, summary of contracts and project status are provided.

Section A
Roadway Improvements

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)

CIP Category: Roadway

Estimated Cost:

Design & Permit :	$ 700,000.00
Construction :	$ 21,000,000.00
Total:	$ 21,700,000.00

Proposed Funding:

Road Impact:	$ 11,200,000.00
General Fund:	$ 7,453,800.00
LDOT:	$ 3,046,200.00

Project Description:

Install street lighting, landscaping, irrigation, and pedestrian enhancements along Corkscrew Road, east of Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road was identified in the Bicycle & Pedestrian Master Plan as requiring improvements. The Village of Estero and Lee County entered into an Interlocal agreement where the Village will install pathways, landscaping and lighting and the County will pay the Village the funds they would have spent to install those improvements. This will allow the Village to install improvements that better match the standard set for public roadways in Estero.

Maintenance:

The Village of Estero will assume operation and maintenance of the landscaping, irrigation, street lighting and sidewalks located along this section of Corkscrew Road within the Village of Estero. These costs are not yet known but expected to be approximately $811,800 per year and have been budgeted as part of the Village's General Maintenance Budget.

Project Contracts/Consultants

Johnson Engineering (EC 2020-16)

Scope:	Design and permitting of the proposed paths, landscaping, irrigation, and street lighting
Fee:	$ 543,685.00
Paid as of ___	
Start Date:	Jun-20
Finish Date:	Expected summer 2024

Florida Acquisition and Appraisal (EC 2024-06 STA 01)

Scope:	Assist in the acquisition of easements required to install the proposed improvements

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)

Fee:	$	59,000.00
Paid as of ___		
Start Date:	Feb-24	
Finish Date:	Expected summer 2024	
Contract Total	$	602,685.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Complete

Construction Plans

Complete pending final approvals from FPL

Permitting

SFWMD -Complete
Village of Estero - Complete

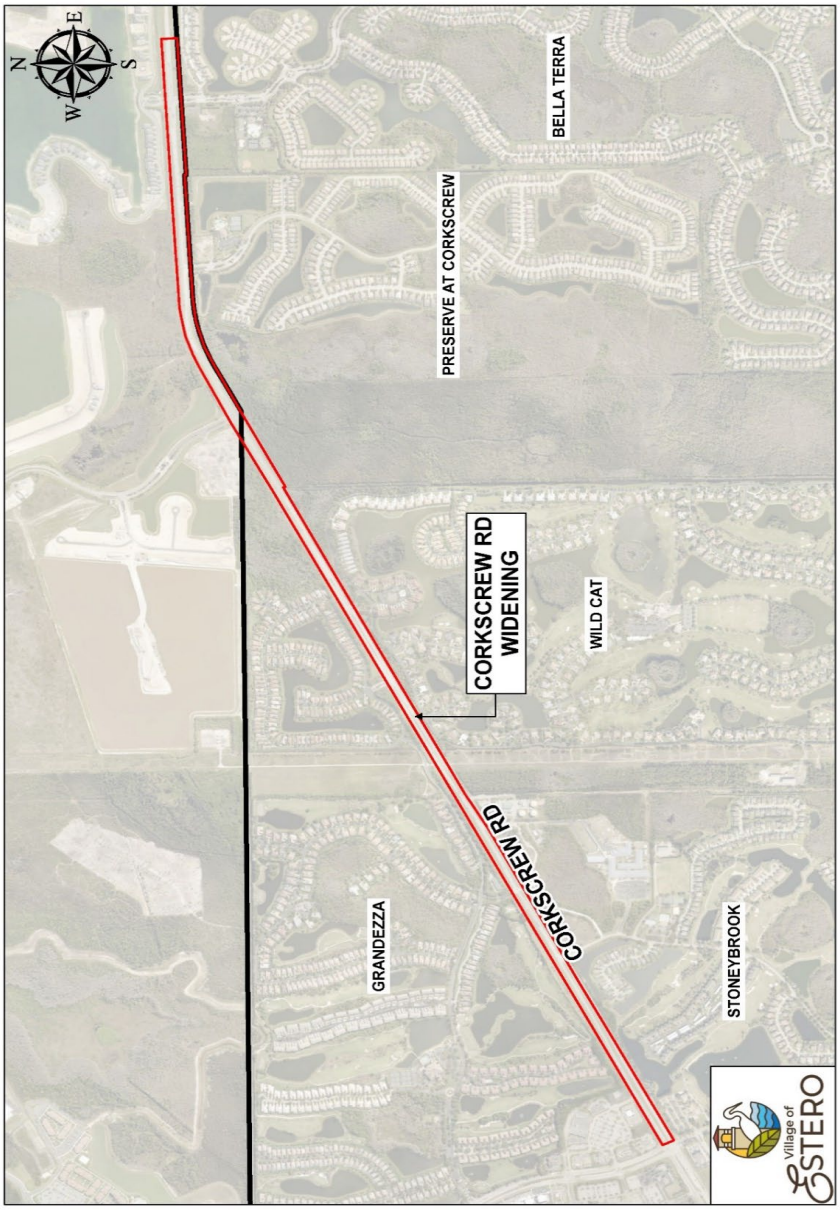
Easements:

Contractor is working to obtain all required easements. Estimated completion summer 2024

Construction:

CMAR is scheduled to be hired Summer 2024 with construction starting after all easements are secured. Construction is expects to take 12-18 months to complete.

CIP Project Summary - Roadway Improvements
(1) Corkscrew Road (East of Ben Hill Griffin Pkwy)



CIP Project Summary - Roadway Improvements
(2) River Ranch Road Improvements

CIP Category: Roadway

Design :	$	1,100,000.00
Construction :	$	8,000,000.00
Total:	$	9,100,000.00

Proposed Funding:

Road Impact:	$	740,000.00
Gas Tax:	$	2,800,000.00
General Fund:	$	5,560,000.00

Project Description:

Roadway, drainage and bicycle/pedestrian improvements along River Road to include the following:

Resurfacing

Widening to add 1-ft shoulders
Sidewalks & crosswalks
Drainage improvements
Estero High turn lane improvements
Williams Road Intersection roundabout
Landscaping
Street lights

Project Justification:

River Ranch Road was identified in the Bicycle & Pedestrian Master Plan and Stormwater Master Plan as requiring improvements. In addition, Estero High School creates traffic issues that could be improved by roadway and intersection modifications. The project will address several issues that impact River Ranch Road including; reducing flooding by implementing drainage improvements; increase bike and pedestrian safety by adding sidewalks and/or bike paths; and improve traffic flow around Estero High School to reduce impact seen during student drop off and pick up.

Maintenance:

The Village's sidewalk maintenance costs will increase slightly as this project will increase the length of sidewalk along River Ranch Road. The maintenance costs associated with landscaping and street lights will also increase. Approximately $60,000 per year have been budgeted in the General Maintenance Budget for landscape and street light maintenance.

Project Contracts/Consultants

CW3 Engineering (EC 2020-02)

Scope: Design and permit the proposed improvements along River Ranch Road

Fee: $ 845,434.90
Paid as of ___
Start Date: Jan-20
Finish Date: Design complete, project pending easement and utility coordination

Florida Acquisition and Appraisal (EC 2024-06 STA 03)

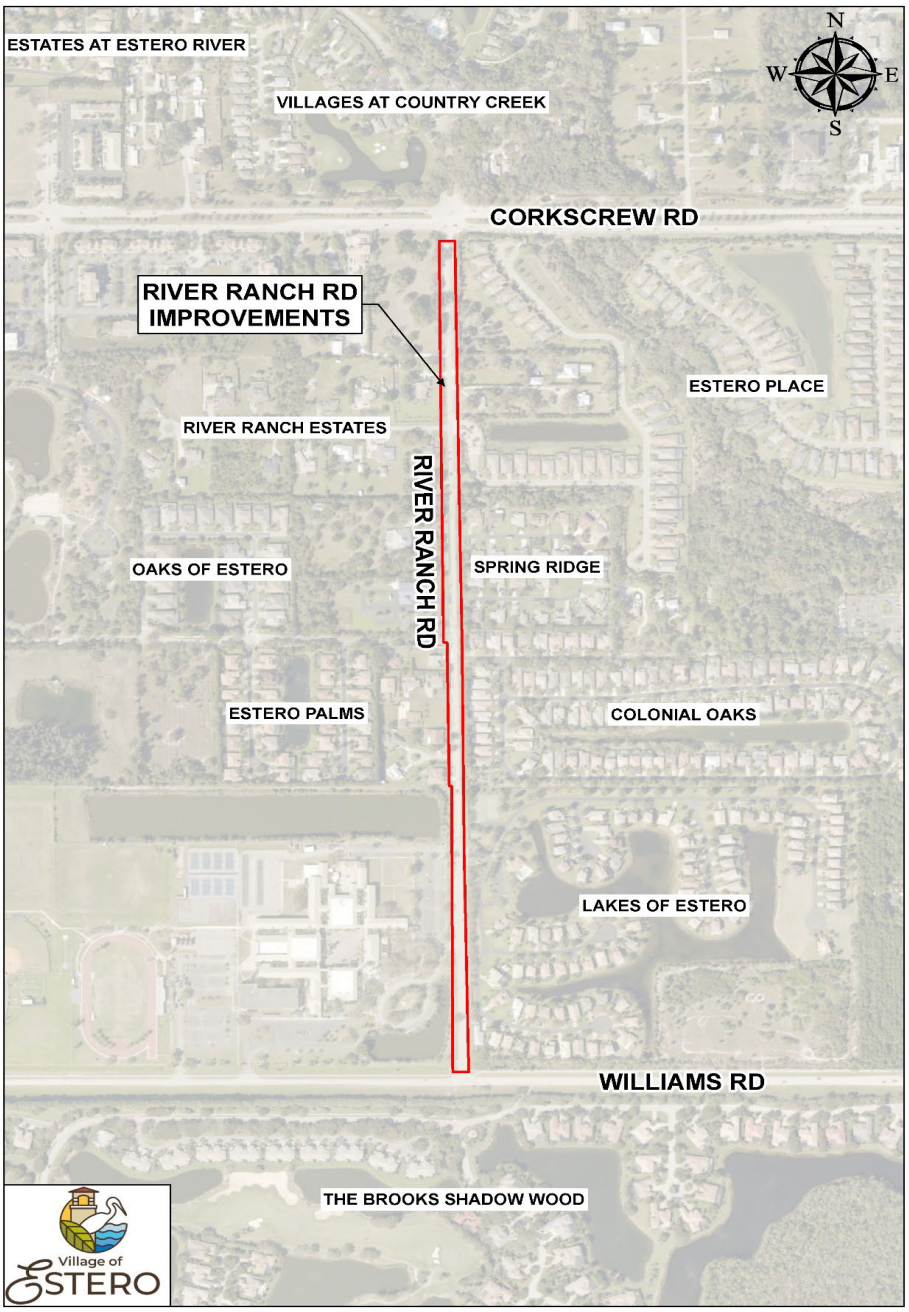
Scope: Assist Village within acquisition of the easements required to construct the proposed improvements

Fee: $ 200,600.00
Paid as of ___
Start Date: Feb-24
Finish Date: Expected early 2025

Contract Total $ 1,046,034.90
Paid Total (____) $ -

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
SFWMD -Complete
Village of Estero - Complete
Easements:
Contractor is working to obtain all required easements. Estimated completion early 2025
Construction:
CMAR is scheduled to be hired Summer 2024 with construction starting after all easements are secured. Construction is expects to take 12-18 months to complete.


ESTATES AT ESTERO RIVER
VILLAGES AT COUNTRY CREEK
N
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S
CORKSCREW RD
RIVER RANCH RD IMPROVEMENTS
ESTERO PLACE
RIVER RANCH ESTATES
RIVER RANCH RD
OAKS OF ESTERO
SPRING RIDGE
ESTERO PALMS
COLONIAL OAKS
LAKES OF ESTERO
WILLIAMS RD
THE BROOKS SHADOW WOOD
Village of ESTERO

A-8

CIP Project Summary - Roadway Improvements
(3) Broadway West Phase 1 Improvements (US41 to Breckenridge)

CIP Category: Roadway

Design :	$	1,300,000.00
Construction :	$	4,200,000.00
Total:	$	5,500,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
State:	$	1,300,000.00

Project Description:

This project will include roadway, drainage and bike/ped improvements along Broadway W from US-41 west to the eastern end of the Breckenridge Community. The project will first determine the improvements that can be accommodated along Broadway West from US 41 to Pine Tree Lane and construction of the first phase of improvements. Improvements could include the following:

- Resurfacing
- Widening
- Drainage Improvements
- Bicycle & Pedestrian Improvements
- Landscape Improvements
- Street lighting

Project Justification:

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

The Village of Estero has received resident complaints about road safety, the roadway width and drainage along Broadway West.

This project could improve roadway safety by increasing the roadway width. The roadway is currently somewhat narrow compared to other roadways.

Several communities north of Broadway drain into the roadside ditch. Improvements could be made to the ditch to increase the flow and treatment of water in the ditch. The existing ditch slopes off the roadway are relatively steep. The project will try to flatten the slopes to improve traffic safety.

Maintenance:

The proposed roadway, pedestrian, landscaping and lighting improvements along Broadway West will

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design

TBD

Construction

TBD

Permitting

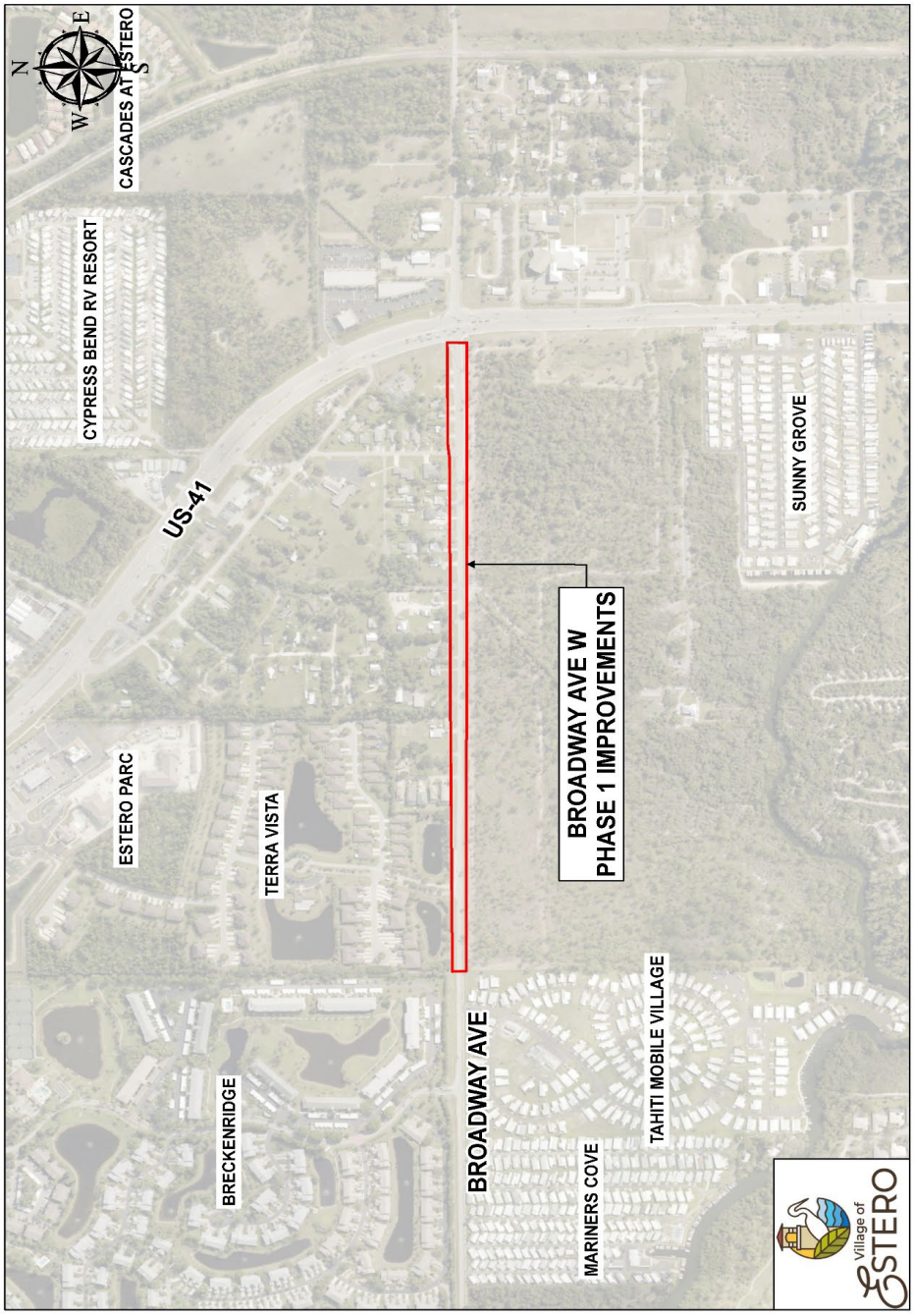
TBD

Easements:

TBD

Construction:

TBD


N
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CASCADES AT ESTERO
CYPRESS BEND RV RESORT
US-41
SUNNY GROVE
ESTERO PARC
TERRA VISTA
BROADWAY AVE W
PHASE 1 IMPROVEMENTS
BRECKENRIDGE
BROADWAY AVE
TAHITI MOBILE VILLAGE
MARINERS COVE
Village of
ESTERO

CIP Project Summary - Roadway Improvements
(4) Broadway West Phase 2 Improvements (Breckenridge to Pine Tree Ln)

CIP Category: Roadway

Design :	$	-
Construction :	$	7,000,000.00
Total:	$	7,000,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
LDOT:	$	-

Project Description:

This project will include roadway, drainage and bike/ped improvements along Broadway W from eastern end of the Breckenridge Community to Pine Tree Lane. Improvements could include the following:

- Resurfacing
- Widening
- Drainage Improvements
- Bicycle & Pedestrian Improvements

Project Justification:

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

The Village of Estero has received resident complaints about road safety, the roadway width and drainage along Broadway West.

This project could improve roadway safety by increasing the roadway width. The roadway is currently somewhat narrow compared to other roadways.

Several communities north of Broadway drain into the roadside ditch. Improvements could be made to the ditch to increase the flow and treatment of water in the ditch. The existing ditch slopes off the roadway are relatively steep. The project will try to flatten the slopes to improve traffic safety.

The Village of Estero Bicycle and Pedestrian Master Plan recommends improving the bicycle and pedestrian facilities along Broadway West. Improvements could include expanding the existing sidewalk into a shared use path.

Maintenance:

The proposed roadway, pedestrian, landscaping and lighting improvements along Broadway West will increase maintenance costs. The amount is not yet known and will be determined as the project is designed.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design

TBD

Construction

TBD

Permitting

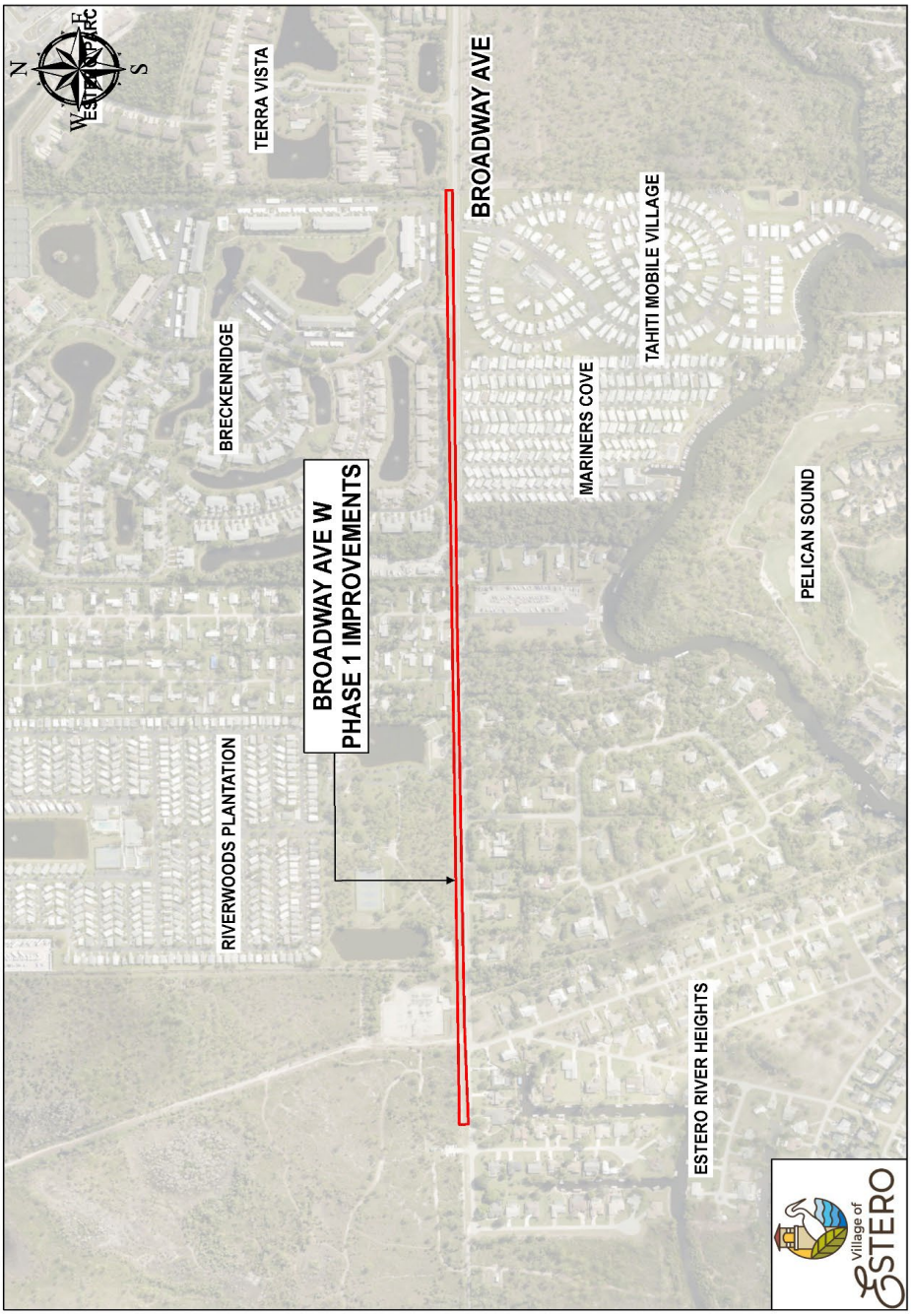
TBD

Easements:

TBD

Construction:

TBD


BROADWAY AVE
BROADWAY AVE W
PHASE 1 IMPROVEMENTS
TERRA VISTA
BRECKENRIDGE
RIVERWOODS PLANTATION
MARINERS COVE
TAHITI MOBILE VILLAGE
PELICAN SOUND
ESTERO RIVER HEIGHTS
Village of ESTERO

CIP Project Summary - Roadway Improvements
(5) Williams Road Widening (US41 - Via Coconut)

CIP Category: Roadway

Design :	$ 1,500,000.00
Construction :	$ 5,300,000.00
Total:	$ 6,800,000.00

Proposed Funding:

Road Impact:	$ 1,192,200.00
Gas Tax:	$ 267,500.00
General Fund:	$ -

Project Description:

Widen Williams Road from US-41 to Via Coconut Point from the existing two lanes to 4-lane divided. The scope will include the following:

- 4-lane widening
- Additional right of way (assumed to be donated)
- Second westbound left
- Exclusive westbound right
- Street Lights
- Landscaping

Project Justification:

As additional development occurs along Williams Road and Via Coconut Point, traffic is expected to increase to the point where additional capacity is required on Williams Road from US-41 to Via Coconut Point.

Maintenance:

This project will increase the major roadway maintenance costs as it will increase the width of pavements along Williams Road. These costs will be included in the Major Roadway Maintenance and General Maintenance Budgets.

This project will also include increased general maintenance costs associated with potential street lights and/or landscaping. These costs will be included in the General Maintenance Budget once they are known.

Project Contracts/Consultants

Kisinger Campo & Associates (EC 2023-50)

Scope:	Preliminary design and engineering for the widening of Williams Road from US 41 to Via Coconut Point. Scope does not include construction plans or permitting.
Fee:	$ 577,133.00
Paid as of ___	
Start Date:	Sep-23

Finish Date: 4th quarter 2024

Contract Total $ 577,133.00 (does not include Vieste contract)
Paid Total (____) $ -

Project Status:

Preliminary Design

Consultant is working on the preliminary design. Completion expected 4th quarter 2024.

Construction Plans

TBD

Permitting

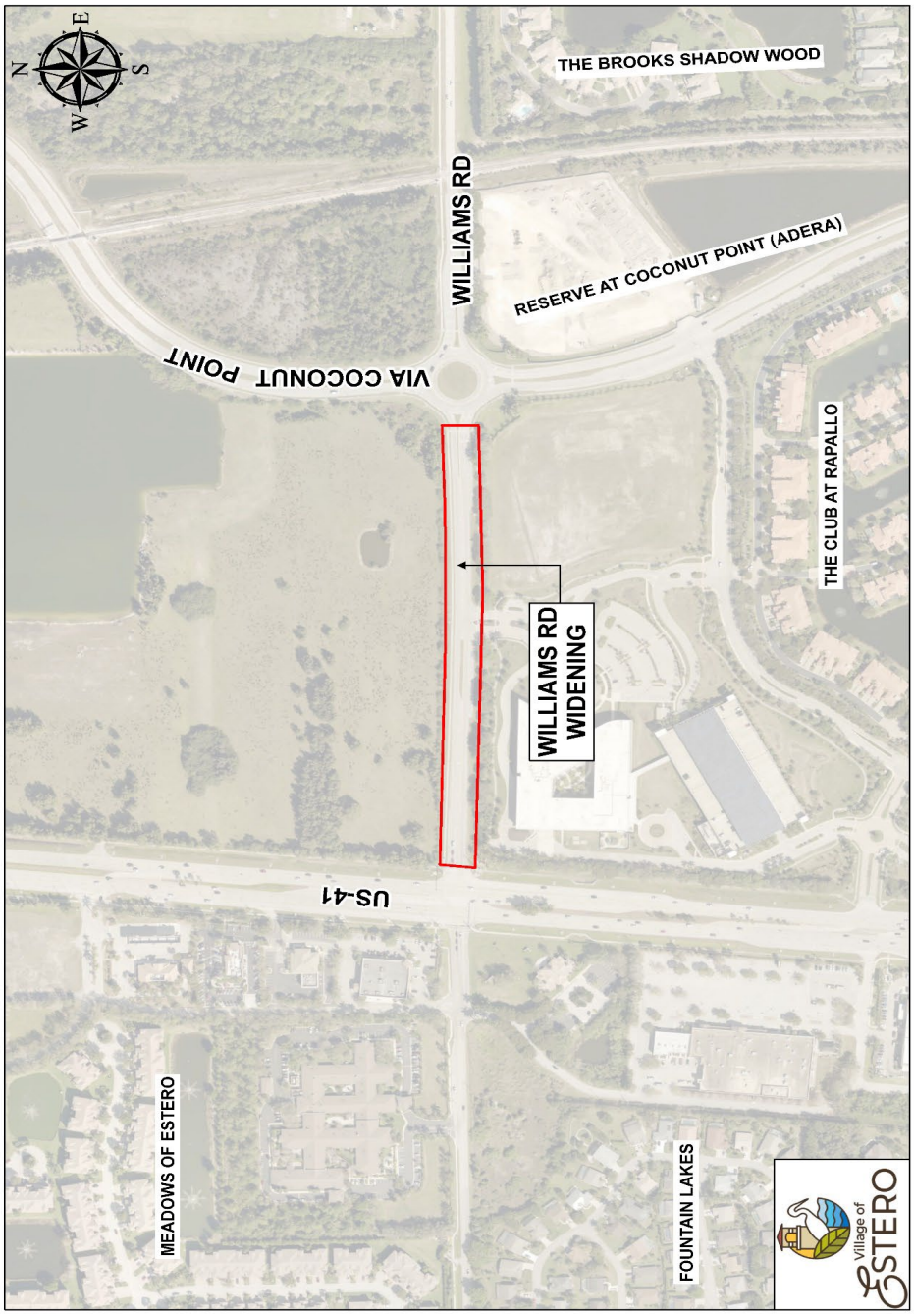
TBD

Easements:

TBD

Construction:

TBD


N
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THE BROOKS SHADOW WOOD
WILLIAMS RD
RESERVE AT COCONUT POINT (ADERA)
VIA COCONUT POINT
THE CLUB AT RAPALLO
WILLIAMS RD
WIDENING
US-41
MEADOWS OF ESTERO
FOUNTAIN LAKES
Village of
ESTERO

CIP Project Summary - Roadway Improvements
(6) Via Coconut Point Extension (South)

CIP Category: Roadway

Design :	$	1,200,000.00
Construction :	$	4,200,000.00
Total:	$	5,400,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-

Project Description:

Extend Via Coconut Point south from Pelican Colony Blvd. to the Village of Estero/City of Bonita Springs jurisdictional boundary.

This project will need to be designed, permitted and constructed in conjunction with The City of Bonita Spring's work to connect Via Coconut Point with Old US-41 from the jurisdictional boundary to Old US-41.

Project Justification:

Extending Via Coconut Point in Estero to Old US-41 in Bonita Springs will provide an alternate route to US-41. This project will add another connection from Coconut Road in Estero to Bonita Beach Road in Bonita Springs and US-41 in Collier County.

Maintenance:

The Village of Estero will maintain the roadway, landscaping, irrigation and roadway after construction. These costs will be included in the Village's general maintenance and major roadway maintenance budgets.

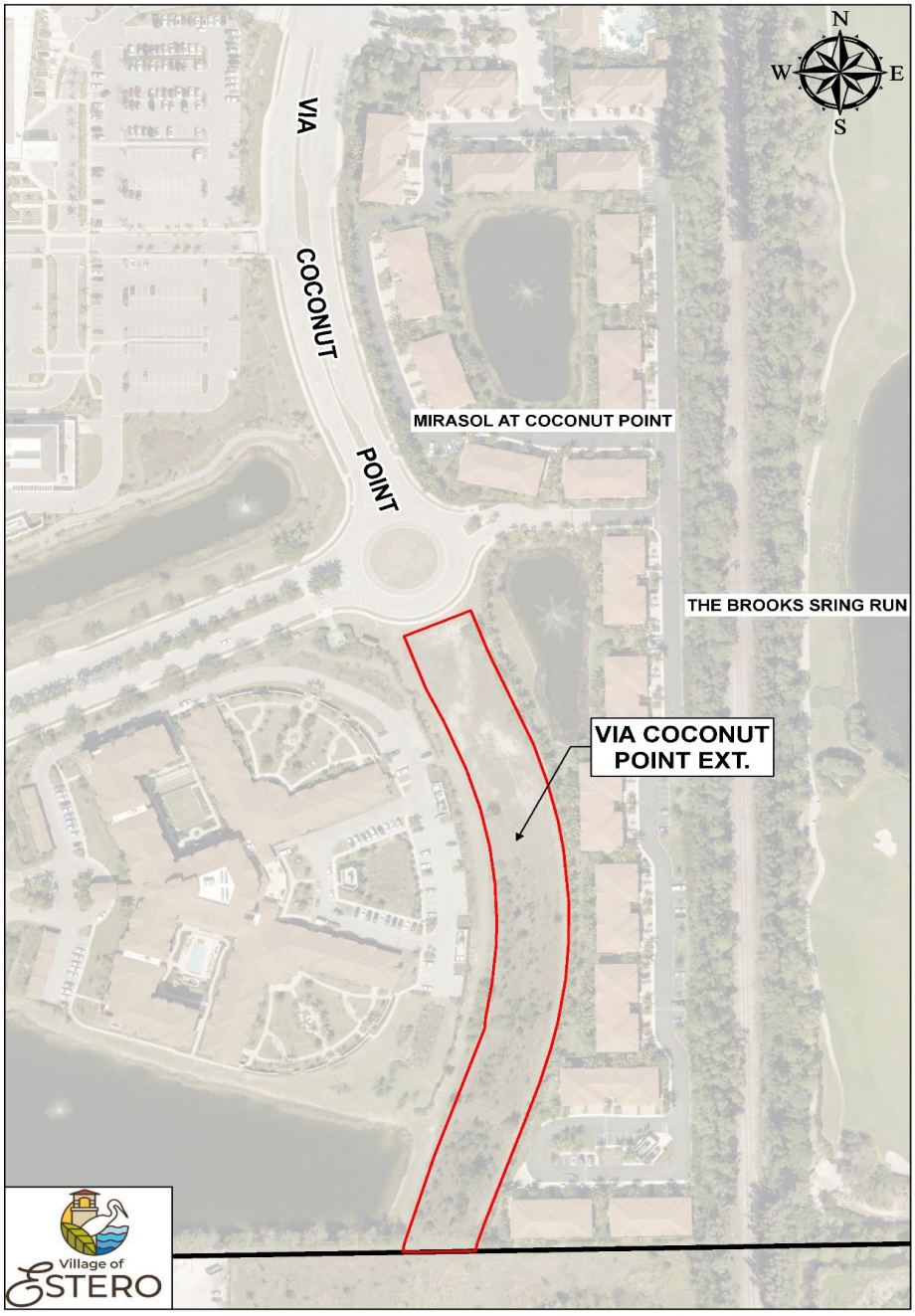
Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD

Construction:
TBD


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VIA
COCONUT
POINT
MIRASOL AT COCONUT POINT
THE BROOKS SRING RUN
VIA COCONUT POINT EXT.
Village of ESTERO

Section B
Intersection Improvements

CIP Project Summary - Intersection Improvements
(1) US-41 & Pelican Colony Traffic Signal

CIP Category: Intersection

Design :	$	180,000.00
Construction :	$	1,100,000.00
Total:	$	1,280,000.00

Project Description:

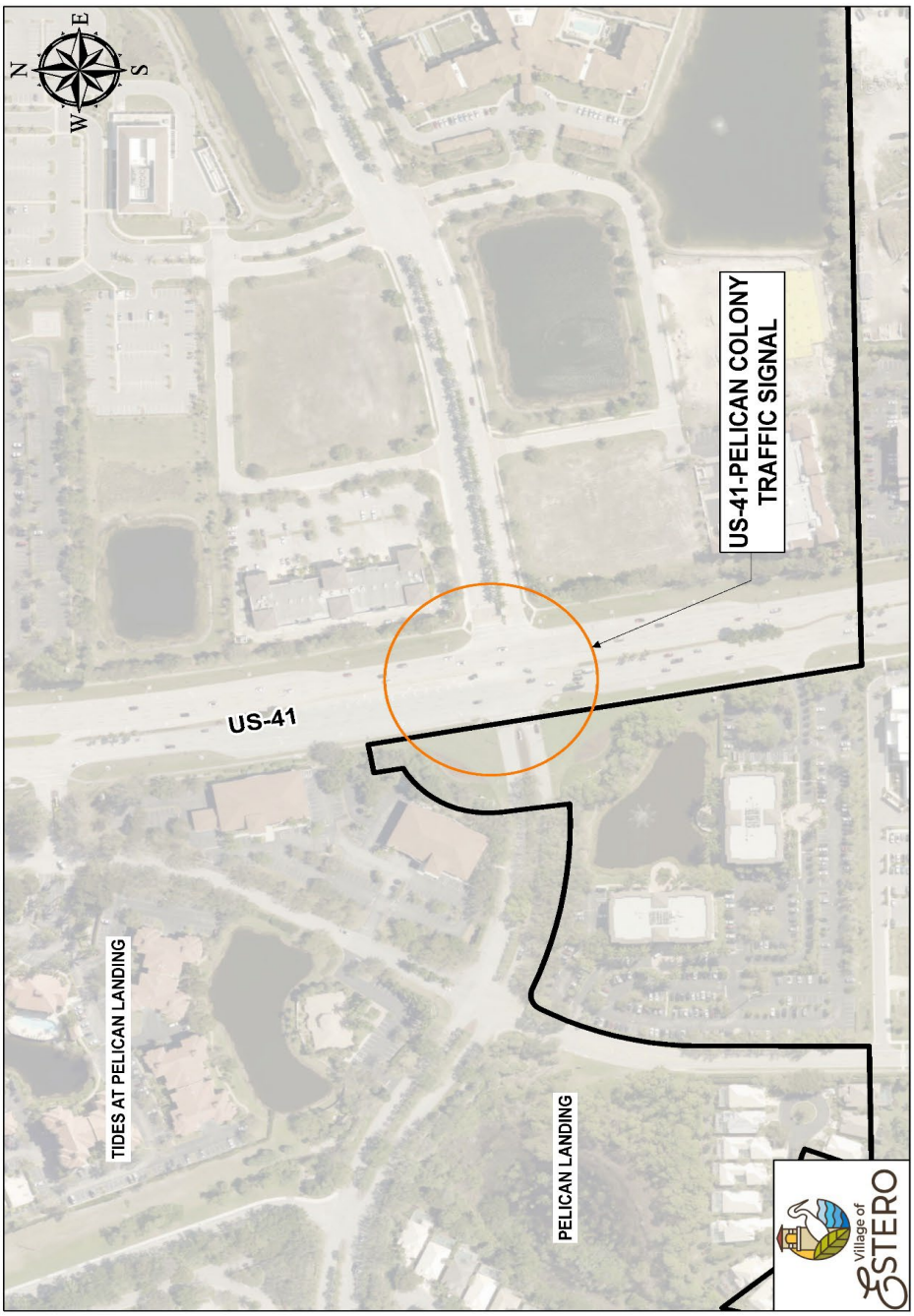
Adjacent developments will design, permit, and construction a traffic signal at the intersection of US-41 and Pelican Colony Blvd.

Project Justification:

Payment for the traffic signal by the adjacent developments after the signal is warranted is outlined in their prospective zoning documents. According to FDOT, the traffic signal is now warranted. The traffic signal is expected to improve safety and traffic flow on Pelican Colony Blvd. and Coconut Road.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.


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US-41-PELICAN COLONY
TRAFFIC SIGNAL
US-41
TIDES AT PELICAN LANDING
PELICAN LANDING
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(4) US41/ Williams Road / Atlantic Gulf Intersection Improvements

CIP Category: Intersection

Design :	$	770,000.00
Construction :	$	2,500,000.00
Total:	$	3,270,000.00

Proposed Funding:

Road Impact:	$	340,000.00
Gas Tax:	$	2,160,000.00
General Fund:	$	770,000.00

Project Description:

Construct roadway intersection improvements on Williams Road east of US-41 to prevent illegal left turns out of the Walgreens parking lot and improve left turn vehicle stacking at US-41. Potential improvements include the following:

- Install traffic separator to prevent left turn out of Walgreen and Atlantic Gulf Drive
- Construct roundabout at Life Care Center
- Extend east bound left turn at US-41

Project Justification:

The Village of Estero receives many complaints about the intersection of Williams Road and Atlantic Gulf Drive. Vehicles regularly make illegal left turns out of Walgreens and the short left turn lane at US-41 contributes to traffic back ups. The Village Wide Traffic Study identified issues at this location and recommends closing the westbound left turn from Williams Rd to Atlantic Gulf Drive. The proposed improvements will improve safety and traffic flow.

Maintenance:

The Village of Estero will incur additional maintenance costs associated with the street lights, landscaping and irrigation. These additional costs will be included in the General Maintenance Budget

Project Contracts/Consultants

AIM Engineering (2018-02 STA 01)

Scope:	Study of Williams Road/Atlantic Gulf Drive intersection and conceptual design alternatives to addressee traffic and safety issues.	
Fee:	$	79,275.08
Paid as of ___		
Start Date:	Feb-19	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2020-61 STA 02)

Scope:	Design & permitting of the proposed roadway and intersection improvements
Fee:	$ 469,099.00
Paid as of ___	
Start Date:	Apr-21
Finish Date:	Design is complete pending easement acquisition

Florida Acquisition and Appraisal

Scope:	Assist with acquition of the easements required to construct the proposed improvements.
Fee:	$ 42,600.00
Paid as of ___	
Start Date:	May-24
Finish Date:	Third quarter 2024

Manhattan Construction

Scope:	Manage the project's construction through a construction manager at risk contract.
Fee:	$ 44,760.00 Preconstruction service only
Paid as of ___	
Start Date:	May-24
Finish Date:	TBD

Contract Total	$ 635,734.08
Paid Total (____)	$ -

Project Status:

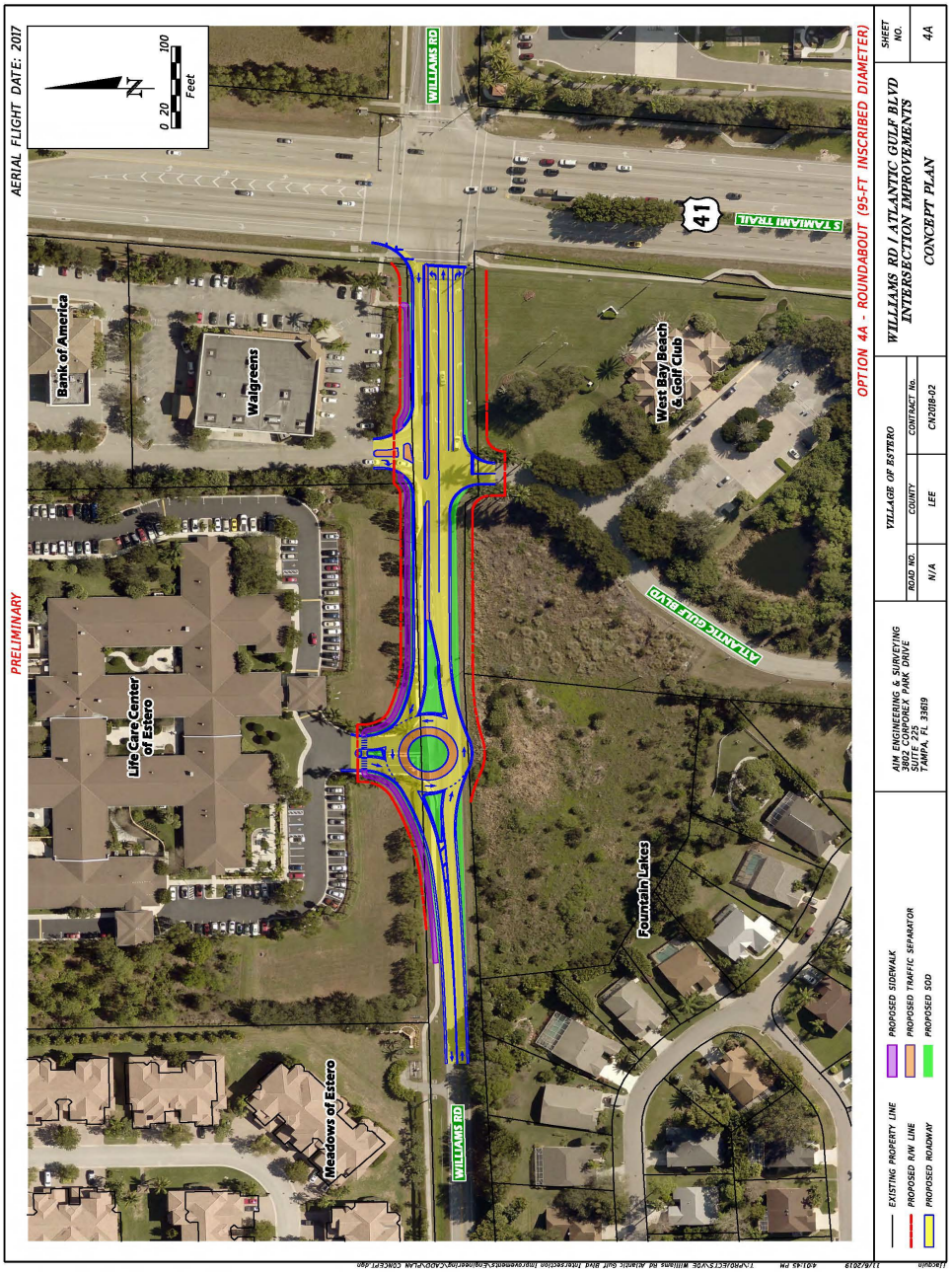
Preliminary Design
Complete

Construction Plans
Complete pending easement acquisition

Permitting
SFWMD - Expected approx. 6-months after easements acquired
Village of Estero - Expected approx. 6-months after easements are aquired

Easements:
Contractor is working to obtain all required easements. Estimated completion end of 2024

Construction:
Construction will start after all easements and permited are secured, end of 2024.
Construction is expects to take 12-18 months to complete.


PRELIMINARY
AERIAL FLIGHT DATE: 2017
OPTION 4A - ROUNDABOUT (95-FT INSCRIBED DIAMETER)
WILLIAMS RD / ATLANTIC GULF BLVD
INTERSECTION IMPROVEMENTS
CONCEPT PLAN
SHEET NO. 4A
VILLAGE OF ESTERO
ROAD NO. N/A
COUNTY LEE
CONTRACT No. CN2018-02
AIM ENGINEERING & SURVEYING
3802 CORPOREX PARK DRIVE
SUITE 225
TAMPA, FL 33619
EXISTING PROPERTY LINE
PROPOSED R/W LINE
PROPOSED ROADWAY
PROPOSED SIDEWALK
PROPOSED TRAFFIC SEPARATOR
PROPOSED SOD
Bank of America
Walgreens
Life Care Center of Estero
Meadows of Estero
Fountain Lakes
West Bay Beach & Golf Club
WILLIAMS RD
ATLANTIC GULF BLVD
STAMIAMI TRAIL
41
0 20 100
Feet

CIP Project Summary - Intersection Improvements
(3) Corkscrew Rd/Three Oaks Pkwy Intersection Improvements

CIP Category: Intersection
Funding Source: Lee County

Design :	$	101,400.00
Construction :	$	455,000.00
Total:	$	556,400.00

Project Description:

Construct intersection improvements at Corkscrew Road and Three Oaks Parkway. Improvements will include the following:

Extend eastbound left turn lanes by 600LF.
Extend northbound right turn and add second northbound r

Project Justification:

As outlined in the Village Wide Traffic Study, at times of higher traffic volumes, there is insufficient stacking and capacity on Three Oaks Parkway for north bound right turn and on Corkscrew Road for east bound left turn. These improvements will improve the flow of traffic through the intersection and reduce traffic delays.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.


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CORKSCREW RD
CORKSCREW RD-
THREE OAKS
INTERSECTION
IMPROVEMENTS
THREE OAKS PKWY
ESTERO PLACE
VILLAGES AT COUNTRY CREEK
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(4) US-41/Coconut Road Intersection Improvements

CIP Category: Intersection
Funding Source: Other

Design :	$	350,000.00
Construction :	$	1,300,000.00
Total:	$	1,650,000.00

Project Description:

Construct intersection improvements at Coconut Road and US-41 intersection to improve traffic flow and increase vehicle stacking at US-41. Improvement could include the following:

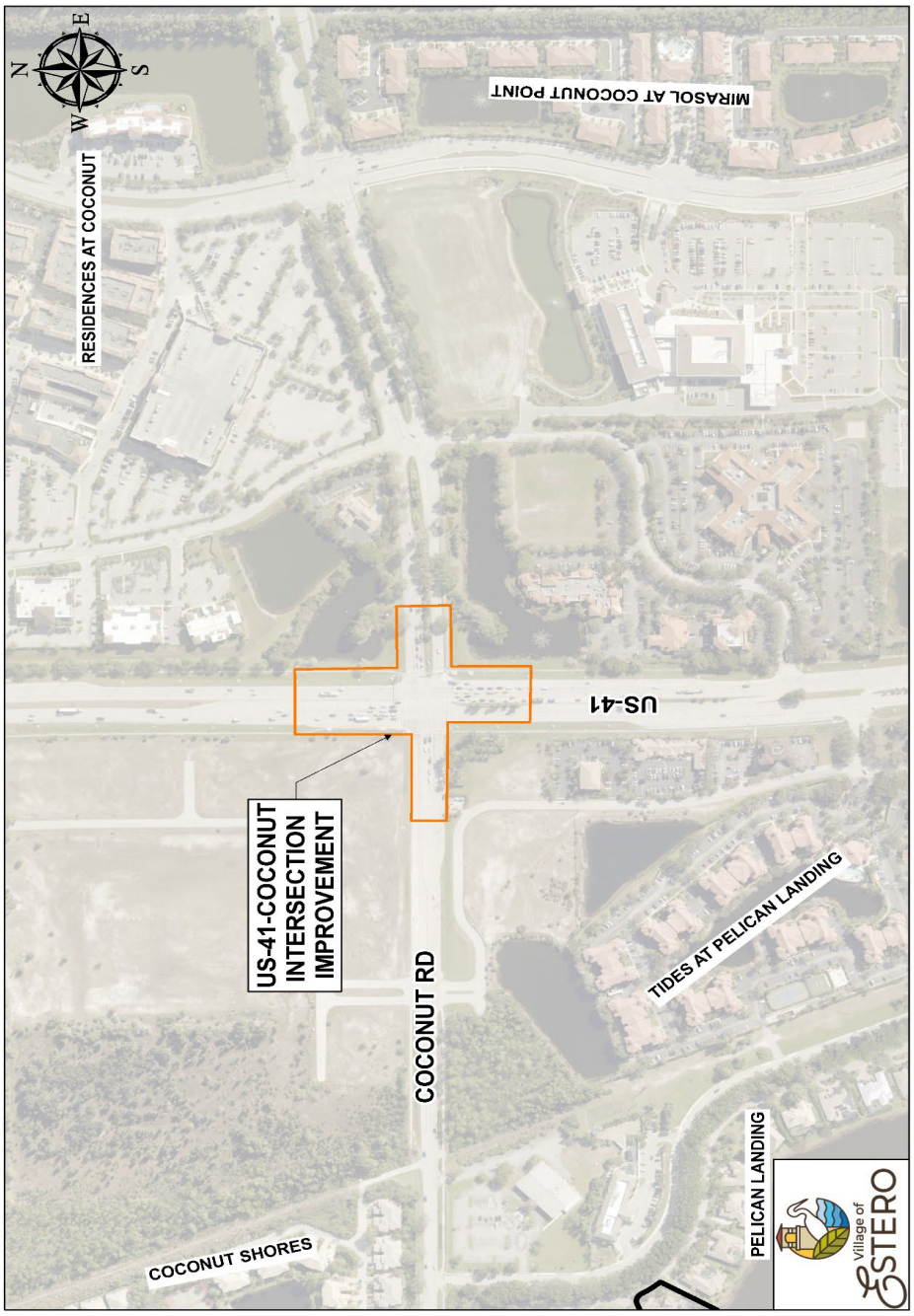
- Signal Retiming
- Extend EB right turn lane
- Extend WB dual left turn lanes
- Extend SB right turn lane
- Add second NB left turn lane

Project Justification:

As outlined in the Coconut Road Traffic Study, the Coconut Road/US-41 intersection is nearing/exceeding the traffic volume that can be accommodated by the existing lanes of traffic. Improvements will be required to increase the volume of traffic through the intersection to reduce traffic delays.

Maintenance:

The Village of Estero will experience a slight increase in pavement maintenance costs due to the increased paved surface. These costs will be budgeted within the Major Roadway Maintenance Budget.


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RESIDENCES AT COCONUT
MIRASOL AT COCONUT POINT
US-41
US-41-COCONUT INTERSECTION IMPROVEMENT
COCONUT RD
TIDES AT PELICAN LANDING
PELICAN LANDING
COCONUT SHORES
Village of ESTERO

CIP Project Summary - Intersection Improvements
(5) US-41/Williams Rd Intersection Improvements

CIP Category: Intersection

Design :	$	75,000.00
Construction :	$	250,000.00
Total:	$	325,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-

Project Description:

Construct second southbound left turn

Project can only start after Williams Rd east of US 41 is widened to accommodate the second lane of traffic from US41.

Project Justification:

The Village Wide Traffic Study identified the need for an additional southbound turn lane at US41 and Williams Road. As traffic volumes continue to increase at the intersection of US-41 and Williams Road, traffic volumes will exceed the intersections capacity. The proposed intersection improvements will increase the volume of traffic that can be accommodated by the intersection, reducing traffic delays.

Maintenance:

The Village of Estero will not incur additional maintenance costs associated with this project.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


US-41\WILLIAMS RD
INTERSECTION
IMPROVEMENTS
WILLIAMS RD
US-41
RESERVE AT COCONUT POINT (ADERA)
THE CLUB AT RAPALLO
MEADOWS OF ESTERO
FOUNTAIN LAKES
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Village of
ESTERO

CIP Project Summary - Intersection Improvements
(6) Coconut Rd - Coconut Shores Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,400,000.00
Total:	$	1,725,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	325,000.00
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and Coconut Shores.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2027. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00
Paid as of ___		

Start Date: Jan-19
Finish Date: Complete

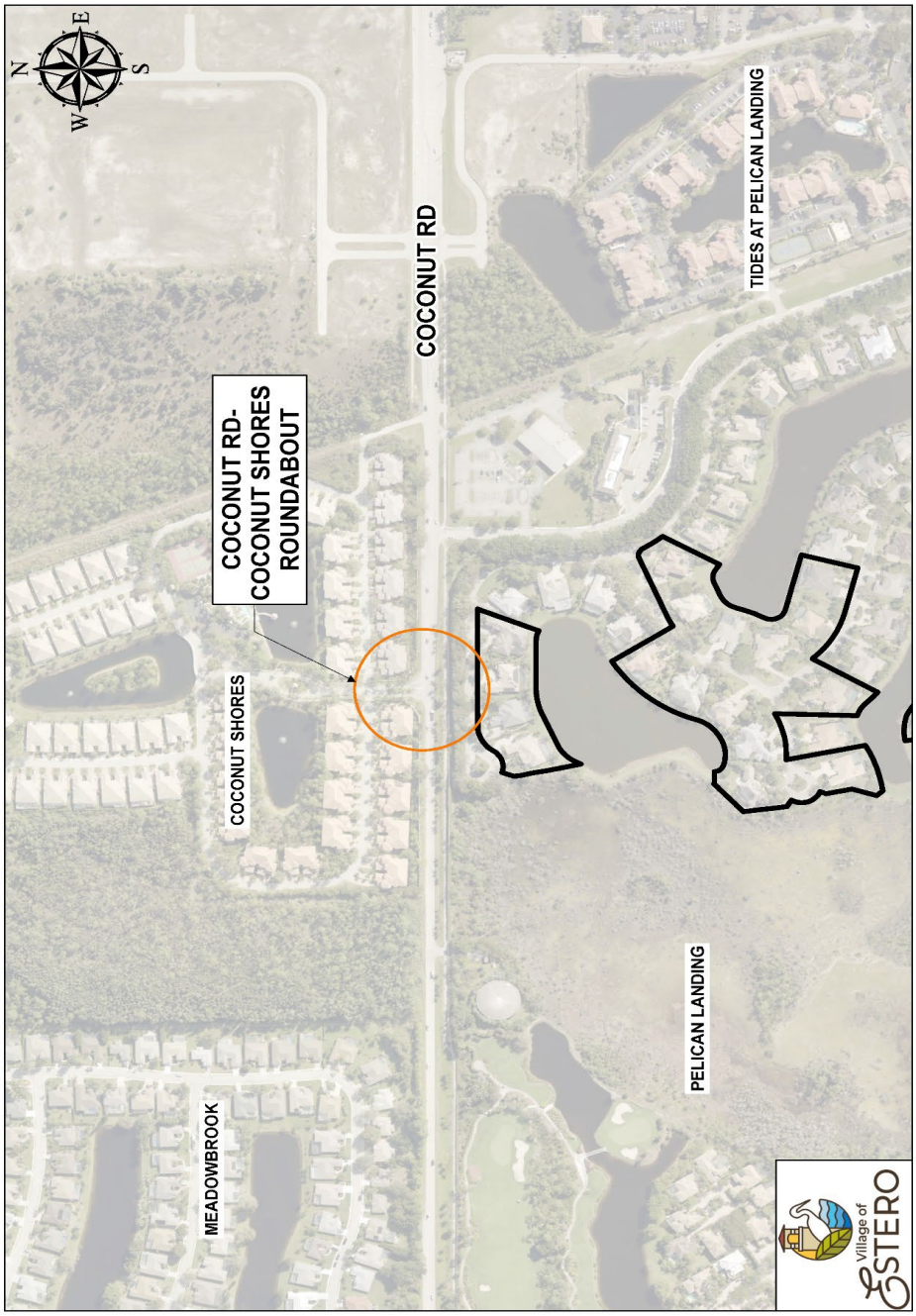
Johnson Engineering, Inc. (EC 2020-32 STA 01)
Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.

Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:

Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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COCONUT RD-
COCONUT SHORES
ROUNDABOUT
COCONUT RD
TIDES AT PELICAN LANDING
COCONUT SHORES
MEADOWBROOK
PELICAN LANDING
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(7) US-41/Pelican Sound Intersection Improvements

CIP Category: Intersection
Funding Source: Developer

Design :	$	425,000.00
Construction :	$	1,900,000.00
Total:	$	2,325,000.00

Project Description:

Intersection improvements will be required to accommodate the additional traffic associated with the North Point DRI. Improvements could include the following:

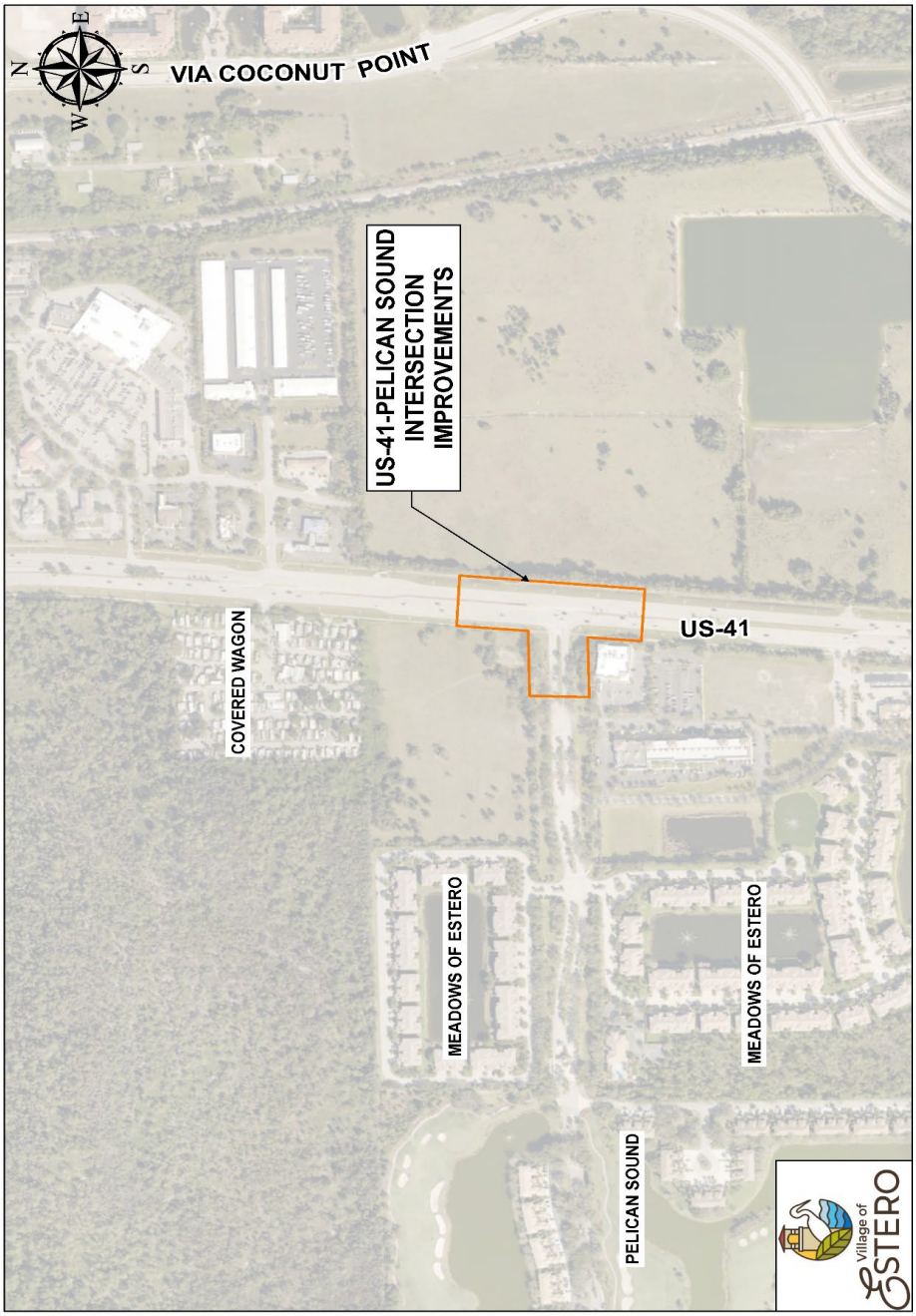
Traffic Signal
Southbound left turn
Northbound right turn
Westbound left turn
Westbound through lane
Westbo

Project Justification:

The Village Wide Traffic Study recommends intersection improvements at US 41 and Pelican Sound. The improvements are required to accommodate the existing traffic on US-41 and the additional traffic associated with the North Point DRI, after it is developed.

Maintenance:

The roadways affected by the proposed improvements are located on FDOT or private roadways. As a result, the Village of Estero will not incur additional maintenance costs associated with this project.


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VIA COCONUT POINT
US-41-PELICAN SOUND INTERSECTION IMPROVEMENTS
US-41
COVERED WAGON
MEADOWS OF ESTERO
MEADOWS OF ESTERO
PELICAN SOUND
Village of ESTERO

CIP Project Summary - Intersection Improvements
(8) US 41 - Corkscrew Rd Intersection Improvements

CIP Category: Intersection

Design :	$	210,000.00
Construction :	$	1,300,000.00
Total:	$	1,510,000.00

Proposed Funding:

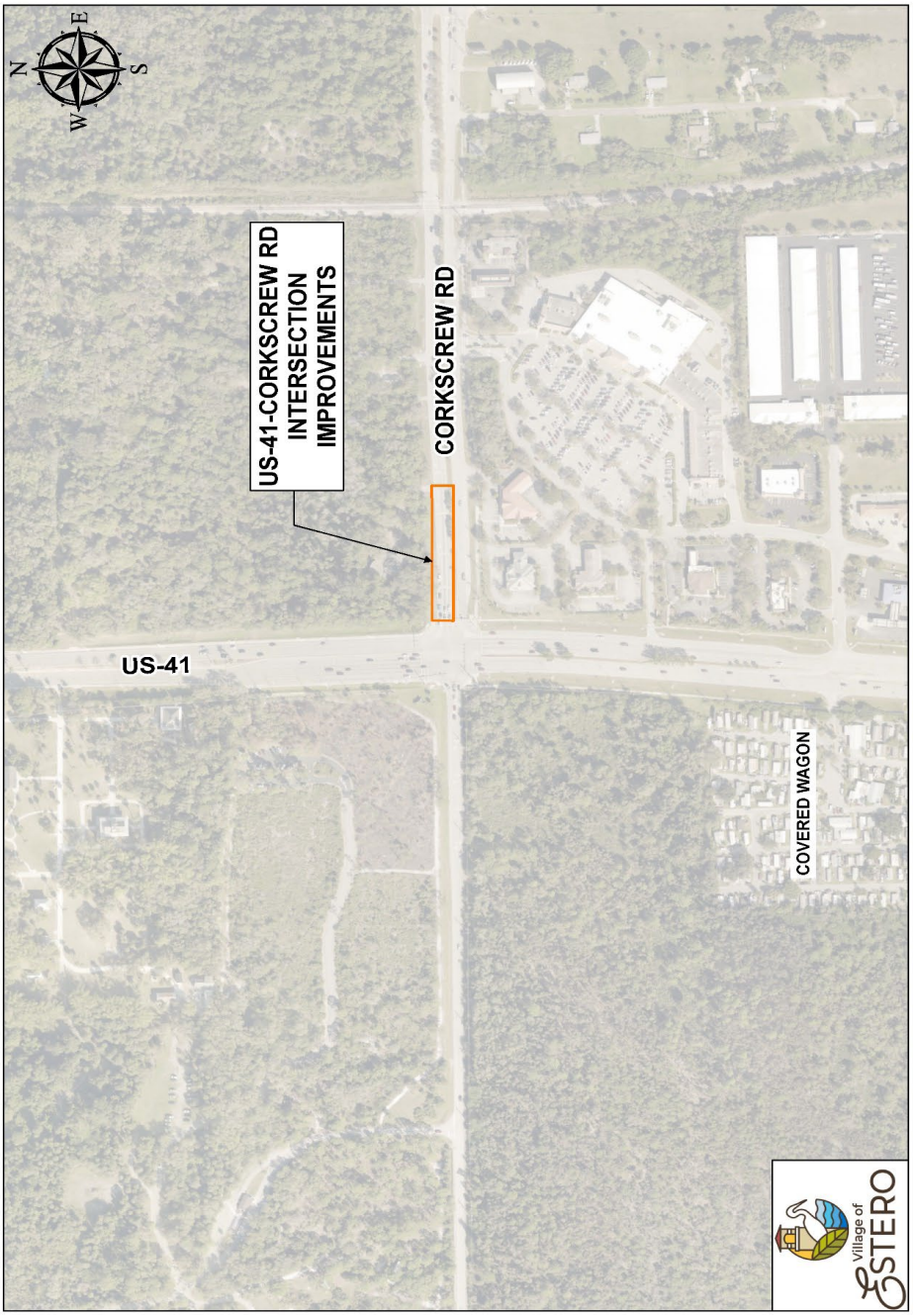
At the intersection of US 41 and Corkscrew Road, construct a second westbound to north bound right turn and extend the length to be equal to the existing left turn lane length.

Project Description:

The Village Wide Traffic Study recommends adding a second westbound right turn lane and lengthen the turn lanes to increase traffic capacity at US 41 and Corkscrew Road.

Maintenance:

The Village of Estero will not incur additional maintenance costs as a result of this project.


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US-41-CORKSCREW RD
INTERSECTION
IMPROVEMENTS
CORKSCREW RD
US-41
COVERED WAGON
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(9) Coconut Rd - Meadowbrook Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,300,000.00
Total:	$	1,625,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	325,000.00
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and Olde Meadowbrook Blvd.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2028. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00
Paid as of ___		
Start Date:	Jan-19	

Finish Date: Complete

Johnson Engineering, Inc. (EC 2020-32 STA 01)

Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.

Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:

Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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MEADOWBROOK
COCONUT RD
COCONUT RD-
MEADOWBROOK
ROUNDABOUT
PELICAN LANDING
COCONUT LANDING
PELICAN LANDING
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(10) North Point Railroad Crossing

CIP Category: Intersection

Design :	$	-
Construction :	$	-
Total:	$	450,000.00

Proposed Funding:

Road Impact:	$	450,000.00
Gas Tax:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

Build a roadway from Via Coconut Point to US-41 through the North Point Development, Seminole Gulf Railway property will need to be crossed. This budget item will pay for the costs required to cross the railroad property.

Project Justification:

A roadway connection from US-41 and Pelican Sound Drive to Via Coconut Point is desired to provide a connection through the North Point Development.

Maintenance:

The Village of Estero will be required to make annual payments to Seminole Gulf Railway to maintain the roadway crossing. This will be budgeted within the Village's General Maintenance Budget.


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RIVER RANCH ESTATES
OAKS OF ESTERO
GENOVA
VIA COCONUT POINT
NORTH POINT
RR CROSSING
COVERED WAGON
PELICAN SOUND
US-41
Village of
ESTERO

CIP Project Summary - Intersection Improvements
(11) Coconut Rd - El Dorado Roundabout

CIP Category: Intersection

Design :	$	325,000.00
Construction :	$	1,300,000.00
Total:	$	1,625,000.00

Proposed Funding:

Road Impact:	$	-
Gas Tax:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

Construct a roundabout at the intersection of Coconut Road and El Dorado Blvd.

Project Justification:

The Coconut Road Traffic Study recommends the installation of three roundabouts (Coconut Shores, Meadowbrook and El Dorado) along Coconut Road, west o US-41. The Study indicates the existing intersection will reach capacity in 2029. As traffic along Coconut Road increases with future development, making southbound left turns (the predominate movement at each intersection) onto Coconut Road will become more difficult. The Coconut Shores, Meadowbrook and El Dorado entrance are expected to fail. Roundabouts were recommended to improve these intersections, allowing vehicles and pedestrians to more safely cross Coconut Road.

Maintenance:

Landscape, irrigation, and street light maintenance costs will increase after completion of this project. Those costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Trebilcock Consulting Services (EC 2016-04)

Scope:	Traffic study along Coconut Road west of Three Oaks Parkway	
Fee:	$	16,500.00
Paid as of ___		
Start Date:	Jan-16	
Finish Date:	Complete	

Kisinger Campo & Associates (EC 2018-50 STA 02)

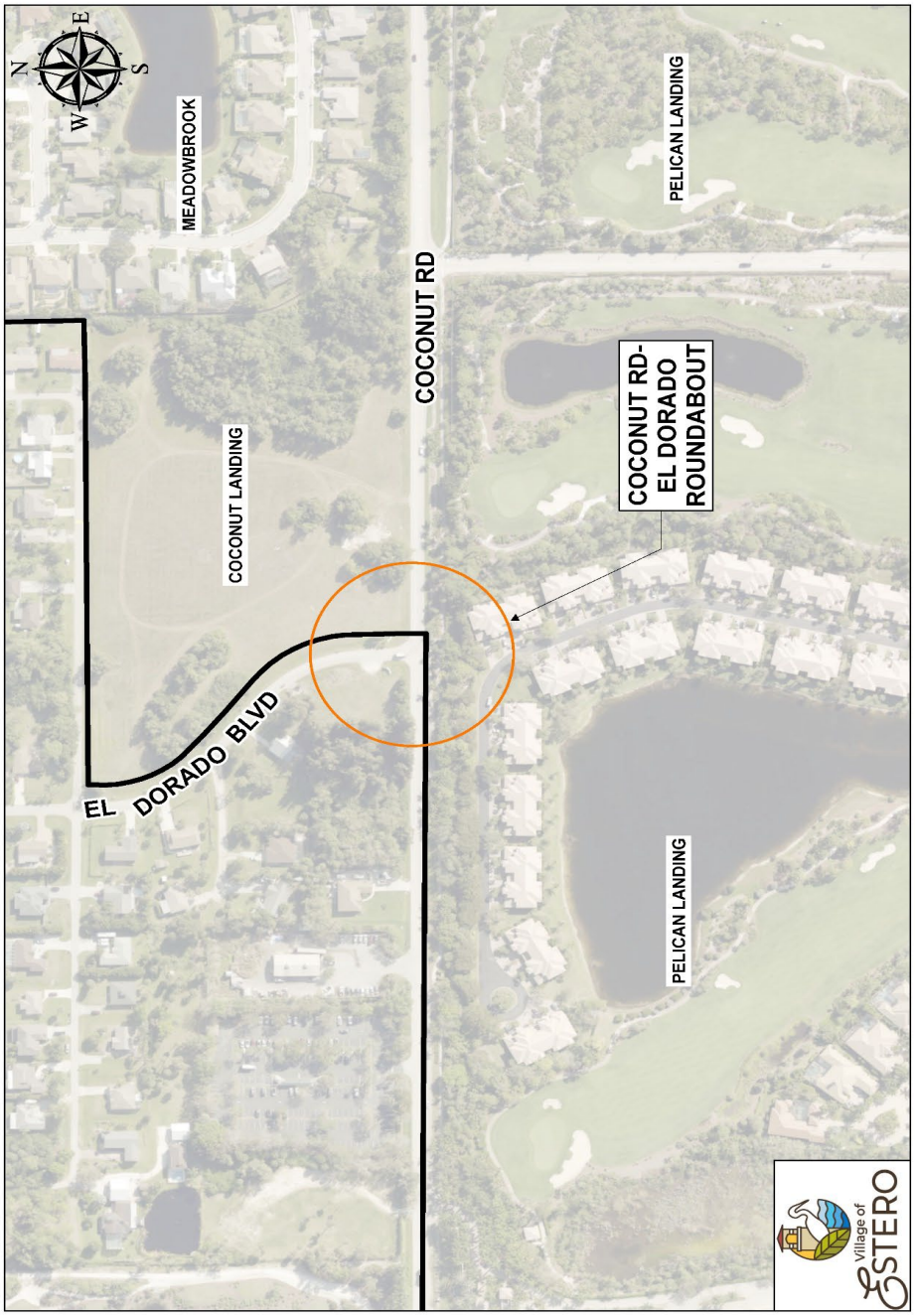
Scope:	Traffic study of Coconut Road west of US 41 with a focus on	
Fee:	$	29,519.00

Paid as of ___
Start Date: Jan-19
Finish Date: Complete

Johnson Engineering, Inc. (EC 2020-32 STA 01)
Scope: Study and preliminary design of intersection and bike/ped improvements along Coconut Road, west of US 41.
Fee: $ 115,260.00
Paid as of ___
Start Date: Jul-20
Finish Date: Complete

Contract Total $ 161,279.00
Paid Total (____) $ -

Project Status:
Prelmninary Design
Complete
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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MEADOWBROOK
COCONUT LANDING
COCONUT RD
PELICAN LANDING
COCONUT RD-
EL DORADO
ROUNDABOUT
EL DORADO BLVD
PELICAN LANDING
Village of
ESTERO

Section C
Bicycle & Pedestrian Improvements

CIP Project Summary -Bike/Ped Improvements
(1) Williams Road Bike/Ped Improvements (East of Via Coconut.)

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	5,500,000.00
Total:	$	6,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Install bicycle and pedestrian improvements along Williams Road from Via Coconut Point to Three Oak Parkway. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Village of Estero's Bike/Ped Master Plan identified the lack of safe east/west bicycle and pedestrian corridors as a major deficiency in Estero. Construction of bicycle and pedestrian improvements along Williams Road will provide a safe east/west corridor between two major north south corridors, Via Coconut Point and Three Oaks Parkway. It will also improve access to Estero High School and the potential future elementary and middle school.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $113,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Banks Engineering (EC 2020-54 STA 01)

Scope:	Survey and preliminary design of bicycle and pedestrian improvements along Williams Road east of Via Coconut Point	
Fee:	$	119,000.00
Paid as of ___		
Start Date:	Feb-21	
Finish Date:	Complete	

CW3 Engineering (EC 2020-48 STA 10)

Scope:	Update concept, design and permit bicycle and pedestrian improvements along Williams Road east of Via Coconut Point.

Fee:	$	358,790.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	On hold pending Estero Entertainment Hub design	
Contract Total	$	477,790.00
Paid Total (____)	$	-

Project Status:

Prelmninary Design

Complete

Construction Plans

Waiting on Entertainment Hub design

Permitting

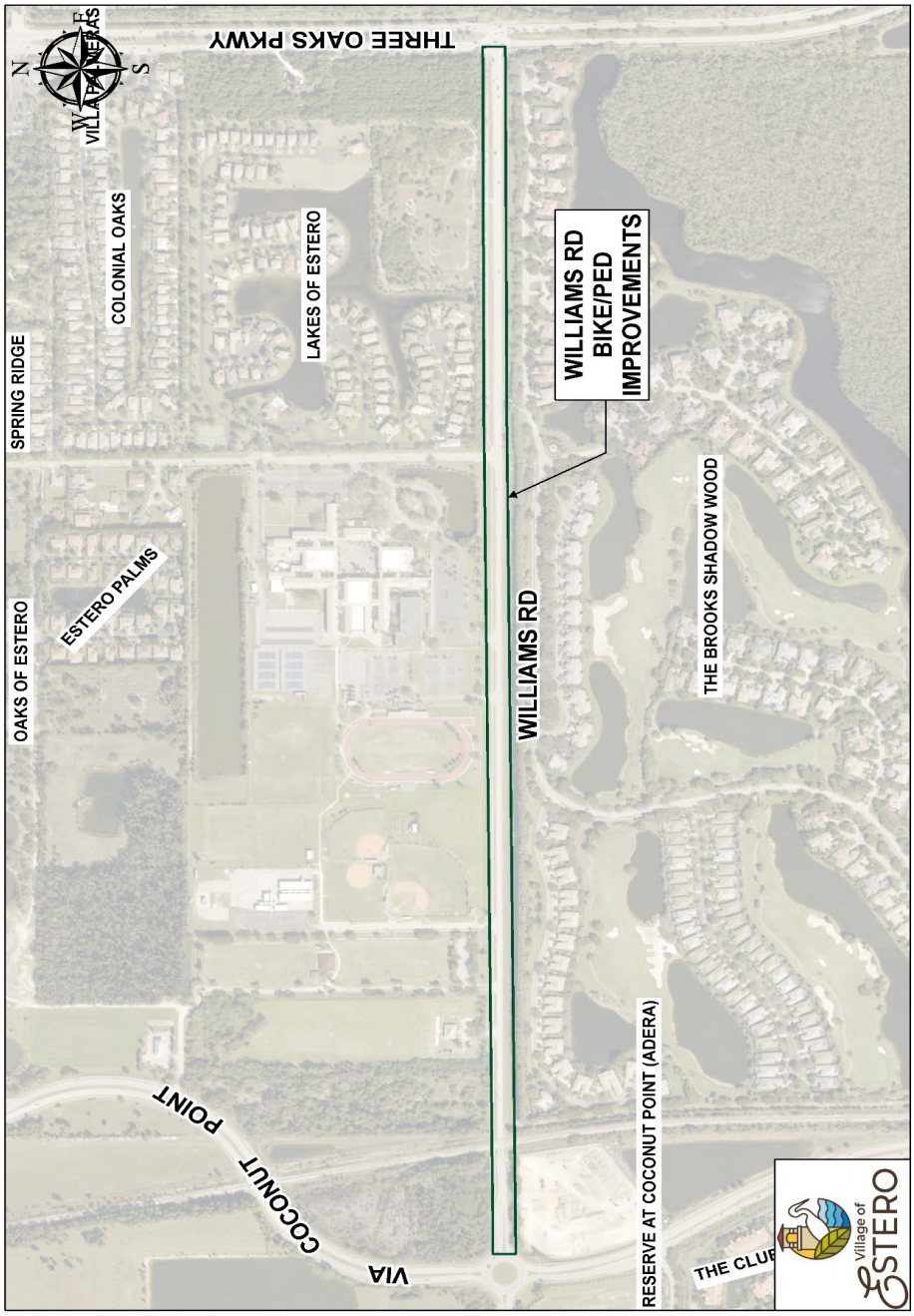
TBD

Easements:

TBD

Construction:

TBD


THREE OAKS PKWY
WILLIAMS RD BIKE/PED IMPROVEMENTS
WILLIAMS RD
SPRING RIDGE
COLONIAL OAKS
LAKES OF ESTERO
OAKS OF ESTERO
ESTERO PALMS
THE BROOKS SHADOW WOOD
VIA COCONUT POINT
RESERVE AT COCONUT POINT (ADERA)
THE CLUB
Village of ESTERO

CIP Project Summary - Bike/Ped Improvements
(2) Sandy Lane Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	950,000.00
Construction :	$	6,500,000.00
Total:	$	7,450,000.00

Proposed Funding:

Road Impact:	$	1,784,000.00
General Fund:	$	5,216,000.00
FDOT Grant:	$	450,000.00

Project Description:

Construct bicycle and pedestrian improvements along Sandy Lane from Corkscrew Road to Broadway Ave E. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

Estero residents along Broadway (East & West) and Sandy Lane have limited access to bicycle and pedestrian facilities. The Bicycle and Pedestrian Master Plan recommends the addition of improvements along Sandy Lane and Broadway East to connect these residents to a larger network of bicycle and pedestrian facilities along Via Coconut Point and Corkscrew Road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $93,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Tetra Tech (EC 2020-37 STA 03)

Scope:	Topo and boundary survey of the Sandy Lane and Broadway Ave East right of way.	
Fee:	$	44,305.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Complete	

Atkins (EC 2022-10)

Scope: Preliminary design, construction plans and permitting for Sandy Lane and Broadway Ave East bicycle and pedestrian improvements.
Fee: $ 877,828.02
Paid as of ___
Start Date: Apr-22
Finish Date: Scheduled to be ready for construction summer 2024

Florida Acquisition and Appraisal (EC 2024-06 STA02)
Scope: Assist the Village with acquisition of easements required to construction the proposed bicycle and pedestrian improvements along
Fee: $ 47,200.00
Paid as of ___
Start Date: Feb-24
Finish Date: Summer 2024

Chris-Tel Construction (EC 2024-35)
Scope: Provide construction management services for the project via a construction manager at risk contract.
Fee: $ 28,175.00 Pre-construction services only
Paid as of ___
Start Date: 1-Jul-24
Finish Date: TBD

Contract Total $ 997,508.02
Paid Total (____) $ -

Project Status:

Preliminary Design
Complete

Construction Plans
Complete

Permitting
SFWMD -Complete (except Corkscrew Rd Intersection)
Village of Estero - Complete
Lee County - approval expected summer 2024

Easements:
Contractor is working to obtain all required easements. Estimated completion Aug. 1, 2024

Construction:
CMAR contract approved May 1. Pre-construction services expected to be complete 3rd quarter 2024, construction start 3rd quarter 2024.


BROADWAY RD
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VILLAGES AT COUNTRY CREEK
GROVES
SANDY LN
SANDY LN
BIKE/PED
IMPROVEMENTS
ESTATES AT ESTERO RIVER
CORKSCREW RD
GENOVA
Village of
ESTERO

CIP Project Summary - Bike/Ped Improvements
(3) Broadway E Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	5,500,000.00
Total:	$	6,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construct bicycle and pedestrian improvements along Sandy Lane and Broadway E from Corkscrew Road to US 41. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

Estero residents along Broadway (East & West) and Sandy Lane have limited access to bicycle and pedestrian facilities. The Bicycle and Pedestrian Master Plan recommends the addition of improvements along Sandy Lane and Broadway East to connect these residents to a larger network of bicycle and pedestrian facilities along Via Coconut Point and Corkscrew Road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Landscape and street light maintenance is estimated to be approximately $93,000 annually, which has been included in the General Maintenance Budget

Project Contracts/Consultants

Tetra Tech (EC 2020-37 STA 03)

Scope:	Topo and boundary survey of the Sandy Lane and Broadway Ave East right of way.	
Fee:	$	44,305.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Complete	

Atkins (EC 2022-10)

Scope:	Preliminary design, construction plans and permitting for Sandy Lane and Broadway Ave East bicycle and pedestrian improvements.

Fee:	$	877,828.02
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	On hold - begin after Sandy Lane project starts construction	
Contract Total	$	922,133.02
Paid Total (____)	$	-

Project Status:

Preliminary Design

On hold - begin after Sandy Lane project starts construction

Construction Plans

TBD

Permitting

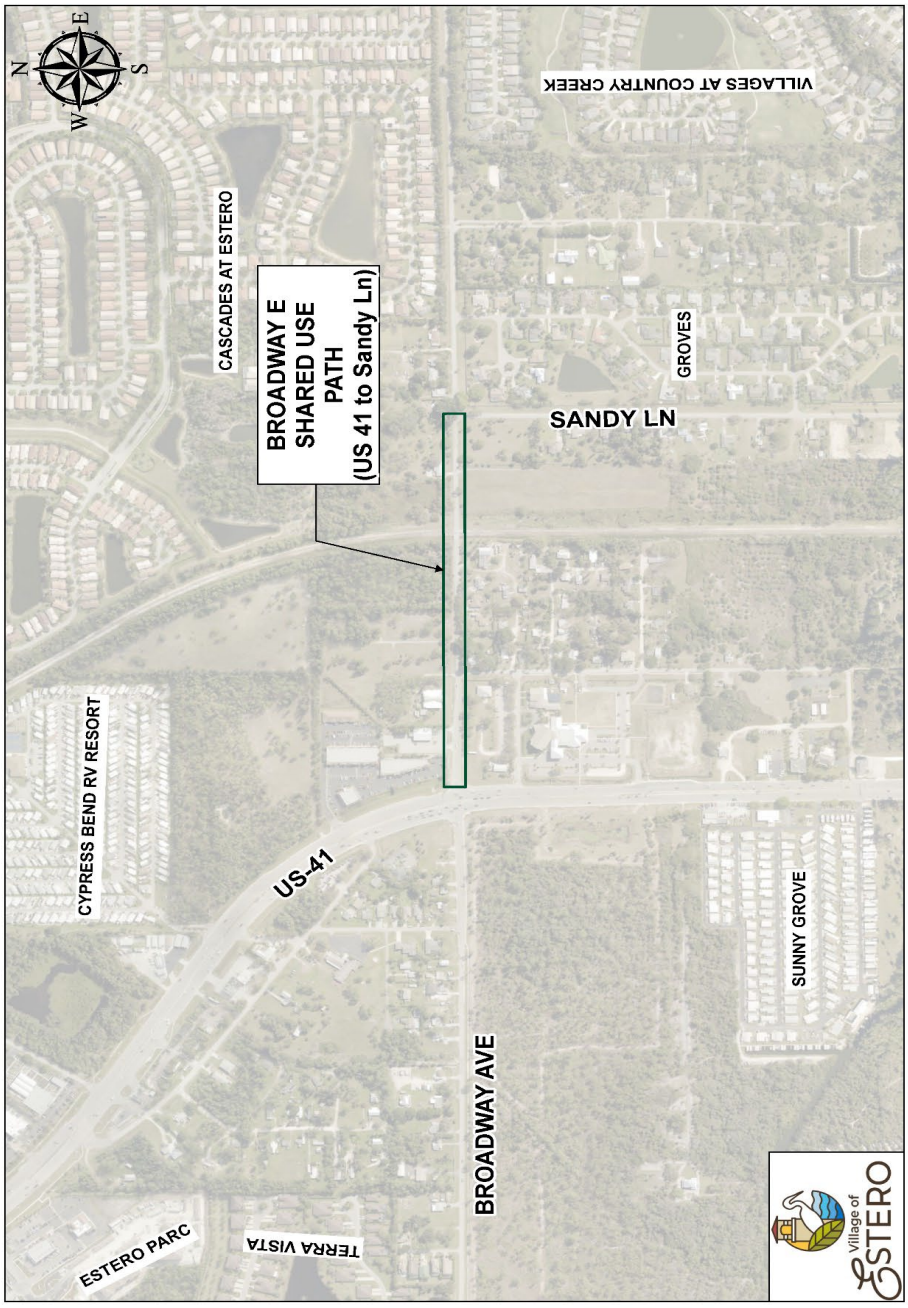
TBD

Easements:

TBD

Construction:

TBD


N
E
S
W
VILLAGES AT COUNTRY CREEK
CASCADES AT ESTERO
BROADWAY E
SHARED USE
PATH
(US 41 to Sandy Ln)
GROVES
SANDY LN
CYPRESS BEND RV RESORT
US-41
SUNNY GROVE
BROADWAY AVE
ESTERO PARC
TERRA VISTA
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(4) Corkscrew Road Shared Use Path (Three Oaks-Sandy Ln)

CIP Category: Bicycle & Pedestrian

Design :	$	1,500,000.00
Construction :	$	8,800,000.00
Total:	$	10,300,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a 10-12 ft wide shared use path on the north side of Corkscrew Road from Three Oaks Parkway to Sandy Lane. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Bicycle & Pedestrian Master Plan identified a lack of east-west corridors as a major impediment to bicycle and pedestrian travel in Estero. Corkscrew Road was identified as the preferred main corridor. There are no bicycle or pedestrian facilities on the north side of Corkscrew Road from Three Oaks Parkway to Sandy Lane. This project will provide those facilities and improve bicycle/pedestrian access and safety.

Maintenance:

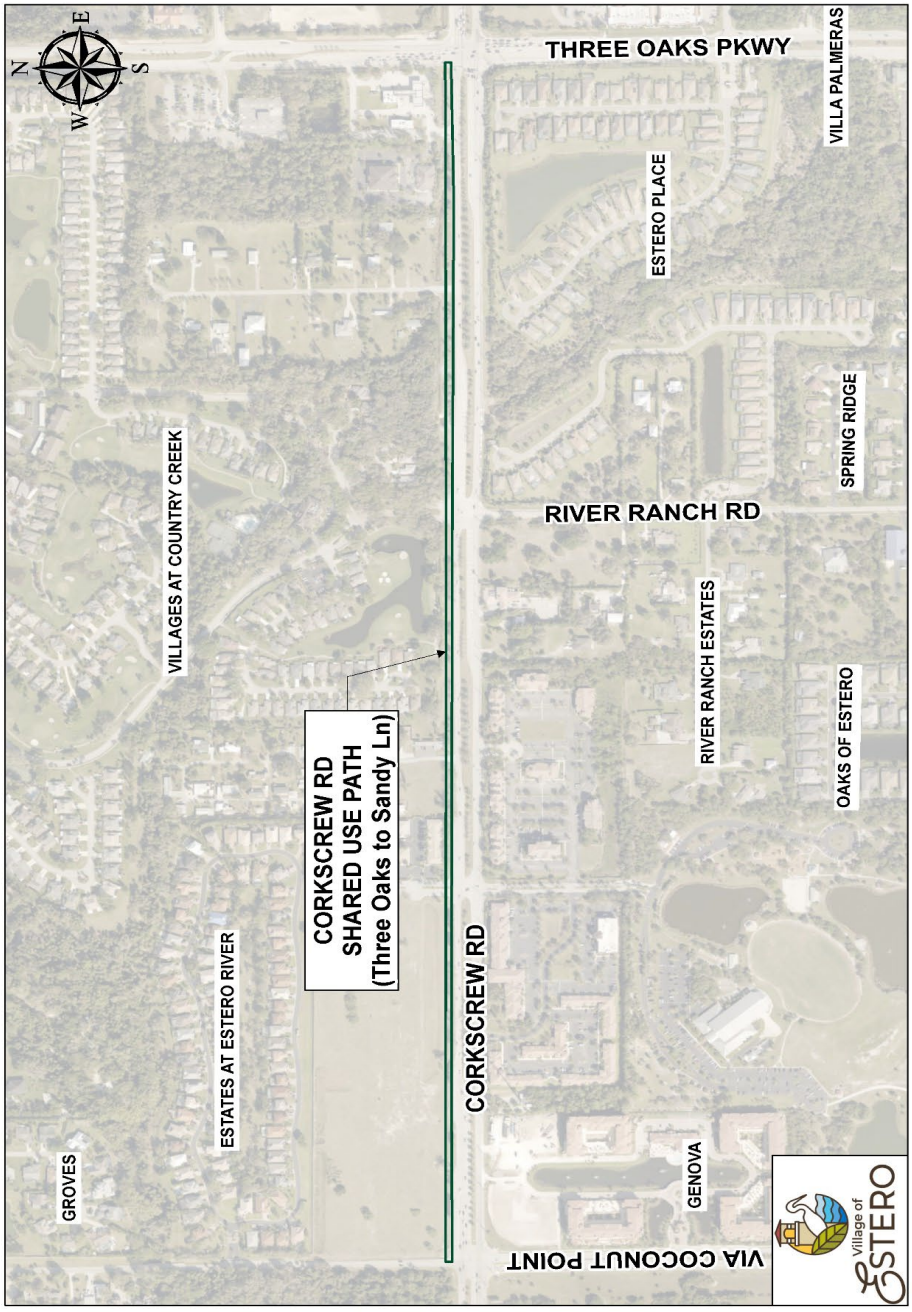
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


THREE OAKS PKWY
VILLA PALMERAS
ESTERO PLACE
SPRING RIDGE
RIVER RANCH RD
RIVER RANCH ESTATES
OAKS OF ESTERO
VILLAGES AT COUNTRY CREEK
CORKSCREW RD
SHARED USE PATH
(Three Oaks to Sandy Ln)
CORKSCREW RD
ESTATES AT ESTERO RIVER
GROVES
GENOVA
VIA COCONUT POINT
N
E
S
W
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(5) Coconut Road Sidewalk (Oakwilde - Via Coconut)

CIP Category: Bicycle & Pedestrian

Design :	$	430,000.00
Construction :	$	655,000.00
Total:	$	1,085,000.00

Proposed Funding:

Road Impact:	$	401,367.00
General Fund:	$	-
FDOT:	$	683,633.00

Project Description:

Install a sidewalk on the north side of Coconut Road from Oakwilde Blvd. to Via Coconut Point

Project Justification:

The sidewalk on the north side of Coconut Road ends at Oakwilde Blvd. Pedestrians must cross Coconut Road at a mid-block crossing to continue further west. The Bicycle and Pedestrian Master Plan recommends the extension of the sidewalk from Oakwilde Blvd. to Via Coconut Point to improve pedestrian safety and access.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
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COCONUT RD
THE BROOKS SHADOW WOOD
COCONUT RD
SIDEWALKS
THE BROOKS SRING RUN
MIRASOL AT COCONUT POINT
VIA
COCONUT
POINT
RESIDENCES AT COCONUT
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(6) Coconut Road Sidewalk (US 41 - Via Coconut Point)

CIP Category: Bicycle & Pedestrian

Design :	$	250,000.00
Construction :	$	565,000.00
Total:	$	815,000.00

Proposed Funding:

Road Impact:	$	244,400.00
General Fund:	$	-
FDOT:	$	570,600.00

Project Description:

Install a sidewalk on the north side of Coconut Road from Oakwilde Blvd. to Via Coconut Point

Project Justification:

The sidewalk on the north side of Coconut Road ends at Oakwilde Blvd. Pedestrians must cross Coconut Road at a mid-block crossing to continue further west. The Bicycle and Pedestrian Master Plan recommends the extension of the sidewalk from Oakwilde Blvd. to Via Coconut Point to improve pedestrian safety and access.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary -Bike/Ped Improvements
(7) Corkscrew Rd West Bike/Ped Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	240,000.00
Construction :	$	714,900.00
Total:	$	954,900.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	330,300.00
FDOT:	$	624,600.00

Project Description:

Construct improved bicycle and pedestrian facilities along Corkscrew Road from Koreshan State Park to US-41. The project also includes landscaping to improve safety and aesthetics. This section of roadway already has street lighting.

Project Justification:

The Bicycle and Pedestrian Master Plan recommends a shared use path and sidewalk along Corkscrew Road from Koreshan State Park to improve access to the park and bicycle/pedestrian safety.

Maintenance:

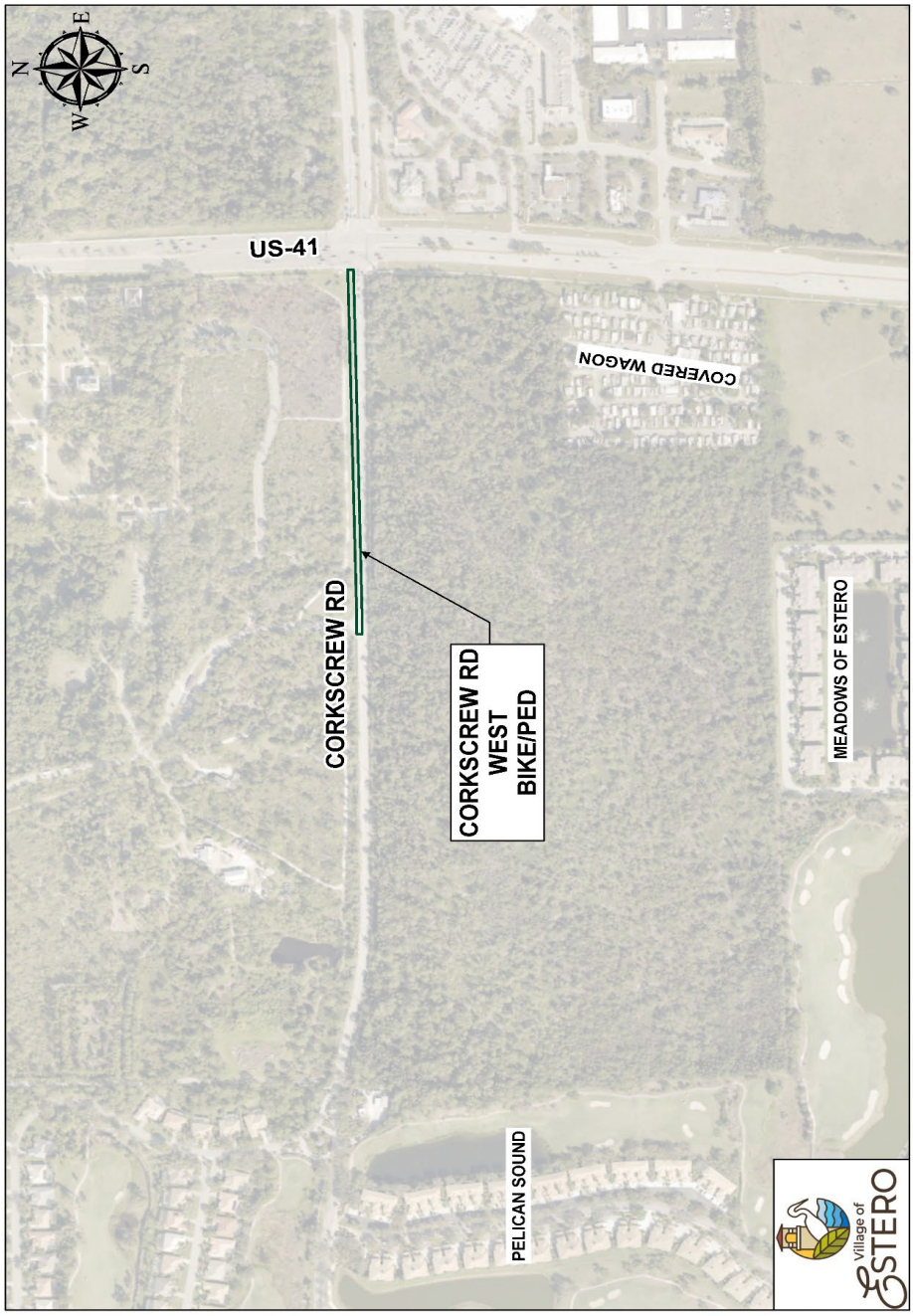
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
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S
W
US-41
COVERED WAGON
CORKSCREW RD
CORKSCREW RD
WEST
BIKE/PED
MEADOWS OF ESTERO
PELICAN SOUND
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(8) Corkscrew Palms Blvd. Sidewalks

CIP Category: Bicycle & Pedestrian
Funding Source: Lee County

Design :	$	75,000.00
Construction :	$	225,000.00
Total:	$	300,000.00

Project Description:

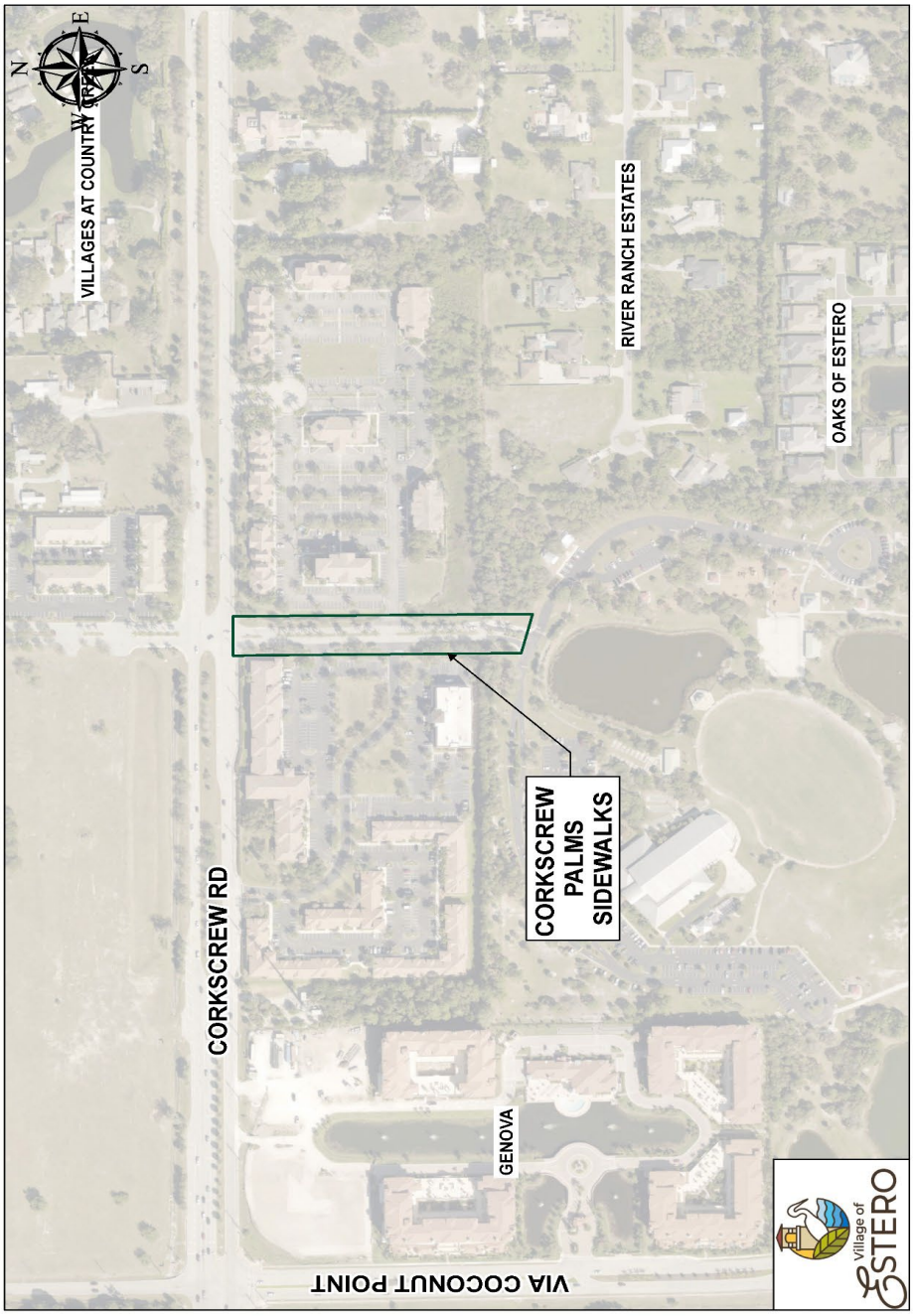
Construction of sidewalks along both sides of Corkscrew Palms Blvd.

Project Justification:

There is currently no pedestrian access to the Estero Community Park. The Bicycle & Pedestrian Master Plan recommends providing bicycle and pedestrian access to the park. This project will provide bicycle/pedestrian access to the park and improve safety for those that bike and walk to the park.

Maintenance:

Maintenance for this project will be performed by Lee County


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VILLAGES AT COUNTRY CREEK
RIVER RANCH ESTATES
OAKS OF ESTERO
CORKSCREW RD
CORKSCREW PALMS SIDEWALKS
GENOVA
VIA COCONUT POINT
Village of ESTERO

C-21

CIP Project Summary -Bike/Ped Improvements
(9) Via Coconut Point RAB Improvements

CIP Category: Bicycle & Pedestrian

Design :	$	685,000.00
Construction :	$	990,000.00
Total:	$	1,675,000.00

Proposed Funding:

Road Impact:	$	396,859.00
General Fund:	$	-
FDOT:	$	1,278,141.00

Project Description:

Modify the two roundabouts on Via Coconut Point (Williams Road and Pelican Colony Blvd.) to improve bicycle and pedestrian safety. Improvements would include the following:

- Bicycle ramps
- Expand sidewalks around each roundabout to 10-ft
- Relocated crosswalk closer to roundabout to improve pedestrian visibility

Project Justification:

As more development occurs along Via Coconut Point, bicycle and pedestrian traffic is expected to increase. The existing roundabouts do not meet current standards for bicycle and pedestrian facilities. The proposed project will improve the bicycle and pedestrian safety at the roundabouts.

Maintenance:

The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


VIA COCONUT PT
RAB
IMPROVEMENTS
WILLIAMS RD
N
W
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S
FOUNTAIN LAKES
THE CLUB AT RAPALLO
VIA COCONUT POINT
THE BROOKS SHADOW WOOD
US 41
MARSH LANDING
COCONUT RD
THE BROOKS SRING RUN
VIA COCONUT PT
RAB
IMPROVEMENTS
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(10) Corkscrew Road Bike/Ped Improvements (East of US-41)

CIP Category: Bicycle & Pedestrian

Design :	$	2,250,000.00
Construction :	$	17,000,000.00
Total:	$	19,250,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
LDOT:	$	-

Project Description:

Install bike lanes on Corkscrew Road between US-41 and I-75, where they currently do not exist. Excluding the shared use path proposed in the Coconut Road Shared Use path project.

Project Justification:

The Bicycle & Pedestrian Master Plan identified a lack of east-west corridors as a major impediment to bicycle and pedestrian travel in Estero. Corkscrew Road was identified as the preferred main corridor. There are no bicycle facilities along the entire section from US-41 to Ben Hill Griffin Parkway, excluding the bike lanes being installed with the Interchange project. This project will add bike lanes along the roadway and improve the existing pedestrian facilities. This project will improve bicycle/pedestrian access and safety along Corkscrew Road.

Maintenance:

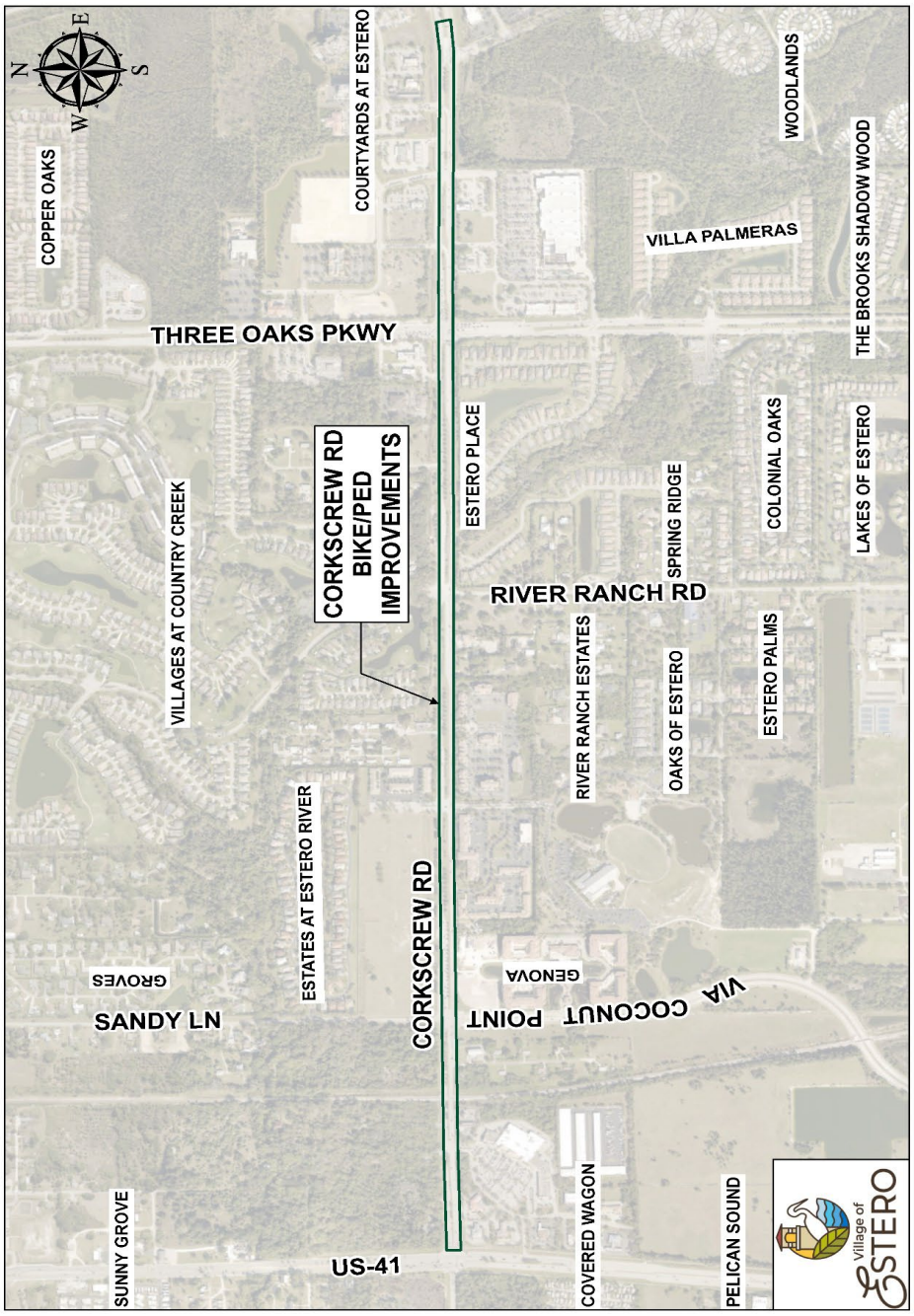
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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COPPER OAKS
COURTYARDS AT ESTERO
WOODLANDS
VILLA PALMERAS
THE BROOKS SHADOW WOOD
THREE OAKS PKWY
CORKSCREW RD
BIKE/PED
IMPROVEMENTS
ESTERO PLACE
COLONIAL OAKS
LAKES OF ESTERO
SPRING RIDGE
VILLAGES AT COUNTRY CREEK
RIVER RANCH RD
RIVER RANCH ESTATES
OAKS OF ESTERO
ESTERO PALMS
ESTATES AT ESTERO RIVER
CORKSCREW RD
GENOVA
VIA COCONUT POINT
GROVES
SANDY LN
SUNNY GROVE
US-41
COVERED WAGON
PELICAN SOUND
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(11) Coconut Road Shared Use Path

CIP Category: Bicycle & Pedestrian

Design :	$	950,000.00
Construction :	$	3,500,000.00
Total:	$	4,450,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Expand the existing sidewalk on the south side of Coconut Road to a wider shared use path. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Bicycle and Pedestrian Master Plan recommends a shared use path and sidewalk along Coconut Road. The narrow roadway width and limited right of way likely prevent the ability to install on street bike lanes or a sidewalk on the north side of Coconut Road. To improve bicycle and pedestrian access and safety along Coconut Road a wider shared use path is proposed along the south side of the road.

Maintenance:

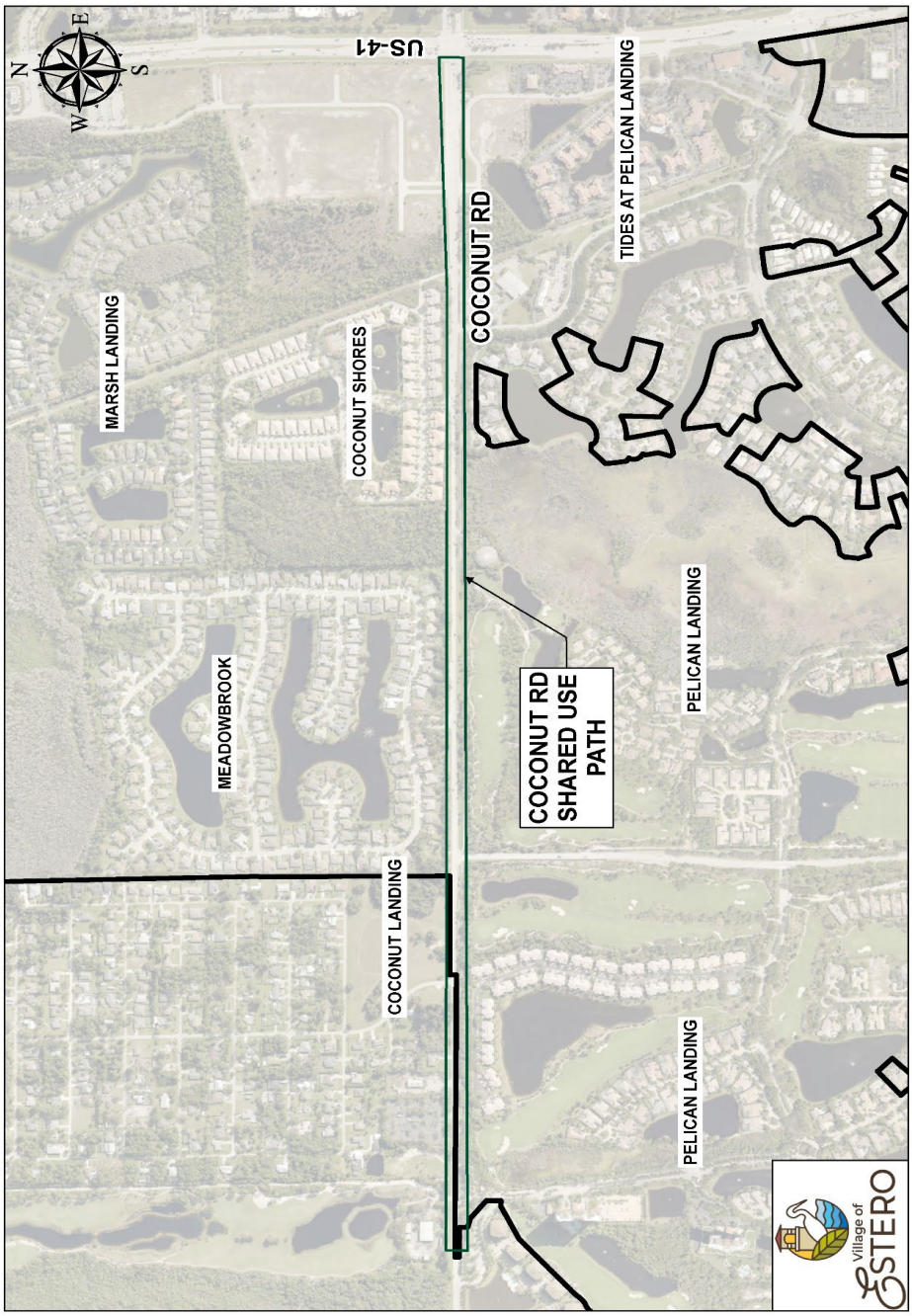
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
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US-41
COCONUT RD
TIDES AT PELICAN LANDING
MARSH LANDING
COCONUT SHORES
MEADOWBROOK
COCONUT LANDING
COCONUT RD
SHARED USE
PATH
PELICAN LANDING
PELICAN LANDING
Village of
ESTERO

C-27

CIP Project Summary -Bike/Ped Improvements
(12) Williams Road West Bike/Ped Improvements (West of US41)

CIP Category: Bicycle & Pedestrian

Design :	$	750,000.00
Construction :	$	2,900,000.00
Total:	$	3,650,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Install bicycle and pedestrian improvements along Williams Road from West Bay Club to US41. The project also includes landscaping and street lighting to improve safety and aesthetics.

Project Justification:

The Village of Estero's Bike/Ped Master Plan recommends installing bicycle and pedestrian improvements along Williams Road to improve access and safety.

Maintenance:

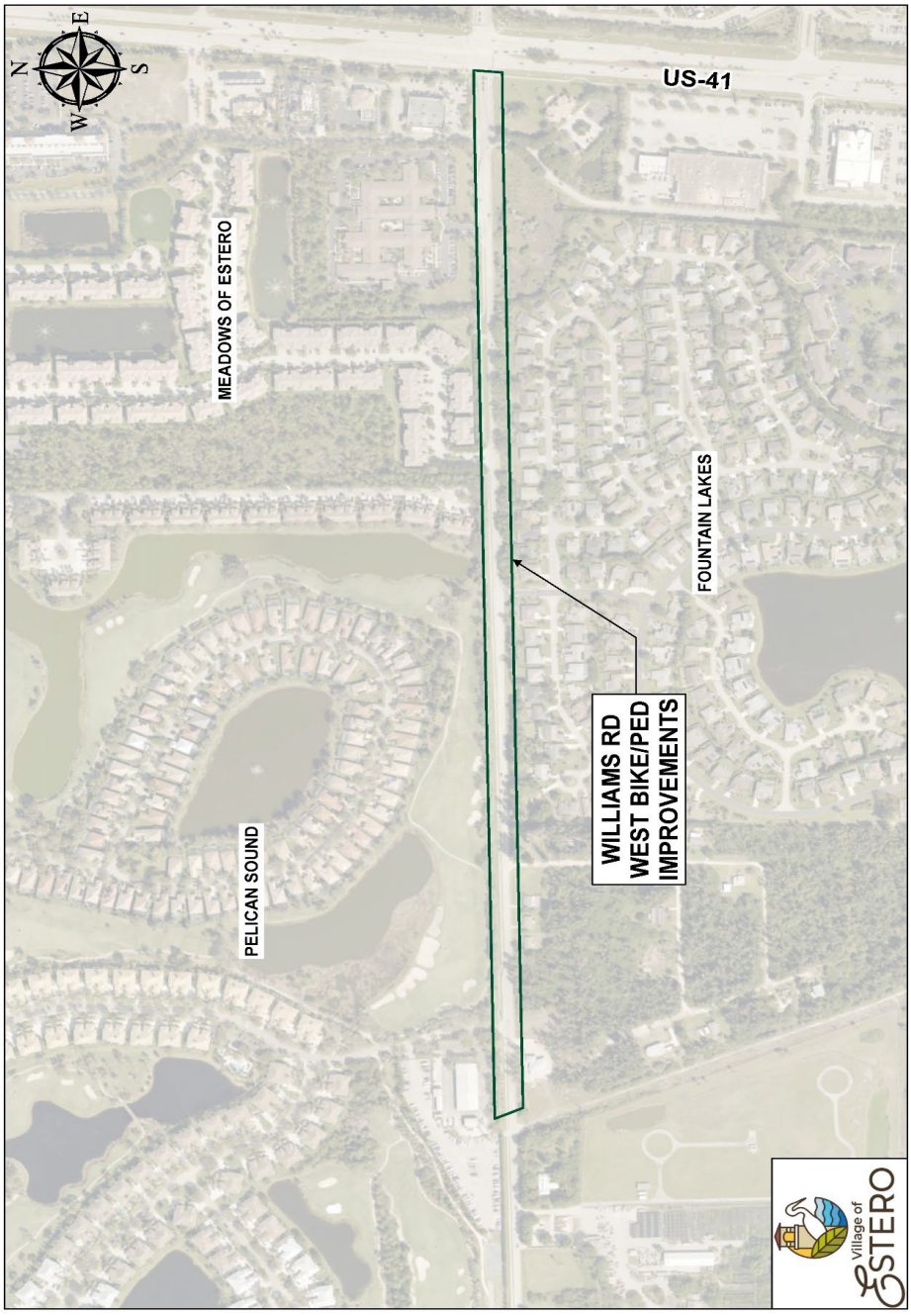
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget. The project will also require regular landscape and street light maintenance. Cost are not yet known but, they will be included in the General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
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S
W
US-41
MEADOWS OF ESTERO
FOUNTAIN LAKES
PELICAN SOUND
WILLIAMS RD
WEST BIKE/PED
IMPROVEMENTS
Village of
ESTERO

CIP Project Summary -Bike/Ped Improvements
(13) Broadway E Shared Use Path (Sandy Ln to Three Oaks)

CIP Category: Bicycle & Pedestrian

Design :	$	820,000.00
Construction :	$	3,600,000.00
Total:	$	4,420,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construct a shared use path network from Sandy Lane to Three Oaks Parkway and Estero Parkway. This project will require coordination with private land owners as portions of the path would be located on private property.

Project Justification:

As outlined in the Bicycle & Pedestrian Master Plan, virtually all bicycle and pedestrian facilities within Estero at located along Roadways. This project corridor offers the potential to build bicycle and pedestrian facilities that are located off road. This project will improve bicycle/pedestrian access and safety.

Maintenance:

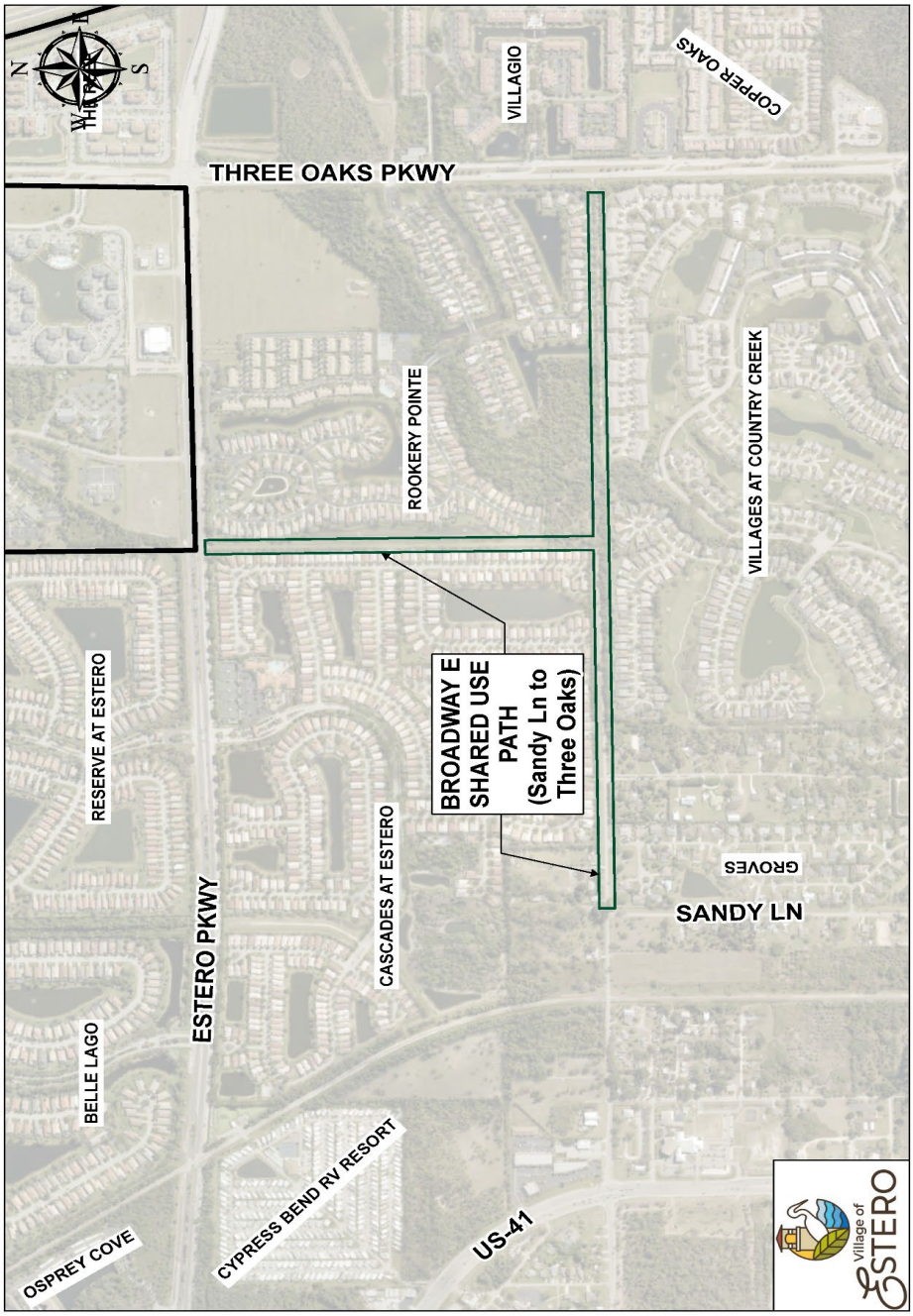
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


THREE OAKS PKWY
VILLAGIO
COPPER OAKS
ROOKERY POINTE
VILLAGES AT COUNTRY CREEK
BROADWAY E SHARED USE PATH (Sandy Ln to Three Oaks)
RESERVE AT ESTERO
CASCADES AT ESTERO
GROVES
SANDY LN
ESTERO PKWY
BELLE LAGO
CYPRESS BEND RV RESORT
US-41
OSPREY COVE
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(14) SUN Trail South

CIP Category: Bicycle & Pedestrian

Design :	$	1,168,500.00
Construction :	$	3,895,000.00
Total:	$	5,063,500.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

The construction of an off roadway multi-use pathway on the existing Seminole Gulf Railway right of way from the Village's southern limits to Estero Parkway (approx. 4.1 mi.). Project costs do not include land acquisition or easements. That is budgeted separately.

Project includes a bridge crossing of the Estero River.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. The Master Plan recommends the construction of a major off roadway bicycle and pedestrian corridor along the existing railroad to improve the bicycle and pedestrian experience and safety in Estero.

Maintenance:

The propsoed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


ESTERO PKWY
N
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E
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BROADWAY AVE
SANDY LN
CORKSCREW RD
RIVER RANCH RD
THREE OAKS PKWY
WILLIAMS RD
US-41
VIA COCONUT POINT
SUN TRAIL SOUTH
COCONUT RD
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(15) SUN Trail North

CIP Category: Bicycle & Pedestrian

Design :	$	1,228,500.00
Construction :	$	4,095,000.00
Total:	$	5,323,500.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Other:	$	-

Project Description:

The construction of an off roadway multi-use pathway on the existing Seminole Gulf Railway right of way from Estero Parkway, north to the Village's northern limit (Approx. 1.2 mi.).

Construction will require two bridge crossings. One over Vintage Trace Circle and one over the Vines County Club cart path. The two bridges through the Vines Community will be designed to prevent access from the trail to the Community.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. The Master Plan recommends the construction of a major off roadway bicycle and pedestrian corridor along the existing railroad to improve the bicycle and pedestrian experience and safety in Estero.

Maintenance:

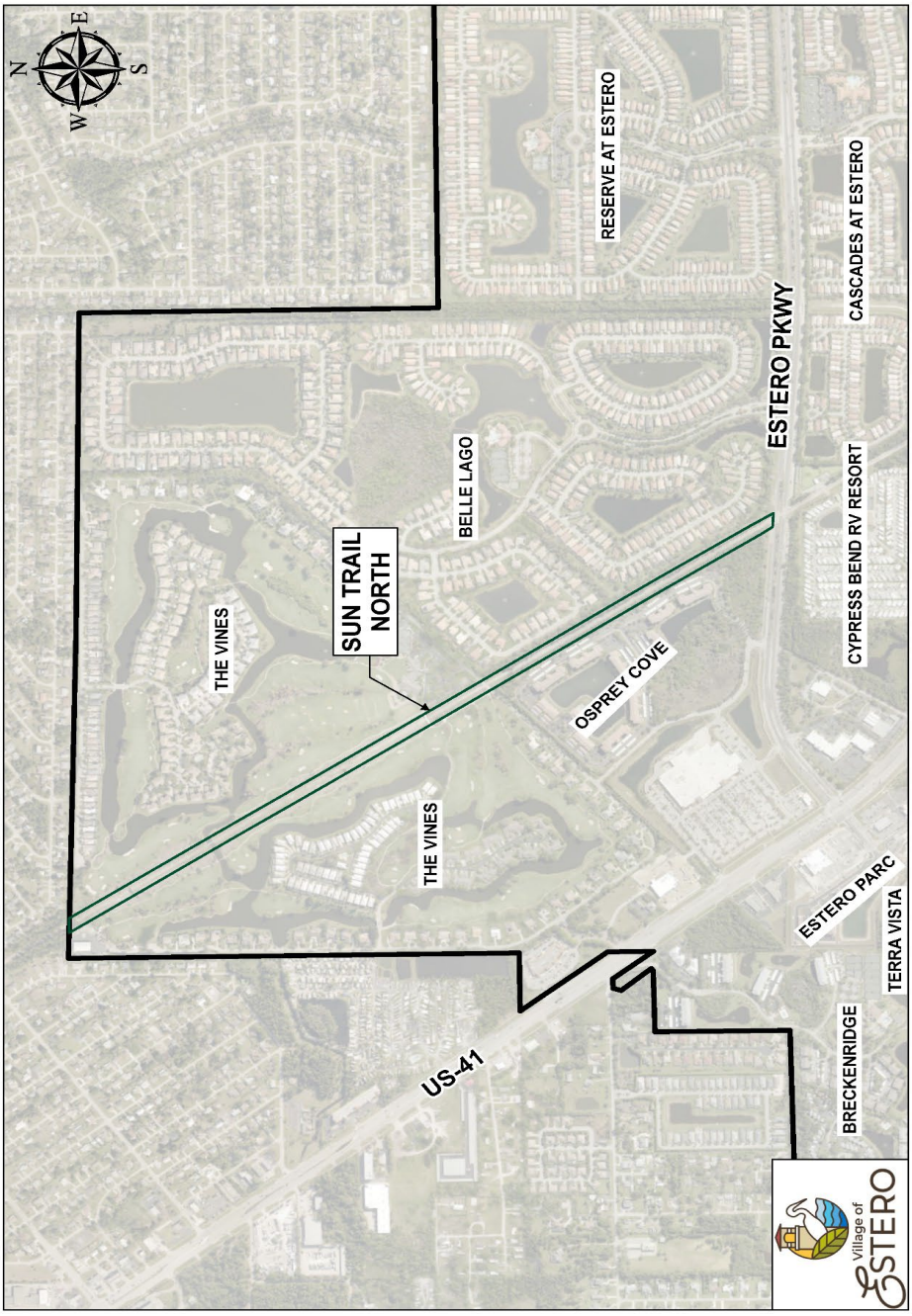
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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RESERVE AT ESTERO
CASCADES AT ESTERO
ESTERO PKWY
BELLE LAGO
CYPRESS BEND RV RESORT
SUN TRAIL NORTH
THE VINES
OSPREY COVE
THE VINES
ESTERO PARC
TERRA VISTA
US-41
BRECKENRIDGE
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(16) FPL Shared Use Path (East of I75)

CIP Category: Bicycle & Pedestrian

Design :	$	1,140,000.00
Construction :	$	3,800,000.00
Total:	$	4,940,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a shared use path along the FPL corridor located east of I-75. The path could extend from Bonita Springs to the northern Village of Estero limits.

Construction of similar facilities north and south of the proposed improvements within unincorporated Lee County and City of Bonita spring may be required to justify this project.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. Construction of a major off roadway bicycle and pedestrian corridor along the existing FPL corridor would provide an alternative to on-roadway facilities. This project would improve bicycle/pedestrian access and safety.

Maintenance:

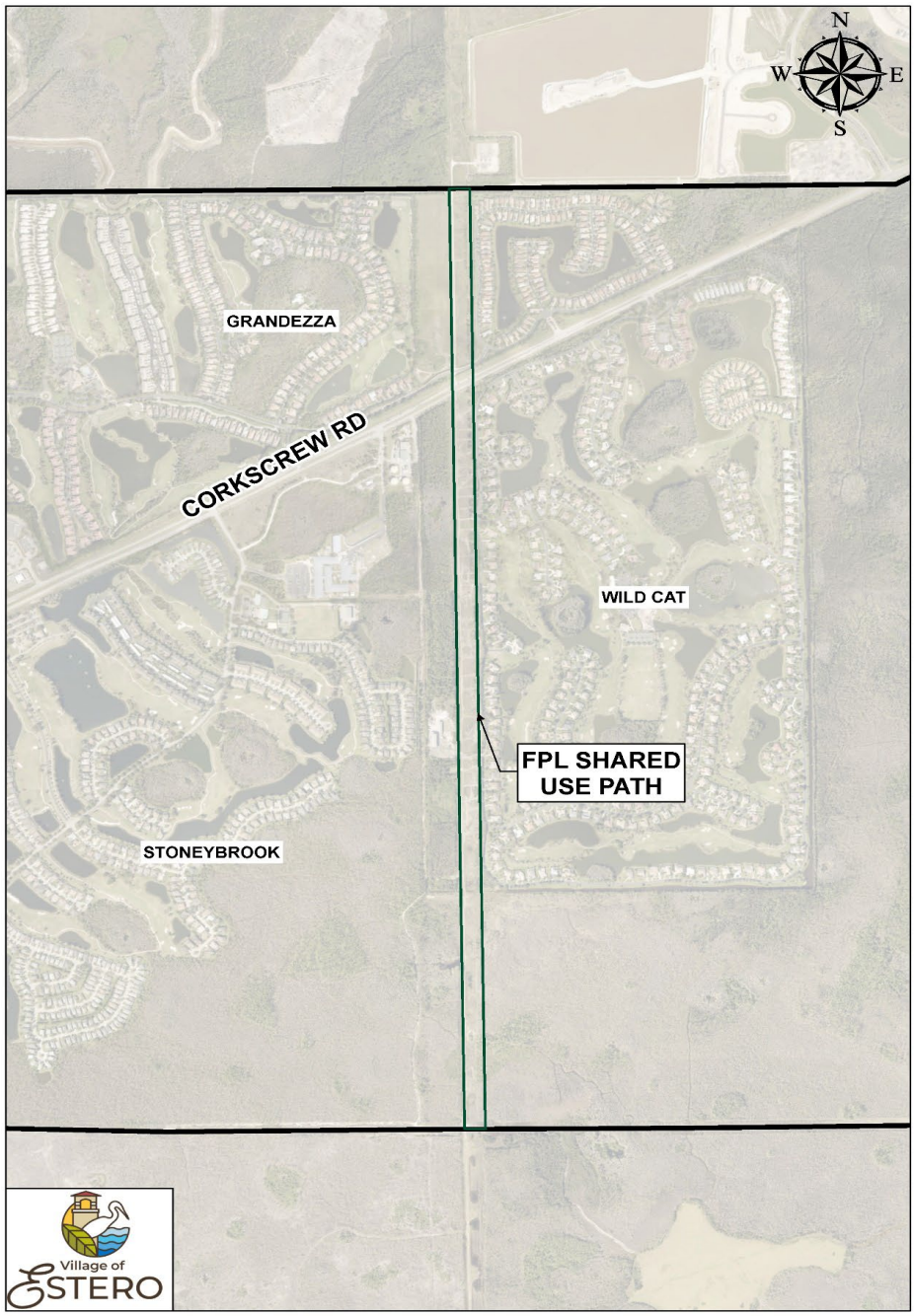
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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GRANDEZZA
CORKSCREW RD
WILD CAT
FPL SHARED USE PATH
STONEYBROOK
Village of ESTERO

CIP Project Summary -Bike/Ped Improvements
(17) Utility Corridor Shared Use Path (West US-41)

CIP Category: Bicycle & Pedestrian

Design :	$	2,451,000.00
Construction :	$	8,170,000.00
Total:	$	10,621,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-

Project Description:

Construction of a shared use path along the utility corridor located west of US-41. The path could extend from Bonita Springs to Broadway W.

This project will require extensive coordination with the residents and communities along the corridor before the project can move forward. Portions of the project are located on private property.

Project Justification:

The Village of Estero Bike/Ped Master Plan identified the lack of off roadway bicycle and pedestrian facilities as a weakness for Estero. Construction of a major off roadway bicycle and pedestrian corridor along the existing utility corridor would provide an alternative to on-roadway facilities. This project would improve bicycle/pedestrian access and safety.

Maintenance:

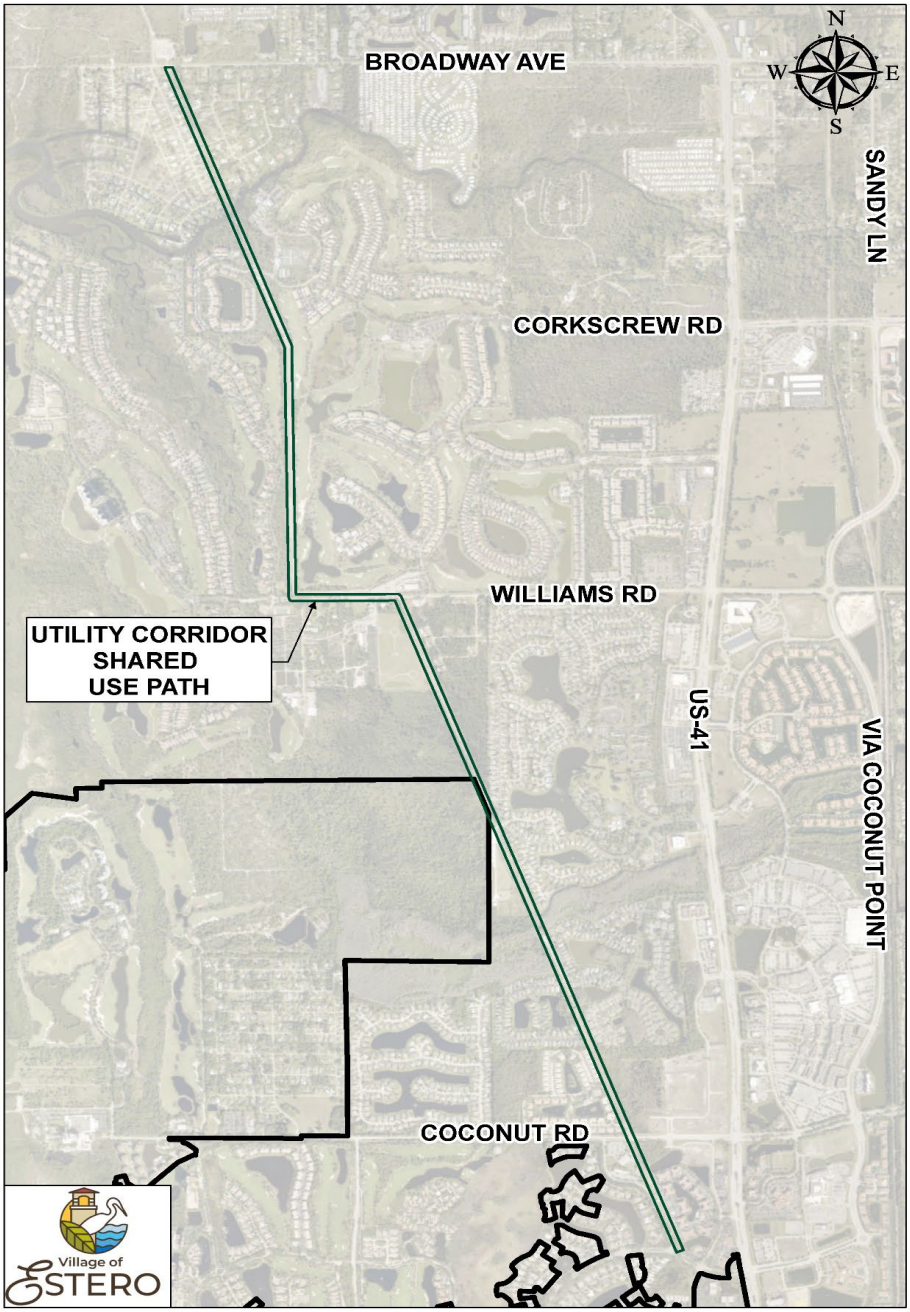
The proposed bicycle and pedestrian facilities will require maintenance on an as needed basis. This will be budgeted in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


BROADWAY AVE
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SANDY LN
CORKSCREW RD
WILLIAMS RD
UTILITY CORRIDOR
SHARED
USE PATH
US-41
VIA COCONUT POINT
COCONUT RD
Village of
ESTERO

Section D
Landscape Improvements

CIP Project Summary - Landscape Improvements
(1) I 75 Monument Sign

CIP Category: Landscape

Design :	$	96,000.00
Construction :	$	720,000.00
Total:	$	816,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Install Village of Estero monument signs at both I 75 off ramps.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

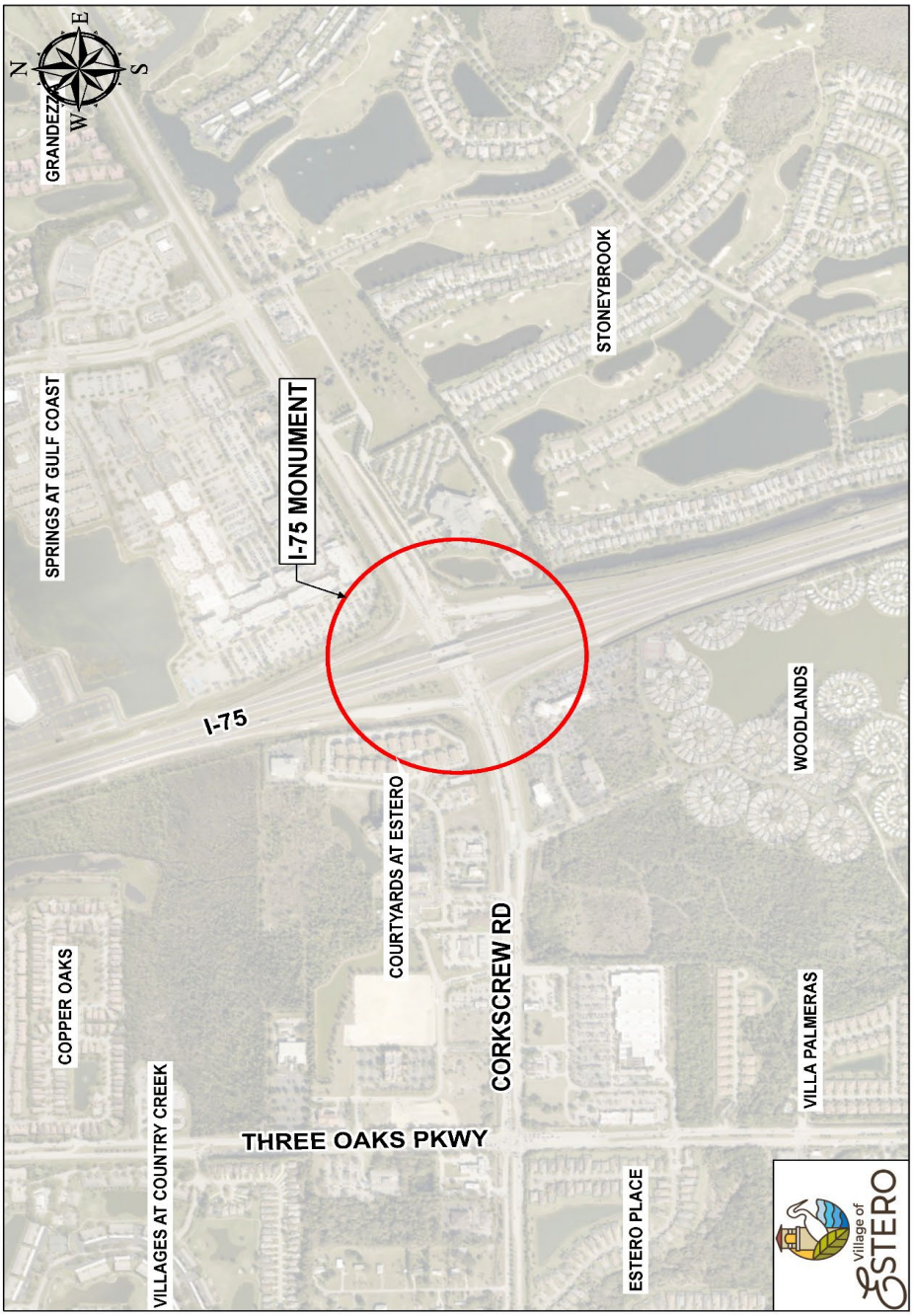
The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


N
E
S
W
GRANDEZZA
SPRINGS AT GULF COAST
I-75 MONUMENT
STONEYBROOK
I-75
WOODLANDS
COURTYARDS AT ESTERO
CORKSCREW RD
COPPER OAKS
VILLAGES AT COUNTRY CREEK
THREE OAKS PKWY
VILLA PALMERAS
ESTERO PLACE
Village of ESTERO

CIP Project Summary - Landscape Improvements
(2) Ben Hill Griffin Parkway Monument Sign

CIP Category: Landscape

Design :	$	60,000.00
Construction :	$	100,000.00
Total:	$	160,000.00

Proposed Funding:

General Fund:	$	160,000.00

Project Description:

Install Village of Estero monument sign along Ben Hill Griffin Parkway at Estero Parkway.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

CW3 Engineering (2020-48 STA 11)

Scope:	Design and permitting for a monument sign along Ben Hill Griffin Parkway.	
Fee:	$	21,260.00
Paid as of ___		
Start Date:	Mar-24	
Finish Date:	3rd quarter 2024	

Bruce Howard & Associates (2020-42 STA 08)

Scope:	Landscape & irrigation design for a monument sign along Ben Hill Griffin Parkway.	
Fee:	$	5,000.00
Paid as of ___		
Start Date:	Mar-24	
Finish Date:	3rd quarter 2024	

Contract Total	$	26,260.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Scheduled Summer

Construction Plans

Not Started

Permitting

SFWMD - not required

Lee County DOT - 3rd quarter 2024

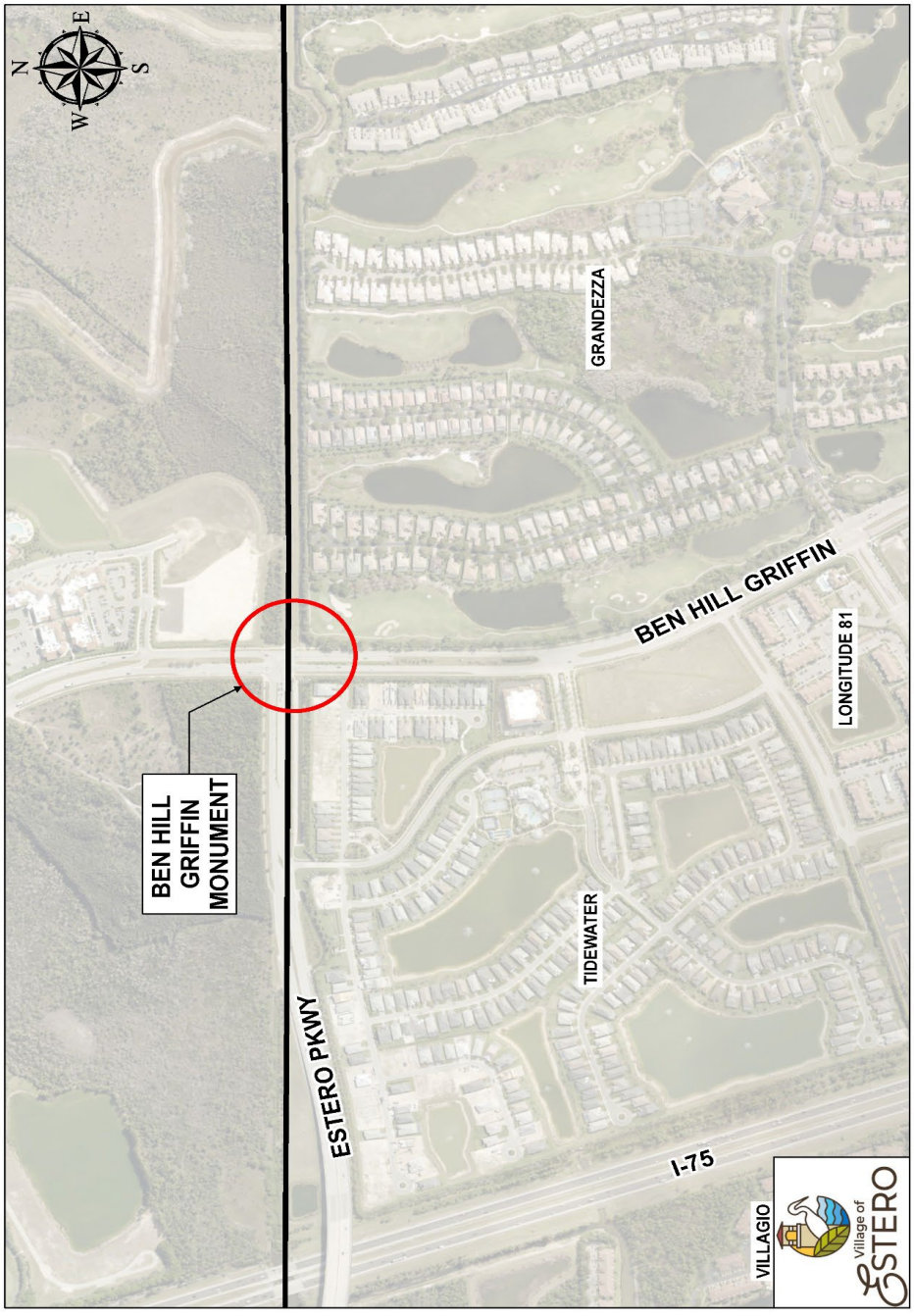
Village of Estero - 3rd quarter 2024

Easements:

Not Started

Construction:

Construction to be hired 3rd quarter 2024


N
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S
W
BEN HILL GRIFFIN MONUMENT
GRANDEZZA
BEN HILL GRIFFIN
LONGITUDE 81
TIDEWATER
ESTERO PKWY
I-75
VILLAGIO
Village of ESTERO

CIP Project Summary - Landscape Improvements
(3) Corkscrew Road Monument Sign

CIP Category: Landscape

Design :	$	90,000.00
Construction :	$	110,000.00
Total:	$	200,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Install Village of Estero monument sign along Corkscrew Road at the eastern Village limits.

Project Justification:

To identify the Village of Estero limits, monument signs are required at entry points around Estero.

Maintenance:

The Village of Estero is expected to incur minor maintenance costs associated with the monument sign. These costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD

Construction Plans
TBD

Permitting
TBD

Easements:
TBD

Construction:
TBD


N
E
S
W
CORKSCREW RD
CORKSCREW RD
MONUMENT
BELLA TERRA
ERVE AT CORKSCREW
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(4) Via Coconut Point Landscape Improvements

CIP Category: Landscape

Design :	$	300,000.00
Construction :	$	5,600,000.00
Total:	$	5,900,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Master plan Via Coconut Point Landscaping, install landscaping from Coconut Road to Williams Road and install street lights the entire length of the roadway.

Project Justification:

Via Coconut Point is mostly un-landscaped, with the exception of the area adjacent to Genova. Additional landscaping is needed along Via Coconut Point to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics. A master plan is required to create a consistent plan for landscaping the entire roadway. The Village of Estero will install the landscaping from Williams Road to Coconut Road and street lighting the entire length of the roadway. It is anticipated, adjacent developments will install the remaining landscaping.

Maintenance:

Installing additional landscaping and street lighting along Via Coconut Point will increase the Village's landscape and irrigation maintenance and street light maintenance costs. These costs are not yet known but are expected to be approximately $700,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Bruce Howard & Associates (EC 2020-42 STA 04)

Scope:	Prepare preliminary design of Via Coconut Point roadway landscaping	
Fee:	$	60,000.00
Paid as of ___		
Start Date:	Jun-21	
Finish Date:	Complete	
Contract Total	$	60,000.00
Paid Total (____)	$	-

Project Status:

Preliminary Design
Complete

Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


CORKSCREW RD
N
W
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RIVER RANCH RD
WILLIAMS RD
US-41
VIA COCONUT POINT
VIA COCONUT PT
LANDSCAPE
IMPROVEMENTS
COCONUT RD
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(5) Ben Hill Griffin Parkway Landscape Improvements

CIP Category: Landscape

Design :	$	350,000.00
Construction :	$	2,800,000.00
Total:	$	3,150,000.00

Proposed Funding:

General Fund:	$	2,800,000.00

Project Description:

Install additional landscaping along Ben Hill Griffin Parkway.

Project Justification:

Ben Hill Griffin Parkway current has only limited landscaping. Additional landscaping is needed along Ben Hill Griffin Parkway to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

Installing additional landscaping along Ben Hill Griffin Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $250,000 per year and has been included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Bruce Howard & Associates (2020-42 STA 07)

Scope:	Design landscaping and irrigation along Ben Hill Griffin Parkway	
Fee:	$	102,500.00
Paid as of ___		
Start Date:	Apr-22	
Finish Date:	Summer 2024	

CW3 Engineering (2020-48 STA 09)

Scope:	Design and permitting of sidewalk and landscaping improvements along Ben Hill Griffin Parkway.	
Fee:	$	180,360.00
Paid as of ___		
Start Date:	May-22	
Finish Date:	Summer 2024	

Contract Total	$	282,860.00
Paid Total (____)	$	-

Contract Total	$	565,720.00
Paid Total (____)	$	-

Project Status:

- Preliminary Design
  - Complete
- Construction Plans
  - 95% Completed pending update for monument sign
- Permitting
  - SFWMD - not required
  - Village of Estero - summer 2024
  - Lee County DOT - summer 2024
- Easements
  - Working to obtain easements from Grandezza & Miromar Outlets
- Construction:
  - Project expected to be bid fall of 2024


N
W
E
S
BEN HILL
GRIFFIN PKWY
LANDSCAPE
IMPROVEMENTS
TIDEWATER
GRANDEZZA
BEN HILL
LONGITUDE 81
GRIFFIN
SPRINGS AT GULF COAST
PKWY
CORKSCREW RD
STONEYBROOK
Village of
ESTERO

CIP Project Summary - Landscape Improvements
(6) Corkscrew Road Landscaping (I-75 to Ben Hill Griffin)

CIP Category: Landscape

Design :	$	300,000.00
Construction :	$	2,500,000.00
Total:	$	2,800,000.00

Proposed Funding:

General Fund:	$	2,700,000.00

Project Description:

Enhance existing landscaping along Corkscrew Road from I-75 to Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road is the main entrance to Estero for many residents and visitors. FDOT is landscaping the interchange is and Village is designing landscaping along Corkscrew Road East of Ben Hill Griffin Parkway. Landscaping this section of Corkscrew Road will provide consistent high quality landscaping along Corkscrew Road east of the interstates.

Maintenance:

Installing additional landscaping along Thee Oaks Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $615,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Johnson Engineering (2022-38 STA 08)

Scope:	Land survey, design and permitting for the proposed landscape improvements along Corkscrew Rd from Corkscrew Woodlands Blvd to Ben Hill Griffin Parkway.	
Fee:	$	214,500.00
Paid as of ___		
Start Date:		Sep-23
Finish Date:		End of 2024

Project Status:

Preliminary Design
Due 3rd quarter 2024
Construction Plans
end of 2024
Permitting
end of 2024
Easements:

No easements are expected.

Construction:

Budgeted Fiscal year 2025-2026

CIP Project Summary - Landscape Improvements
(7) US-41 Shoulder Landscape Improvements

CIP Category: Landscape

Design :	$ 850,000.00
Construction :	$ 4,500,000.00
Total:	$ 5,350,000.00

Proposed Funding:

General Fund:	$ -
FDOT Grants:	$ -

Project Description:

Install landscaping along the US-41 outside edge of pavement.

Project Justification:

Additional landscaping is required along the US-41 roadway shoulders to beautify the roadway, better identify Estero, and help promote slower vehicular speeds. Landscaping will also provide shade for pedestrians.

Maintenance:

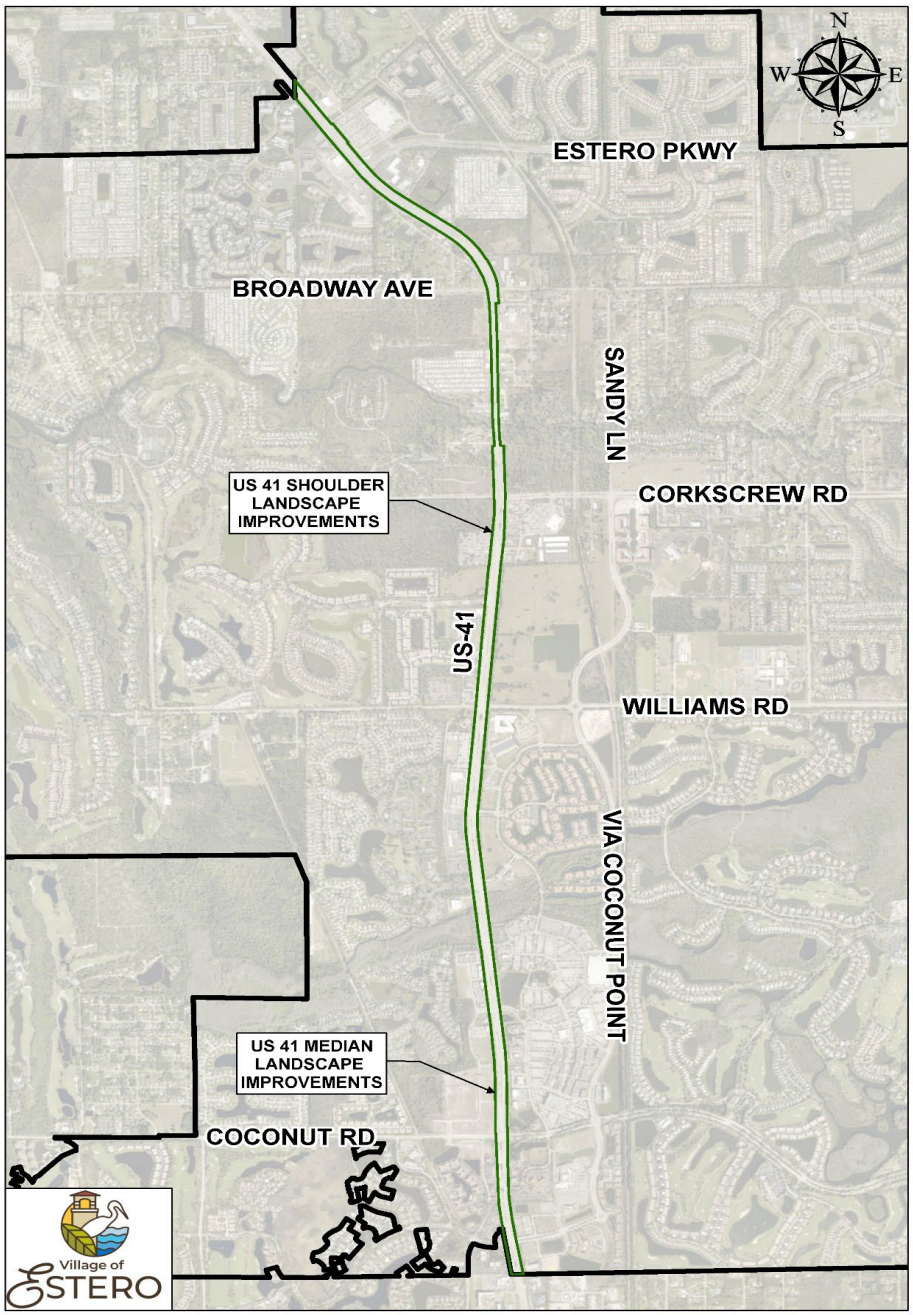
Installing additional landscaping along US 41 will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $713,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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ESTERO PKWY
BROADWAY AVE
SANDY LN
US 41 SHOULDER LANDSCAPE IMPROVEMENTS
CORKSCREW RD
US-41
WILLIAMS RD
VIA COCONUT POINT
US 41 MEDIAN LANDSCAPE IMPROVEMENTS
COCONUT RD
Village of ESTERO

D-20

CIP Project Summary - Landscape Improvements
(8) Three Oaks Parkway Landscape Improvements

CIP Category: Landscape

Design :	$	590,000.00
Construction :	$	3,500,000.00
Total:	$	4,090,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Enhance existing landscaping along Three Oaks Parkway from Estero Parkway to the Brooks.

Project Justification:

Three Oaks Parkway is one of the major roadways in Estero and portions of the roadway currently only has limited landscaping. Beatification of the roadway is important to better identify Estero. Additional landscaping is needed to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

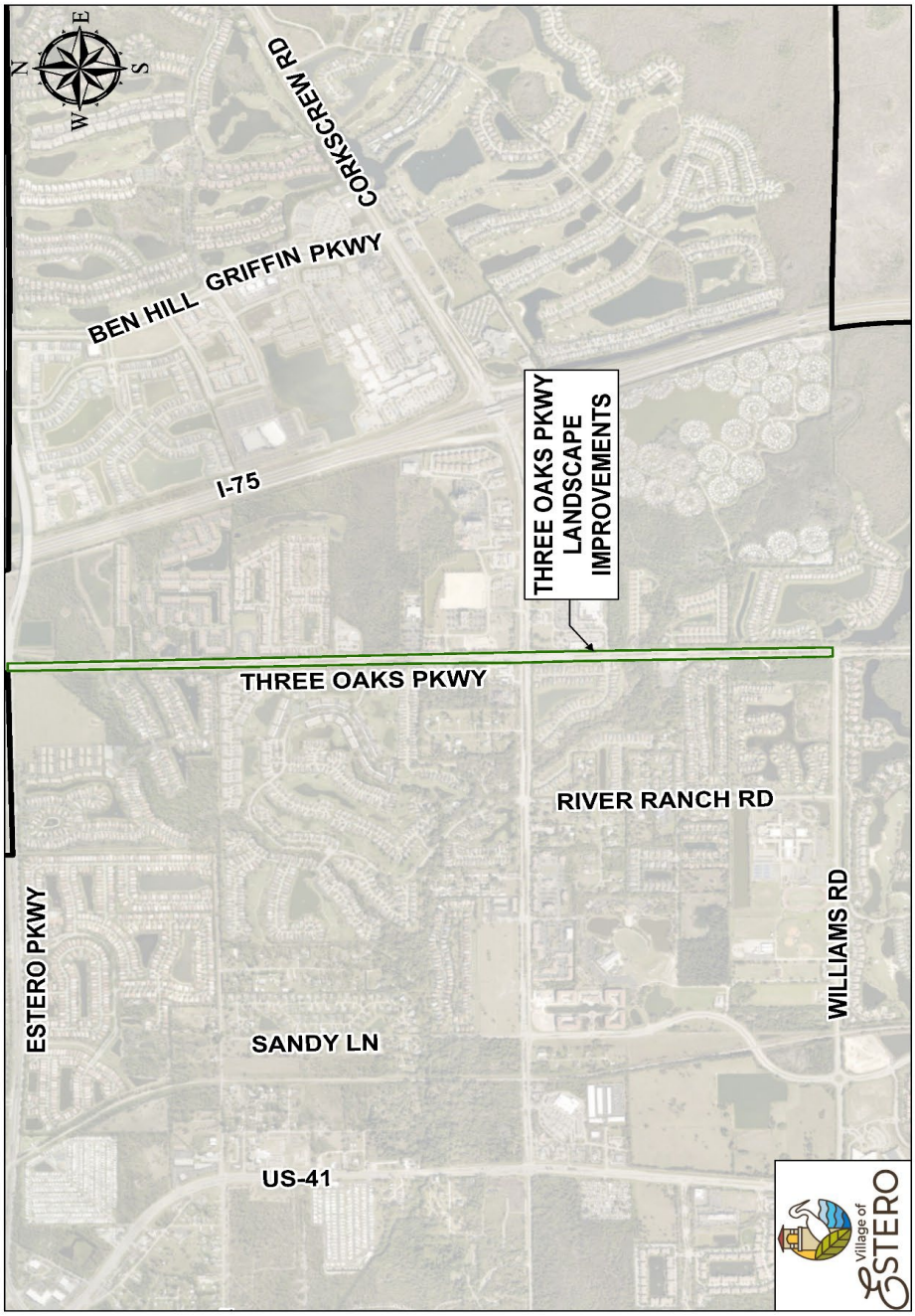
Installing additional landscaping along Thee Oaks Parkway will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $615,000 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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S
W
CORKSCREW RD
BEN HILL GRIFFIN PKWY
I-75
THREE OAKS PKWY LANDSCAPE IMPROVEMENTS
THREE OAKS PKWY
RIVER RANCH RD
ESTERO PKWY
WILLIAMS RD
SANDY LN
US-41
Village of ESTERO

CIP Project Summary - Landscape Improvements
(9) Corkscrew Road Landscape Improvements West (US41-I-75)

CIP Category: Landscape

Design :	$	560,000.00
Construction :	$	3,800,000.00
Total:	$	4,360,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Enhance existing landscaping along Corkscrew Road from US-41 to I-75 and I-75 to Ben Hill Griffin Parkway.

Project Justification:

Corkscrew Road is one of the major roadways in Estero. The roadway median is currently landscaped with trees and some shrubs. Beatification of the roadway is important to better identify Estero. Additional landscaping is needed to meet landscaping expectations and standards set by other roadways within Estero. Additional landscaping will provide additional traffic calming, provide shade for pedestrians and improve aesthetics.

Maintenance:

Installing additional landscaping along Corkscrew Road will increase the Village's landscape and irrigation maintenance costs. These costs are not yet known but expected to be approximately $467,400 per year and will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Preliminary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary - Landscape Improvements
(10) Estero Parkway Reuse Main

CIP Category: Landscape

Design :	$	105,000.00
Construction :	$	1,500,000.00
Total:	$	1,605,000.00

Proposed Funding:

General Fund:	$	802,500.00
State Grant:	$	802,500.00

Project Description:

Install a reuse water main along the south side of Estero Parkway from Three Oaks Parkway to the western side of Rookery Point.

Project Justification:

Reuse water will provide a higher quality and more reliable water supply for irrigation along Estero Parkway.

Maintenance:

This project is expected to reduce maintenance by eliminate the need for the western most irrigation well along Estero Parkway.

Project Contracts/Consultants

Johnson Engineering (2022-38 STA 04)

Scope: Design and permitting of a reuse water main along Estero Parkway to the western side of Rookery Point. Prepare and submit Alternative Water Supply Grant application to SFWMD.

Fee: $ 89,858.00
Paid as of ___
Start Date: 23-Apr
Finish Date: Pending grant funding.

Project Status:

Preliminary Design
Complete

Construction Plans
60% plans complete. Plans will be completed after funding is secured.

Permitting
Permitting will start after grant funding is secured

Easements:
None are expected to be required.

Construction:
Pending grant funding

Section E
Parks & Recreation Improvements

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Jeff Sommer Stadium Turf Installation

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permitting	$ 101,000.00
Construction :	$ 1,967,677.00
Total:	$ 2,068,677.00

Proposed Funding:

General Fund:	$ 2,068,677.00

Project Description:

Install artificial turf on the Jeff Sommer Stadium football field.

Project Justification:

The Village of Estero Parks, Rec., and Open Space Master Plan idenfitied a lack a recreationsal facilities within the Village of Estero. The plan recommended providing additional long fields for sports including football, soccer, and lacrosse. Installing turf at Jeff Sommer Stadium will expand the number of activities that can occur on the field.

Maintenance:

The Village of Estero assumes operation and maintenance of field, landscaping, irrigation, lighting. This will include sweeping the field and replacing it every 10-15 years. Maintenance costs have not yet been determined.

Project Contracts/Consultants

Grady Minor (EC 2022-44 STA 03)

Scope:	Survey, design and permitting.
Fee:	$ 39,500.00
Start Date:	Feb-24
Finish Date:	Apr-24

Universal Engineering Sciences

Scope:	Geotechnical survey
Fee:	$ 4,000.00
Start Date:	Apr-24
Finish Date:	Apr-24

P&T Landscaping (EC 2019-66 STA 44)

Scope:	Relocate 12 palm trees
Fee:	$ 57,500.00
Start Date:	May-24
Finish Date:	May-24

Hellas Construction (EC 2024-26)

Scope:	Field design and construction	
Fee:	$	1,967,677.00
Start Date:		Mar-24
Finish Date:		Aug-24
Contract Total	$	2,068,677.00
Paid Total (____)		

Project Status:

Preliminary Design
- Complete

Construction Plans
- Complete

Permitting
- SFWMD -Complete
- Village of Estero - Complete

Easements:
- No easements required

Construction:
- Start Map 2024
- Complete August 2024


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Preserve Run
River Ranch Rd
River Ranch Rd
River Ranch Rd
Arenga Ln
Via Coconut Point
Happy Hollow Ln
Corkscrew Rd
Williams Rd
Williams Rd
Williams Rd
Corkscrew Village Ln
Tamiami Trail
Pelican Sound Dr
Via Coconut Point
Via Co
Colonial Walk N
Colonial Walk S
Block Ln
Home Ln
Corklee Ave
Estero Palm Way
Monterina
Silvercrest Cir
Spring Lake Cir
Chartwell Breeze Dr
Indigo Isle Ct
Palmetto Ridge Dr


WILDCATS
ESTERO
COLOR REMOBEDDING

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Hardcourt Renovations

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permit :	$	125,000.00
Construction :	$	3,500,000.00
Total:	$	3,625,000.00

Proposed Funding:

General Fund:	$	3,625,000.00

Project Description:

Renovation of Estero High School's Hardcourts (Basketball, Tennis, Pickleball) and construction of a Grand Entryway

Project Justification:

The Village of Estero Parks, Rec., and Open Space Master Plan idenfitied a lack a recreationsal facilities within the Village of Estero. The proposed basketball, tennis, and pickleball courts are the first phase of the Village's recreational improvements on the Estero High School Property.

Maintenance:

The Village of Estero assumes operation and maintenance of the entryway, hardcourts, landscaping, irrigation, and lighting. Maintenance costs have not yet been determined.

Project Contracts/Consultants

Wright Construction

Scope:	Preconstruction & Design Services
Fee:	TBD
Start Date:	TBD
Finish Date:	TBD

Hellas Construction

Scope:	Design and Construction of Hardcourts (separate contractor to build other infrastructure)
Fee:	TBD
Start Date:	Sep-24
Finish Date:	Jan-25

Project Status:

Preliminary Design

Wright Construction to contract for preconstruction and design services.

Construction Plans

TBD

Permitting

TBD

Easements:

No easements are required

Construction:

Construction Start Sept 2024. Construction completions January 2025


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Palm Way
Estero Preserve Run
Colonial Walk N
Colonial Walk S
Springlake Cir
Silvercreek Cir
Horne Ln
Williams Rd
Chartwell Breeze Dr
River Ranch Rd
River Ranch Rd
River Ranch Rd
Coralee Ave
Block Ln
Arenga Ln
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Corkscrew Rd
Via Coconut Point
Happy Hollow Ln
Corkscrew Village Ln
Tamiami Trail
Pelican Sound Dr

CIP Project Summary - Parks & Rec. Improvements
(1) Estero High School - Sportspark

CIP Category: Parks & Recreation

Estimated Cost:

Design & Permit :	$ 1,500,000.00
Construction :	$ 19,000,000.00
Total:	$ 20,500,000.00

Proposed Funding:

General Fund:	$ 20,500,000.00

Project Description:

Expand and improve existing facilities within the Estero High School lease area. The project will include determining the facilities that should be included. The following facilities are some of those that are expected.

- Paths
- Soccer/Lacrosse Stadium
- Baseball Field(s)
- Softball Field(s)
- Long Fields
- Support Buildings

Project Justification:

The Village of Estero's Parks, Recreation, and Open Space Master Plan and Bicycle and Pedestrian Master Plan identified deficiencies in recreational facilities within Estero. The Plans recommended expanding recreational paths and sports facilities within Estero.

Maintenance:

The Village of Estero will be required to maintain the proposed facilities. The expected maintenance costs are not yet known. They will be estimated during the project planning process.

Project Contracts/Consultants

No contracts has been issued for this project. The first contracts are expected 3rd quarter 2024.

Project Status:

Preliminary Design
TBD

Construction Plans
TBD

Permitting
TBD

Easements:

No easements are expected to be required

Construction:

TBD


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Corkscrew
Montevina
Estero Vista Ct
Estero Palm Way
Estero Preserve Run
Colonial Walk N
Colonial Walk S
Springlake Cir
Silvercreek Ct
Horne Ln
Chartwell Breeze Dr
Williams Rd
River Ranch Rd
River Ranch Rd
River Ranch Rd
Coralee Ave
Block Ln
Arenga Ln
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Via Coconut Point
Happy Hollow Ln
Via Coconut Point
Corkscrew Village Ln
Corkscrew Rd
S Tamiami Trail
Williams Rd
Pelican Sound Dr

E-11

CIP Project Summary - Parks & Rec. Improvements
(2) Entertainment Hub

CIP Category: Parks & Rec

Estimated Cost:

Design & Permit :	$	1,234,182.00
Construction :	$	10,113,347.45
Total:	$	11,347,529.45

Proposed Funding:

General Fund:	$	11,347,529.45

Project Description:

GMP #1 consists of site preparation to clear, excavate, earthwork, and build retention lake in order to be pad ready for vertical build.
GMP#2 consists of paving parking lot, roadways, curbing, sidewalks, parameter landscaping, and lighting.

Project Justification:

The Estero Entertainment District is a 20-acre village-owned property on Williams Road. The space is intended to attract private investment to the property with the purpose of providing the desired recreational activities and a financial return to the community.

Maintenance:

The Village of Estero assumes operation and maintenance of parking lot, lighting, landscaping, and irrigation. Maintenance costs have not yet been determined.

Project Contracts/Consultants

RWA Engineering (EC 2022-33 STA 01)

Scope:	Planning, design & permitting		
Fee:	$	485,045.00	
Start Date:		Jun-23	
Finish Date:			

Wright Construction Group (EC 2024-12)

Scope:	Construction of "High 5 Entertainment" and parking lots for all three adjacent parcels of land.		
Fee:	$	749,137.00	Pre-construction services
	$	1,779,787.30	GMP#1
	$	8,333,560.00	GMP#2
	$	10,862,484.30	Total
Start Date:		Dec-23	
Finish Date:		Dec-24	

Contract Total $ 11,347,529.30
Paid Total (____)

Project Status:

Preliminary Design
Complete 05/01/2024.

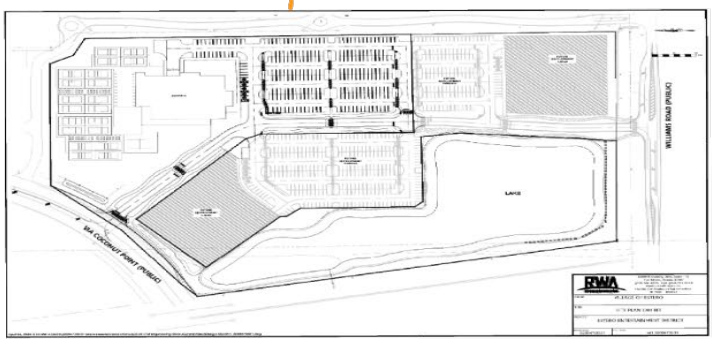
Construction Plans
GMP#1 plans complete
GMP#2 plans expected July 2024

Permitting
GMP#1:
SFWMD - Expected June 2024
Limited Development Order - Complete
GMP#2:
SFWMD - Expected June 2024
Development Order - Expected Sept 2024

Easements:
N/A

Construction
GMP#1 - Construction notice to proceed June 2024
GMP#2 - Construction notice to proceed 4th Quarter 2024


Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Three Oaks Pkwy
Estero Vista Ct
Estero Preserve Run
River Ranch Rd
River Ranch Rd
River Ranch Rd
Corkscrew Ave
Block Ln
Arenga Ln
Williams Rd
Charwell Breeze Dr
Indigo Isle Ct
Palmetto Ridge Dr
Corkscrew Rd
Via Coconut Point
Happy Hollow Ln
Via Coconut Point
Corkscrew Village Ln
Corkscrew Rd
ST Tamiami Trail
Williams Rd
Pelican Sound Dr



CIP Project Summary - Parks & Rec. Improvements
(3) Estero on the River Improvements

CIP Category: Parks & Recreation

Design :	$	1,000,000.00
Construction :	$	7,500,000.00
Total:	$	8,500,000.00

Proposed Funding:

Park Impact Fee:	$	-
General Fund:	$	7,500,000.00

Project Description:

Construct park, recreation, open space improvements on the Estero on the River Property. The extend of improvements will be determined as part of the Estero on the River Master Planning process. This budget item is meant as a place holder until the master plan is completed.

Project Justification:

The Estero Parks, Rec., Open Space Master Plan identified preservation and passive recreation as important to Estero residents. This project will help provide some of those facilities.

Maintenance:

The operation and maintenance costs associated with improvements to the Estero on the River property are not yet known. Costs will be determined after the project is designed. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Ensite (EC 2020-58 STA 01)

Scope:	Planning, design, engineering and permitting services for Estero on the River Phase 1 Improvements.	
Fee:	$	370,400.00
Paid as of ___		
Start Date:	21-Nov	
Finish Date:	Summer 2024	

ETI (EC 2022-58)

Scope:	Clearing for proposed phase 1 path.	
Fee:	$	31,005.00
Paid as of ___		
Start Date:	Jun-22	
Finish Date:	Complete	

Milborne LLC (EC 2023-21)

Scope: Exotic Plant removal and treatment
Fee: $ 82,317.41
Paid as of ___
Start Date: Feb-23
Finish Date: Complete

HighSpans (EC 2022-41 STA 01)
Scope: Design of pedestrian bridge
Fee: $ 49,751.89
Paid as of ___
Start Date: Sep-22
Finish Date: Complete

Harvard Jolly Architects (EC 2022-42 STA01)
Scope: Design of the trailhead restroom building
Fee: $ 39,500.00
Paid as of ___
Start Date: Sep-22
Finish Date: Complete

Barth & Associates (EC 2020-43 STA 01)
Scope: Planning and layout of Estero on the River Pathways.
Fee: $ 13,500.00
Paid as of ___
Start Date: 24-Oct
Finish Date: Complete

Contract Total $ 586,474.30
Paid Total (____) $ -

Project Status:

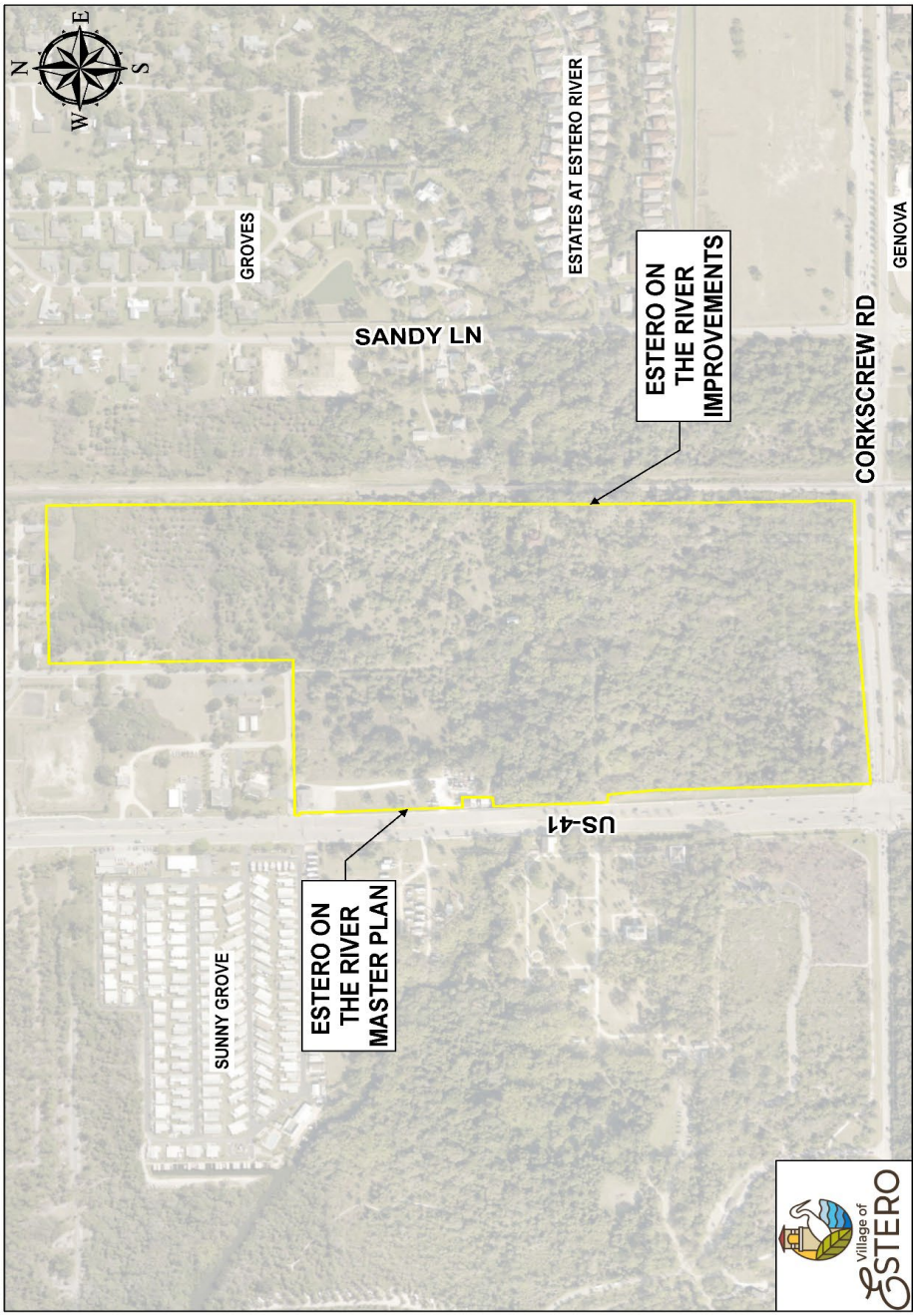
Preliminary Design
Complete for phase 1

Construction Plans
Phase 1 complete

Permitting
SFWMD -Complete for phase 1
Village of Estero - Complete for phase 1

Easements:
No easements are required for Phase 1 construction

Construction:
RFP advertised in April 2024. CMAR firm expected to be hired 2nd quarter 2024.


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SANDY LN
ESTERO ON THE RIVER IMPROVEMENTS
CORKSCREW RD
GENOVA
US-41
ESTERO ON THE RIVER MASTER PLAN
SUNNY GROVE
Village of ESTERO

CIP Project Summary - Parks & Rec. Improvements
(4) River Oaks Preserve Improvements

CIP Category: Parks & Recreation

Design :	$	450,000.00
Construction :	$	2,500,000.00
Total:	$	2,950,000.00

Proposed Funding:

Park Impact Fee:	$	-
General Fund:	$	450,000.00
State Grant:	$	2,500,000.00

Project Description:

Construct park, recreation, open space improvements on the River Oaks Preserve Property. Improvements are expected to include parking, trails, pedestrian bridge, sitting areas and a garage/restroom building.

Project Justification:

The Estero Parks, Rec., Open Space Master Plan identified preservation and passive recreation as important to Estero residents. This project will help provide some of those facilities.

Maintenance:

The operation and maintenance costs associated with improvements to the property are not yet known. Costs will be determined after the project is designed. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

Kimley Horn & Associates (EC 2022-32 STA 02)

Scope:	Preliminary design for River Oaks Preserve.	
Fee:	$	97,900.00
Paid as of ___		
Start Date:		23-Dec
Finish Date:		Summer 2024
Contract Total	$	97,900.00
Paid Total (____)	$	-

Project Status:

Preliminary Design

Scheduled to be completed summer 2024

Construction Plans

TBD

Permitting

TBD

Easements:

TBD

Construction:

TBD

Section F
Stormwater Improvements

CIP Project Summary - Stormwater Improvements
(1) Estero River North Branch Drainage Improvements

CIP Category: Stormwater

Design :	$	500,000.00
Construction :	$	6,239,000.00
Total:	$	6,739,000.00

Proposed Funding:

General Fund:	$	500,106.00
HMGP Funds:	$	6,238,894.00

Project Description:

Modify the swale around Villages at County Creek to increase the amount of water that flows around the community and bypasses the relatively narrow section of the Estero River that runs through the community.

Remove built-up sediment from a dry creek bed to provide an additional flow path from the north to south branch of the Estero River.

Direct flows from the Estero Parkway outfall into the County Creek by-pass instead of directly into the Estero River.

Project Justification:

The Village's Stormwater Master Plan identified a constriction of flow within the North Branch of the Estero River through Village at Country Creek as a contributing factor to high water levels. Increasing the flow around the community and through the dry creek bed should reduce flooding within the community and upstream of the community. It will also provide increased capacity to allow other upstream improvements to be implemented.

Maintenance:

Operation and maintenance of the improved swale could continue to be handled by the Villages of Country Creek or transferred to the Village of Estero. This will be determined during project planning and design. Any additional maintenance costs will be included in the Village's General Maintenance Budget.

Project Contracts/Consultants

JR Evans & Associates (EC 2022-39 STA 02)

Scope:	HMGP application assistance	
Fee:	$	80,000.00
Paid as of ___		
Start Date:		Apr-23
Finish Date:		Complete

JR Evans & Associates (EC 2020-30 STA 03)

Scope: Estero River North Branch drainage improvements, design and permitting.

Fee: $ 194,000.00
Paid as of ___
Start Date: Apr-21
Finish Date: On hold for HMGP

Hagerty Consulting (EC2023-12)

Scope: HMGP Application Assistance
Fee: $ 10,000.00
Paid as of ___
Start Date: 23-Jan
Finish Date: Complete

Contract Total $ 284,000.00
Paid Total (____) $ -

Project Status:

Preliminary Design
Pending HMGP Funding
Construction Plans
Pending HMGP Funding
Permitting
Pending HMGP Funding
Easements:
Pending HMGP Funding
Construction:
Pending HMGP Funding

CIP Project Summary - Stormwater Improvements
(2) Estero River Sediment Removal (West of US41)

CIP Category: Stormwater
Funding Source: General Fund

Design :	$	150,000.00
Construction :	$	2,600,000.00
Total:	$	2,750,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Remove sediment that has built up in the Estero River west of US41.

Project Justification:

Sediment within the Estero River can reduce navigation safety. The Village of Estero hired a consultant to analyze the Estero River and provide recommendations to improve the river. Recommendations have not yet been provided, but they could include removing sediment from the River.

Maintenance:

To maintain the river cross section after sediment is removed maintenance could be required. The extent of this maintenance is not yet know but will be analyzed by the Village's Consultant.

Project Contracts/Consultants

Coastal Engineering Consulting (EC 2019-36)

Scope:	Design and permit sediment removal	
Fee:	$	141,160.00
Paid as of ___		
Start Date:		Aug-19
Finish Date:		TBD

Project Status:

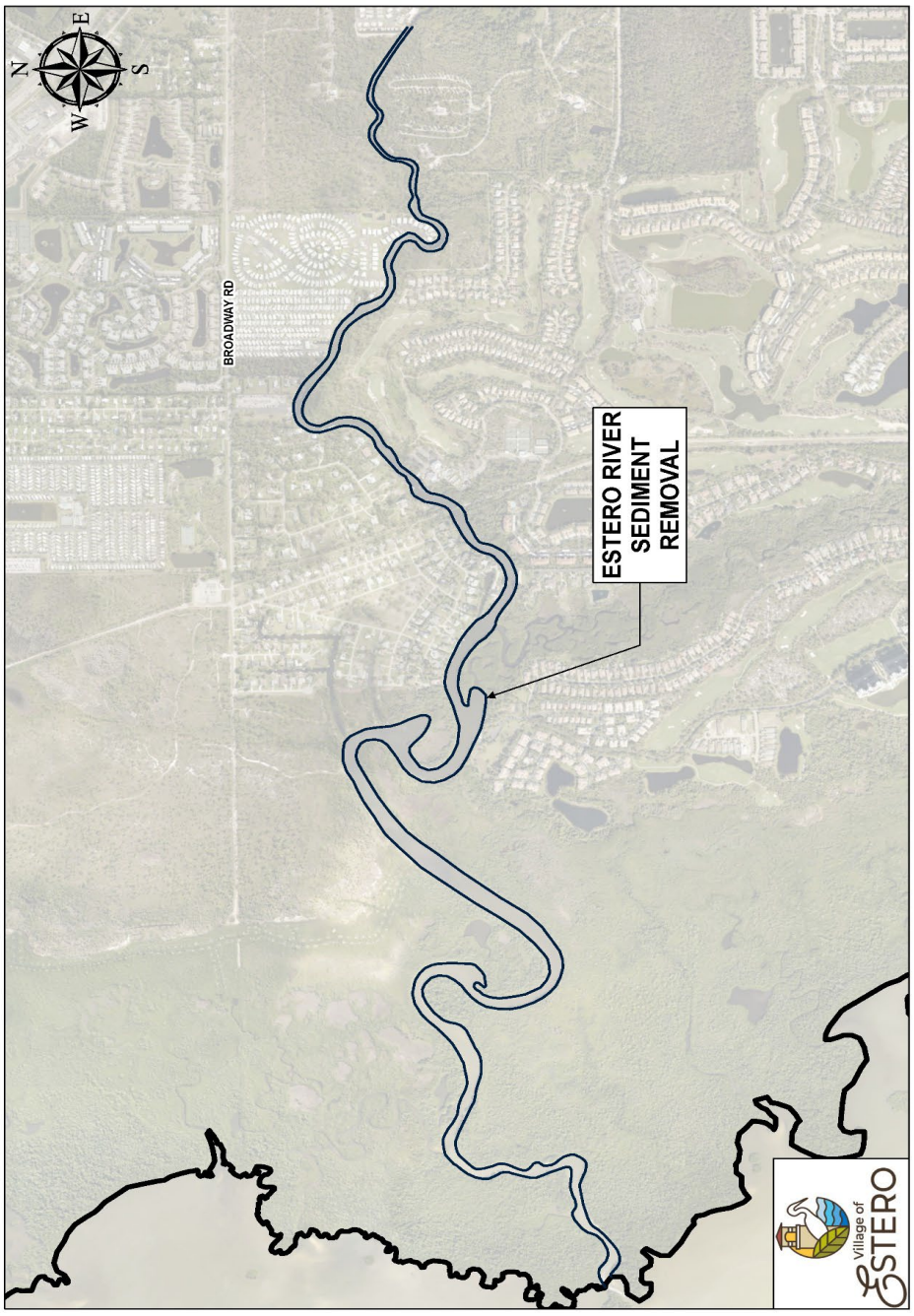
Preliminary Design
- Complete

Construction Plans
- Complete pending permits

Permitting
- FDEP - ongoing
- USACE - ongoing

Easements:
- Easements pending final permits and hiring contractor.

Construction:
- Scheduled pending


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SEDIMENT
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ESTERO

CIP Project Summary - Stormwater Improvements
(3) Estero River Sediment Removal (RR - Sandy Ln)

CIP Category: Stormwater
Funding Source: General Fund

Design :	$	215,000.00
Construction :	$	1,200,000.00
Total:	$	1,415,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Remove sediment that has built up in the Estero River between the railroad and Sandy Lane.

Project Justification:

Sediment within the Estero River can limit flow through the River and create flooding. The Village's Stormwater Master Plan recommends removing some sediment build up in the river.

Maintenance:

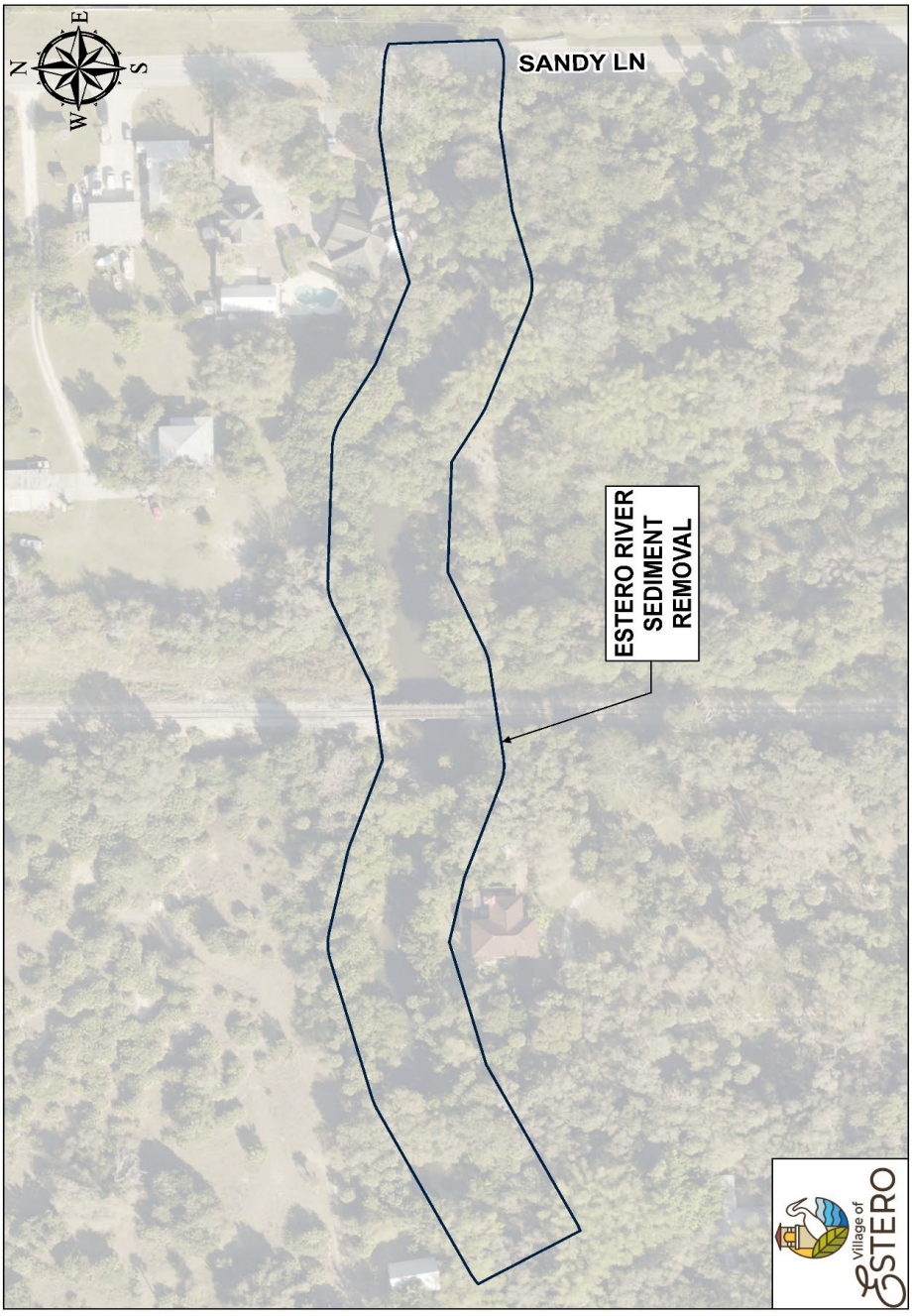
The project is not expected to increase other maintenance costs.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD


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Section G
Utility Projects

CIP Project Summary - Roadway Improvements
Estero Bay Village UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,924,080.00
Total:	$	1,924,080.00

Proposed Funding:

General Fund:	$	-
Grant Funds:	$	1,924,080.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sunny Groves UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	2,900,000.00
Total:	$	2,900,000.00

Proposed Funding:

General Fund:	$	725,000.00
Property Assessment:	$	725,000.00
Grants:	$	1,450,000.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Cypress Bend UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,700,000.00
Total:	$	1,700,000.00

Proposed Funding:

General Fund:	$	425,000.00
Property Assessment:	$	425,000.00
Grants:	$	850,000.00

Project Description:

Extend municipal sewer to properties that currently use a package waste water treatment plant to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Estero River Heights UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	10,773,521.00
Total:	$	10,773,521.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	6,023,521.00
Grants:	$	4,750,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Charing Cross UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	5,497,502.00
Total:	$	5,497,502.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	2,747,502.00
Grants:	$	2,750,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design

Complete

Construction Plans

Complete

Permitting

Complete

Easements:

Expected Summery 2024

Construction:

Construction Manager is scheduled to be hired by Summer 2024.

Construction:

Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sherrill & Leuttich UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	7,739,585.00
Total:	$	7,739,585.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	7,739,585.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Trailside UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	6,840,000.00
Total:	$	6,840,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Highlands UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	4,200,000.00
Total:	$	4,200,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	2,100,000.00
Grants:	$	2,100,000.00

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Village Staff is working to hire a construction manager.

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Complete
Easements:
Expected Summery 2024
Construction:
Construction Manager is scheduled to be hired by Summer 2024.

CIP Project Summary - Roadway Improvements
Sandy Ln -Groves UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	5,160,000.00
Total:	$	5,160,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design
Complete
Construction Plans
Complete
Permitting
Pending Grant Funding
Easements:
Pending Grant Funding
Construction:
Pending Grant Funding

CIP Project Summary - Roadway Improvements
Tanglewood UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,440,000.00
Total:	$	1,440,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design

On hold for required easements

Construction Plans

On hold for required easements

Permitting

On hold for required easements

Easements:

On hold. Some property owners are not willing to provide easements

Construction:

Pending easements and grant Funding

CIP Project Summary - Roadway Improvements
See See St UEP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,070,000.00
Total:	$	1,070,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design

Complete

Construction Plans

Expected 3rd quarter 2024

Permitting

Pending Grant Funding

Easements:

None required

Construction:

Pending Grant Funding

CIP Project Summary - Roadway Improvements
Cypress Park EUP

CIP Category: Utility

Estimated Cost:

Construction :	$	1,820,000.00
Total:	$	1,820,000.00

Proposed Funding:

General Fund:	$	-
Property Assessment:	$	-
Grants:	$	-

Project Description:

Extend municipal sewer to properties that currently use septic tanks to dispose of wastewater.

Project Justification:

Septic tanks and package waste water treatment plants are contributing to water quality issues within the Estero River and Estero Bay. Removing them will improve water quality in both.

Maintenance:

The project will not increase Village of Estero maintenance costs. Maintenance will be completed by home owners and Lee County Utilities.

Project Contracts/Consultants

Project will start pending grant funding

Project Status:

Preliminary Design

On hold pending easements

Construction Plans

On hold pending easements

Permitting

On hold pending easements

Easements:

Consultant working on easement. Some property owners are not willing to provide easements

Construction:

Pending Grant Funding

Section H
Building Projects

CIP Project Summary - Building Projects
(1) Public Works Storage Facility

CIP Category: Building Facilities

Design :	$	150,000.00
Construction :	$	500,000.00
Total:	$	650,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Construct a public works storage facility.

Project Justification:

Public works materials and equipment are currently stored in a private storage facility and at a contractor's yards. A Village owned public works storage facility will eliminate the ongoing payments for a private storage faculty and allow the Village to store all material and equipment at one location for easier access.

Maintenance:

Only limited maintenance expenses are anticipated for the public works storage facility. These costs will be handled through the Village's General Maintenance Budget.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

CIP Project Summary - Building Projects
(2) Village Hall

CIP Category: Building Facilities

Design :	$	750,000.00
Construction :	$	4,200,000.00
Total:	$	4,950,000.00

Proposed Funding:

General Fund:	$	-

Project Description:

Construct a Village of Estero Village Hall.

Project Justification:

The current Village Hall location is leased. Construction of a Village Hall would provide a permanent location for Village Hall.

Maintenance:

Site and building operational and maintenance expenses will be required. The extent of these costs will not be known until the facility is designed.

Project Contracts/Consultants

No contracts for this project.

Project Status:

Prelmninary Design
TBD

Construction Plans
TBD

Permitting
TBD

Easements:
TBD

Construction:
TBD

CIP Project Summary - Building Projects
(3) Performing Arts Center

CIP Category: Building Facilities

Total: $ 20,000,000.00

Proposed Funding:
General Fund: $ -

Project Description:
Construct a public Performing Arts Center.

Project Justification:
The Village of Estero Park, Recreation and Open Space Master Plan identified a performing arts center as a top community facility priority. Resident currently must travel outside Estero to attend performing arts events.

Maintenance:
Site and building operational and maintenance expenses will be required. The extent of these costs will not be known until the facility is designed.

Project Contracts/Consultants
No contracts for this project.

Project Status:
Prelmninary Design
TBD
Construction Plans
TBD
Permitting
TBD
Easements:
TBD
Construction:
TBD

Section I
Land Acquisitions

CIP Project Summary- Land Acquisitions
(1) SUN Trail

CIP Category: Land Acquisition
Funding Source: Partner, Bonus Density, Park Impact Fee, General Fund

Land Purchase :	$	30,000,000.00
Construction :	$	-
Total:	$	30,000,000.00

Proposed Funding:

Road Impact:	$	-
General Fund:	$	-
Grants:	$	-

Project Description:

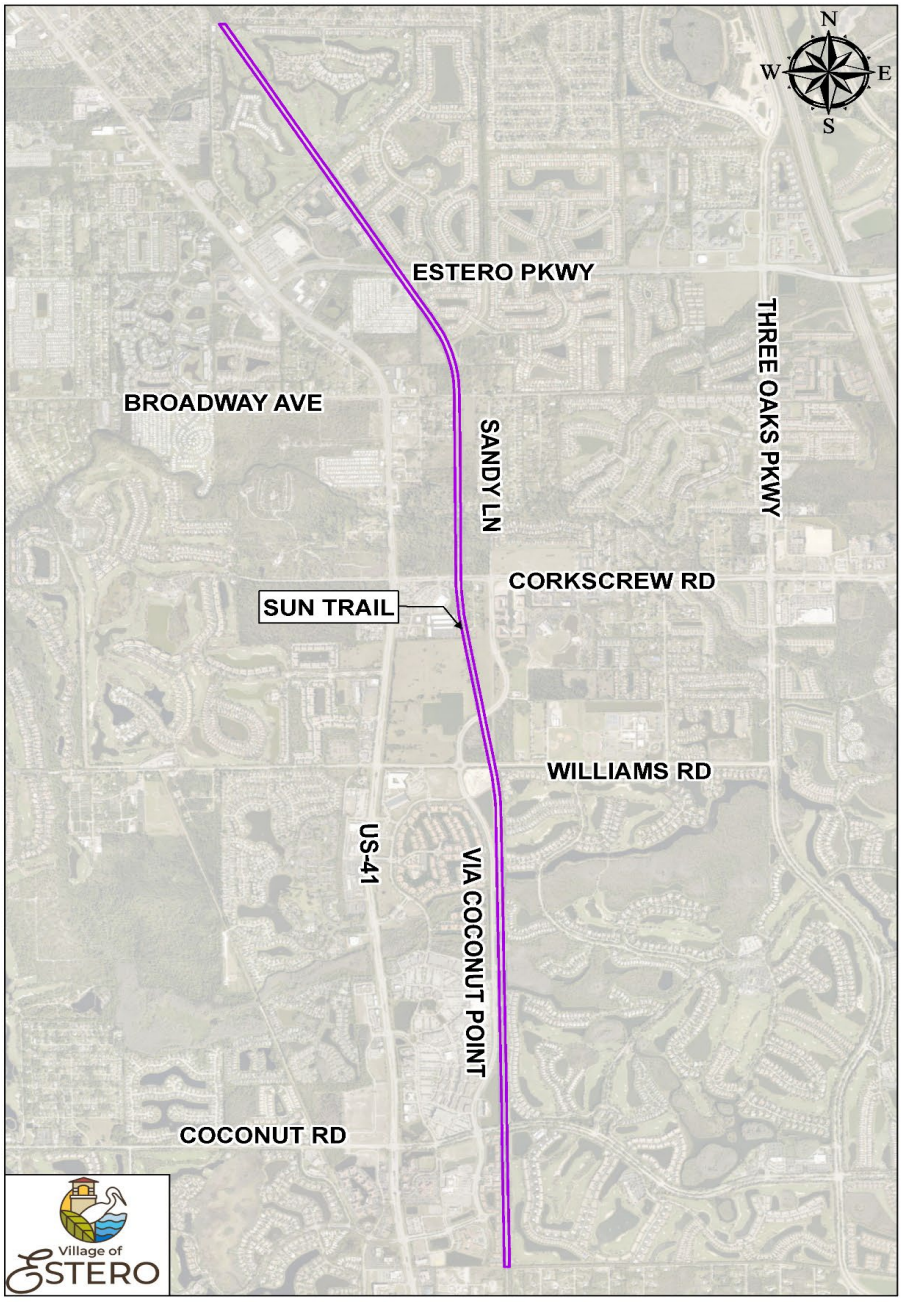
Purchase railroad right of way through Estero

Project Justification:

The Village's Bicycle and Pedestrian Master Plan recommends utilizing the Seminole Gulf Railway property for a regional path. The existing railroad grade would provide for a great off roadway path through Estero that could connect to Bonita Springs and Lee County to create a regional pathway system.

Maintenance:

Right of way maintenance will be required after acquisition. This will include maintenance to improved stormwater flow, debris removal, and erosion control. Maintenance costs will be included in the Village's General Maintenance Budget.


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THREE OAKS PKWY
BROADWAY AVE
SANDY LN
CORKSCREW RD
SUN TRAIL
WILLIAMS RD
US-41
VIA COCONUT POINT
COCONUT RD
Village of
ESTERO