VILLAGE OF ESTERO
VILLAGE COUNCIL BUDGET AND SPECIAL MEETING
PACKET
SEPTEMBER 11, 2024, 05:05 PM

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 BUDGET AND SPECIAL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

September 11, 2024, 05:05 pm

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATION

a. Patriot Day September 11

Attachment: 9-11 Patriot Day Proclamation.pdf

3. FIRST PUBLIC BUDGET HEARINGS

a. Resolution No. 2024-16 Adopting Tentative levying of Ad Valorem Taxes

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025; Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2024-2025; and Providing an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2024-16.

Financial Impact
Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2024-2025.

Attachment: SS Res 2024-16 Tentative Mill Rate 09112024.pdf
Attachment: Res 2024-16 Tentative Millage FY24-25 091124.pdf

b. Resolution No. 2024- 17 Adopting Tentative Budget FY 2024/2025

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Recommended Action
Motion to adopt Resolution No. 2024-17.

Financial Impact
Approval of Resolution No. 2024-17 will adopt the tentative budget for the Fiscal Year 2024-2025.

Attachment: SS Res 2024-17 Tentative Budget 091124.pdf
Attachment: 1. Resolution 2024-17 Tentative Budget FY24-25 091124.pdf
Attachment: 2. Budget Summary.pdf
Attachment: 3. Council Presentation for FY 24-25 9-11-24.pdf
Attachment: 4. Proposed FY 24-25 Budget.pdf

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

a. July 3, 2024 Council Meeting Minutes

Attachment: 07032024 final minutes.pdf

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

a. Continue Second Reading of Zoning Ordinance No. 2024-08 Plaza Del Sol CPD to a future date.

Recommended Action
Continue Second Reading for future date to be determined by staff.

Financial Impact
The second reading has not been advertised.

Attachment: 9-11-24 Continue Second Reading_Ord No 2024-08 Plaza Del Sol Council Agenda Summary Sheet.pdf

b. Sports Parks Qualifications Evaluation

Recommended Action
Approve by motion to authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Financial Impact
There are no financial impacts with this agenda item, but a negotiated agreement will return to Council for your approval within the next three (3) weeks

Attachment: SS Sport Park Eval final.pdf
Attachment: 1 RFQ100424_VE_SportsPark Proposal_PP_D_080524 1.pdf
Attachment: 2 RFQ100424_PBKresponse1.pdf
Attachment: 3 OSPORTS_Response_Estero_Sports_Park_Campus 1.pdf
Attachment: 4 Ranking sheet.pdf

c. Village of Estero & Lee County Utilities Interlocal Agreement for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement

Recommended Action
Motion to approve the Interlocal Agreement Between the Village of Estero and Lee County Utilities (LCU) for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement.

Authorize the Village Manager to sign the Interlocal Agreement for the Village and submit it to Lee County for final approval and recording.

Financial Impact
There are no financial impacts directly attributable to approval of this Interlocal Agreement. The implementation of future construction projects approved by Village Council will have financial impacts that will be presented to Village Council at that time.

Attachment: SS VoE-LCU Interlocal Agreement.pdf
Attachment: VoE-Lee County Interlocal for Utility Relocation.pdf

9. FIRST READINGS

a. Ordinance No. 2024-10 Approval path for Village projects

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 1-402 and § 2-303 of the Village Land Development Code Regarding Development of Village Owned or Controlled Parcels; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action
Motion to adopt Ordinance No. 2024-10

Financial Impact

The Ordinance is not expected to have a significant financial impact on the Village.

Attachment: SS Estero Village Projects Ord No 2024-10.pdf
Attachment: Ord No. 2024-10 Village Developments.pdf

b. Ordinance No. 2024-12 Approval Village Property Security and Trespass Policies

An Ordinance of the Village Council of the Village of Estero, Florida, Creating Article II of Chapter 2 of the Village Code Regarding Security of and Trespasses from Village Properties and Facilities; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action
Motion to approve Ordinance No. 2024-12

Financial Impact
The Ordinance may require some incremental investment in building interior signage or security equipment, but no new costs of significance are expected.

Attachment: SS Estero Trespass Ord No. 2024-12.pdf
Attachment: Ord No. 2024-12 Estero Trespass.pdf

10.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

11.VILLAGE ATTORNEY'S REPORT

12.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

13.WORKSHOPS

a. Corkscrew Road Landscaping Update

Attachment: SS Corkscrew Rd Landscaping.pdf
Attachment: 01-CorkscrewRdLandscape Presentation.pdf
Attachment: 02-Corkscrew Rd Median LA Plans.pdf

b. Williams Road Widening Update

Attachment: SS Williams Rd Widening.pdf
Attachment: 01-WilliamsRdWidening Presentation.pdf
Attachment: 02-WilliamRdWidening Schedule.pdf

c. FEMA Update

Attachment: SS FEMA.pdf
Attachment: FEMA Update Council Workshop 9.11.24.pdf

14.ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, SEPTEMBER 11, 2024, 5:05 P.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.

05:05:32 >>Mayor McLain: I'D LIKE TO NOW CALL THE SEPTEMBER 11, 2024,
05:05:34 5:05 P.M. VILLAGE COUNCIL BUDGET AND SPECIAL MEETING TO
05:05:40 ORDER.
05:05:42 [SOUNDING GAVEL]
05:05:42 I WOULD LIKE TO REMIND EVERYBODY THAT'S IN THE AUDIENCE THAT
05:05:45 IF YOU HAVE A CELL PHONE, THAT YOU WOULD PLEASE PUT IT ON NO
05:05:51 NOISE, NO RING FUNCTION.
05:05:53 ANY OF YOU THAT WILL BE SPEAKING, THE MICROPHONE UP THERE,
05:05:59 YOU CAN BRING IT UP.
05:05:59 IT NEEDS TO BE PRETTY CLOSE TO YOUR MOUTH TO BE ABLE TO BE
05:06:04 HEARD AND RECORDED.
05:06:05 ALL THE MEETINGS ARE RECORDED.
05:06:06 LET US BEGIN THIS EVENING WITH AN INVOCATION.
05:06:10 OUR INVOCATION THIS EVENING WILL BE BY PASTOR KEVIN MORRIS
05:06:13 OF THE ESTERO COMMUNITY CHURCH.
05:06:15 THANK YOU, KEVIN, FOR BEING HERE THIS EVENING.
05:06:17 >> THANK YOU, MR. MAYOR.
05:06:18 LADIES AND GENTLEMEN, TODAY, SEPTEMBER 11th, THIS DAY 23

05:06:31 YEARS AGO WAS A MONUMENTAL DAY FOR OUR COUNTRY AND FOR THE
05:06:35 WORLD.
05:06:37 IT HAS NOW BEEN RECOGNIZED AS A DAY OF REMEMBRANCE FOR ALL
05:06:44 THE PEOPLE WHO PASSED AWAY ON 9/11.
05:06:48 EVEN THOUGH THIS EVENT HAPPENED OVER 20 YEARS AGO, IT'S
05:06:51 STILL LEAVING A PROFOUND MARK IN OUR PSYCHE AND IN OUR SOULS
05:06:56 TODAY.
05:06:57 SO I WOULD LIKE TO ASK EVERYONE TO BOW THEIR HEADS FOR A
05:07:00 MOMENT OF SILENCE THAT WE MAY REMEMBER THE VICTIMS.
05:07:03 [MOMENT OF SILENCE]
05:07:18 AND NOW LET US PRAY.
05:07:20 GOD OF HEAVEN AND EARTH, WE THANK YOU THAT YOU ARE FAITHFUL
05:07:24 AND JUST AND THAT YOU LOVE US.
05:07:27 I PRAY THAT YOU WILL BLESS US ABUNDANTLY, THAT WE WILL NOT
05:07:33 BE IN NEED OF ANYTHING.
05:07:36 MOST HOLY GOD, I PRAY THAT YOU WILL KEEP AND BLESS EACH
05:07:40 MEMBER OF THE COUNCIL AND STAFF AS WE MEET TO MAKE DECISIONS
05:07:46 AND TO FOLLOW THROUGH.

05:07:49 I PRAY THAT ALL THINGS WILL WORK TOGETHER FOR OUR GOOD AND
05:07:54 ALSO THOSE AFFECTED BY THE DECISIONS MADE.
05:07:58 MAY YOUR BLESSINGS ALSO FALL UPON THOSE OUTSIDE THESE WALLS
05:08:04 UPON THOSE WHO WORK, LIVE, AND TRAVEL THROUGH OUR VILLAGE.
05:08:10 FINALLY, LORD, WE KNOW ALL TOO WELL THE RAVAGES OF
05:08:15 HURRICANES.
05:08:16 MAY YOUR HAND OF PROTECTION BE WITH THE PEOPLE OF LOUISIANA

05:08:19 AND BEYOND.
05:08:22 AMEN.
05:08:24 >>Mayor McLain: THANK YOU, KEVIN.
05:08:26 HAVE A GOOD EVENING.
05:08:27 PLEASE JOIN US IN THE PLEDGE OF ALLEGIANCE.
05:08:31 [PLEDGE OF ALLEGIANCE]
05:08:48 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
05:08:51 >>Vice-Mayor Ribble: HERE.
05:08:53 >>Larry Fiesel: HERE.
05:08:55 >>Mayor McLain: HERE.
05:08:57 >>Lori Fayhee: HERE.
05:08:59 >>Rafael Lopez: HERE.
05:09:00 >>Jim Ward: HERE.
05:09:02 >>George Zalucki: HERE.
05:09:05 >>Mayor McLain: THANK YOU.
05:09:07 AS KEVIN INDICATED, TODAY IS A DAY OF REMEMBRANCE.
05:09:13 I'M NOT SURE IF ANYBODY WAS WATCHING TV THIS MORNING, BUT I
05:09:17 WAS.
05:09:18 THE CHANNEL THAT I WAS WATCHING ACTUALLY STARTED RIGHT AT
05:09:22 THE TIME OF THE FIRST AIRPLANE GOING IN THERE.
05:09:26 IT REALLY BROUGHT BACK MEMORIES OF WHERE I WAS AND WHAT WE
05:09:30 WERE DOING THEN AND EVERYONE IN THERE.
05:09:32 I HOPE THAT EVERYBODY ON YOUR OWN HAVE HAD TIME TO REFLECT
05:09:37 ON THAT AND UNDERSTAND THE GREAT NATION THAT WE HAVE.
05:09:40 THIS EVENING ON OUR AGENDA, WE HAVE A PROCLAMATION TO BE

05:09:45 PRESENTED TO GLEN VAN BRUNT, WHO IS THE ASSISTANT FIRE CHIEF
05:09:50 FROM THE SAN CARLOS PARK FIRE DEPARTMENT.
05:09:54 WE ALSO HAVE LIEUTENANT GUNN AND LIEUTENANT GARCIA FROM THE
05:09:58 LEE COUNTY SHERIFF'S DEPARTMENT.
05:10:00 THEY WILL BE RECEIVING THESE PROCLAMATIONS AND TAKE THEM
05:10:03 BACK TO THEIR LOCATIONS.
05:10:05 AS WE COME TOGETHER UPON THE 23rd ANNIVERSARY OF THE
05:10:09 TRAGIC EVENTS OF SEPTEMBER 11th, WE EXTEND AS THE VILLAGE
05:10:12 OUR PRAYERS AND LOVE FOR ALL THOSE WHO LOST THEIR LIVES AND
05:10:17 WE OFFER OUR PRAYERS AND SUPPORT TO THE SURVIVORS, FAMILIES
05:10:22 OF THOSE WHO LOST THEIR LIVES AND THE HEROES OF THAT FATEFUL
05:10:26 DAY.
05:10:26 WE REMEMBER THEIR BRAVERY AND THEIR SACRIFICES.
05:10:30 WE'VE ALREADY BOWED OUR HEADS IN SILENCE, SO WE WILL GO

05:10:33 RIGHT TO THE PROCLAMATION.
05:10:35 I WOULD ASK THAT THE FIRE DEPARTMENT AND THE POLICE WOULD
05:10:39 COME UP RIGHT HERE AND I'LL PRESENT THE PROCLAMATIONS TO
05:10:42 YOU.
05:10:43 THE VILLAGE OF ESTERO PROCLAMATION: WHEREAS, ON SEPTEMBER
05:11:17 11th, 2001, OUR NATION EXPERIENCED A SERIES OF AIRLINE
05:11:22 HIJACKINGS THAT LED TO THE WORST TERRORIST ATTACK SEEN ON
05:11:26 UNITED STATES SOIL; AND WHEREAS, FLORIDA WILL ALWAYS
05:11:29 REMEMBER AND HONOR THE NEARLY 3,000 INNOCENT LIVES LOST THAT
05:11:34 DAY; AND WHEREAS, OUR MILITARY, LAW ENFORCEMENT OFFICERS,
05:11:37 FIREFIGHTERS, FIRST RESPONDERS AND OTHER EMERGENCY PERSONNEL

05:11:44 SHOWED TRUE HEROISM AND WE CAN NEVER THANK THEM ENOUGH FOR
05:11:47 THE SELFLESS COURAGE THEY DEMONSTRATED IN DEFENSE OF OUR
05:11:50 GREAT FREEDOMS; AND WHEREAS, THESE BRAVE MEN AND WOMEN WHO
05:11:54 DEFENDED THEIR FELLOW AMERICANS, AS WELL AS OUR NATION'S
05:11:56 ENDURING TRUTHS, WILL NEVER BE FORGOTTEN AND THEIR HEROIC
05:12:02 ACTIONS ARE FOREVER ETCHED IN THE PAGES OF OUR NATION'S
05:12:06 HISTORY; AND WHEREAS, THAT TRAGEDY WILL ALWAYS SERVE AS A
05:12:10 REMINDER OF THE UNITED STATES OF AMERICA'S TREMENDOUS
05:12:14 STRENGTH AND RESILIENCE IN THE FACE OF DEVASTATING LOSS; AND
05:12:18 WHEREAS, AS AMERICANS AND FLORIDIANS, WE MUST WORK TOGETHER
05:12:23 TO ENSURE THAT SUCH CRIMES ARE NEVER AGAIN REPEATED AND THAT
05:12:27 OUR NATION REMAINS THE LAND OF THE FREE; AND WHEREAS THE
05:12:37 RESIDENTS AND THE VILLAGE OF ESTERO COUNCIL WISH TO
05:12:38 RECOGNIZE SEPTEMBER 11th AS AN ANNUALLY RECOGNIZED
05:12:42 NATIONAL DAY OF SERVICE AND REMEMBRANCE.
05:12:45 NOW, THEREFORE, I, MAYOR JON McLAIN, OF THE VILLAGE OF
05:12:51 ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
05:12:54 VILLAGE OF ESTERO RECOGNIZES PATRIOT DAY SEPTEMBER 11th AS
05:12:57 AN ANNUALLY RECOGNIZED NATIONAL DAY OF SERVICE AND
05:12:59 REMEMBRANCE.
05:13:00 IN WITNESS, THEREFORE, I HAVE SET MY HAND AND CAUSED THE
05:13:04 SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 11th DAY
05:13:10 OF SEPTEMBER 2024.
05:13:11 I WANT TO THANK OUR FIRE DEPARTMENTS AND OUR POLICE AND
05:13:16 SHERIFFS FOR THIS.

05:13:17 I'VE GOT PROCLAMATIONS FOR YOU.
05:13:21 AND FOR YOU GUYS.
05:13:24 THANK YOU FOR YOUR SERVICE.
05:13:26 APPRECIATE IT.
05:13:26 [APPLAUSE]
05:13:27 WE WILL NOW OPEN THE PUBLIC HEARING FOR RESOLUTION NUMBER
05:14:23 2024-16.
05:14:26 MADAM CLERK, WOULD YOU PLEASE READ THE RESOLUTION?
05:14:28 >>Carol Sacco: RESOLUTION 2024-16, A RESOLUTION OF THE
05:14:32 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY,

05:14:35 FLORIDA, ADOPTING THE TENTATIVE MILLAGE RATE AND TENTATIVE
05:14:38 LEVYING OF AD VALOREM TAXES FOR THE VILLAGE OF ESTERO, LEE
05:14:40 COUNTY, FLORIDA, FOR FISCAL YEAR 2024-2025; ESTABLISHING THE
05:14:45 DATE, TIME, AND PLACE FOR A PUBLIC HEARING TO ADOPT THE
05:14:49 FINAL MILLAGE RATE AND FINAL LEVYING OF AD VALOREM TAXES FOR
05:14:53 FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.
05:14:59 >>Mayor McLain: THANK YOU.
05:15:00 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM, THIS
05:15:02 RESOLUTION?
05:15:03 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL,
05:15:05 THIS IS A FIRST READING FOR OUR ANNUAL ADJUSTMENT OF THE
05:15:09 MILLAGE RATE.
05:15:11 TYPICALLY WHAT WE'VE DONE IS KEPT THIS INITIAL ANNOUNCEMENT
05:15:18 AT THE CURRENT MILLAGE RATE THAT HAS BEEN IN APPLICATION FOR
05:15:23 THE PAST YEAR.

05:15:25 IF THERE IS AN ADJUSTMENT TO BE MADE, WE WOULD ADJUST THAT
05:15:28 AT THE NEXT MEETING WHERE YOU WOULD ADOPT THE FULL BUDGET.
05:15:32 IT'S APPROPRIATE TO DO THIS AND THE PUBLIC IS SEEING THE
05:15:37 BUDGET REALLY IN FINAL FORM FOR PRESENTATION TODAY.
05:15:42 DEPENDING ON THE WAY YOU WOULD CONSIDER THAT BUDGET WOULD
05:15:47 IMPACT THIS ISSUE.
05:15:48 WE'LL ADJUST THIS EITHER UP OR DOWN OR THE SAME AT THE
05:15:53 MEETING ON SEPTEMBER 18 NEXT WEEK.
05:15:57 >>Mayor McLain: THANK YOU, STEVE.
05:15:59 DOES COUNCIL HAVE ANY QUESTIONS?
05:16:00 ANY PUBLIC COMMENTS?
05:16:03 ANYBODY SIGNED UP TO SPEAK.
05:16:05 >>Carol Sacco: NO, MAYOR.
05:16:06 WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
05:16:08 >>Mayor McLain: I WILL NOW ENTERTAIN A MOTION FROM COUNCIL
05:16:10 FOR ADOPTING RESOLUTION NUMBER 2024-16.
05:16:15 >>Larry Fiesel: MR. MAYOR, I MAKE A MOTION THAT WE ADOPT
05:16:20 RESOLUTION 2024-16.
05:16:22 >>Mayor McLain: COUNCILMAN FIESEL MADE THE MOTION.
05:16:24 SECONDED BY COUNCILMAN LOPEZ.
05:16:26 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
05:16:31 >>Larry Fiesel: AYE.
05:16:33 >>Lori Fayhee: AYE.
05:16:35 >>Rafael Lopez: AYE.
05:16:36 >>Jim Ward: AYE.

05:16:38 >>George Zalucki: AYE.
05:16:39 >>Vice-Mayor Ribble: AYE.
05:16:40 >>Mayor McLain: AYE.
05:16:41 WE'LL NOW GO ON TO RESOLUTION 2024-17.
05:16:52 MADAM CLERK, WOULD YOU PLEASE READ THIS RESOLUTION?
05:16:54 >>Carol Sacco: RESOLUTION 2024-17, A RESOLUTION OF THE

05:16:57 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY,
05:16:59 FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR
05:17:02 2024-2025; AND PROVIDING AN EFFECTIVE DATE.
05:17:09 >>Mayor McLain: STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
05:17:11 >>Steven Sarkozy: THIS ITEM IS THE TENTATIVE BUDGET FOR
05:17:13 FISCAL YEAR 2024-2025.
05:17:16 I'LL ASK OUR FINANCE DIRECTOR, KEVIN GREENVILLE, TO COME
05:17:19 FORWARD AND GIVE A BRIEF PRESENTATION ABOUT THE BUDGET AND
05:17:24 HIT THE HIGHLIGHTS.
05:17:29 >>Kevin Greenville: GOOD EVENING, MAYOR AND COUNCIL.
05:17:30 NICE TO SEE YOU GUYS BACK.
05:17:32 TONIGHT IS FIRST READING OF THE TAX RATE AND THE BUDGET.
05:17:36 THIS IS RESOLUTION 24-17.
05:17:39 IT IS THE FIRST READING OF US ESTABLISHING OUR
05:17:42 APPROPRIATIONS FOR THE UPCOMING BUDGET YEAR.
05:17:48 BRIEFLY GO OVER THE VALUES THAT WE HAVE HERE WITH THE
05:17:56 VILLAGE AND OUR FINANCE STEWARDSHIP.
05:18:01 WE HAVE THE LOWEST TAXES IN SOUTHWEST FLORIDA.
05:18:03 WE HAVE ACCOUNTABILITY.

05:18:04 WE HAVE A COMMITMENT TO TRANSPARENCY.
05:18:05 WE HAVE COST-EFFECTIVE OPERATIONS.
05:18:10 WE HAVE I THINK 14 FULL-TIME EMPLOYEES IN THE BUDGET, SO WE
05:18:14 DO HAVE A VERY LOW EMPLOYEE TO BUDGET RATIO.
05:18:20 NO SHORT-TERM BORROWING.
05:18:23 WE DO UPFRONT PAYMENTS FOR CAPITAL PROJECTS.
05:18:26 LIMITED DEBT.
05:18:27 WE'RE CURRENTLY DEBT FREE.
05:18:29 AND WE UPDATED OUR RESERVE POLICY IN MARCH OF THIS YEAR, AND
05:18:34 WE HAVE VERY HEALTHY RESERVES IN THIS BUDGET THAT WE'RE --
05:18:37 AND THIS BUDGET WE'RE PRESENTING MAINTAINS OUR STRONG
05:18:40 RESERVES AND IS IN COMPLIANCE WITH OUR RESERVE POLICY.
05:18:43 STANDARDS AND GUIDELINES, FLORIDA STATUTE 116.241 REQUIRES
05:18:53 ALL MUNICIPALITIES TO ADOPT AN ANNUAL BUDGET BY OCTOBER 1 OF
05:18:57 EACH YEAR.
05:18:58 REVENUE ESTIMATES MUST BE REASONABLE AND EXPECTED.
05:19:00 VILLAGE RESOLUTIONS AND ORDINANCES, THEY MUST NOT VIOLATE
05:19:06 WITHIN THE -- WE MUST NOT VIOLATE ANY RESOLUTIONS OR
05:19:09 ORDINANCES WHEN FORMING THE BUDGET.
05:19:11 IT'S OUR RESPONSIBILITY TO PRESENT A BUDGET THAT FOCUSES ON
05:19:14 VILLAGE COUNCIL'S DIRECTIONS.
05:19:17 AND THE VILLAGE CHARTER SECTION 8-2 REQUIRES SUBMISSION OF
05:19:21 THE ANNUAL BUDGET BY JULY 15 OF EACH YEAR, WHICH WE DID
05:19:25 MEET.
05:19:25 WE PRESENTED AT THE JULY 3rd THIS INITIAL BUDGET.

05:19:29 WE DID HAVE A FEW CHANGES OVER THE SUMMER AS WE GOT MORE
05:19:34 INFORMATION ON THE UPCOMING BUDGET.

05:19:35 THE REVENUE SIDE ON JULY 1st, WE RECEIVED UPDATED REVENUE
05:19:39 ESTIMATES FOR OUR AD VALOREM TAXES FROM THE LEE COUNTY
05:19:42 PROPERTY APPRAISER.
05:19:44 THAT'S GOING TO BE AT OUR CURRENT TAX RATE OF .74.
05:19:47 IT'S AN INCREASE OF $146,000 IN AD VALOREM TAXES.
05:19:51 ON THE EXPENDITURE SIDE, WE BUDGETED OUR HEALTH INSURANCE
05:19:58 RENEWAL AT A 15% INCREASE.
05:20:01 FORTUNATELY, IT CAME BACK ONLY AT 3%, WHICH I THINK LAST
05:20:05 YEAR IT WAS NEGATIVE 2, SO OUR HEALTH INSURANCE RENEWALS
05:20:08 HAVE BEEN VERY COMPETITIVE AND HAVE BEEN NOT INCREASING OUR
05:20:13 OPERATING COSTS.
05:20:14 ON THE DOWNSIDE, WE DID PUT IN SOME EXPENDITURES FOR SOME OF
05:20:20 THE FEMA FLOOD COMPLIANCE.
05:20:22 $50,000 FOR SOME FLOODPLAIN SOFTWARE WE'RE LOOKING AT
05:20:27 PURCHASING AND $300,000 FOR PROFESSIONAL SERVICES TO ASSIST
05:20:31 US AS WE CONTINUE TO BE IN COMPLIANCE WITH FEMA GUIDELINES.
05:20:37 THE TOTAL IMPACT ON THE BUDGET, INCLUDING THESE INCREASES IN
05:20:41 EXPENDITURES AND THE INCREASE IN REVENUE IS $183,320.
05:20:46 THIS IS JUST A BAR GRAPH SHOWING FROM THE OLD BUDGET TO THE
05:20:53 NEW BUDGET THOSE EXPENDITURE INCREASES AND DECREASES.
05:20:57 SO OUR TAXABLE VALUE AS A WHOLE IN THE VILLAGE IS $9
05:21:04 BILLION.
05:21:05 THAT'S AN INCREASE OF 9% FROM 2023.

05:21:12 OUR MILLAGE RATE HISTORICALLY IN OUR FIRST YEAR OF
05:21:15 INCORPORATION WAS .84.
05:21:17 OVER THE PAST TEN YEARS, WE DROPPED IT DOWN TO .74.
05:21:20 THIS IS AN OVERVIEW OF LEE COUNTY AND ALL THE MUNICIPALITIES
05:21:26 WITHIN THE COUNTY OF THEIR HISTORICAL TAX RATE.
05:21:30 AS YOU CAN SEE, WE'RE CURRENTLY AT .74, WHICH IS THE LOWEST
05:21:34 IN SOUTHWEST FLORIDA.
05:21:35 JUST AN ANALYSIS OF OUR MILLAGE RATES, JUST SHOWING OUR
05:21:43 ESTIMATED TAXABLE VALUE AND HOW WE COME TO OUR BUDGETED
05:21:47 REVENUE NUMBER.
05:21:49 THE STATE DOES REQUIRE US TO BUDGET OUR REVENUE, OUR AD
05:21:53 VALOREM TAXES AT 95%, SO A ONE CENT DECREASE IN THE TAX RATE
05:21:58 AT 95% IS $87,900.
05:22:02 VILLAGE-WIDE REVENUES, YOU CAN SEE OUR BIGGEST REVENUE
05:22:09 SOURCES ARE AD VALOREM TAXES AND INTERGOVERNMENTAL REVENUES.
05:22:15 WE'RE ANTICIPATING GRANT MONEY THIS YEAR AND USING
05:22:18 $8.5 MILLION OF OUR $10 MILLION REMAINING AMERICAN RESCUE
05:22:22 PLAN ACT MONEY ON THE CORKSCREW ROAD PROJECT.
05:22:26 VILLAGE-WIDE EXPENDITURES, YOU CAN SEE OUR OPERATING
05:22:31 EXPENSES ARE VERY, VERY LOW.
05:22:33 THEY MAKE UP A SMALL PERCENTAGE OF OUR EXPENDITURES.
05:22:36 WE'RE REALLY HEAVILY INTO THOSE CAPITAL PROJECTS, PHYSICAL
05:22:39 ENVIRONMENT AND TRANSPORTATION.
05:22:41 THIS IS JUST AN OVERVIEW OF OUR GENERAL FUND EXPENDITURES.

05:22:45 GENERAL FUND EXPENDITURES ARE $9,969,000 THIS YEAR, INCREASE

05:22:53 OF $997,000 OVER LAST YEAR'S BUDGET.
05:22:56 SOME OF THE HIGHLIGHTS WE ARE PROPOSING A 4.8% COLA INCREASE
05:23:00 ON WAGES.
05:23:01 THIS NUMBER WE'VE TIED IT TO THE BUREAU OF LABOR AND
05:23:05 STATISTICS WAGES AND SALARIES IN PRIVATE INDUSTRY AND STATE
05:23:08 AND LOCAL GOVERNMENT, 12-MONTH PERCENT CHANGE.
05:23:12 OUR HEALTH INSURANCE INCREASED BY 3%.
05:23:14 OUR PROPERTY AND LIABILITY INSURANCE INCREASED 15%.
05:23:17 COMPARATIVELY TO OTHER GOVERNMENTS, THAT WAS A GOOD NUMBER.
05:23:24 AGAIN, WE DON'T HAVE A LOT OF PROPERTY.
05:23:26 WE DON'T HAVE A LOT OF CARS, AND WE BUDGETED RIGHT AROUND
05:23:29 15%.
05:23:30 SO NO ADJUSTMENT WAS NEEDED TO THE BUDGET.
05:23:33 INFLATION STILL IS INCREASED AND ELEVATED LEVELS, SO WE DID
05:23:40 PUT IN A 3% COST ESCALATOR JUST AS A BASE LINE IN MOST
05:23:45 EXPENDITURE CATEGORIES.
05:23:46 YOU GUYS ADOPTED THE CAPITAL IMPROVEMENT PLAN BACK IN JUNE,
05:23:50 AND THAT'S JUST A BREAKDOWN OF THE CATEGORIES OF WHERE OUR
05:23:56 CAPITAL PROJECT FUNDS ARE GOING TO.
05:24:00 AND THIS IS JUST OUR BUDGET TIMELINE.
05:24:04 WE ARE AT THE SEPTEMBER 11th MEETING, SO NEXT WEDNESDAY
05:24:07 WE'LL DO OUR SECOND PUBLIC HEARING ON THE BUDGET AND MILLAGE
05:24:10 RATE, AND THEN ON OCTOBER 1st, OUR NEW FISCAL YEAR BEGINS.
05:24:16 THANK YOU FOR YOUR TIME.
05:24:17 I WOULD BE HAPPY TO ANSWER ANY QUESTIONS.

05:24:19 >>Mayor McLain: COUNCIL HAVE ANY QUESTIONS?
05:24:23 >>Jim Ward: KEVIN, DO YOU HAVE A THOUGHT ON WHY OUR HEALTH
05:24:26 INSURANCE RATES HAVE BEEN SO CONSISTENTLY -- REASONABLY
05:24:30 CONSISTENT?
05:24:31 >>Kevin Greenville: WELL, WE ARE IN A COOPERATIVE THROUGH
05:24:34 THE FLORIDA MUNICIPAL INSURANCE TRUST.
05:24:38 SO WE DON'T -- IF WE WERE TO SELF-INSURE, WITH A SMALL
05:24:44 POPULATION OF EMPLOYEES, OUR HEALTH INSURANCE NUMBERS COULD
05:24:46 FLUCTUATE GREATLY.
05:24:47 SO I THINK BEING IN THE FMIT INSURANCE POOL REALLY HELPS US.
05:24:52 THAT'S BEEN A BIG FACTOR.
05:24:53 AND WE ALSO DON'T HAVE MANY EMPLOYEES I THINK HELPS US.
05:24:57 WE DON'T HAVE MANY EMPLOYEES, SO I THINK THAT HELPS AS WELL.
05:25:01 >>Mayor McLain: ANY OTHER QUESTIONS?
05:25:02 I'VE GOT A QUESTION AS FAR AS THE SOFTWARE PROGRAM THAT
05:25:09 YOU'VE BEEN IMPLEMENTING.
05:25:11 HAVE THEY HELPED PUT THIS PACKAGE TOGETHER FOR YOU AND MORE
05:25:15 EFFICIENTLY?
05:25:16 >>Kevin Greenville: NEXT YEAR, WE ARE GOING TO DO THE BUDGET
05:25:19 THROUGH MUNIS.

05:25:21 GOING LIVE JUNE 3rd, WE JUST DIDN'T HAVE TIME TO USE THE
05:25:24 SOFTWARE TO BUILD THE BUDGET.
05:25:26 BUT NEXT YEAR WE ARE GOING TO BE DOING IT WITHIN THE
05:25:29 ACCOUNTING SOFTWARE.
05:25:30 >>Mayor McLain: GOOD JOB BECAUSE IT IS NICE AND CLEAR.

05:25:32 I CAN UNDERSTAND IT.
05:25:34 WE'VE GOT A BIG BOOK THAT WE CAN FOLLOW THROUGH LINE BY
05:25:36 LINE.
05:25:37 DO YOU ANTICIPATE ANY ADDITIONAL ADJUSTMENTS FROM REVENUE
05:25:42 RECEIPTS FROM OTHER SOURCES BETWEEN NOW AND OUR NEXT MEETING
05:25:46 ON THE 18th?
05:25:47 >>Kevin Greenville: NO, I DO NOT.
05:25:49 >> WE'RE PRETTY MUCH FINALIZED.
05:25:52 >>Jim Ward: STEVE, THE MILLAGE RATE IS 74.
05:25:56 IF WE DECIDED WE WANTED TO ADJUST THAT DOWN, WOULD WE DO
05:25:59 THAT NEXT WEEK OR IS THAT A DISCUSSION POINT FOR TODAY?
05:26:02 >>Steven Sarkozy: PROBABLY NEXT WEEK.
05:26:05 >>Jim Ward: AS I WENT THROUGH THIS, I JUST HAD A COUPLE OF
05:26:08 OBSERVATIONS THAT CAME VERY CLEARLY THROUGH AS I READ THIS.
05:26:12 ONE OF THEM IS THAT WE'RE VERY FORTUNATE, WE HAVE AN
05:26:16 INCREASE IN OUR PROPERTY VALUATIONS OF 9%, BECAUSE THAT DOES
05:26:20 GIVE US THE ABILITY TO KEEP OUR MILLAGE RATE AT A REASONABLE
05:26:25 RATE OF 74 OR POSSIBLY EVEN LOWER.
05:26:28 IT REALLY DOES GIVE US -- AND I LOOK AT THAT AND I WONDER
05:26:32 HOW MUCH OF IT IS DUE TO THE MARKET IN SOUTHWEST FLORIDA IN
05:26:37 TERMS OF INCREASE IN VALUATION, BUT I ALSO THINK IT HAS A
05:26:41 LOT TO DO WITH THE INVESTMENT THAT WE IN ESTERO PUT INTO THE
05:26:44 COMMUNITY.
05:26:45 IF YOU LOOK AT THE CAPITAL INVESTMENT THAT WE PUT INTO THE
05:26:48 COMMUNITY IN 2024, IT WAS 18 MILLION, 2025 IT IS 80 MILLION.

05:26:54 2026 PROJECTED TO BE 28 MILLION.
05:26:58 2027, ANOTHER 13 MILLION.
05:27:00 SO OVER THAT FOUR OR FIVE-YEAR PERIOD WE'RE LOOKING AT AN
05:27:06 INVESTMENT IN THE COMMUNITY OF $140 MILLION.
05:27:08 I THINK THAT GOES A LONG WAY TOWARDS OUR ABILITY TO KEEP OUR
05:27:11 INVESTMENT IN THE COMMUNITY AND THE VALUATION THAT PEOPLE
05:27:15 LOOK AT WHEN THEY PURCHASE HOMES WITHIN THE COMMUNITY.
05:27:18 I THINK IT'S A VERY WELL-DONE BUDGET.
05:27:23 I THANK YOU FOR THE EFFORT YOU PUT INTO IT.
05:27:26 >>Kevin Greenville: THANK YOU.
05:27:29 >>Larry Fiesel: UNDER THE BUDGET CHANGES, THE FEMA NUMBERS
05:27:33 WHICH ARE NOT INSIGNIFICANT, 50,000 FOR SOFTWARE LICENSING,
05:27:38 300,000 FOR MISCELLANEOUS PROFESSIONAL SERVICES, ARE BOTH OF
05:27:42 THOSE ONGOING OR IS THE SOFTWARE A ONE-TIME COST?
05:27:46 >>Kevin Greenville: SO THE SOFTWARE IS A ONE-TIME LICENSE
05:27:50 COST.

05:27:51 I DO THINK THERE IS GOING TO BE AN ANNUAL FEE COST, BUT I
05:27:54 COULD FOLLOW UP WITH THAT INFORMATION FOR YOU.
05:27:56 >>Larry Fiesel: OKAY.
05:27:58 THANK YOU.
05:28:00 >>Mayor McLain: IT LOOKS LIKE NO OTHER QUESTIONS FROM
05:28:02 COUNCIL.
05:28:03 DO WE HAVE ANYONE SIGNED UP TO SPEAK THIS EVENING, MADAM
05:28:06 CLERK?
05:28:11 >>Carol Sacco: NO, NO COMMENTS AND NO E-COMMENTS.

05:28:15 >>Mayor McLain: I WILL NOW ENTERTAIN A MOTION REGARDING
05:28:17 ADOPTING RESOLUTION NUMBER 2024-17.
05:28:23 COUNCILMAN LOPEZ MADE THE MOTION AND SECONDED BY VICE-MAYOR
05:28:27 RIBBLE.
05:28:27 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
05:28:31 >>George Zalucki: AYE.
05:28:32 >>Jim Ward: AYE.
05:28:34 >>Rafael Lopez: AYE.
05:28:36 >>Lori Fayhee: AYE.
05:28:38 >>Larry Fiesel: AYE.
05:28:39 >>Vice-Mayor Ribble: AYE.
05:28:40 >>Mayor McLain: AYE.
05:28:41 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
05:28:45 DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, CHANGES TO THE
05:28:51 AGENDA?
05:28:51 IF NOT, I WILL ENTERTAIN A MOTION FOR APPROVING THE AGENDA.
05:28:59 >>George Zalucki: MR. MAYOR, SO MOVED.
05:29:01 >>Mayor McLain: COUNCILMAN ZALUCKI MADE THE MOTION AND
05:29:04 SECONDED BY COUNCILPERSON FAYHEE.
05:29:07 MADAM CLERK, PLEASE CALL THE ROLL.
05:29:10 >>Larry Fiesel: AYE.
05:29:12 >>Lori Fayhee: AYE.
05:29:13 >>Rafael Lopez: AYE.
05:29:14 >>Jim Ward: AYE.
05:29:16 >>George Zalucki: AYE.

05:29:18 >>Vice-Mayor Ribble: AYE.
05:29:18 >>Mayor McLain: AYE.
05:29:20 I WILL NOW ENTERTAIN PUBLIC COMMENT ON ITEMS THAT ARE NOT ON
05:29:26 THE AGENDA.
05:29:26 MADAM CLERK, DO WE HAVE ANYONE?
05:29:28 >>Carol Sacco: WE HAVE NONE, MAYOR.
05:29:32 >>Mayor McLain: NEXT ON THE AGENDA IS CONSENT AGENDA 6A.
05:29:37 DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS
05:29:42 REGARDING THE COUNCIL MEETING MINUTES? THAT'S THE ONLY
05:29:47 CONSENT AGENDA ITEM WE HAVE.
05:29:49 IF NO COMMENTS OR QUESTIONS, I WILL ENTERTAIN A MOTION TO
05:29:52 APPROVE THE CONSENT AGENDA.

05:29:54 VICE-MAYOR RIBBLE HAS MADE A MOTION.
05:29:56 SECONDED BY COUNCILMAN FIESEL.
05:30:00 MADAM CLERK, PLEASE CALL THE ROLL.
05:30:03 >>George Zalucki: AYE.
05:30:04 >>Jim Ward: AYE.
05:30:06 >>Rafael Lopez: AYE.
05:30:07 >>Lori Fayhee: AYE.
05:30:09 >>Larry Fiesel: AYE.
05:30:10 >>Vice-Mayor Ribble: AYE.
05:30:11 >>Mayor McLain: AYE.
05:30:12 NEXT ON THE AGENDA IS ITEM 8A, CONTINUE SECOND READING OF
05:30:17 ZONING ORDINANCE NUMBER 2024-08 PLAZA DEL SOL CPD TO A
05:30:25 FUTURE DATE.

05:30:26 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM.
05:30:28 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
05:30:31 ON JULY 3rd, BEFORE YOUR BREAK, YOU HEARD THE FIRST
05:30:33 READING FOR THE PLANS FOR PLAZA DEL SOL.
05:30:39 AND AT THAT TIME YOU ESTABLISHED A SECOND PUBLIC HEARING FOR
05:30:45 TODAY.
05:30:46 THE DEVELOPER HAS INDICATED THAT THEY ARE NOT READY TO
05:30:49 RESPOND TO ALL THE QUESTIONS THAT HAVE BEEN FORWARDED TO
05:30:52 THEM, MANY FROM THE COUNCIL, AND HAS ASKED THAT THIS ITEM BE
05:30:56 CONTINUED.
05:30:57 WE DON'T HAVE A SPECIFIC DATE, SO THE REQUESTED ACTION IS TO
05:31:00 CONTINUE THE SECOND READING UNTIL A FUTURE DATE AS
05:31:04 DETERMINED BY STAFF ONCE THE MATERIALS ARE SUBMITTED.
05:31:08 >>Mayor McLain: THANK YOU, STEVE.
05:31:09 ANY COUNCIL HAVE QUESTIONS OR CONCERNS?
05:31:11 IF NOT, DO WE HAVE ANY PUBLIC COMMENT?
05:31:15 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
05:31:19 >>Mayor McLain: I WILL NOW ENTERTAIN A MOTION REGARDING THIS
05:31:23 ITEM, WHICH IS TO DELAY THE ORDINANCE NUMBER 2024-08 UNTIL A
05:31:32 FUTURE DATE.
05:31:33 COUNCILMAN WARD HAS MADE THE MOTION.
05:31:36 SECONDED BY COUNCILMAN LOPEZ.
05:31:38 MADAM CLERK, PLEASE CALL THE ROLL.
05:31:41 >>Larry Fiesel: AYE.
05:31:43 >>Lori Fayhee: AYE.

05:31:44 >>Rafael Lopez: AYE.
05:31:45 >>Jim Ward: AYE.
05:31:47 >>George Zalucki: AYE.
05:31:47 >>Vice-Mayor Ribble: AYE.
05:31:50 >>Mayor McLain: AYE.
05:31:50 NEXT ON THE AGENDA IS ITEM 8B, SPORTS PARK QUALIFICATIONS
05:32:05 EVALUATION.
05:32:06 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?

05:32:08 >>Steven Sarkozy: YES, THANK YOU, MAYOR.
05:32:11 AGAIN, COUNCIL MEMBERS, AS YOU ARE AWARE, WE'VE ACQUIRED
05:32:15 EITHER BY PURCHASE OR BY LONG-TERM LEASE ALMOST A HUNDRED
05:32:20 ACRES ADJACENT TO THE HIGH SCHOOL FOR THE PURPOSE OF
05:32:25 BUILDING A SPORTS PARK THAT WOULD BE USED BY THE ENTIRE
05:32:29 COMMUNITY.
05:32:30 PART OF THE SPORTS PARK DEVELOPMENT WOULD INCLUDE SOME
05:32:33 PRIVATE ENTERPRISES THAT WOULD BE SECURED BY A
05:32:37 PUBLIC/PRIVATE CONTRACTS.
05:32:42 THIS ITEM IS FOR THE MASTER PLAN FOR THAT ENTIRE SITE,
05:32:49 STOPPING AND PAUSING FOR A MOMENT AND EVALUATING HOW WE
05:32:52 PROCEED WITH A DEVELOPMENT OF THIS HUNDRED ACRES, INCLUSIVE
05:32:58 OF THE HIGH SCHOOL LEASE PROPERTY.
05:33:02 THE IDEA HERE IS THAT WE WOULD GO THROUGH AN EXTENSIVE
05:33:06 PUBLIC PROCESS, INCLUDING PUBLIC CHARRETTES REVIEWED BY THE
05:33:11 DESIGN REVIEW BOARD ON AT LEAST THREE OCCASIONS, REVIEWED BY
05:33:16 THE VILLAGE COUNCIL, CULMINATING IN THE FINAL ADOPTION OF A

05:33:21 MASTER PLAN, INCLUDING THE DESIGN PARAMETERS FOR THE PROJECT
05:33:29 THAT WOULD CONNECT ALL OF THE PIECES TOGETHER IRREGARDLESS
05:33:33 OF HOW THEY ARE DEVELOPED INTO THE FUTURE, SO THAT THERE IS
05:33:36 A COMMON ARCHITECTURAL THEME AND IT LOOKS LIKE A UNIFORM
05:33:41 CAMPUS.
05:33:41 THIS IS A MASTER PLANNING PROCESS THAT'S INTENDED TO
05:33:48 OUTREACH TO ALL OF THE POSSIBLE USER GROUPS AND ALSO AN
05:33:53 EFFORT TO ATTRACT COMPATIBLE PRIVATE USES TO THE SITE THAT
05:33:59 WOULD THEN POTENTIALLY GENERATE REVENUE FOR THE PURPOSE OF
05:34:04 MAINTAINING WHAT WE BUILD INTO THE FUTURE.
05:34:06 WE WOULD ALSO ENGAGE WITH OTHER PUBLIC USERS, INCLUDING THE
05:34:12 SCHOOL DISTRICT, THE COUNTY, AND ANY OTHER GROUP THAT'S OUT
05:34:16 THERE THAT MIGHT HAVE AN INTEREST IN USING THIS SPACE.
05:34:19 SO AS PART OF THIS, THE VILLAGE ISSUED A REQUEST FOR
05:34:27 QUALIFICATIONS BACK IN EARLY JULY.
05:34:30 WE RECEIVED SEVEN REALLY OUTSTANDING PROPOSALS.
05:34:34 EACH OF THE PROPOSALS INCLUDED A SPORTS ARCHITECT, AN URBAN
05:34:41 DESIGN KIND OF COMPONENT, SPORTS CONSULTANTS, AND SO FORTH
05:34:47 BECAUSE THEY REALLY VIEWED THIS AS A SIGNATURE OPPORTUNITY.
05:34:53 THE STAFF REVIEWED ALL SEVEN OF THOSE AND WHITTLED IT DOWN
05:34:58 TO SEMI FINALIST GROUP OF FOUR PROPOSALS.
05:35:03 AND THEN WE OPENED IT UP FOR SPECIFIC INTERVIEWS 45 MINUTES
05:35:12 APIECE FOR EACH OF THOSE FOUR FINALISTS.
05:35:15 AND WE HAVE A RANKING THAT'S PRESENTED HERE FOR THE VILLAGE
05:35:18 COUNCIL TO CONSIDER.

05:35:20 OUR PROCESS HAS THE STAFF PRESENTING YOU THE FINAL RANKINGS.
05:35:24 WE WOULD ASK YOUR APPROVAL OF THE FINAL RANKINGS AND VERY
05:35:29 QUICKLY WE'LL TRY TO NEGOTIATE A FINAL CONTRACT WITH THE TOP
05:35:35 FIRM FOR A REASONABLE PRICE.

05:35:37 IF WE CAN'T DO THAT, WE WOULD GO TO SECOND RATED FINALIST.
05:35:47 THE IDEA IS TO DO THIS VERY QUICKLY SO WE CAN PROCEED WITH
05:35:52 THE PLANNING PROCESS IN THE MONTHS OF OCTOBER, NOVEMBER, AND
05:35:56 DECEMBER, AND HAVE PREARRANGED DATES ON THE PUBLIC CALENDAR
05:36:02 SO THAT PEOPLE CAN SEE HOW THIS PROJECT IS PROCEEDING AND
05:36:06 ALSO CONTRIBUTE TO THIS VILLAGE-WIDE PROJECT OF INTEREST.
05:36:11 SO YOUR ACTION TODAY WOULD BE TO APPROVE THE FINAL STAFF
05:36:18 RANKING AND HOPE FOR THE OUTCOME DURING THE NEXT THREE
05:36:25 MONTHS WE'RE IN AN INTENSE EFFORT TO PLAN THIS PROJECT AND
05:36:27 THEN HOPEFULLY WE'LL HAVE SOMETHING, A FINAL PROJECT THAT
05:36:30 WILL BE READY FOR YOUR CONSIDERATION FOR MAJOR CAPITAL
05:36:35 INVESTMENT IN THE FIRST QUARTER OF NEXT YEAR.
05:36:41 >>Mayor McLain: THANK YOU, STEVE.
05:36:41 ANY QUESTIONS FROM COUNCIL?
05:36:43 >>George Zalucki: I JUST HAVE ONE.
05:36:44 THANK YOU, STEVE.
05:36:45 DO YOU HAVE AN ESTIMATED COST OF THIS SERVICE?
05:36:47 DO YOU HAVE A BALLPARK?
05:36:49 >>Steven Sarkozy: NOT YET, BUT I'M GOING TO GUESS A COUPLE
05:36:54 HUNDRED THOUSAND AT LEAST.
05:36:56 THIS WILL BE A MAJOR EFFORT BECAUSE IT'S GOING TO INCLUDE

05:37:01 NOT ONLY THE PLANNING ELEMENT, BUT ALSO THE EXTENSION OF THE
05:37:06 INFRASTRUCTURE, PONDING, STORMWATER ISSUES, TRAFFIC ISSUES,
05:37:16 HOW ARE WE GOING TO HAVE TRAFFIC FLOW THROUGH THE PROJECT?
05:37:20 HOW ARE WE GOING TO PARK THIS PROJECT?
05:37:23 THEN THERE IS THE MIX OF SPORTS FACILITIES THAT WOULD BE
05:37:25 CONSIDERED, AND THERE IS A REAL QUESTION ON HOW WE BUILD
05:37:31 THIS.
05:37:32 IS THIS FOR TOURNAMENTS, WHICH HAVE REVENUE-GENERATING
05:37:36 POTENTIAL, OR IS THIS MORE FOR JUST COMMUNITY USE?
05:37:40 BIG QUESTION.
05:37:42 I THINK WE CAN DO BOTH, BUT THOSE ARE GOING TO REPRESENT
05:37:46 SOME DESIGN CHALLENGES.
05:37:48 AND THEN TYING IT ALL TOGETHER WITH ARCHITECTURAL DETAILS IS
05:37:56 ANOTHER AREA OF EXPERTISE.
05:37:57 THE WHOLE IDEA THEN IS THAT WE END UP WITH A FINAL PACKAGE
05:38:02 AND EVERYONE KNOWS WHAT WE'RE TRYING TO GET AND WE CAN
05:38:07 EASILY THEN PERMIT THE NEXT PHASE OF DEVELOPMENT, WHATEVER
05:38:13 THAT MIGHT BE.
05:38:15 >>Mayor McLain: ANY OTHER QUESTIONS?
05:38:17 VICE-MAYOR.
05:38:18 >>Vice-Mayor Ribble: STEVE, THE FIRM THAT YOU CHOOSE, THEY
05:38:21 WILL DO THE COMMUNITY OUTREACH FOR INPUT INTO THE DESIGN?
05:38:25 >>Steven Sarkozy: YES.
05:38:26 THAT WILL BE A HEAVY PART OF THIS, NOT ONLY JUST FOR THE
05:38:33 PUBLIC REVIEW, BUT HOPEFULLY WE ENGAGE AS MANY DIFFERENT

05:38:38 USERS UP THERE SO WE KNOW WHAT OUR COMMUNITY IS REALLY
05:38:42 INTERESTED IN.
05:38:42 AND ALL AGE GROUPS, THE WHOLE THING.
05:38:47 >>Mayor McLain: COUNCILPERSON FAYHEE.
05:38:48 >>Lori Fayhee: HOW LONG DO YOU THINK THIS TIME PERIOD WOULD
05:38:52 BE FOR?
05:38:53 IS THIS FOR SIX MONTHS, A YEAR?
05:38:56 >>Steven Sarkozy: THREE MONTHS.
05:38:57 WE'RE TRYING TO DO IT -- YOU'VE SEEN A LOT OF THE DRAFT
05:39:04 PLANS THAT WE HAVE.
05:39:06 WE THINK THOSE ARE REASONABLY GOOD, BUT DONE PRIVATELY WITH
05:39:14 STAFF REVIEW, AND THIS IS A REAL OPPORTUNITY TO GO BACK TO
05:39:19 SQUARE ONE, NOT USE ANY OF THOSE ASSUMPTIONS AND JUST
05:39:23 RETHINK THE WHOLE PARCEL.
05:39:26 ARE WE ON TRACK?
05:39:27 HOW ARE WE GOING TO DO THIS?
05:39:28 BECAUSE IT'S ONE THING TO HAVE A CONCEPT PLAN THAT YOU WORK
05:39:35 AROUND UP TO THIS POINT, BUT NOW THAT WE ARE VERY CLOSE ON
05:39:39 ALL THAT PROPERTY, NOW IT'S TIME TO REALLY TAKE THE TIME AND
05:39:46 EFFORT NEEDED TO DO IT THE RIGHT WAY SO THAT EVERYBODY IS
05:39:49 INCLUDED AND IT'S NOT JUST OUR THINKING BEHIND CLOSED DOORS
05:39:56 ON HOW THIS PROCEEDS.
05:39:57 WE'RE REALLY OPENING IT UP ENTIRELY.
05:40:00 >>Lori Fayhee: THANK YOU.
05:40:02 >>Jim Ward: IS VIESTE STILL GOING TO BE INVOLVED IN THE

05:40:07 PROCESS?
05:40:07 >>Steven Sarkozy: YES, THEY WILL BE INVOLVED.
05:40:09 THEY ARE DOING A LOT OF THE PROGRAMMING AS WE TAKE OVER THE
05:40:11 SCHOOL FACILITIES, THEY ARE LOOKING AT HOW TO MANAGE THE
05:40:15 FACILITIES THAT WE DO BUILD INITIALLY WITH THE SCHOOL
05:40:20 DISTRICT UNDER THAT AGREEMENT.
05:40:22 BUT THEY ARE ALSO INVOLVED IN DOING THE BASIC MAINTENANCE ON
05:40:25 THE ENTIRE SITE.
05:40:27 SO, YES, THEY WILL BE INVOLVED.
05:40:29 >>Jim Ward: THANK YOU.
05:40:30 >>Mayor McLain: ANY OTHER QUESTIONS?
05:40:32 I'VE GOT SOME COMMENTS.
05:40:34 I THINK THIS IS A SIGNIFICANT -- SOMETIMES WE GET IN THESE
05:40:39 AGENDA ITEMS AND WE JUST PASS THEM THROUGH.
05:40:42 BUT WHEN YOU'RE LOOKING AT CLOSE TO A HUNDRED ACRES OF
05:40:45 PROPERTY THAT'S GOING TO BE USED FOR ALL OF OUR CITIZENS
05:40:49 HERE AND THROUGHOUT LEE COUNTY, THIS IS REALLY A SIGNIFICANT
05:40:54 THING.
05:40:54 WE KIND OF LOOKED AT THE PIECES IN THERE, AND I AGREE WITH
05:40:58 WHERE WE'RE MOVING FORWARD WITH THIS IS THAT THE PIECES
05:41:01 INDIVIDUALLY ARE REALLY GREAT.
05:41:03 THE SCHOOL, 59 OR 52 ACRES WE'VE GOT THERE, GREAT PROJECT.

05:41:07 OUR 21 ACRES.
05:41:08 YOU COMBINE MORE IN THERE, WE WANT TO DO THAT RIGHT AND MAKE
05:41:13 SURE THAT THEY ARE ALL INTERCONNECTED AND STEVE HAS EVEN

05:41:16 TALKED ABOUT THAT.
05:41:17 BUT I THINK BY HAVING THIS ILLUSTRATED PROFESSIONALLY AND AT
05:41:21 A PRETTY HIGH COST WHEN I LOOK AT THESE KIND OF THINGS, I
05:41:24 GUESS I AM A TIGHT WAD, I THINK IT'S EXTREMELY IMPORTANT WE
05:41:30 DO IT RIGHT FROM A GRAPHIC STANDPOINT AND FUNCTIONALITY
05:41:33 STANDPOINT SO THAT OUR PUBLIC, BEFORE WE START THROWING
05:41:37 DOLLARS AT THIS, WILL UNDERSTAND HOW THIS CAN REALLY BE A
05:41:40 WONDERFUL PERK FOR THE VILLAGE OF ESTERO.
05:41:43 I THINK IT WOULD BE THE ENVY OF A LOT OF OTHER COMMUNITIES
05:41:47 AROUND HERE.
05:41:48 AND THAT'S SOMETHING WE'VE BEEN WORKING ON AS COUNCIL FOR
05:41:52 NUMEROUS YEARS.
05:41:53 AND THIS IS THE PIECE THAT BRINGS IT TOGETHER WHERE WE CAN
05:41:56 ACTUALLY WORK WITH IT.
05:41:58 THREE MONTHS IS PRETTY QUICK, BUT I THINK IT'S IMPORTANT
05:42:02 THAT WE GET PUBLIC OPINION SO WE CAN ACTUALLY START TO DO
05:42:08 THE IMPLEMENTATION SO THAT WE KIND OF DO IT TO COORDINATE IT
05:42:13 ECONOMICALLY.
05:42:15 WE DON'T WANT TO DO ONE PIECE AND HAVE IT COMPLETELY DONE
05:42:17 AND THEN TRY AND FIT THE OTHER.
05:42:19 BETTER TO HAVE THIS WHOLE VISION AND SEE IF WE CAN GET THE
05:42:22 WHOLE THING DONE IN A REASONABLE PERIOD OF TIME AND WE'RE
05:42:24 NOT ELIMINATING PEOPLE USING IT FOR LONG PERIODS OF TIME.
05:42:28 I THINK THIS IS A BIG PORTION OF WHAT WE'VE BEEN WORKING ON.
05:42:33 I THINK THIS IS A GREAT WAY.

05:42:36 I'M GLAD THAT WE GOT SEVEN OR EIGHT HIGH-QUALITY PEOPLE TO
05:42:40 BID ON THIS.
05:42:41 THAT'S REALLY SUPER.
05:42:42 PICK THE RIGHT ONE AND WE'LL LET YOU KNOW IF YOU HAVE.
05:42:47 SO NO OTHER COMMENTS, DO WE HAVE ANY PUBLIC COMMENTS?
05:42:51 >>Carol Sacco: YES, MAYOR.
05:42:52 WE HAVE ONE.
05:42:53 MR. TERRY FLANAGAN.
05:42:55 >>Mayor McLain: WELCOME, TERRY.
05:42:58 >> TERRY FLANAGAN, 200310 CALISE COURT, GRANDEZZA.
05:43:06 I HAVE A QUICK QUESTION.
05:43:08 HOW DOES THE VIESTE CONTRACT ON THE CONSULTANT AGREEMENT
05:43:13 INTEGRATE OR NOT INTEGRATE WITH THIS PARTICULAR SITUATION?
05:43:17 >>Steven Sarkozy: THE VIESTE CONTRACT IS INVOLVED -- THEY
05:43:22 ARE DOING THE MANAGEMENT OF THE PARK AS TAKING IT OVER.
05:43:31 THEY ARE ALSO MANAGING THE FIRST TWO PROJECTS THAT WE HAVE.
05:43:34 THE DEVELOPMENT OF THE FOOTBALL FIELD, WHICH HAS BEEN
05:43:37 COMPLETE, AND ALSO THE SOON TO BE REBUILD OF WHAT WE CALL

05:43:43 THE HARD COURTS.
05:43:44 BASKETBALL, TENNIS, PICKLEBALL, IMMEDIATELY ADJACENT TO THE
05:43:49 SCHOOL PARKING LOT.
05:43:51 IN ADDITION, THEY ARE OUT IDENTIFYING THE PROGRAM FOR THE
05:43:56 VARIOUS GROUPS THAT ARE ALREADY USING THE SITE.
05:43:59 SO THE COUNTY AND THE SCHOOL ALL HAVE GROUPS OR ACTIVITIES
05:44:05 THAT ARE ON THE PROPERTY THAT WE STILL WANT TO ACCOMMODATE

05:44:07 IN THE PROCESS.
05:44:10 THEY ARE ALSO THEN COORDINATING THE MAINTENANCE OVER THE
05:44:14 ENTIRE 58 ACRES.
05:44:18 THEY WILL ALSO BE INVOLVED IN THE GENERAL ADMINISTRATION
05:44:24 WITH US OF THIS PLANNING EFFORT.
05:44:28 SO THEY WILL HAVE A STAKE IN ALL OF THIS AS WE MOVE FORWARD,
05:44:33 BUT THEY ARE HELPING US ACTUALLY RAMP UP.
05:44:36 DURING THIS THREE MONTHS, WE ALSO WOULD EXPECT THAT VIESTE
05:44:40 ON OUR BEHALF WILL DO A SOLICITATION LIKE THEY DID
05:44:43 PREVIOUSLY FOR THE PUBLIC-PRIVATE PARTNERSHIPS.
05:44:46 WE HAVE ONE PARTNER ON THE SITE.
05:44:49 WE COULD GO AS THREE, FOUR, FIVE ADDITIONAL PARTNERS.
05:44:54 IT DEPENDS ON WHAT KIND OF INTEREST THERE IS.
05:44:59 IT DEPENDS WHAT WOULD FIT ON THE SITE AND WOULD BE
05:45:03 COMPATIBLE.
05:45:04 SO WE EXPECT THAT THAT PUBLIC-PRIVATE PARTNERSHIP
05:45:11 SOLICITATION WOULD OCCUR SOMETIME IN THE OCTOBER/NOVEMBER
05:45:16 TIME FRAME.
05:45:17 >> SO THIS IS PART OF THEIR SCOPE TO OVERSEE THIS, BUT NOT
05:45:20 TO DO THIS.
05:45:21 AND THIS IS ACTUALLY THE VILLAGE'S INVESTMENT INTO THE TWO
05:45:25 SEPARATE PADS ON THE DEVELOPMENT OF THOSE TWO SEPARATE PADS
05:45:29 THAT ARE NOT OCCUPIED JUST YET OR NOT COMMITTED TO.
05:45:34 >>Steven Sarkozy: COULD BE TWO.
05:45:35 IT MAY BE MORE IF WE CAN GET OTHER LAND.

05:45:37 YES.
05:45:38 >> OKAY.
05:45:38 THANK YOU.
05:45:39 >>Mayor McLain: THANK YOU.
05:45:39 ANYONE ELSE SIGNED UP TO SPEAK.
05:45:45 >>Carol Sacco: NO, MAYOR AND NO E-COMMENTS.
05:45:47 >>Mayor McLain: I'LL TAKE A MOTION TO APPROVE THIS ITEM.
05:45:49 COUNCILMAN LOPEZ HAS MADE THE MOTION AND SECONDED BY
05:45:54 COUNCILMAN WARD.
05:45:56 MADAM CLERK, PLEASE CALL THE ROLL.
05:45:59 >>Carol Sacco: COUNCILMEMBER ZALUCKI.
05:46:01 >>George Zalucki: AYE.
05:46:02 >>Jim Ward: AYE.
05:46:03 >>Rafael Lopez: AYE.

05:46:04 >>Lori Fayhee: AYE.
05:46:08 >>Larry Fiesel: AYE.
05:46:08 >>Vice-Mayor Ribble: AYE.
05:46:09 >>Mayor McLain: AYE.
05:46:09 NEXT ON THE AGENDA IS 8C, VILLAGE OF ESTERO AND LEE COUNTY
05:46:15 UTILITIES INTERLOCAL AGREEMENT FOR RELOCATION AND/OR
05:46:18 REPLACEMENT OF LCU INFRASTRUCTURE COST REIMBURSEMENT.
05:46:24 STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
05:46:26 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
05:46:28 AS YOU KNOW WE'RE TEEING UP, GETTING READY TO DO OUR UTILITY
05:46:32 EXTENSION PROJECT WHICH IS OUR PHRASE THAT WE'VE COINED FOR

05:46:37 THE SEPTIC TO SEWER PROJECT AND THE EXTENSION OF MUNICIPAL
05:46:42 WATER INTO MANY OF OUR NEIGHBORHOODS.
05:46:45 AS WE DO THAT, IT, OF COURSE, IS GOING TO REQUIRE US TO
05:46:49 CONNECT INTO LEE COUNTY UTILITIES.
05:46:51 LEE COUNTY UTILITIES IS THE SUPPLIER FOR WASTEWATER SERVICES
05:46:57 AND POTABLE WATER.
05:46:58 SO AS PART OF THAT, AT EACH OF OUR PROJECTS, IT IS GOING TO
05:47:04 REQUIRE A CERTAIN MODIFICATION OF THE LEE COUNTY UTILITY
05:47:08 SYSTEM IN ORDER FOR US TO CONNECT OUR NEW WORK WITH THEIR
05:47:12 EXISTING SYSTEM.
05:47:13 THIS INTERLOCAL AGREEMENT AS PROPOSED IS SIMPLY TO ALLOW US
05:47:20 TO COVER THE COST FOR LEE COUNTY UTILITIES AND EFFECT THOSE
05:47:29 INTERCONNECTIONS.
05:47:29 SO RATHER THAN BRING BACK ANY OF THESE MINOR CHANGES, WHAT
05:47:34 YOU'RE DOING HERE IS AUTHORIZING THE MANAGER, IN THIS CASE
05:47:36 IT WILL BE THE PROJECT MANAGER, TO MAKE THESE
05:47:40 INTERCONNECTIONS AS NECESSARY AND AS DEFINED BY THE ULTIMATE
05:47:44 OWNER, LEE COUNTY UTILITIES.
05:47:48 >>Mayor McLain: THANK YOU, STEVE.
05:47:49 ANY QUESTIONS FROM COUNCIL?
05:47:50 I JUST HAVE ONE QUESTION.
05:47:55 IS THIS AGREEMENT OUR ATTORNEY WORKING ON OR IS THIS A
05:48:02 STANDARD LEE COUNTY UTILITY INTERLOCAL AGREEMENT?
05:48:07 >>Steven Sarkozy: ALL OF OUR AGREEMENTS AS THEY COME TO THE
05:48:09 COUNCIL ARE REVIEWED BY YOUR VILLAGE ATTORNEY.

05:48:12 BUT ROB CAN COMMENT ON THIS ONE.
05:48:14 >>Mayor McLain: YOU DIDN'T HAVE TO MAKE ANY CHANGES TO THIS
05:48:16 OR YOU MADE SOME MODIFICATIONS?
05:48:18 >>Robert Eschenfelder: NO.
05:48:19 IT WAS PRODUCED BY THE COUNTY ATTORNEY'S OFFICE AND I LOOKED
05:48:22 AT IT.
05:48:23 IT'S NOT AS PRETTY AS I WOULD DO, BUT THERE WERE NO LEGAL
05:48:25 CONCERNS.
05:48:26 >>Mayor McLain: GOOD.
05:48:27 ALL RIGHT.

05:48:27 THANK YOU.
05:48:27 NO COMMENTS FROM COUNCIL.
05:48:31 >>Larry Fiesel: THE COST REIMBURSEMENT.
05:48:32 I'M A LITTLE CONFUSED AS TO WHICH WAY -- ARE WE GOING TO GET
05:48:36 REIMBURSED FOR THE COST WE INCUR?
05:48:38 OR ARE WE PAYING LEE COUNTY?
05:48:40 WHICH WAY IS THIS REIMBURSEMENT GOING?
05:48:43 >>Steven Sarkozy: IT'S GOING TO THEM.
05:48:45 WE'RE GOING TO HAVE TO MODIFY THEIR SYSTEM AND MAKE
05:48:49 ADJUSTMENTS FOR THEM TO RECEIVE OUR WASTEWATER AND FOR US TO
05:48:55 RECEIVE THEIR WATER.
05:48:57 BUILDING THE SEPTIC TO SEWER SYSTEM ON ITSELF DOES NO GOOD
05:49:04 UNLESS WE CAN CONNECT WITH THEM.
05:49:05 AND THEY WANT TO BE MADE WHOLE FOR OUR INTERCONNECTIONS.
05:49:12 >>Larry Fiesel: THANK YOU.

05:49:12 >>Mayor McLain: SO IF WE DID THIS AGREEMENT, IF WE DO OTHER
05:49:16 WATER IMPROVEMENT SEPTIC, THIS SAME AGREEMENT WILL APPLY TO
05:49:20 ALL OF THOSE.
05:49:21 >>Steven Sarkozy: YES.
05:49:21 >>Mayor McLain: OKAY.
05:49:22 GOOD.
05:49:22 NO FURTHER QUESTIONS FROM COUNCIL, DO WE HAVE ANY PUBLIC
05:49:25 COMMENTS?
05:49:25 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
05:49:27 >>Mayor McLain: OKAY.
05:49:28 SO I WILL ENTERTAIN A MOTION REGARDING THIS ITEM.
05:49:31 >> SO MOVED, MAYOR.
05:49:32 >>Mayor McLain: COUNCILPERSON FAYHEE HAS MADE THE MOTION AND
05:49:36 SECONDED BY COUNCILMAN FIESEL.
05:49:38 MADAM CLERK, PLEASE CALL THE ROLL.
05:49:43 >>Larry Fiesel: AYE.
05:49:45 >>Lori Fayhee: AYE.
05:49:47 >>Rafael Lopez: AYE.
05:49:48 >>Jim Ward: AYE.
05:49:50 >>George Zalucki: AYE.
05:49:50 >>Vice-Mayor Ribble: AYE.
05:49:52 >>Mayor McLain: AYE.
05:49:52 NEXT ON THE AGENDA IS THE FIRST READING OF 9A, ORDINANCE
05:49:57 NUMBER 2024-10, APPROVAL PATH FOR VILLAGE PROJECTS.
05:50:04 MADAM CLERK, PLEASE READ THE TITLE OF THE ORDINANCE.

05:50:08 >>Carol Sacco: ORDINANCE 2024-10, AN ORDINANCE OF THE
05:50:11 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
05:50:14 SECTION 1-402 AND SECTION 2-303 OF THE VILLAGE LAND
05:50:20 DEVELOPMENT CODE REGARDING DEVELOPMENT OF VILLAGE OWNED OR
05:50:22 CONTROLLED PARCELS; MAKING RELATED FINDINGS; AND PROVIDING
05:50:26 FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

05:50:32 >>Mayor McLain: THANK YOU.
05:50:32 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
05:50:34 >>Steven Sarkozy: MAYOR, THIS WAS PREPARED BY OUR VILLAGE
05:50:37 ATTORNEY.
05:50:38 IT'S PROBABLY BEST IF I TURN IT OVER TO ROB FOR HIS
05:50:41 COMMENTS.
05:50:44 >>Robert Eschenfelder: MAYOR AND COUNCIL MEMBERS, AS YOU
05:50:49 KNOW, WE'RE MOVING INTO A PHASE -- WE'VE ALREADY MOVED INTO
05:50:53 A PHASE WHERE WE'RE DOING A LOT OF DEVELOPMENT OF OUR OWN
05:50:58 PROJECTS.
05:51:00 STARTED WITH THE HIGH SCHOOL PROJECT, BUT THERE ARE OTHERS
05:51:04 THAT ARE DOWN THE ROAD.
05:51:05 WE'VE TALKED ABOUT PLANNING FOR SOME TONIGHT.
05:51:09 AND THE VILLAGE MANAGER HAS ALWAYS ENCOURAGED ME TO TRY TO
05:51:15 THINK OUTSIDE THE BOX OF ARE THERE WAYS WE CAN MOVE THINGS
05:51:19 FORWARD IN THE MOST EFFICIENT WAY POSSIBLE WHEN WE DO THOSE
05:51:22 PROJECTS.
05:51:23 AND IN LOOKING AT HOW WE HAVE SORT OF WENT THROUGH THE HIGH
05:51:29 SCHOOL PROJECT AND LESSONS THAT ARE LEARNED THERE AND THE

05:51:35 VILLAGE HUB PROJECT, THE PUBLIC-PRIVATE PARTNERSHIP WITH
05:51:39 HIGH 5, THERE'S A LOT OF PROCESS FOR PROCESS SAKE TO ADDRESS
05:51:46 THINGS THAT IN THE NORMAL DEVELOPMENT PROCESS DON'T GET
05:51:49 ADDRESSED RIGHT AWAY.
05:51:50 SO IT MAKES MORE SENSE TO FOLLOW OUR CODE.
05:51:54 BUT WHEN IT'S OUR PROJECT, THEY ARE ADDRESSED UP FRONT.
05:51:57 SO IT DOESN'T MAKE AS MUCH SENSE TO GO BACK THROUGH.
05:52:01 SO BY WAY OF EXAMPLE, WHEN THE VILLAGE CAME FORWARD, WHEN
05:52:07 THE MANAGER CAME FORWARD AND SAID WE'RE GOING TO DO THIS
05:52:10 PROJECT WITH THE HIGH 5 AND WE HAVE SO MANY OTHER PADS, YOU
05:52:15 ALL RECALL THAT WE WENT THROUGH EXTENSIVE PUBLIC INPUT UP
05:52:20 FRONT.
05:52:22 WE GOT FEEDBACK FROM ALL THE DIFFERENT STAKEHOLDERS AND
05:52:26 INTEREST GROUPS.
05:52:27 HAD A LOT OF DIFFERENT FOCUS GROUPS AND CHARRETTES AND
05:52:31 INVOLVED WITH THE PLANNING BOARD BEFORE IT CAME TO YOU.
05:52:34 SO BY THE TIME IT CAME TO YOU, IT WAS A FAIRLY WELL-BAKED
05:52:39 PLAN OF THIS IS WHAT WE WANT TO DO WITH THIS PARCEL THAT WE
05:52:43 NOW CONTROL.
05:52:45 BUT THEN AS THE PROJECT WENT INTO THE ACTUAL DEVELOPMENT
05:52:50 APPROVAL, BECAUSE THE VILLAGE RULES ARE WRITTEN THE WAY THEY
05:52:53 ARE WRITTEN, A LOT OF TRIPS HAD TO BE MADE TO THE PLANNING
05:52:57 BOARD AND A LOT OF PAPERWORK HAD TO BE DONE FOR REALLY WHAT
05:53:04 HAD ALREADY BEEN DONE, TO SORT OF GET THAT SAME PUBLIC
05:53:09 ACCESS AND PUBLIC INPUT.

05:53:10 SO WHAT THIS ORDINANCE DOES, IN YOUR LAND DEVELOPMENT CODE,
05:53:18 YOU HAVE SORT OF THREE AREAS OF WHO APPROVES WHAT.

05:53:25 2-301 IS COUNCIL APPROVALS.
05:53:27 2-302 IS APPROVALS THAT GO THROUGH THE PLANNING BOARD.
05:53:31 2-303, WHICH IS WHAT YOU SEE BEING AMENDED HERE, IS WHAT YOU
05:53:36 HAVE DELEGATED ALREADY TO YOUR PLANNING DIRECTOR TO APPROVE.
05:53:40 AS YOU CAN SEE, YOU'RE PLANNING DIRECTOR ALREADY HAS A
05:53:44 SUBSTANTIAL AMOUNT OF DELEGATED AUTHORITY TO ACT ON HER OWN
05:53:48 LEGISLATIVE -- REGULATORY APPROVALS.
05:53:53 SO THE NEW SUB-C ADDED, IT'S ON PAGE 4 OF YOUR ORDINANCE,
05:53:59 BASICALLY TAKES OUT OF 2-301 AND 2-302, THE COUNCIL APPROVAL
05:54:06 AND THE PLANNING BOARD APPROVAL, AND HAS THE PLANNING
05:54:11 DIRECTOR APPROVING THOSE THINGS.
05:54:12 AND THOSE THINGS ARE SPECIAL EXCEPTIONS, ZONING VARIANCES,
05:54:18 FLOOD VARIANCES, PLAN DEVELOPMENT MINOR AMENDMENTS,
05:54:24 CERTIFICATE OF APPROPRIATENESS, DEVELOPMENT ORDERS, MONUMENT
05:54:28 SIGN PERMITS, PERMITS TO ALTER EXTERIOR OF COMMERCIAL AND
05:54:34 MULTIFAMILY BUILDINGS, AND FINAL PLAN APPROVALS FOR ANY
05:54:38 VILLAGE DEVELOPMENT PROJECT.
05:54:39 WHAT IS NOT BEING DELEGATED TO THE PLANNING DIRECTOR ARE
05:54:44 MAJOR DECISIONS LIKE REZONING OF A PROPERTY OR WHATNOT.
05:54:49 SO THESE ARE REALLY MORE OF JUST THE PROCESS ORIENTED AND
05:54:53 MORE MINOR THINGS THAT SHE WOULD PRODUCE THE DOCUMENT FOR TO
05:54:59 MAKE THE APPROVAL.
05:55:02 AGAIN, AT THAT STAGE, COUNCIL ALREADY WOULD HAVE SEEN THE

05:55:07 PROJECT.
05:55:08 WOULD HAVE ALREADY SEEN AND APPROVED FOR THIS VILLAGE-OWNED,
05:55:13 VILLAGE-CONTROLLED PARCEL, WE BELIEVE THAT THIS PROJECT
05:55:16 SHOULD GO FORWARD.
05:55:19 MANAGER, GO FORWARD.
05:55:20 SO AT THAT POINT, IT MAKES LESS SENSE TO HAVE THE DELAY AND
05:55:26 THE ADDITIONAL PROCESS IN COST GOING THROUGH AN APPROVAL
05:55:30 PROCESS WHEN WE ALREADY KNOW FROM THE HIGHEST AUTHORITY IN
05:55:33 THE VILLAGE COUNCIL THAT WE LIKE THE WAY THIS LOOKS.
05:55:38 WE LIKE THE WAY YOU'VE PLACED EVERYTHING.
05:55:41 SO HOW IT ULTIMATELY TECHNICALLY NEEDS TO BE APPROVED, THE
05:55:46 PLANNING DIRECTOR CAN APPROVE THAT.
05:55:49 SO THAT IS THE SPIRIT AND GOAL OF WHAT THIS IS BEING
05:55:53 PROPOSED TO DO.
05:55:54 NO CUTTING OUT OF THE PUBLIC INPUT.
05:55:56 YOU SAW FROM THE HIGH 5 DEVELOPMENT AND THE HUB, THERE WAS
05:56:02 TONS OF PUBLIC INPUT BEFORE YOU FINALLY ALL SETTLED ON WHAT
05:56:06 YOU SETTLED.
05:56:07 I DID, OF COURSE, REVIEW THE UNFORTUNATELY WORDED
05:56:15 CORRESPONDENCE TODAY FROM ONE OF OUR CORPORATE CITIZENS.
05:56:17 I THINK IT'S UNFORTUNATE BECAUSE IT'S JUST A COMMENTARY
05:56:21 WITHOUT HAVING ENGAGED.
05:56:25 HAD THEY JUST CALLED, I WOULD HAVE EXPLAINED TO THEM HOW
05:56:30 THIS WORKS.

05:56:30 THAT STANDS FOR WHAT IT STANDS FOR.

05:56:35 BUT I PUSH BACK AGAINST THE SUGGESTION THAT SOMEHOW PUBLIC
05:56:41 INPUT IS NOT GOING TO OCCUR ONCE THIS IS ADOPTED.
05:56:46 IT'S JUST GOING TO OCCUR IN THE WAY WE WILL DO IT FOR ALL OF
05:56:49 THE VILLAGE PROJECTS THAT WE DO, WHICH IT ALL GETS FRONT
05:56:53 LOADED SO WHEN YOU, COUNCIL, SEE THE PROJECT AND THE MANAGER
05:56:57 BRINGS IT FORWARD AND SAYS, OKAY, I'VE GOTTEN EVERYTHING
05:57:00 TOGETHER.
05:57:01 I'VE GOT ALL THE STAKEHOLDERS.
05:57:02 THEY ARE ALL GOING TO TELL YOU WHAT THEY LIKE, WHAT THEY
05:57:05 DON'T LIKE AND YOU GUYS APPROVE, IT'S BEEN AS VETTED AS IT
05:57:09 COULD BE.
05:57:10 AND TO THEN TURN AROUND AFTER YOU GUYS SAY GO FORWARD AND
05:57:14 CONQUER TO THEN HAVE TO GO BACK THROUGH THE LAND USE PROCESS
05:57:17 AND GET IT REVETTED CAN CREATE MONTHS OF DELAY.
05:57:21 THE PLANNING BOARD MEETS ONCE A MONTH.
05:57:23 SOME MONTHS THERE'S DIFFICULTY GETTING A QUORUM.
05:57:26 AND IF THAT BLOCKS THINGS, IT CAN BLOCK MOVING FORWARD.
05:57:30 AS TO THE SUGGESTION THAT SOMEHOW WE'RE TREATING OURSELVES
05:57:33 DIFFERENTLY BECAUSE IT'S OUR PROJECT, AGAIN, WE'RE NOT.
05:57:37 WE'RE SIMPLY DOING THE SAME PUBLIC INVOLVEMENT WHICH WILL
05:57:42 ALWAYS INCLUDE THE PLANNING BOARD UP FRONT BEFORE YOU ALL
05:57:45 SEE THE PROJECT.
05:57:46 SO SAME AMOUNT OF EFFORT GOES IN.
05:57:49 IT'S JUST PUT IN A DIFFERENT ORDER.
05:57:51 HOPEFULLY THAT EXPLAINS THE EFFECT OF THE ORDINANCE.

05:57:57 >>Mayor McLain: QUESTIONS FROM COUNCIL?
05:58:03 >>Larry Fiesel: I HAVE A COMMENT.
05:58:04 I'M NOT SURE HOW TO FOLLOW THAT ONE, THOUGH.
05:58:07 ROB, I APPRECIATE THE EXPLANATION AND WHAT YOU JUST SAID
05:58:10 BECAUSE ON THE SURFACE I'M LOOKING AT THIS AND IT DOES
05:58:13 APPEAR THAT WE'RE TREATING THE VILLAGE PROPERTY DIFFERENT
05:58:15 THAN OTHER DEVELOPERS' PROPERTY.
05:58:18 I CAN'T REPEAT WHAT YOU SAID BUT MAYBE YOU'LL TELL IT TO ME
05:58:24 AGAIN AT A LATER DATE, BUT I APPRECIATE THE INPUT YOU PUT ON
05:58:27 THAT.
05:58:28 >>Mayor McLain: I'VE JUST GOT A COUPLE OF, I GUESS, THOUGHTS
05:58:30 ON THIS.
05:58:31 I APPRECIATE YOU GOING THROUGH THIS WORK.
05:58:34 I UNDERSTAND HOW THIS CAN REALLY BENEFIT US MOVING THESE
05:58:39 PROJECTS FORWARD.
05:58:40 I'M JUST GOING BACK TO THE PROJECT WE TALKED ABOUT, FINDING
05:58:43 AN ARCHITECTURAL FIRM TO DESIGN THIS WHOLE AREA.
05:58:48 THAT PROCESS WILL BE THREE OR FOUR MONTHS, THREE MONTHS,
05:58:51 LET'S SAY.
05:58:51 THEN WE'RE GOING TO SHARE THAT WITH THE PUBLIC.

05:58:53 WE'RE GOING TO SEE IT FIRST, COUNCIL, THEN WE'LL SHARE IT
05:58:57 WITH THE PUBLIC, AND THEN THE PROJECT WITH THIS LANGUAGE CAN
05:59:01 START TO MOVE FORWARD.
05:59:05 MY AREA OF CONCERN ON THAT IS, WE LOOK AT THE OVERALL PLAN,
05:59:11 IT PROBABLY -- I GUESS -- I'M NOT SURE.

05:59:16 WILL WE SEE THE ARCHITECTURAL DESIGNS OF THE POTENTIAL --
05:59:20 STEVE IS SHAKING HIS HEAD.
05:59:22 I DON'T WANT TO GIVE UP TRYING TO MOVE THESE FORWARD AT A
05:59:28 RIGHT PACE OUR ABILITY TO -- FROM THE COUNCIL STANDPOINT,
05:59:32 THE ABILITY TO MAINTAIN OUR COLOR PATTERNS, OUR
05:59:36 ARCHITECTURAL DESIGNS.
05:59:39 OBVIOUSLY, WATER CONTROLS AND ALL THAT WE'RE GOING TO DO
05:59:41 THAT EASILY, BUT IF THIS ALLOWS US TO HAVE THAT KIND OF
05:59:49 CONTINUED FOLLOW-UP, NOT JUST ONE TIME SAY, OH, WE LIKE THE
05:59:52 PICTURES OF IT, GO EXECUTE IT, I THINK THAT'S TOO QUICK.
05:59:55 WE NEED TO HAVE SOME SAY IN THAT AND GET SOME FEEDBACK ALONG
06:00:00 THE WAY.
06:00:02 >>Robert Eschenfelder: YOU DO AND YOU WILL.
06:00:04 UNLIKE PRIVATE DEVELOPMENT WHERE WE APPROVE THE LAND USE AND
06:00:06 THE ZONING AND THEN THEY GO OFF AND THEY DO THEIR OWN
06:00:10 CONTRACTING PROCUREMENT, SINCE WE ARE THE LANDOWNER, NO
06:00:15 CONTRACTOR PUTS ANY PAINT OF ANY COLOR ON ANYTHING UNTIL
06:00:19 THIS BODY RIGHT HERE APPROVES IT.
06:00:22 YOU'RE GOING TO SEE EVERY ELEMENT AS IT MOVES FORWARD.
06:00:25 EVERY CONTRACT TO BUILD SOMETHING, EVERY CONTRACT TO
06:00:29 WHATEVER IT IS.
06:00:30 THERE'S NOTHING THAT YOU ARE GOING TO BE GIVING UP.
06:00:32 IT'S MERELY THE PROCESS-ORIENTED STUFF THAT AT LEAST IN MY
06:00:37 VIEW -- I'VE REVIEWED THIS WITH THE MANAGER.
06:00:39 HE AGREES, ADDS NO VALUE.

06:00:43 INSTEAD, IT SIMPLY ADDS DELAY.
06:00:47 IT'S YOUR POLICY DECISION IF YOU WANT TO ADOPT IT OR NOT.
06:00:50 I SIMPLY AM SAYING TO EVERYONE WHO IS LISTENING THAT THE
06:00:54 ARGUMENT THAT SOMEHOW WE'RE DOING SOMETHING LESS AND THAT
06:00:58 WE'RE TAKING AWAY PEOPLE'S VOICE IS ABSOLUTELY UNTRUE.
06:01:03 ALL OF THE PUBLIC INPUT THAT WOULD OCCUR UNDER THE CURRENT
06:01:06 CODE WILL OCCUR UNDER HOW WE'VE -- HOW WE DID IT THE FIRST
06:01:10 TIME AND HOW WE WILL CONTINUE TO DO IT.
06:01:13 IT SIMPLY ELIMINATES DUPLICATIVE EFFORT ONCE YOU GUYS HAVE
06:01:17 SAID, OKAY, WE, COUNCIL, WHO ARE, AGAIN, THE ULTIMATE
06:01:21 AUTHORITY, SAY MOVE AHEAD.
06:01:24 >>Mayor McLain: I THINK WITH ALL THE EXPERIENCES WE'VE HAD
06:01:27 TO ELIMINATE THAT DUPLICATION IS GOING TO ALLOW US TO GET
06:01:30 THE IMPLEMENTATION OF THESE DONE AT A MUCH EXPEDITED RATE.
06:01:36 SO I THINK THAT'S REALLY POSITIVE BECAUSE WE'VE SEEN SOME OF
06:01:38 THE THINGS DRAG ON AND DRAG ON.

06:01:40 SO THIS IS I THINK A POSITIVE.
06:01:42 GEORGE, YOU HAD A COMMENT.
06:01:43 >>George Zalucki: THANK YOU, MAYOR.
06:01:44 ROB, THANK YOU.
06:01:45 I LOVE STREAMLINING PROCESSES.
06:01:47 I'M TOTALLY IN FAVOR OF THAT.
06:01:49 COULD YOU GIVE US AN EXAMPLE OF WHERE WE AS A BODY WOULD
06:01:53 APPROVE SOMETHING AT LAST STEP AND ALL OF A SUDDEN IT WOULD
06:01:56 DERAIL AND HAVE TO GO BACK WHICH WOULD CAUSE THE DELAY WHICH

06:01:59 IS WHY THIS ORDINANCE IS BEING REVISED.
06:02:02 CAN YOU THINK OF AN EXAMPLE WE CAN RELATE TO WHERE THAT HAS
06:02:05 HAPPENED?
06:02:06 >>Robert Eschenfelder: WELL, I'M NOT SURE I UNDERSTAND YOUR
06:02:09 QUESTION.
06:02:11 >>George Zalucki: WELL, THIS IS HERE TO STOP DELAYS.
06:02:13 >>Robert Eschenfelder: CORRECT.
06:02:14 >>George Zalucki: IF IT GETS TO US AND APPROVE IT, ALREADY
06:02:17 BEEN THROUGH PLANNING AND ZONING, GETS TO US, ALREADY BEEN
06:02:20 THROUGH THE PUBLIC VETTING PROCESS, WE APPROVE THE PROJECT.
06:02:22 SO THIS IS TO MAKE SURE IT DOESN'T HAVE TO RECIRCULATE.
06:02:26 I THINK THOSE WERE YOUR WORDS, GO BACK.
06:02:29 >>Robert Eschenfelder: SO IT DOESN'T HAVE TO GO BACK THROUGH
06:02:31 THE PLANNING BOARD BELOW YOU.
06:02:34 EASY EXAMPLE IS THE HUB WITH HIGH 5.
06:02:39 SO YOU GUYS APPROVED THAT.
06:02:41 YOU SAW ALL THE PLANS.
06:02:42 YOU SAID LIKE IT, LIKE IT HERE, MOVE AHEAD.
06:02:46 SO WE SAW THE ARCHITECTURAL RENDERINGS, BUT THEN BECAUSE OF
06:02:51 HOW OUR CODE IS CURRENTLY WRITTEN AND THE FACT THAT THE
06:02:53 PLANNING DIRECTOR DOESN'T HAVE THE ABILITY RIGHT NOW TO DO
06:02:56 ALL OF THE LESSER MINOR THINGS THAT NEED TO OCCUR, THOSE --
06:03:00 THAT PROJECT HAD TO GO BACK TO THE PLANNING BOARD, AND THERE
06:03:05 WAS A LOT OF DELAY IN GETTING THOSE HEARINGS DONE.
06:03:07 SO A COUPLE OF MONTHS TO MY MEMORY WERE ADDED TO GETTING ALL

06:03:12 OF THOSE APPROVALS IN PLACE AFTER COUNCIL HAD ALREADY
06:03:15 APPROVED IT.
06:03:17 NO REAL CHANGES OCCURRED.
06:03:18 IT WAS JUST HAVING TO GO BACK THROUGH THAT PROCESS AGAIN.
06:03:22 SO THAT'S THE PURPOSE OF THIS IS THAT IF PLANNING BOARD SEES
06:03:27 IT UP FRONT, ALL THE OTHER STAKEHOLDERS IN THE VILLAGE SEE
06:03:31 IT UP FRONT, THAT GETS PACKAGED UP.
06:03:34 YOU GUYS SEE IT UP FRONT.
06:03:36 YOU SAY WE LIKE IT, MOVE FORWARD.
06:03:38 THE PLANNING DIRECTOR THEN CAN USE HER OWN AUTHORITY TO
06:03:42 GRANT THESE LIST OF THINGS.
06:03:44 AND THEN AS YOU MOVE INTO BUILD PHASE, THOSE CONTRACTS COME

06:03:53 BACK TO YOU AS WELL.
06:03:54 SO YOU WILL SEE THE ACTUAL PLANS.
06:03:56 YOU'LL SEE THE COLOR PATTERNS.
06:03:58 THERE'S NOT ONE DECISION OF HOW A PROJECT WILL GO FORWARD
06:04:02 THAT YOU ALL WON'T SEE AND BLESS.
06:04:06 SO IT'S REALLY GOING BACK THROUGH THE PLANNING AND ZONING
06:04:11 BOARD IS THE DELAY THAT THIS IS ATTEMPTING TO CUT OUT.
06:04:14 >>George Zalucki: WHAT I'M NOT UNDERSTANDING -- FORGIVE ME
06:04:16 IF I'M MISSING SOMETHING HERE -- WHAT WOULD THE EXAMPLE BE,
06:04:20 AFTER IT PASSED THIS BODY, ALL THOSE DETAILS MUST ALREADY
06:04:24 HAVE BEEN BUNDLED AND PRESENTED, WHY WOULD IT HAVE TO GO
06:04:27 BACK TO PLANNING AND ZONING?
06:04:28 WHAT KIND OF DETAIL WOULD HAVE TO TRIGGER THAT?

06:04:31 >>Robert Eschenfelder: BECAUSE UNTIL COUNCIL SAYS THAT WE AS
06:04:34 THE OWNER OF THIS PROPERTY LIKE THIS DEVELOPMENT PROJECT, GO
06:04:38 FORWARD, MANAGEMENT, AND MAKE APPLICATION TO APPROVE THE
06:04:42 DEVELOPMENT, JUST LIKE A PRIVATE OWNER WOULD, IT WOULDN'T GO
06:04:46 BACK TO THE FORMAL DEVELOPMENT APPROVAL PROCESS FOR THESE
06:04:50 THINGS THAT NEED TO OCCUR.
06:04:52 DOES THAT HELP YOU UNDERSTAND?
06:04:54 >>George Zalucki: YEAH, I UNDERSTAND THAT.
06:04:55 THANK YOU FOR EXPLAINING THAT.
06:04:58 I'M IN FAVOR OF STREAMLINING, IF IT MAKES PERFECT SENSE, AND
06:05:01 THERE'S NOT A WHOLE HECK OF A LOT OF DEVIATION.
06:05:05 I GUESS THE ONLY CONCERN I WOULD HAVE, AFTER WE APPROVE IT
06:05:08 AND IT HAS TO GO BACK, IF THERE'S ANYTHING MAJOR THAT WOULD
06:05:11 OBVIOUSLY AFFECT THE PROJECT TO SOMETHING DIFFERENT THAT WE
06:05:14 ALL APPROVED, I WOULD HOPE THAT WOULD COME BACK, SOMETHING
06:05:18 OF SIGNIFICANCE.
06:05:19 SMALL DETAILS, I CAN CERTAINLY UNDERSTAND THAT.
06:05:24 >>Robert Eschenfelder: A PRIOR MANAGER I WORKED WITH USED TO
06:05:26 USE THE PHRASE CAREER-LIMITING MOVE.
06:05:29 I THINK IT WOULD BE A CAREER-LIMITING MOVE TO THE MANAGER
06:05:33 HERE IN OUR VILLAGE TO JUST AUTHORIZE SOMETHING THAT WOULD
06:05:37 BE A MAJOR DEVIATION FROM WHAT HIS BOSSES HAVE APPROVED.
06:05:41 I CAN'T EVER SEE THAT HAPPENING.
06:05:43 I SIT IN YOUR CONFERENCE ROOM ALL DAY LONG WORKING WITH YOUR
06:05:46 STAFF.

06:05:48 THEY ARE ALL EXTREMELY DEFERENTIAL TO WHAT THIS BODY HAS
06:05:51 INSTRUCTED BE DONE.
06:05:53 I JUST ENVISION THAT WOULD CONTINUE TO HAPPEN.
06:05:57 IF IT COMES TO PASS THAT COUNCIL APPROVES SOMETHING AND THEN
06:06:01 BECAUSE OF A COST OR WE FOUND A BIG BURIED THING OF OIL OR
06:06:06 WHATEVER IT IS, WE'LL COME BACK TO COUNCIL AND COUNCIL WILL
06:06:10 SAY, OKAY, LET'S ADJUST.
06:06:11 LET'S GIVE OUR FEEDBACK AND WE'LL MOVE ON.

06:06:13 THAT'S NOT A PROBLEM.
06:06:15 AGAIN, IT'S JUST WHY WOULD WE NEED TO GO BACK AFTER COUNCIL
06:06:19 HAS APPROVED A 95% OR BETTER BAKED PLAN AND SPEND A COUPLE
06:06:25 MORE MONTHS ON ADMINISTRATIVE PROCESS THAT ADDS NO VALUE.
06:06:31 >>Mayor McLain: ANY OTHER COUNCIL QUESTIONS?
06:06:34 GOOD.
06:06:35 ANY PUBLIC COMMENTS?
06:06:37 >>Carol Sacco: NO PUBLIC COMMENT AND WE DID HAVE ONE
06:06:39 E-COMMENT, BUT IT CAME AFTER 12:00.
06:06:43 >>Mayor McLain: I WILL LOOK FOR A MOTION TO ADOPT ORDINANCE
06:06:48 2024-10.
06:06:49 >>Vice-Mayor Ribble: SO MOVED.
06:06:50 >>Mayor McLain: VICE-MAYOR RIBBLE HAS MADE THE MOTION AND
06:06:52 SECONDED BY COUNCILMAN FIESEL.
06:06:54 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
06:06:58 >>George Zalucki: AYE.
06:06:59 >>Jim Ward: AYE.

06:07:01 >>Rafael Lopez: AYE.
06:07:03 >>Lori Fayhee: AYE.
06:07:05 >>Larry Fiesel: AYE.
06:07:06 >>Vice-Mayor Ribble: AYE.
06:07:07 >>Mayor McLain: AYE.
06:07:08 NEXT ON THE AGENDA IS THE FIRST READING 9B, ORDINANCE NUMBER
06:07:13 2024-12, APPROVAL VILLAGE PROPERTY SECURITY AND TRESPASS
06:07:20 POLICIES.
06:07:21 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
06:07:24 ORDINANCE?
06:07:25 >>Carol Sacco: ORDINANCE 2024-12, AN ORDINANCE OF THE
06:07:28 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, CREATING
06:07:30 ARTICLE II OF CHAPTER 2 OF THE VILLAGE CODE REGARDING
06:07:34 SECURITY AND TRESPASSES FROM VILLAGE PROPERTIES AND
06:07:37 FACILITIES; MAKING RELATED FINDINGS; AND PROVIDING FOR
06:07:40 SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.
06:07:44 >>Mayor McLain: THANK YOU.
06:07:44 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ORDINANCE?
06:07:49 >>Steven Sarkozy: YES, WE HAD A SITUATION WHERE WE'VE HAD A
06:07:54 MEMBER OF THE PUBLIC WANDERING AROUND IN THE PRIVATE SPACES
06:08:01 AND OFFICES HERE AT VILLAGE HALL.
06:08:04 AND IT WAS VERY DISQUIETING FOR VILLAGE STAFF.
06:08:09 WE'RE ALWAYS AVAILABLE TO THE PUBLIC, BUT IN THIS CASE, IT
06:08:13 WAS REALLY AN INTRUSION INTO STAFF'S PRIVATE SPACES.
06:08:17 SO THIS IS THOUGHT TO BE A SECURITY ISSUE, AND WE BROUGHT IT

06:08:25 TO THE ATTENTION OF THE VILLAGE ATTORNEY, AND HE HAS
06:08:27 RECOMMENDED THIS ORDINANCE.
06:08:30 I'LL REFER THIS AGAIN OVER TO OUR VILLAGE ATTORNEY.
06:08:35 >>Robert Eschenfelder: MAYOR AND COUNCIL MEMBERS, SO -- I

06:08:40 WON'T GO OVER IN GREAT DETAIL.
06:08:42 I'LL TAKE QUESTIONS IF YOU NEED.
06:08:43 SO THE ORDINANCE DOES A COUPLE OF THINGS.
06:08:46 FIRST, IT PROVIDES SOME NEW CODE SECTIONS THAT SPEAKS TO
06:08:53 WHEN THE VILLAGE TAKES OWNERSHIP OR CONTROL OVER A PARCEL OF
06:08:56 PROPERTY, IT NEEDS TO BE DESIGNATED WHETHER IT'S A PUBLIC
06:09:02 FORUM OR NOT A PUBLIC FORUM.
06:09:04 IT'S SOMETHING THAT PROBABLY IN THE PRIOR DECADES WASN'T
06:09:08 SUCH A BIG DEAL.
06:09:10 BUT SO MUCH LITIGATION OCCURS NOWADAYS IN THE FIRST
06:09:13 AMENDMENT REALM ABOUT WHAT CITIZENS ARE AND ARE NOT ALLOWED
06:09:17 TO DO ON GIVEN PUBLIC PROPERTY, INCLUDING PARK PROPERTY AND
06:09:23 OFFICES AND GOVERNING BOARD CHAMBERS SUCH AS THE ROOM WE'RE
06:09:27 IN NOW.
06:09:28 IT'S HELPFUL TO HAVE THOSE DESIGNATIONS IN PLACE.
06:09:34 SO THAT'S PART OF WHAT THIS ORDINANCE DOES.
06:09:37 IN ADDITION, THE NEW SECTION 2-28, I'LL SPEAK TO THAT
06:09:46 BECAUSE IT'S SORT OF AN OUTLIER SECTION.
06:09:49 BUT THERE ARE MANY, MANY TIMES WHEN WE NEED TO GIVE OR
06:09:57 ACCEPT AN EASEMENT FOR A VILLAGE PROJECT THAT HAS ALREADY
06:10:01 BEEN APPROVED BY COUNCIL.

06:10:03 THERE ARE SO MANY INFRASTRUCTURE PROJECTS THAT WE'RE DOING
06:10:06 NOW AND YOU JUST HAVE NO IDEA HOW MANY DAY IN AND DAY OUT,
06:10:10 EASEMENTS.
06:10:10 BUT REALLY NOTHING CURRENTLY IN THE CODE THAT LETS YOUR
06:10:13 VILLAGE MANAGER AGREE TO THOSE.
06:10:16 AND SO -- IT'S REALLY NOT SOMETHING THAT RISES TO THE LEVEL
06:10:19 OF COUNCIL TO BRING BACK A RUN-OF-THE-MILL EVERYDAY EASEMENT
06:10:23 THAT SIMPLY SAYS YOU HAVE THE RIGHT TO BE -- TO RUN YOUR
06:10:26 PIPE ON OUR PROPERTY OR TO RUN YOUR SIDEWALK OVER OUR
06:10:30 PROPERTY.
06:10:30 SO I THOUGHT THAT PUTTING A SECTION THAT JUST SOLIDIFIES
06:10:35 THAT THE MANAGER CAN APPROVE THOSE.
06:10:37 NOW, IF THERE ARE EASEMENTS, AND OCCASIONALLY THERE IS AN
06:10:40 OWNER WHO WANTS SUBSTANTIALLY ONEROUS CONDITIONS.
06:10:44 LIKE YOU HAVE TO GIVE ME $2 MILLION OR YOU HAVE TO -- WE'LL
06:10:47 BRING THOSE BUSINESS DECISIONS TO COUNCIL BECAUSE THEY ARE
06:10:50 NOT RUN-OF-THE-MILL.
06:10:52 BUT 99% OF THE EASEMENTS WE DO ARE NOT OF THAT TYPE.
06:10:57 THEY ARE JUST A NORMAL EASEMENT.
06:10:58 SO THAT'S THAT SECTION.
06:11:00 DIVISION 2 BEGINNING AT SECTION 2-30, SECURITY AND CONTROL
06:11:06 OF THE PROPERTY, THOSE SECTIONS GIVE MORE EXPLICIT AUTHORITY
06:11:13 TO THE MANAGER TO MAKE DAY IN AND DAY OUT SECURITY DECISIONS
06:11:19 OVER WHERE TO PUT CAMERAS, WHERE TO PUT DOOR LOCKS AND SO
06:11:23 FORTH.

06:11:25 I THINK, AGAIN, IT'S UNFORTUNATE, BUT IT'S WHERE OUR SOCIETY
06:11:28 IS.
06:11:29 YOU ALL MAY NOT HAVE HEARD, BUT IN THE LAST CODE ENFORCEMENT
06:11:33 HEARING THAT WE HAD IN THIS CHAMBERS, A GENTLEMAN CAME IN
06:11:39 WEARING A CAMERA ON HIS HEAD AND STARTED DISRUPTING THE
06:11:44 PROCEEDINGS.
06:11:45 WHEN HE FINALLY I THINK CAME TO THE REALIZATION THAT IT
06:11:49 WASN'T A COUNCIL MEETING, SO HE GOT BORED AND SPEWED A
06:11:52 COUPLE OF CUSS WORDS AND WENT OUT THE DOOR.
06:11:57 BUT IT'S A GROWING PHENOMENA.
06:12:00 YOU MAY HAVE HEARD IN OTHER JURISDICTIONS THAT THERE ARE
06:12:03 CERTAIN PEOPLE THAT GO AROUND AND THEY GO INTO GOVERNING
06:12:08 BOARD MEETINGS WEARING CAMERAS, AND THEY SEEK TO CREATE
06:12:15 PROBLEMS, AND THEY WANT A REACTION ON CAMERA.
06:12:20 THIS IS ALL NEW TO ME.
06:12:22 I'VE LEARNED SINCE I'VE BEEN RESEARCHING THIS, BUT WHAT THEY
06:12:25 DO WITH THAT FOOTAGE IS THEY PUT IT ONLINE AND THEY LOOK TO
06:12:30 GET VIEWS AND APPROVALS AND SO FORTH BECAUSE THAT'S
06:12:33 MONETIZING TO THEM.
06:12:34 SO THERE ARE PEOPLE OUT THERE THAT MAKE MONEY OFF OF THESE
06:12:37 KIND OF VIDEOS.
06:12:38 I'M TOLD ONE OF THE TARGET AUDIENCES IS CHINA BECAUSE THEY
06:12:42 ARE TRYING TO SHOW THE CHINESE PEOPLE HOW DISORGANIZED AND
06:12:46 ANGRY AMERICANS ARE AND SO FORTH.
06:12:49 REALLY WEIRD.

06:12:49 BUT IT'S A THING.
06:12:50 CERTAINLY, OUR CHAMBERS BEING OPEN TO THE PUBLIC, THERE IS A
06:12:58 LITTLE MORE LEEWAY PEOPLE HAVE, ALTHOUGH UNDER YOUR RULES OF
06:13:02 PROCEDURE, THE MAYOR IS ENTITLED TO CALL SOMEONE OUT OF
06:13:05 ORDER.
06:13:05 THEY ARE NOT ALLOWED TO BE DISRUPTIVE.
06:13:08 THAT IS WHY WE HAVE OUR DEPUTY HERE TO ULTIMATELY REMOVE
06:13:11 SOMEONE WHO HAS BEEN RULED OUT OF ORDER.
06:13:15 BUT IN OUR PRIVATE BUSINESS OFFICES, THAT IS LESS -- WE
06:13:20 DON'T HAVE A DEPUTY, YOU KNOW.
06:13:21 SO THE MANAGER NEEDS TO BE ABLE TO DESIGNATE THOSE AREAS AS
06:13:26 BEING SECURE AND LOCK THEM DOWN APPROPRIATELY.
06:13:30 SO THEN ANOTHER PART OF THIS NEW LANGUAGE DEALS WITH TAPING
06:13:36 PEOPLE, TAPING OUR EMPLOYEES, AND THAT IS SOMETHING THAT HAS
06:13:40 OCCURRED IN A COUPLE OF OTHER CITIES AND AS THE MANAGER
06:13:44 INDICATES DID OCCUR HERE WITH OUR OWN STAFF.
06:13:47 SO THE CODE THERE IS INTENDED TO SAY YOU'RE NOT ALLOWED TO
06:13:54 DO THAT, IF WE POST A SIGN, UNLESS THE EMPLOYEE CONSENTS.
06:13:58 IF THAT'S OCCURRING, WE CAN SUMMON THE DEPUTY AND HAVE THEM
06:14:03 TRESPASSED.
06:14:04 THE FINAL PART OF THE ORDINANCE IS A TRESPASS PROVISION.
06:14:10 STATE LAW DOES PROVIDE FOR TRESPASS, BUT BECAUSE OF CERTAIN

06:14:15 FEDERAL CASE LAW, WE AS GOVERNMENT HAVE TO HAVE SOME
06:14:19 ADDITIONAL SAFEGUARDS OR WHATNOT.
06:14:22 SO WHEN WE TRESPASS SOMEONE, THEY HAVE TO, FOR INSTANCE,

06:14:25 HAVE A PROCEDURAL WAY TO APPEAL THAT TRESPASS.
06:14:30 SO I PROVIDED THAT IN THE CODE.
06:14:31 THE APPEAL WOULD GO TO THE MANAGER AND THAT PERSON WOULD BE
06:14:34 ABLE TO MAKE HIS OR HER CASE OF WHY THAT TRESPASS SHOULD BE
06:14:38 LIFTED, ASSUMING THIS GETS ADOPTED THERE WILL THEN BE SOME
06:14:43 ADMINISTRATIVE THINGS WE'LL DO.
06:14:45 I HAVE A TRESPASS FORM THAT I WILL SHARE WITH THE MANAGER
06:14:48 AND THE CLERK.
06:14:50 AND THOSE THINGS ARE ALL VERY HELPFUL TO LAW ENFORCEMENT.
06:14:54 WHEN LAW ENFORCEMENT SHOWS UP, THEY WANT TO HAVE AS MUCH
06:14:58 SUPPORT AS THEY CAN, BECAUSE WHEN THEY TRESPASS SOMEONE OFF
06:15:02 OF PUBLIC PROPERTY, THEY DON'T WANT TO BE SUED UNDER THE
06:15:05 FIRST AMENDMENT FOR DOING SOMETHING THAT IS WRONG.
06:15:10 THAT IS THE PURPOSE OF THIS ENTIRE PACKAGE.
06:15:13 IT'S A SECURITY PACKAGE.
06:15:15 IT'S PUT THE PROVISIONS IN PLACE THAT THE FEDERAL COURTS,
06:15:19 FRANKLY, HAVE SAID THEY NEED TO SEE.
06:15:22 WITH THAT, I RECOMMEND THAT YOU DO MOVE IT FORWARD.
06:15:26 >>Mayor McLain: THANK YOU.
06:15:27 COUNCIL QUESTIONS.
06:15:29 GEORGE.
06:15:29 >>George Zalucki: THANK YOU, MAYOR.
06:15:31 ROB, I READ THIS, AND IT'S PRETTY COMPELLING.
06:15:35 I THINK WHAT YOU'RE TRYING TO ACHIEVE HERE IS NOBLE AND
06:15:40 MAKES REALLY GOOD SENSE.

06:15:41 HOWEVER, I'VE BEEN STUDYING FIRST AMENDMENT AUDITORS FOR
06:15:44 YEARS NOW.
06:15:46 ENTERTAINMENT VALUE AND EDUCATION VALUE.
06:15:48 I CAN NAME SOME OFF.
06:15:51 ONE OF THEM IS VERY PREVALENT UP IN ORANGE COUNTY RIGHT NOW,
06:15:54 AND YOU COULD PROBABLY GO ON YouTube AND WATCH SOME OF THE
06:15:57 VIDEOS.
06:15:57 AT THE END OF WHAT THEY NORMALLY DO, AND MOST OF THOSE --
06:16:02 THESE AUDITORS ARE NOT PROVOCATEURS.
06:16:04 THEY ARE NOT OUT THERE TO CREATE AN ISSUE AND BE DISRUPTIVE.
06:16:08 THEY ARE JUST THERE BRIEFLY UNLESS ANTAGONIZED OTHERWISE, TO
06:16:12 JUST CAPTURE THE PUBLIC SERVANTS DOING THEIR JOB DURING
06:16:17 THEIR DAY, WHICH IS A PROTECTED FIRST AMENDMENT RIGHT.
06:16:21 I THINK THE KEY HERE IS DISRUPTING THE SERVICES.
06:16:24 THAT'S THE KEY.
06:16:24 I THINK WE HAVE TO BE VERY CAREFUL BECAUSE IN THIS
06:16:27 PARTICULAR CASE, IS THE CURE WORSE THAN THE DISEASE?
06:16:31 I'LL GIVE YOU AN EXAMPLE.

06:16:33 THESE FIRST AMENDMENT AUDITORS, IF THEY DO VIDEOTAPE,
06:16:38 THEY'LL USE THAT TAPE IF THERE IS A REACTION, THE MORE VIEWS
06:16:41 THEY GET, RIGHT?
06:16:42 SO IF YOU HAVE THE SHERIFF SHOW UP AND THERE IS A LOT OF
06:16:46 DRAMA AND THEN SOMEBODY THROWS AN ORDINANCE AND THEY GET
06:16:49 TRESPASSED AND CREATES ALL THIS DRAMA, WHAT HAPPENS IS THAT
06:16:52 POSTING ON YouTube, THEY POST THE TELEPHONE NUMBER TO OUR

06:16:58 VILLAGE CLERK AND SAY CALL THEM AND LET THEM KNOW THAT YOU
06:17:02 ARE UNHAPPY WITH THE WAY THAT THEY TREATED THE PUBLIC DURING
06:17:06 THEIR FIRST AMENDMENT AUDIT.
06:17:08 SO SOMETIMES VILLAGE HALL OR CITY HALL, WHOEVER WILL GET
06:17:13 BLOWN UP, THEIR Facebook PAGES WILL BE HIJACKED WITH
06:17:18 POSTINGS FROM ALL OF THESE FOLLOWERS.
06:17:21 THE TELEPHONES AT THE CITY HALLS CONTINUE TO RING FOR WEEKS.
06:17:26 I JUST WANT US TO BE CAREFUL THAT WE'RE NOT GOING IN A
06:17:30 DIRECTION THAT'S GOING TO ADD MORE DETRIMENT TO WHAT WE'RE
06:17:35 TRYING TO SOLVE.
06:17:36 I THINK THE KEY HERE IS, WHAT I FOUND THAT IS SUCCESSFUL IS
06:17:40 THE REACTION IS TO BASICALLY IGNORE THEM UNLESS THEY ARE
06:17:44 DISRUPTIVE.
06:17:45 IF THEY ARE DISRUPTIVE, THEN YOU PULL THE TRIGGER AND CALL
06:17:48 THE SHERIFF'S OFFICE.
06:17:48 THEY COME OVER AND WE SAY, HEY, LOOK, YOU'RE BEING
06:17:51 TRESPASSED.
06:17:52 I SEE THAT ALL THE TIME.
06:17:53 IF THEY ARE DISRUPTIVE, IT WORKS.
06:17:55 IF THEY COME INTO CAROL'S OFFICE AND THEY ARE HOLDING THEIR
06:17:59 iPhone AND THEY ARE TAPING, RECORDING A CONVERSATION WITH
06:18:02 OUR VILLAGE CLERK, THAT IN GENERAL TERMS HAS BEEN FOUND TO
06:18:06 BE PERFECTLY LEGAL FROM EVERYTHING I'VE GARNERED.
06:18:10 IF CAROL WERE TO PUSH BACK AND SAY YOU CAN'T VIDEOTAPE ME,
06:18:15 THEY ARE GOING TO PUSH BACK AND THEN THAT COULD CREATE THE

06:18:18 PROBLEM.
06:18:18 IF CAROL OTHERWISE WOULD SAY, YES, CAN I HELP YOU, LITTLE
06:18:23 BIT OF CONVERSATION, THEY ARE GOING TO WALK AROUND, THEY ARE
06:18:25 GOING TO LOOK AT THE PICTURES, THEY ARE GOING TO TAPE THAT.
06:18:28 GUESS WHAT, IF THEY ARE NOT ANTAGONIZED, THEY WILL WALK OUT
06:18:31 THE DOOR BECAUSE IT WON'T GET CLICKS AND VIEWS.
06:18:34 I WANT US TO BE AWARE OF THAT DYNAMIC WHEN TAKING A LOOK AT
06:18:37 THE ORDINANCE.
06:18:39 IT HAS A LOT OF TEETH AS IT PERTAINS TO A FIRST AMENDMENT
06:18:41 AUDITOR, PARTICULARLY WHEN IT COMES TO FILMING IN A PUBLIC
06:18:45 PLACE WITH PUBLIC SERVANTS.
06:18:49 THAT'S A TRICK BAG.
06:18:50 I JUST WANT TO THROW CAUTION INTO THE WIND.
06:18:54 >>Mayor McLain: I TALKED TO STEVE AND I DON'T WANT TO

06:18:56 INTERPRET FOR YOU, BUT I THINK IT'S IMPORTANT FOR US TO
06:18:59 IDENTIFY THE PUBLIC SPACES.
06:19:00 I GUESS I LOOK AT THIS ROOM, SOMEBODY WALKS IN WITH A HEAD
06:19:05 BAND WITH A CAMERA ON IT AND SITTING OFF IN THE CORNER HERE,
06:19:08 THAT'S OKAY.
06:19:09 IF THEY WANT TO BE DISRUPTIVE IN THAT CORNER, THAT'S NOT
06:19:13 OKAY.
06:19:13 I'LL CALL THAT TO ORDER AND SAY IF YOU HAVE SOMETHING TO SAY
06:19:18 OFF THE AGENDA, WHATEVER IT MIGHT BE, FILL OUT A CARD AND DO
06:19:23 IT.
06:19:23 BUT THE FILMING AND OUR REACTION WHEN WE GET PEOPLE COMING

06:19:27 UP AND WE'VE ALL BEEN USED TO DOING THIS, WE DON'T HAVE TO
06:19:31 MAKE COMMENTS BACK.
06:19:33 LET THEM MAKE THEIR COMMENTS AND WE KEEP THE TEMPERATURE
06:19:36 DOWN AT A LOWER RATE.
06:19:37 THE PUBLIC SPACE ALSO INCLUDE THE HALLWAY OUT THERE, THE
06:19:41 ELEVATORS, CAROL'S OFFICE, UNFORTUNATELY.
06:19:44 BUT AS YOU GET TO THE DOORS THAT LEAD TO STEVE'S AREA AND
06:19:48 OUR STAFF, BOTH DOWN STAIRS AND UPSTAIRS, THOSE ARE DOORS,
06:19:52 WE DON'T LOOK AT THAT AS PUBLIC AREAS.
06:19:54 SO IF SOMEBODY TRIES TO SNEAK INTO ONE OF THOSE, THAT'S WHEN
06:19:58 I THINK WE'VE GOT A TRESPASS ISSUE.
06:20:00 THAT'S KIND OF MY UNDERSTANDING.
06:20:02 WE NEED TO BE USED TO IT I THINK HERE.
06:20:07 WE'VE HAD SOME PRETTY GOOD EXPERIENCE OF DOING THAT.
06:20:13 WE ALL KNOW THE WATER EXAMPLE IN HERE A WHILE BACK.
06:20:16 LITTLE BIT CRAZY IN HERE.
06:20:19 WE NEED TO BE ABLE TO HANDLE THAT.
06:20:22 CAMERAS ARE PART OF THE WORLD THAT WE LIVE IN TODAY.
06:20:25 BUT I RESPECT YOUR THOUGHTS.
06:20:26 BUT I THINK WITH STEVE'S MANAGEMENT OF THIS, WE CAN DO THAT.
06:20:32 I DON'T KNOW THAT WE NEED TO POST SIGNS THAT THIS IS A
06:20:37 RESTRICTED AREA, WHATEVER THE SIGNAGE HAS TO BE.
06:20:40 >>Jim Ward: DO WE HAVE GUIDANCE FROM WHAT OTHER
06:20:42 MUNICIPALITIES DO IN THE AREA?
06:20:45 >>Robert Eschenfelder: THIS IS SORT OF AN EMERGING THING, SO

06:20:49 A LOT OF GOVERNMENTS ARE JUST GETTING THEIR ARMS AROUND IT.
06:20:52 BUT I DO KNOW -- WELL, YOU SAW IN THE CLAUSES WHERE I SET
06:20:57 FORTH THE CASE LAW, THAT PUNTA GORDA HAD A LARGE PROBLEM
06:21:03 WITH THIS ACTIVITY AND IT ADOPTED A NO TAPING ORDINANCE AND
06:21:07 THAT WAS CHALLENGED IN THE FEDERAL COURT AND THE FEDERAL
06:21:11 COURT UPHELD THAT, WHICH IS WHY I FEEL COMFORTABLE
06:21:14 RECOMMENDING IT TO YOU BECAUSE THE UNITED STATES DISTRICT
06:21:17 JUDGE WROTE AN OPINION THAT EXPLAINED WHY IT WAS LAWFUL.
06:21:22 THE MAYOR IS RIGHT.
06:21:24 THERE IS A DISTINCTION BETWEEN CHAMBERS, A PLACE WHERE YOU

06:21:28 ALL ARE CONDUCTING THE PUBLIC'S BUSINESS, CAMERAS ARE
06:21:31 ALLOWED HERE.
06:21:32 THERE IS AN OLD FLORIDA SUPREME COURT OPINION, SUN CAM IS
06:21:38 WHAT IT IS CALLED, FROM SOME OLD CABLE TELEVISION, PEOPLE
06:21:42 WHO WANTED TO BRING A CAMERA IN AND RECORD AND GOT KICKED
06:21:44 OUT AND THE FLORIDA SUPREME COURT RULED -- I THINK IT WAS
06:21:47 THE SECOND DISTRICT COURT OF APPEALS RULED THAT CAMERAS MUST
06:21:50 BE ALLOWED BECAUSE OF THE SUNSHINE LAW IN CHAMBERS.
06:21:53 I DON'T NECESSARILY AGREE WITH THAT OPINION.
06:21:56 I DON'T THINK THE SUNSHINE LAW SAYS THAT, BUT THAT'S WHAT
06:21:59 THE COURT SAID, SO THAT CASE LAW IS STILL OUT THERE.
06:22:02 BUT THIS, 2-31 IS -- THAT IS THE SECTION WHERE THE RECORDING
06:22:09 IS ADDRESSED.
06:22:10 AND IT MAKES A DISTINCTION BETWEEN CHAMBERS OR IF THIS
06:22:14 COMMISSION -- THIS COUNCIL SHOULD HAVE A MEETING IN ONE OF

06:22:17 THE CONFERENCE ROOMS WHERE THE PUBLIC IS INVITED DUE TO
06:22:21 PUBLIC NOTICE.
06:22:22 CAMERAS ARE ALLOWED THERE.
06:22:23 THIS IS REALLY DEALING WITH THE WORK SPACES OF EMPLOYEES.
06:22:27 I CERTAINLY AGREE WITH COMMISSIONER ZALUCKI THAT IT'S JUST
06:22:35 LIKE WITH A LITTLE KID.
06:22:37 THE MORE ATTENTION YOU GIVE THE CRYING LITTLE KID, THEY COME
06:22:40 TO UNDERSTAND THAT IF I CRY LOUDER I'LL GET EVEN MORE
06:22:44 ATTENTION.
06:22:45 WHEREAS IF YOU IGNORE THE TROUBLE-MAKER, THE TROUBLE-MAKER
06:22:49 MAY WELL GO AWAY.
06:22:50 BUT NOT ALL OF OUR STAFF HAVE THE PUBLIC OFFICIAL HARDENED
06:22:58 SHELL THAT YOU GUYS DO WHERE YOU ARE OUT THERE EVERY DAY
06:23:02 TAKING PEOPLE'S SWORDS THAT THEY ARE THROWING AT YOU AND YOU
06:23:05 CHOSE TO TAKE ON THAT PUBLIC LIFE.
06:23:09 ONE OF OUR EMPLOYEES OR ONE OF OUR CONTRACTORS IS JUST HERE
06:23:11 TO DO HIS OR HER DUTY EVERY DAY TO PROCESS INVOICES OR HELP
06:23:18 US PLAN THINGS.
06:23:21 SO FOR THAT PERSON WHO DIDN'T CHOOSE TO TAKE ON A PUBLIC
06:23:24 LIFE AND BE CONFRONTED BY PEOPLE, IT COULD BE A LITTLE
06:23:28 UPSETTING TO THAT PERSON.
06:23:31 SO I THINK THE MANAGER WANTS ALL THE ABILITY THAT HE CAN
06:23:35 HAVE TO CREATE A SAFE, COMFORTABLE WORK ENVIRONMENT FOR OUR
06:23:42 VILLAGE EMPLOYEES AND CONTRACTORS THAT ARE HERE DOING THE
06:23:45 HARD WORK OF THE PUBLIC WITHOUT BEING CONFRONTED WITH THIS

06:23:49 KIND OF SHENANIGANS.
06:23:51 2-31 CAN EASILY BE EXCISED.
06:23:57 IF YOU WANT THAT TAKEN OUT, THAT IS THE ANTI-VIDEOING
06:24:02 PROVISION, IF YOU WANT TO GO THAT ROUTE.
06:24:04 IT'S THERE BECAUSE IT IS A LAWFUL THING THAT WE CAN DO.
06:24:10 I HOPE THAT ANSWERS THE QUESTION.

06:24:17 >>Lori Fayhee: I AGREE WITH YOU ON THIS, GEORGE.
06:24:19 BUT I'M WONDERING IF WE COULD CHANGE THE WORDING A LITTLE
06:24:23 BIT SO THAT -- I THINK THE PART THAT WAS OFFSETTING WAS
06:24:31 WITHOUT PERMISSION, THAT IF THEY COME IN TO RECORD A
06:24:36 MEETING, THAT'S TOTALLY DIFFERENT.
06:24:39 OF COURSE, YOU WOULDN'T ASK PERMISSION FOR THAT.
06:24:41 BUT IT'S CONFUSING THE WAY ALL THIS IS WRITTEN.
06:24:46 IF IT WERE WORDED DIFFERENTLY, WOULD THAT SUIT YOU?
06:24:50 >>George Zalucki: WELL, AGAIN, I BRING THIS UP ONLY BECAUSE
06:24:53 I'VE SEEN THE NEGATIVE SIDE OF WHAT WE'RE TRYING TO
06:24:56 ACCOMPLISH, THE OPPOSITE.
06:24:58 WE'RE TRYING TO DO SOMETHING GOOD AND PROTECT OUR EMPLOYEES,
06:25:00 BUT ROB, TO YOUR POINT, ELECTED OFFICIALS ARE NO DIFFERENT
06:25:04 THAN ANYBODY THAT'S ON THE TAXPAYER PAYROLL.
06:25:06 SO EVERYBODY THAT WORKS FOR THE VILLAGE OF ESTERO, THEY ARE
06:25:09 PUBLIC SERVANTS.
06:25:10 WE'RE PUBLIC SERVANTS.
06:25:12 IT'S THE SAME.
06:25:13 ALTHOUGH WE WOULD LIKE TO PROTECT THEIR FEELINGS, THE FIRST

06:25:16 AMENDMENT DOESN'T REALLY ADDRESS FEELINGS.
06:25:21 AGAIN, I'M SPEAKING TO THE CHOIR HERE BECAUSE YOU KNOW LAW
06:25:25 MUCH BETTER THAN I.
06:25:26 I'M GIVING YOU ANECDOTES OF WHAT I'VE SEEN BY STUDYING THE
06:25:30 FIRST AMENDMENT AUDITORS.
06:25:31 I THINK THE MAYOR ARTICULATED AND I SEE IT IN THE ORDINANCE,
06:25:34 THE BEST WAY TO PREVENT THESE AUDITORS FROM GETTING IN AREAS
06:25:37 THAT YOU DON'T WANT THEM IN SUCH AS THE BACK OFFICES WHERE
06:25:40 CARLA IS OR PERHAPS TAMMY WORKS IS SIGNAGE.
06:25:44 RESTRICTED AREA, EMPLOYEES ONLY.
06:25:46 THAT WORKS 100% OF THE TIME.
06:25:48 THESE AUDITORS DO NOT GO THROUGH AREAS THAT HAVE SIGNAGE.
06:25:52 SO IF THERE IS AN AREA THAT YOU DON'T WANT PEOPLE TO GO IN,
06:25:55 THE SIGNS ALWAYS WORK.
06:25:57 YOU MENTIONED CAROL IS AT THE HUB.
06:26:01 SO CAROL COULD BE APPROACHED AND THAT'S JUST KIND OF THE
06:26:05 SITUATION.
06:26:06 SHE'S NOT IN A PROTECTED -- THAT IS A PUBLIC SPACE.
06:26:09 I'VE SEEN LOTS OF LAWS THAT ALSO SAY THAT VIDEOTAPING IN
06:26:15 PUBLIC PLACES IS PERFECTLY LEGAL.
06:26:18 THE UNITED STATES POST OFFICE, THEY HAVE POSTER 7 IN EVERY
06:26:21 SINGLE POST OFFICE AND IT ALLOWS PEOPLE TO TAPE FOR NEWS
06:26:26 PURPOSES.
06:26:27 THAT IS THE OTHER LOOPHOLE.
06:26:28 WHAT ARE YOU HERE FOR?

06:26:29 WHY ARE YOU VIDEOTAPING?
06:26:31 WELL, I'M DOING A STORY.

06:26:32 YOU'RE DOING A STORY, YOU ARE WITH THE PRESS.
06:26:34 WHO ARE YOU WITH?
06:26:35 I'M WITH MYSELF.
06:26:37 OH, OKAY.
06:26:39 YOU CAN'T RECORD HERE.
06:26:40 SORRY, I CAN.
06:26:41 THE FIRST AMENDMENT LETS ME -- AND THEN IT STARTS FROM
06:26:45 THERE.
06:26:45 IF WE'RE TRYING TO ACHIEVE KEEPING PEOPLE OUT OF SPACES THAT
06:26:48 WE DON'T WANT THEM TO GO IN, I THINK THE SIGNS WORK VERY,
06:26:51 VERY WELL.
06:26:53 BUT TO SAY THAT YOU CAN'T RECORD IN A PUBLIC SPACE, I THINK
06:26:58 THAT IS A SLIPPERY SLOPE THAT WE MIGHT END UP LOSING.
06:27:01 I'M NOT EVEN TALKING ABOUT THE POTENTIAL LITIGATION BECAUSE
06:27:04 A LOT OF THESE AUDITORS GO RIGHT TO THE COURTS.
06:27:07 I KNOW YOU SAID IN PUNTA GORDA, BUT IF I'M NOT MISTAKEN THAT
06:27:11 WAS A PRELIMINARY INJUNCTION, CORRECT?
06:27:15 >>Robert Eschenfelder: RIGHT.
06:27:16 TO DO THIS ORDINANCE -- TO DO ANY ORDINANCE, ESPECIALLY AN
06:27:23 ORDINANCE THAT HAS CONSTITUTIONAL RAMIFICATIONS, I DON'T
06:27:27 JUST LOOK AT ONE CASE.
06:27:31 I HAVE A VERY POWERFUL LEGAL RESEARCH TOOL AND I LOOK ALL
06:27:36 ACROSS THE COUNTRY AND ALL FEDERAL COURTS TO SEE IF THERE'S

06:27:39 ANY CASE LAW THAT'S IN OPPOSITION BECAUSE I DON'T WANT TO
06:27:43 DISH UP SOMETHING TO YOU ALL AND HAVE THERE BE FIVE CASES
06:27:46 THAT GO THE OTHER WAY AND I DIDN'T TELL YOU ABOUT IT.
06:27:50 THERE ARE HARDLY ANY CASES PARSING THIS PARTICULAR ISSUE.
06:27:56 THE PUNTA GORDA CASE APPEARS TO BE THE LEADING PUBLISHED
06:28:00 FEDERAL CASE DIRECTLY ADDRESSING A LOCAL GOVERNMENT RULE ON
06:28:06 TAPING EMPLOYEES IN THEIR NONPUBLIC WORK SPACE ENVIRONMENTS.
06:28:13 AND THE DIRECT CHALLENGE WAS FIRST AMENDMENT AND THE
06:28:15 DISTRICT COURT UPHELD THE CONSTITUTIONALITY OF IT BECAUSE IT
06:28:21 IS NOT -- YOU DO NOT HAVE A FIRST AMENDMENT RIGHT TO GO INTO
06:28:27 PRIVATE GOVERNMENT OFFICE SPACES AND VIDEOTAPE PEOPLE.
06:28:31 >>George Zalucki: YOU SAID PRIVATE.
06:28:34 IF IT IS A PRIVATE SPACE, YOU'RE RIGHT.
06:28:36 >>Robert Eschenfelder: THAT'S CORRECT.
06:28:36 THEY CAN COME INTO CHAMBERS AND THEY SAY CONTEMPLATED IN THE
06:28:40 ORDINANCE.
06:28:40 WHAT THEY DON'T HAVE A FIRST AMENDMENT RIGHT TO DO IS GO
06:28:42 DOWN THE HALL TO THE FINANCE DEPARTMENT AND START RECORDING
06:28:47 THE FINANCE STAFF THAT ARE THERE PROCESSING INVOICES AND SO
06:28:50 ON AND SO FORTH.
06:28:51 THERE IS NO CASE, NO FIRST AMENDMENT CASE THAT SAYS THEY
06:28:55 HAVE THAT RIGHT TO DO.
06:28:56 >>George Zalucki: WITH PROPER SIGNAGE, ROB, YOU WOULD
06:28:59 ABSOLUTELY HAVE TEETH THERE.

06:29:01 THIS IS FOR EMPLOYEES ONLY.

06:29:02 THIS IS WHERE OUR FINANCE DIRECTOR DOES HIS BUSINESS.
06:29:04 EVERYBODY ELSE, THEY CAN'T GO DOWN THAT HALLWAY.
06:29:06 THAT NEEDS TO BE CLEAR, THOUGH.
06:29:11 >>Steven Sarkozy: CORRECTION, CAROL, YOU CAN HELP ME ON THIS
06:29:14 ONE.
06:29:14 WE HAVE POSTED THOSE AREAS PRIVATE.
06:29:17 >>Carol Sacco: YEAH, POSTED.
06:29:19 EVERY DOOR YOU CANNOT ENTER IS POSTED.
06:29:22 >>Steven Sarkozy: IN THE PUBLIC SPACE IN THE HALLWAYS
06:29:24 UPSTAIRS AND DOWNSTAIRS, WHAT DOES IT SAY?
06:29:29 >>Carol Sacco: I CAN'T REMEMBER THE EXACT VERBIAGE.
06:29:32 >> EMPLOYEES ONLY.
06:29:33 >>Steven Sarkozy: SOMETHING LIKE THAT.
06:29:35 THAT'S OUT THERE, JUST FOR A POINT OF ORDER.
06:29:40 I DIDN'T SEE THE INCIDENT HERE, BUT SEVERAL PEOPLE THOUGHT
06:29:47 IT WAS DISQUIETING.
06:29:51 >>Mayor McLain: GO AHEAD, COUNCILMAN FAYHEE.
06:29:54 >>Lori Fayhee: IS THIS SOMETHING THAT NEEDS TO BE DECIDED
06:29:56 TONIGHT?
06:29:58 >>Robert Eschenfelder: THIS IS THE FIRST READING.
06:29:59 IT WILL BE COMING BACK FOR A PUBLIC HEARING AND SECOND
06:30:03 READING.
06:30:03 IT DOESN'T SOUND LIKE YOU ALL HAVE ANY PROBLEMS WITH THE
06:30:10 REST OF THE PROPOSED LANGUAGE.
06:30:12 THE ISSUE REALLY IS WITH PROPOSED NEW SECTION 2-31,

06:30:16 RECORDING IN VILLAGE FACILITIES.
06:30:19 IF THE MAJORITY OF YOU DON'T WANT THAT PROVISION AND YOU
06:30:27 JUST WANT TO RELY ON SIGNING THAT SAYS THIS IS A PRIVATE
06:30:32 AREA, IF YOU TAKE OUT 2-31, YOU WON'T BE ABLE TO CITE THE
06:30:36 PERSON FOR VIOLATING IT BECAUSE IT WON'T EXIST.
06:30:39 REALLY YOUR RESORT IS TO HAVE THEM REMOVED UNDER TRESPASSING
06:30:44 LAWS.
06:30:45 IF YOU WANT, YOU CAN MOVE APPROVAL OF THE ORDINANCE, BUT
06:30:52 INSTRUCTING THAT 2-31 BE REMOVED WHEN IT COMES BACK FOR
06:30:57 SECOND READING.
06:30:58 >>Lori Fayhee: I WOULD PREFER TO POSTPONE IT AND DO SOME
06:31:02 MORE THINKING ON IT AND BRIEFING, IF THAT'S POSSIBLE, IF
06:31:05 THAT'S AN OPTION.
06:31:06 >>Mayor McLain: WE CAN DEFINITELY DO THAT, TO MOVE IT
06:31:10 FORWARD.
06:31:12 COMING BACK FROM BREAK.
06:31:13 READ THROUGH IT, BRING IT BACK ON THE 18th OR WHATEVER AND
06:31:17 MAKE SURE WE UNDERSTAND THIS.
06:31:20 >>Steven Sarkozy: WHY DON'T WE TAKE IT OFF UNTIL WE'VE HAD A
06:31:22 CHANCE TO DO THE BRIEFINGS BECAUSE THE 18th IS JUST NEXT

06:31:25 WEEK.
06:31:26 WE'VE NOW POSTED THE PRIVATE SPACES.
06:31:31 THE DILEMMA THAT WE HAVE IN ESSENCE IS PROVIDING FOR THE
06:31:35 PUBLIC RIGHTS UNDER THE FIRST AMENDMENT.
06:31:37 AND AT THE SAME TIME PROTECTING THE STAFF.

06:31:42 WITH THE SIGNAGE, I THINK THAT'S A GOOD FIRST STEP.
06:31:48 AND WE CAN TAKE TIME TO REVIEW THIS AND NOT BE UNDER THE
06:31:53 GUN.
06:31:54 >>Lori Fayhee: RIGHT NOW, WE DON'T ALLOW HARASSMENT OR
06:31:57 ANYTHING LIKE THAT, RIGHT?
06:31:58 THEY CAN BE REMOVED ANYWAY, IS THAT TRUE?
06:32:03 >>Robert Eschenfelder: IF THEY ARE IN A PLACE THAT THEY ARE
06:32:05 NOT ALLOWED TO BE, THEY CAN BE TRESPASSED.
06:32:12 THAT CREATES THE ISSUE OF WHERE EXACTLY ARE THEY ALLOWED TO
06:32:15 BE.
06:32:16 ONE OF THE TAPING INCIDENTS WAS THE PERSON CAME TO -- YOU
06:32:20 ALL KNOW IN THE SECOND FLOOR HALLWAY THERE, ANYBODY CAN
06:32:24 ACCESS THAT BECAUSE YOU GO UP THE ELEVATOR AND THERE YOU
06:32:27 ARE.
06:32:28 YOU'RE IN THE HALLWAY.
06:32:29 SO THE PERSON WENT DOWN TO THAT WINDOW WHERE ONE OF OUR
06:32:34 EMPLOYEES SITS ON THE OTHER SIDE OF THE WINDOW AND WAS
06:32:37 RECORDING HER.
06:32:41 >>George Zalucki: I'VE SEEN THAT SO MANY TIMES.
06:32:43 THEY JUST GO UP TO A WINDOW AND HOLD THE CAMERA THERE AND
06:32:46 THEY GET A REACTION.
06:32:48 AND THEN THAT'S WHERE IT STARTS TO SPIRAL DOWNHILL.
06:32:53 IN TAKING A LOOK AT 2-31 --
06:32:56 >>Mayor McLain: LET'S NOT GO THROUGH --
06:32:58 >>George Zalucki: I'M NOT GOING THROUGH CHANGES.

06:33:00 I WANT TO PUT ON THE RECORD THAT ITEM C IN 2-31 I THINK IS
06:33:05 APPROPRIATE.
06:33:05 I THINK WHAT WE NEED TO KIND OF DIG INTO A LITTLE FURTHER IS
06:33:10 A AND B.
06:33:12 >>Mayor McLain: WE'LL DO THAT AT THE APPROPRIATE TIME
06:33:14 WHENEVER WE HAVE THE AGENDA IN THERE.
06:33:17 I DO THINK IN THE SHORT TERM, YOU HAVE SIGNAGE UP.
06:33:22 STEVE, IT MAY BE WORTHWHILE FOR YOU TO MAKE SURE THAT OUR
06:33:25 STAFF, WHICH WE ARE A SMALL STAFF, I CAN SEE A VIDEOTAPER IN
06:33:30 A PUBLIC HALLWAY LIKE UPSTAIRS, AN EMPLOYEE COMES OUT AND
06:33:34 THEY COULD BE ASKING A QUESTION.
06:33:37 AND STEVE, IT'S YOUR ROLE THERE, BUT I WOULD SAY IF PEOPLE
06:33:41 ARE INTIMIDATED BY SOMEBODY IN THOSE PUBLIC SPACES AND THEY
06:33:45 ASK THEM A QUESTION, THEY HAVE THE RIGHT TO REFUSE THAT AND
06:33:48 KEEP WALKING ON.
06:33:50 I THINK THAT'S PROBABLY BETTER THAN FROM SOME OF THE

06:33:52 EXAMPLES GEORGE HAS DONE OF TRYING TO ENGAGE AND ANSWER A
06:33:57 CRAZY QUESTION.
06:33:58 IT'S BETTER TO SAY, YOU CAN REFER THAT TO CAROL, TO STEVE OR
06:34:01 WHATEVER, BUT I CAN'T ANSWER THAT QUESTION.
06:34:04 I THINK THAT'S LEGAL.
06:34:07 THESE ARE EMPLOYEES THAT ARE NOT USED TO BEING CONFRONTED IN
06:34:13 THERE.
06:34:13 SO LET'S TABLE THIS FOR FURTHER DISCUSSION AT A FUTURE DATE.
06:34:20 DO WE NEED A MOTION ON THAT TO TABLE IT?

06:34:23 WE JUST TABLE IT.
06:34:25 >>Carol Sacco: THE SIGNAGE SAYS AUTHORIZED PERSONNEL ONLY.
06:34:28 IS THAT SUFFICIENT?
06:34:32 >>Mayor McLain: SOUNDS LIKE IT.
06:34:33 OKAY.
06:34:34 GOOD.
06:34:34 THE NEXT PART IS COUNCIL COMMUNICATIONS.
06:34:44 AND THEN WE HAVE A WORKSHOP FOLLOWING THAT.
06:34:45 IF I COULD REMEMBER WHERE WE WENT AND STARTED LAST TIME, I
06:34:58 WOULD BE GOOD.
06:34:59 WE'LL START WITH GEORGE.
06:35:00 >>George Zalucki: THANK YOU, MAYOR.
06:35:02 I KNOW WE'VE BEEN GONE FOR A WHILE.
06:35:05 I'LL KEEP IT BRIEF.
06:35:06 REALLY GOOD TO BE BACK.
06:35:07 OPPORTUNITY TO VISIT WITH MY FAMILY.
06:35:08 IT WAS GREAT.
06:35:09 FOUR WEEKS WITH THEM.
06:35:10 BUT IT FEELS GOOD TO BE BACK.
06:35:12 BACK HERE TAKING CARE OF VILLAGE BUSINESS.
06:35:14 I TALKED TO MOST OF YOU AND IT SOUNDS LIKE EVERYBODY HAD A
06:35:17 WONDERFUL SUMMER.
06:35:18 IT JUST FEELS GOOD TO BE BACK AND THANK YOU.
06:35:20 THAT'S ALL.
06:35:24 >>Jim Ward: ALSO AWAY FOR A LITTLE WHILE VISITING FAMILY UP

06:35:27 NORTH.
06:35:28 IT IS NICE TO BE BACK.
06:35:29 THE HEAT IS SOMEWHAT OPPRESSIVE I'VE GOT TO TELL YOU.
06:35:33 UP IN PENNSYLVANIA I GET UP IN THE MORNINGS, IT WAS 55
06:35:36 DEGREES AND IT WAS BEAUTIFUL.
06:35:38 WARM UP TO 70, 75 DEGREES.
06:35:42 I MENTIONED TO RAFAEL EARLIER, I WAS WORKING OUTSIDE IN THE
06:35:46 POOL AREA, I COULDN'T WORK MORE THAN 15 MINUTES OUT THERE.
06:35:50 I DID HAVE AN OPPORTUNITY TO GET DOWN AND BE HERE FOR THE
06:35:53 GRAND OPENING OF THE FOOTBALL FIELD.
06:35:55 STAYED AND WATCHED THE FOOTBALL GAME FOR A WHILE.
06:35:58 UNFORTUNATELY THAT DIDN'T GO TOO WELL.

06:36:00 GOOD TO BE BACK.
06:36:03 THANK YOU.
06:36:03 >>Mayor McLain: THANK YOU.
06:36:05 >>Rafael Lopez: WHOEVER SAID THAT WE WERE OFF IN THE SUMMER
06:36:08 IS AN UNDERSTATEMENT.
06:36:09 BECAUSE WE HAVEN'T STOPPED.
06:36:12 ANYWAY, GLAD TO BE BACK.
06:36:16 THE STAFF HAS DONE A GREAT JOB IN THE SUMMER.
06:36:19 I APPRECIATE EVERYTHING THEY ARE DOING.
06:36:20 I DID WANT TO MENTION THAT ON SEPTEMBER 28, MISSION 27 TO
06:36:29 D.C. TO TAKE 85 WORLD WAR II KOREAN WAR AND VIETNAM WAR
06:36:35 VETERANS TO WASHINGTON.
06:36:36 WE'RE COMING BACK TO RSW ON THAT EVENING.

06:36:39 I ENCOURAGE EVERYONE TO COME AND PARTICIPATE.
06:36:42 YOU WILL NEVER ATTEND A MORE PATRIOTIC EVENT THAN COMING TO
06:36:48 AN HONOR FLIGHT WELCOME HOME.
06:36:51 YOU WON'T BELIEVE IT UNTIL YOU SEE IT.
06:36:53 THE OTHER THING I HAVE IS THAT ON NOVEMBER 9, 2024, WE HAVE
06:36:58 OUR YEARLY VILLAGE OF ESTERO VETERANS DAY CELEBRATION AT THE
06:37:03 ESTERO COMMUNITY PARK, AND WE WELCOME EVERYONE TO ATTEND,
06:37:07 AND WE'LL BE PUTTING OUT FLYERS AND NOTICES AND THINGS LIKE
06:37:10 THAT.
06:37:10 THAT'S ALL I HAVE.
06:37:11 >>Mayor McLain: THANK YOU.
06:37:15 >>Lori Fayhee: THE FOOTBALL GROUND BREAKING ON ESTERO'S HIGH
06:37:18 SCHOOL WAS REALLY FUN TO BE THERE FOR THAT, EXCEPT FOR THE
06:37:24 RAIN AND THE LIGHTNING BREAKS.
06:37:28 IT WAS A LONG EVENT, BUT IT WAS WONDERFUL.
06:37:32 THE FIELD IS GORGEOUS.
06:37:39 I HAD ANOTHER ONE.
06:37:41 IT'S VERY NICE TO BE BACK.
06:37:44 HOPEFULLY WE'LL GET A LITTLE MORE REST THAN WE DID ON
06:37:48 VACATION.
06:37:48 [LAUGHTER]
06:37:49 THANK YOU.
06:37:51 >>Larry Fiesel: WHEN WE TOOK OUR BREAK ON THE 3rd OF JULY,
06:37:56 I THINK I ASKED EVERYBODY TO HAVE A GOOD SAFE SUMMER.
06:37:58 I BELIEVE THAT ALL OF YOU DID.

06:38:01 I DIDN'T HEAR OF ANY ISSUES THAT TOOK PLACE.
06:38:05 IT'S GOOD TO BE BACK.
06:38:08 ENJOYED BEING AT THE UNVEILING OF THE FOOTBALL STADIUM
06:38:11 TURFING.
06:38:12 IT IS A BEAUTIFUL FOOTBALL STADIUM.
06:38:14 SOMETHING THAT I THINK NOT ONLY CAN THE VILLAGE BE PROUD OF,
06:38:17 BUT THE SCHOOL AND THE WHOLE COMMUNITY OF ESTERO.
06:38:22 I'D LIKE TO JUST ACKNOWLEDGE THE PASSING OF OUR GOOD

06:38:28 COMPATRIOT SCOTTY WOOD WHILE WE WERE AWAY ON OUR BREAK, A
06:38:32 GENTLEMAN THAT IS GOING TO CERTAINLY BE MISSED BY ALL OF US
06:38:35 AND MOSTLY BY THE STAFF AND THE INPUT THAT HE HAD IN OUR
06:38:38 COMMUNITY.
06:38:39 A GENTLEMAN THAT WE'LL ALL BE MISSING, I'M SURE.
06:38:43 GOOD TO BE BACK AND GOOD TO BE BACK IN THE BUSINESS OF THE
06:38:46 COMMUNITY.
06:38:47 >>Mayor McLain: VICE-MAYOR.
06:38:47 >>Vice-Mayor Ribble: YES.
06:38:48 COUNCILPERSON LOPEZ WAS RIGHT, EVEN THOUGH WE WERE AWAY
06:38:53 ENJOYING OUR VACATION, TECHNICALLY THE WORK NEVER STOPPED.
06:38:56 I DO HAVE A FEW UPDATES FOR YOU.
06:38:58 FIRST OF ALL, MY INFAMOUS TRAFFIC SIGNAL ON U.S. 41, THE
06:39:06 DEVELOPER'S ENGINEER HAS FINALLY SENT THE FINAL PLANS TO
06:39:10 F.D.O.T.
06:39:11 F.D.O.T. HAS 30 DAYS TO REVIEW THOSE PLANS AND SEND THEM
06:39:16 BACK WITH COMMENTS OR WITHOUT.

06:39:17 THAT 30-DAY PERIOD ENDS SEPTEMBER 15.
06:39:21 SO I WILL BE FOLLOWING UP TO SEE IF THERE WERE ANY CHANGES
06:39:24 OR COMMENTS.
06:39:26 AND IF NOT, THAT LIGHT CAN GO TO PERMITTING AND THEN AFTER
06:39:32 PERMITTING THEN IT GOES OUT TO BID FOR CONSTRUCTION.
06:39:34 IT'S STILL A LONG WAY OFF, BUT AT LEAST THINGS ARE MOVING IN
06:39:37 THE RIGHT DIRECTION INSTEAD OF THIS, IT'S NOW THIS.
06:39:40 THE OTHER THING, I WANT YOU TO SAVE THE DATE, DECEMBER 7.
06:39:46 THE ROTARY CLUB OF ESTERO WILL NOT BE DOING LIGHT UP ESTERO
06:39:50 NIGHT THIS YEAR.
06:39:51 WE WILL NOT HAVE IT AT THE COMMUNITY CENTER.
06:39:54 INSTEAD, THEY HAVE DECIDED TO PARTNER WITH THE PARADE, THE
06:39:59 CHRISTMAS PARADE AT THE COCONUT POINTE MALL, WHICH WILL BE
06:40:02 DECEMBER 7, AND I WANT -- I INVITE ALL OF YOU TO PARTICIPATE
06:40:07 IN THE PARADE.
06:40:09 MORE DETAILS WILL BE COMING FORTH.
06:40:11 BUT FOR NOW, JUST SAVE THE DATE, DECEMBER 7.
06:40:16 LAST BUT NOT LEAST, I WANT TO THANK FRANK CANNELLA AND STEVE
06:40:21 GILLETTE.
06:40:22 FOR THOSE OF YOU WHO WEREN'T HERE, WE HAD A TREMENDOUSLY
06:40:25 RAINY SUMMER, SO MUCH SO THAT COCONUT ROAD FLOODED TO THE
06:40:30 POINT WHERE IT WAS IMPASSABLE.
06:40:33 THE EASTBOUND LANE COULD NOT -- YOU COULDN'T GO EASTBOUND.
06:40:38 YOU HAD TO GO INTO THE ONCOMING WESTBOUND LANE.
06:40:45 EXTREMELY DANGEROUS.

06:40:46 STEVE AND FRANK CAME OUT AND TRIED TO FIX THE DRAIN.
06:40:49 MORE THAN THEY COULD HANDLE.
06:40:50 THANKS TO CAROL WE GOT A CONTRACTOR OUT THERE WHO ACTUALLY
06:40:53 CLEANED OUT THE DRAIN, TOOK OUT FIVE FEET OF DEBRIS AND

06:40:56 SAND.
06:40:57 IT'S BEEN RUNNING SMOOTHLY EVER SINCE.
06:40:59 I JUST WANTED TO GIVE A SHOUT-OUT AND THANKS TO THEM.
06:41:03 IT WAS REALLY A SERIOUS PROBLEM FOR WEEKS.
06:41:06 IT NEVER DRAINED.
06:41:07 IT WENT ON FOR WEEKS UNTIL WE COULD GET SOMEBODY OUT THERE.
06:41:10 THAT'S ALL I HAVE.
06:41:11 >>Mayor McLain: THANK YOU.
06:41:12 IT IS GOOD TO BE BACK.
06:41:15 WE CALL THIS PARADISE.
06:41:17 A LOT OF TIMES WHEN I START THE MEETING, I SAY WELCOME TO
06:41:20 PARADISE.
06:41:21 I WAS IN SOUTH CAROLINA.
06:41:22 THE TEMPERATURE THERE IN THE MORNING WAS LIKE 62 AND GOT UP
06:41:27 TO 85.
06:41:28 COMING BACK HAS BEEN AN ADJUSTMENT BUT IT IS NICE TO BE BACK
06:41:32 IN PARADISE.
06:41:33 THERE HAS BEEN A LOT OF ACTIVITY GOING ON.
06:41:37 IT'S GREAT TO SEE.
06:41:39 I MADE TRIPS AROUND LOOKING AT OUR PROPERTY WE'RE DOING.
06:41:41 THE PADS ARE COMING, NOT PADS, BUT THE GROUND MOVING IS

06:41:44 GOING IN PLACE.
06:41:45 THE WAWA, EVERYBODY IS INTERESTED IN WAWA.
06:41:49 THEY ACTUALLY HAVE A SIGN UP ON CORKSCREW, COMING SOON.
06:41:54 THEY HAVE THE TANKS IN.
06:41:55 SO I THINK THEY ARE MOVING ALONG.
06:41:59 LOTS OF THINGS GOING ON IN THE VILLAGE.
06:42:01 ONE AREA THAT I'M CONCERNED ABOUT, AND I'VE BEEN IN
06:42:06 COMMUNICATIONS WORKING ON THE WHOLE BERT PROJECT, THE BONITA
06:42:12 ESTERO RAILS TO TRAILS PROJECT.
06:42:14 WE HAVE A TWO-YEAR TIMETABLE.
06:42:16 I THINK THAT'S MARCH OF '26, MARCH OR APRIL, I DON'T HAVE
06:42:20 THE EXACT DATE, TO COME UP WITH $82 MILLION, NOT POCKET
06:42:25 CHANGE.
06:42:25 SO FAR THERE'S NOT BEEN A LOT OF PEOPLE VOLUNTEERING TO
06:42:31 BRING $82 MILLION TO THE TABLE.
06:42:34 WE'RE HOPEFUL THAT THE STATE CAN HELP US IN FUNDING, BUT YOU
06:42:39 NEVER KNOW HOW THAT'S GOING TO BE.
06:42:41 SO I WOULD REACH OUT TO OUR CITIZENS AND HAVE THEM REACH OUT
06:42:46 TO ALL THE ELECTED OFFICIALS THAT THEY KNOW AND SAY THIS IS
06:42:50 AN IMPORTANT PROJECT FOR THE VILLAGE OF ESTERO, FOR BONITA
06:42:54 SPRINGS, THE INTERCONNECTIVITY AND GETTING PEOPLE OFF OF OUR
06:42:58 ROADS IS REALLY IMPORTANT.
06:43:00 I'VE BEEN IN COMMUNICATION WITH THE FRIENDS OF BERT.
06:43:03 INDEPENDENT NONPOLITICAL ORGANIZATION.
06:43:08 THEY'VE GOT A BIKE RIDE COMING UP HERE IN NOVEMBER.

06:43:12 THEY WILL BE PUTTING OUT INFORMATION ON THAT.
06:43:14 BUT IF THERE ARE ANY CITIZENS OUT THERE, I'D ENCOURAGE THEM
06:43:17 TO MAYBE REACH OUT TO THE FRIENDS OF BERT WEBSITE AND GET
06:43:23 ANY INFORMATION YOU WANT.
06:43:24 AND IF YOU WANT TO MAKE A CONTRIBUTION, I THINK THEY CAN
06:43:27 ACCEPT IT OR MAYBE WE CAN HELP FACILITATE THAT BECAUSE WE DO
06:43:30 HAVE FOLKS IN THIS VILLAGE THAT HAVE POCKET CHANGE THAT
06:43:34 WOULD HELP GET US CLOSER TO THE MEETING THAT $82 MILLION.
06:43:39 I WOULD HATE TO SEE US NOT BE ABLE TO FIND THE FUNDING FOR
06:43:43 THAT AND HAVE THIS THING ROTATE BACK TO WHERE IT'S BEEN.
06:43:47 THE BERT WEBSITE IS BONITAESTERORAILTRAIL.COM.
06:43:53 SO THERE IS A LOT OF INFORMATION AND IT TALKS ABOUT THE
06:43:59 EVENTS AND ALL THAT STUFF.
06:44:00 I THINK FROM TODAY'S MEETING, WE SEE WE'VE GOT A LOT MORE
06:44:04 STUFF IN THE QUEUE THAT WE'LL ALL BE ACTIVE IN.
06:44:07 I WAS AT AN MPO MEETING THIS MORNING.
06:44:11 I WAS PRETTY IMPRESSED WITH F.D.O.T. AND THE LIKE WITH THE
06:44:17 AMOUNT OF BUDGETING WE HAVE, GOES ALL THE WAY OUT.
06:44:20 WE WERE LOOKING AT 2050.
06:44:22 I PROBABLY WON'T BE AROUND IN 2050, BUT WE'RE LOOKING AT
06:44:26 THOSE PROJECTS.
06:44:26 BUT THERE ARE SOME SHORT-TERM PROJECTS IN THE BILLION-DOLLAR
06:44:31 RANGE THAT ARE GOING TO BE IMPROVING LEE COUNTY
06:44:35 COMMUNICATION.
06:44:35 THE ALICO EXTENSION, WHICH I'VE GOT SOME GRAPHS THAT I'LL

06:44:39 PASS OUT TO COUNCIL LATER, NOT TODAY, BUT I'LL GET THEM.
06:44:42 THAT'S GOING TO BE A MAJOR THING.
06:44:45 CORKSCREW OBVIOUSLY WE'RE WORKING ON CORKSCREW GOING OUT, SO
06:44:47 THERE IS A LOT OF TRANSPORTATION THINGS THAT ARE GOING TO
06:44:50 HELP PEOPLE GET AROUND A LITTLE BIT.
06:44:53 BUT I THINK BICYCLING IS AN IMPORTANT PART OF THAT.
06:44:57 ALSO, THERE ARE SOME MAJOR, WHEN LOOKING AT 2030 AND '35,
06:45:01 MAJOR CHANGES TO 75.
06:45:03 SIX LANES.
06:45:04 HIGH SPEED LANES.
06:45:06 POSSIBLY TOLL LANES IN THERE LIKE THEY DO IN OTHER PARTS, IF
06:45:09 THERE'S HEAVY TRAFFIC, IT COSTS YOU A BUCK.
06:45:15 I THINK THE MPO IS WORKING AND PUSHING ALL THE BUTTONS TO
06:45:20 MAKE THOSE THINGS HAPPEN.
06:45:21 WE HAVE ANOTHER MEETING I THINK IT'S COMING UP SEPTEMBER 20.
06:45:25 THE RAILS TO TRAILS PROJECT WILL BE DISCUSSED AT LENGTH
06:45:29 THERE ALSO.
06:45:30 WE HAVE A WORKSHOP GOING ON, SO I'LL CUT MY OTHER COMMENTS
06:45:34 SHORT AND GO TO OUR CITY ATTORNEY.
06:45:36 VILLAGE ATTORNEY.
06:45:39 >>Robert Eschenfelder: THANK YOU, MAYOR AND COUNCIL MEMBERS.
06:45:41 ONLY REALLY ONE UPDATE THAT YOU MIGHT BE INTERESTED IN.

06:45:43 YOU ALL RECALL THAT WE DISCUSSED THE TRAFFIC SIGNAL
06:45:48 ASSESSMENT AT CORKSCREW AND THE FACT THAT KITE DEVELOPMENT
06:45:53 HAD NOT PAID ITS ASSESSMENT.

06:45:55 YOU ALL AUTHORIZED ME TO GO MAKE THEM SEE LIGHT OR SUE THEM.
06:46:01 WE CONVEYED THAT TO THEM.
06:46:04 THE LIGHT THAT THEY SAW IS THEY AGREED TO PAY US $50,000 AND
06:46:09 THEN TO PAY US THE REMAINDER WHAT THEY OWE, WHICH IS
06:46:13 $343,925.95 ON JANUARY 1.
06:46:18 BY THE TIME I FILED A LAWSUIT, I PROBABLY WOULDN'T GET TO
06:46:22 THE FIRST HEARING BY JANUARY 1.
06:46:25 AND THEY SIGNED A CONTRACT.
06:46:27 IT'S NOW A CONTRACTUAL OBLIGATION THAT I COULD EASILY GO AND
06:46:30 SUE THEM.
06:46:31 >>Mayor McLain: 50 NOW.
06:46:32 >>Robert Eschenfelder: 50 NOW --
06:46:33 >>Mayor McLain: AGAIN TOTAL AMOUNT.
06:46:35 >>Robert Eschenfelder: WE'RE GETTING THE TOTAL AMOUNT.
06:46:37 >>Mayor McLain: THAT IS A WIN-WIN.
06:46:39 >>Robert Eschenfelder: I THINK IT IS A GOOD DEVELOPMENT.
06:46:41 SOMETIMES THE THREAT FROM YOU GUYS OF FILING SUIT GETS
06:46:45 PEOPLE ACROSS THE FINISH LINE.
06:46:46 THAT'S ALL I'VE GOT.
06:46:47 >>Mayor McLain: STEVE.
06:46:48 >>Steven Sarkozy: GLAD YOU ALL HAD A GREAT VACATION.
06:46:51 WELCOME BACK.
06:46:52 STAFF HAS BEEN HERE WORKING HARD IN THE BLAZING HEAT, BUT
06:46:56 IT'S BEEN A VERY HEAVY WORKLOAD THIS SUMMER.
06:47:02 PARTICULAR EFFORTS BY MARY GIBBS, ROBERT WILEY, STANLEY,

06:47:10 MATT NOBLE REGARDING THE FEMA ISSUES.
06:47:13 AND WE'LL HAVE AN UPDATE ON THAT.
06:47:15 BUT I WOULD LIKE TO UNDERSCORE THAT WE HAD A LOSS OF TWO OF
06:47:19 OUR VOLUNTEERS, JOE FAERBER AND SCOTTY WOOD, PREVIOUSLY
06:47:24 MENTIONED.
06:47:24 AND IF COUNCIL IS SUPPORTIVE, LOVE TO BRING A PROCLAMATION
06:47:29 FORWARD OR IF YOU WOULD LIKE A LETTER, EITHER WAY, TO THEIR
06:47:33 FAMILIES.
06:47:34 BECAUSE THEY GAVE AN INCREDIBLE AMOUNT OF TIME AND WERE
06:47:38 SUPPORTIVE AS VOLUNTEERS TO HELP THIS COMMUNITY.
06:47:41 WITH YOUR SUPPORT, WE WOULD DO THAT FOR THE NEXT MEETING.
06:47:50 >>Mayor McLain: PROCLAMATIONS ARE NICE.
06:47:52 HANG THAT ON THE WALL.
06:47:53 A LETTER IS NICE, BUT IF COUNCIL AGREES, I THINK WE COULD DO
06:47:56 PROCLAMATIONS BECAUSE IT'S IMPORTANT.
06:48:01 >>Carol Sacco: PROCLAMATION OR LETTER?
06:48:02 OKAY.
06:48:05 >>Mayor McLain: THAT'S GOOD.

06:48:06 WE CAN NOW ADJOURN THE REGULAR SESSION AND CONVENE OUR
06:48:10 WORKSHOPS.
06:48:12 SINCE WE'VE BEEN HERE FOR ALMOST TWO HOURS, I GUESS, WOULD
06:48:15 COUNCIL LIKE TO HAVE A TEN-MINUTE BREAK AND COME BACK AND
06:48:18 TWO THE TWO WORKSHOP ITEMS WHICH WILL PROBABLY TAKE AN HOUR.
06:48:23 ANYBODY WANT A BREAK?
06:48:25 I THINK I COULD USE A BREAK FOR TEN MINUTES.

06:48:28 WHY DON'T WE GET BACK HERE AT 7:00.
06:48:32 GIVES US 12 MINUTES.
06:48:33 [BREAK]
06:59:43 >>Mayor McLain: OKAY.
06:59:44 WE HAVE TWO WORKSHOP ITEMS THIS EVENING.
06:59:48 THE FIRST WORKSHOP RELATES TO ITEM 13A IN YOUR BOOK.
06:59:55 CORKSCREW ROAD LANDSCAPING UPDATE.
06:59:57 STEVE, COULD YOU INTRODUCE THIS?
06:59:59 >>Steven Sarkozy: YES, CORKSCREW ROAD IS IN BAD NEED OF
07:00:02 UPGRADE.
07:00:03 IT'S BEEN ONE OF OUR PRIORITY PROJECTS.
07:00:05 TURN IT OVER TO DAVID TO INTRODUCE THE PROJECT HERE FOR US.
07:00:10 >>David Willems: GOOD AFTERNOON.
07:00:11 IF YOU DRIVE THROUGH THAT INTERSECTION, YOU SEE THAT THE
07:00:14 COUNTY DID DO LANDSCAPING ALONG THIS SECTION OF CORKSCREW,
07:00:17 WHICH IS BASICALLY BEN HILL GRIFFIN TO CORKSCREW WOODLANDS
07:00:22 BOULEVARD.
07:00:23 YEARS AGO, IT WAS DONE WITH A TAXING DISTRICT THAT WAS
07:00:27 SUPPOSED TO PAY TO MAINTAIN IT.
07:00:28 THAT TAXING DISTRICT HAS GONE AWAY.
07:00:30 NOW THE COUNTY HAS TO PAY TO DO IT.
07:00:32 IT'S NOT MAINTAINED TO THE STANDARD THAT THE VILLAGE WOULD
07:00:35 WANT.
07:00:36 THE IDEA IS WE BEAUTIFY IT SINCE THIS IS REALLY THE ENTRANCE
07:00:40 INTO THE VILLAGE.

07:00:41 ABOUT A YEAR AGO, THE STATE PAID TO LANDSCAPE THE
07:00:46 INTERCHANGE ITSELF.
07:00:47 THE CONTRACTOR IS OUT THERE RIGHT NOW MAINTAINING IT. I
07:00:52 THINK THEY HAVE ANOTHER YEAR OR SO TO MAINTAIN IT.
07:00:55 THE THOUGHT WITH THE PROJECT IS KIND OF FILL IN THE GAP
07:00:58 WHERE THERE ISN'T UPDATED LANDSCAPING.
07:01:01 SO AS YOU GO WEST OF I-75, THERE IS AN AREA BETWEEN
07:01:07 CORKSCREW WOODLANDS BOULEVARD AND THE INTERCHANGE THAT
07:01:10 HASN'T BEEN LANDSCAPED.
07:01:11 JUST THE STUFF THAT THE COUNTY PUT IN.
07:01:14 ALSO ON THE EAST SIDE, THERE IS ANOTHER SECTION THAT THERE
07:01:16 IS A GAP UP TO BEN HILL GRIFFIN PARKWAY.
07:01:19 A COUPLE OF OTHER PROJECTS THAT WE'RE WORKING ON IN THE AREA
07:01:21 IS CORKSCREW ROAD ALL THE WAY EAST OF BEN HILL GRIFFIN

07:01:25 PARKWAY AND THEN BEN HILL GRIFFIN PARKWAY ITSELF.
07:01:28 WHAT JEFF NAGLE WITH JOHNSON ENGINEERING IS GOING TO DO IS
07:01:32 PROVIDE AN UPDATE OF THIS PROJECT.
07:01:34 HE'LL GO OVER THE CONSTRAINTS THAT ARE IN THE CORRIDOR, SOME
07:01:37 OF THE LIMITATIONS THAT WE'LL HAVE IN THE PROJECT, AND THEN
07:01:40 GO OVER SOME OF THE PROPOSED PLANTING PLANS, REALLY
07:01:43 SPECIFICALLY FOR THE MEDIAN, MORE THAN THE OUTSIDE EDGES.
07:01:47 THE MEDIAN IS GOING TO BE SOMETHING THAT WE SHOULD BE ABLE
07:01:49 TO PERMIT REALLY QUICKLY, GET IT BID AND GET IT DONE WITHIN
07:01:55 THE NEXT -- PROBABLY START CONSTRUCTION WITHIN THE NEXT SIX
07:01:57 MONTHS OR SO.

07:01:58 IF WE STARTED GETTING THE SHOULDERS, WE WOULD HAVE TO DO
07:02:02 PERMITTING THROUGH THE COUNTY, PERMITTING THROUGH THE STATE
07:02:04 AND THAT'S REALLY PROBABLY GOING TO MAKE IT MORE OF A YEAR,
07:02:07 YEAR AND A HALF PROCESS.
07:02:08 THE IDEA WOULD BE TO DO THE MEDIAN RIGHT NOW AND THEN STILL
07:02:11 WORK ON THE OTHERS, BUT DO THAT AT A LATER DATE.
07:02:14 IF YOU DRIVE OUT THERE RIGHT NOW, YOU'LL NOTICE THAT THERE
07:02:18 IS RUST STAINING ON THE INTERCHANGE LANDSCAPING, AND THAT'S
07:02:23 BECAUSE THEY ARE USING WELL WATER.
07:02:25 SO WHAT WE'VE ASKED JOHNSON ENGINEERING TO DO AS PART OF
07:02:29 THIS PROJECT IS ALSO LOOK AT CHANGING THE IRRIGATION SOURCE
07:02:33 FOR THE INTERCHANGE.
07:02:34 THERE ACTUALLY IS A RECLAIMED WATER MAIN ON THE NORTH SIDE
07:02:37 OF THE ROAD.
07:02:38 SO AFTER WE'RE DONE WITH THIS PROJECT, THE WHOLE INTERCHANGE
07:02:41 WOULD BE SWITCHED OVER TO RECLAIMED WATER SO WE CAN STOP THE
07:02:44 RUST STAINING THAT'S GOING ON RIGHT NOW.
07:02:46 WITH THAT, I'LL TURN IT OVER TO JEFF NAGLE AND HE'LL GIVE
07:02:53 YOU A PROJECT UPDATE AND ANSWER ANY QUESTIONS YOU MAY HAVE.
07:02:55 >> THANK YOU, DAVE.
07:02:57 GOOD EVENING.
07:02:59 I WILL TRY TO BE QUICK.
07:03:00 I KNOW IT'S BEEN LONG FOR YOU JUST GETTING BACK.
07:03:04 AS DAVID HAD MENTIONED, THIS PROJECT THAT WE ARE WORKING ON
07:03:07 NOW IS THE CORKSCREW ROAD, I-75 INTERCHANGE LANDSCAPE

07:03:12 IRRIGATION PROJECT.
07:03:13 THE BLUE AREAS BASICALLY ARE PROJECT LIMIT LINE, BUT WE ARE
07:03:23 GOING TO BE FOCUSING REALLY ON JUST THE MEDIAN LANDSCAPING
07:03:25 ALONG CORKSCREW.
07:03:26 TRY TO GET THE BIGGEST BANG FOR THE BUCK AS FAST AS WE CAN
07:03:30 BECAUSE AS DAVID SAID, THERE'S SOME PERMITTING HURDLES THAT
07:03:34 WE'RE GOING TO HAVE TO GET THROUGH WITH F.D.O.T.
07:03:36 THERE IS A LIMITED -- THERE IS A RIGHT-OF-WAY LIMITED ACCESS
07:03:40 AREA THAT WOULD INVOLVE THOSE.
07:03:42 THE F.D.O.T. TO TAKE A LOOK AT FOR PERMITTING.

07:03:44 AND THEN WE ALSO HAVE TO GO TO THE COUNTY FOR THE COUNTY
07:03:47 ROAD PERMITTING.
07:03:48 SO IF WE KEEP IT MORE NARROW AND FOCUSED ON THE MEDIANS
07:03:53 WHICH IS THE IMMEDIATE AESTHETIC IMPROVEMENTS I THINK WILL
07:03:56 MAKE THE CORRIDOR LOOK GOOD THAT IS PROBABLY THE BEST WAY TO
07:03:59 GO FOR THE FIRST PHASE.
07:04:00 IT DOES GO ON THE WEST SIDE FROM CORKSCREW WOODLANDS
07:04:06 BOULEVARD THROUGH THE INTERCHANGE OR INTERSECTION OVER TO
07:04:10 BEN HILL GRIFFIN ROAD AND TO THE EAST OF BEN HILL GRIFFIN
07:04:14 ROAD, THAT'S WHERE WE MEET UP WITH THE PHASE ONE LANDSCAPING
07:04:17 PLAN THAT IS GETTING UNDERWAY NOW, WHICH WILL BE ONE OF THE
07:04:21 HEAVY LANDSCAPING PROJECTS.
07:04:22 THAT TAKES US ALL THE WAY UP TO THE EAST END OF BELLA TERRA.
07:04:26 SO WITH THAT SAID, THERE ARE PRETTY MUCH THE SAME HURDLES
07:04:32 THAT WE HAVE TO DEAL WITH ON THE CORKSCREW PHASE ONE

07:04:35 PROJECT.
07:04:36 THERE ARE CLEAR ZONES.
07:04:38 SIGHT TRIANGLE, NOT SO MUCH SIGHT TRIANGLE ISSUES.
07:04:43 ON THIS ONE IT WAS UTILITIES AND CLEAR ZONES.
07:04:45 WHAT YOU SEE IN THIS ORANGE COLOR REPRESENTS THE COMBINATION
07:04:52 OF CLEAR ZONE.
07:04:53 SO WHEN YOU HAVE A NON-CURB ROADWAY, YOU HAVE 24-FOOT WIDE
07:04:57 WHICH IS A CLEAR ZONE AND WHEN YOU HAVE A CURBED ROADWAY,
07:05:00 YOU HAVE FOUR FOOT WIDE CLEAR ZONE.
07:05:02 UNFORTUNATELY, ON THIS SECTION THAT WE'RE WORKING ON NOW,
07:05:05 ONE SIDE IS CURBED AND THE OTHER SIDE IS NOT.
07:05:09 WE HAVE THE 24-FOOT COMING OVER TO THE 4-FOOT.
07:05:12 SOME SPOTS WE HAVE 24 AND 24.
07:05:14 WHEN WE DEAL WITH CLEAR ZONES.
07:05:16 WE HAVE TO WORRY ABOUT TREES THAT HAVE FRANGIBILITY.
07:05:22 BASICALLY, THAT TERM MEANS THAT TREES CAN GET AT A MATURE
07:05:27 CALIPER GREATER THAN FOUR INCHES, WHICH IS PRETTY EASY TO
07:05:30 DO, THEY ARE NOT PERMITTED BECAUSE THEY ARE NOT FRANGIBLE.
07:05:34 A CAR CAN RUN INTO THEM AND CAN CREATE AN ACCIDENT.
07:05:38 SO THEY DON'T REALLY PERMIT THAT TYPE OF VEGETATION IN THE
07:05:38 MEDIAN.
07:05:39 YOU CAN DO SHRUBS AND YOU CAN DO THINGS LIKE THAT, BUT AS
07:05:41 FAR AS CALIPER TREES, THEY BECOME AN ISSUE IN THE CLEAR ZONE
07:05:47 AREA.
07:05:48 WE DID FIND A WAY AROUND THAT, THOUGH, WHICH I WILL BRING UP

07:05:52 IN A MINUTE.
07:05:53 OUR ANALYSIS SHOWS THAT THESE ARE THE CLEAR ZONES.
07:05:57 WE HAVE HUNDRED FOOT IN THE NOSINGS THAT REALLY SHOULDN'T BE
07:06:00 PLANTED OTHER THAN GROUND COVER PLANT MATERIAL.
07:06:03 AND WE DID PICK UP THE EXISTING TREES THAT ARE OUT THERE.
07:06:06 WE DID EVALUATE THEM.

07:06:07 SOME ARE HEALTHY.
07:06:09 MOST OF THEM ARE HEALTHY BUT SOME ARE IN PRETTY BAD SHAPE.
07:06:12 SILVER BUTTONWOOD NOT GOOD.
07:06:15 ROYAL PALM SEEM TO BE VERY GOOD OUT THERE.
07:06:17 FOXTAIL PALMS ARE GOOD AND CRAPE MYRTLES ARE ALL GOOD PIECES
07:06:21 OF VEGETATION.
07:06:22 I KNOW SOME HAVE LOST OVER THE YEARS, IRRIGATION PROBLEMS,
07:06:27 STORM, THINGS LIKE THAT SORT OF DEGRADED THE AESTHETICS OF
07:06:33 THIS MEDIAN PROJECT THAT WE HAVE.
07:06:36 I'M GOING TO RUN THROUGH FAST AND SHOW YOU THAT YOU CAN SEE
07:06:41 ALL THE ORANGE LINES THAT POP UP ON HERE, LANDSCAPE
07:06:46 RESTRICTIONS.
07:06:47 WE ALSO HAVE SOME UTILITIES IN THE MEDIAN, SOME STORM SEWER
07:06:54 THAT GOES INTO THE MEDIAN.
07:06:56 SO THE MEDIANS USUALLY WHEN WE DO PROJECTS, THE MEDIANS ARE
07:06:59 CROWNED.
07:06:59 SO THE STORMWATER RUNS OFF OF IT ONTO THE ROAD AND GOES TO
07:07:03 THE DRAINAGE DESTINATION.
07:07:05 WE HAVE A LOT OF AREAS IN THIS PARTICULAR MEDIAN THAT ARE

07:07:08 DEPRESSED.
07:07:09 THEY ARE CONCAVE SO THEY HOLD WATER AND THEN WE HAVE SOME
07:07:12 INLETS IN THE MEDIANS THAT WE HAVE TO ALSO BE CONCERNED
07:07:15 ABOUT AS WE START THINKING ABOUT LANDSCAPING AND HYDROLOGY
07:07:19 AND PLANT SELECTION ON THIS.
07:07:21 SO THIS BASICALLY TOOK US ALL THE WAY TO THE OTHER SIDE.
07:07:28 THIS IS I BELIEVE THE MIROMAR OUTLETS AREA, WHICH TAKES US
07:07:33 UP TO BEN HILL GRIFFIN ROAD.
07:07:35 ON THE OTHER SIDE OF BEN HILL GRIFFIN SORT OF THE
07:07:40 STONEYBROOK SIDE, ONE SIGHT TRIANGLE WE RUN INTO.
07:07:42 IT IS A SIGNALIZED INTERSECTION BUT WE THROW A SIGHT
07:07:45 TRIANGLE ON THERE ANYWAY, WHICH IS FOR CARS THAT CAN MAKE A
07:07:49 RIGHT TURN -- RIGHT-HAND TURN.
07:07:51 SO WE THROW OUR SIGHT LINE ON THERE.
07:07:54 AGAIN, WHEN WE DEAL WITH LANDSCAPING ON THE ROADSIDES OF THE
07:07:59 ROAD, THAT MAY BECOME A FACTOR, BUT FOR INITIAL FOCUS IN THE
07:08:03 MEDIAN, WE DON'T REALLY HAVE TOO MUCH TO WORRY ABOUT OTHER
07:08:06 THAN THESE CLEAR ZONES THAT WE HAVE TO DEAL WITH.
07:08:12 AND THIS IS JUST SOME IMAGES THAT TAKES YOU, I BELIEVE WE GO
07:08:17 TO THE NORTH SIDE ON 75 AND THEN TO THE SOUTH SIDE WITH THE
07:08:20 SAME THING.
07:08:21 ONE THING TO NOTE ON THE NORTH SIDE, ON THE OFF-RAMP,
07:08:26 NORTHBOUND OFF-RAMP, THERE IS A BILL BILLBOARD THAT'S THERE.
07:08:30 THAT BILLBOARD HAS SOME RIGHTS AS FAR AS VIEW SHEDS.
07:08:34 THAT DOES AFFECT OUR LANDSCAPING BECAUSE WE CAN'T REALLY

07:08:36 PLANT TREES IN THAT VIEW SHED AND THAT'S WHAT THE BLUE LINE
07:08:39 KIND OF INDICATES ON THIS PLAN TOWARDS THE TOP OF THE PAGE.

07:08:42 KIND OF GETS A LITTLE BIT BIGGER.
07:08:44 AND THAT'S THE END OF IT BASICALLY ON THE NORTHBOUND SIDE,
07:08:49 NORTHBOUND OFF-RAMP.
07:08:51 AND THIS IS JUST PICKING UP ON THE SOUTHBOUND FROM THE
07:08:55 INTERCHANGE MOVING SOUTH AND THE GRAY AREA THAT YOU SEE,
07:09:00 THAT IS THE LANDSCAPING THAT F.D.O.T. JUST COMPLETED.
07:09:03 IT'S THEIR LANDSCAPE AND IRRIGATION.
07:09:06 WE DID GET THEIR PLANS.
07:09:07 WE OVERLAID THEM WITH OUR ROADWAY PLANS AND OUR SURVEY PLANS
07:09:09 SO WE KNOW WHERE THEIR PLANT MATERIAL IS.
07:09:12 WE KNOW WHAT IT IS AND WE KNOW THE LIMITS OF WHAT THEY HAVE.
07:09:16 SO WE STARTED LOOKING AT OUR LANDSCAPING PLAN.
07:09:21 WE HAD MEETINGS WITH F.D.O.T.
07:09:23 THIS PROJECT WILL BE PERMITTED UNDER A RIGHT-OF-WAY PERMIT
07:09:26 FOR MAINTENANCE.
07:09:28 SINCE WE'RE GOING FOR MAINTENANCE, THAT IS A WAY WE CAN KEEP
07:09:32 THE EXISTING TREES YOU HAVE OUT THERE RATHER THAN TAKING
07:09:34 THEM ALL OUT AND NOT BEING ABLE TO PUT BACK A LARGER TREE
07:09:38 BECAUSE IT IS MAINTENANCE, WE CAN KEEP THE EXISTING TREES
07:09:40 HEALTHY OUT THERE AND DOING GOOD.
07:09:42 SO AS WE START LOOKING AT THE LANDSCAPING PLAN, THE TREES
07:09:46 THAT ARE IN BLUE, THEY ARE THE EXISTING TREES THAT ARE OUT
07:09:48 THERE.

07:09:49 WE HAVE ROYAL PALMS, FOXTAIL PALMS.
07:09:52 WE HAVE CRAPE MYRTLE TREES.
07:09:56 THEY ALL SEEM TO BE IN PRETTY GOOD SHAPE.
07:09:59 BUTTONWOOD, A FEW OF THEM, THEY PROBABLY WILL BE TAKEN OUT.
07:10:03 THEY ARE NOT DOING TOO WELL.
07:10:05 THE INTENT OF THIS LANDSCAPE DESIGN, EVEN THOUGH I'M GOING
07:10:09 TO BE STARTING FROM THE WEST END MOVING TO THE EAST SIDE,
07:10:12 THE GOAL IS TO MERGE THE LANDSCAPING THAT'S PROPOSED FOR
07:10:16 CORKSCREW PHASE ONE WITH THIS CORRIDOR AND THIS LANDSCAPING
07:10:20 AND AT THE SAME TIME MERGE THE PLANT MATERIAL WITH THE NEW
07:10:24 F.D.O.T. PLANTING.
07:10:26 WE KIND OF WANT TO CREATE THIS COHESIVE AESTHETIC THROUGHOUT
07:10:30 THIS ENTIRE BASICALLY COMMERCIAL CORRIDOR.
07:10:32 SO ON THE PLAN YOU'RE SEEING IN FRONT OF YOU, WE'RE STARTING
07:10:37 AT THE WEST END.
07:10:38 WE COME IN WITH SOME GROUND COVER WHICH IS WHAT'S ALLOWED
07:10:42 AND PERMITTED IN THE FIRST HUNDRED FOOT OF A MEDIAN NOSING.
07:10:46 THIS PARTICULAR MEDIAN THAT WE'RE LOOKING AT DOES HAVE A
07:10:49 DRAINAGE AREA RUNNING THROUGH THE CENTER OF IT, SO YOU'LL
07:10:51 SEE SOME WHITE SPACE IN THE CENTER.
07:10:53 THE WHITE SPACE MAY BE TURF AREA.
07:10:55 IT MAY BE MULCH AREA.
07:10:56 WE'LL TRY TO LANDSCAPE, PUT AS MUCH PLANT MATERIAL IN AS WE
07:11:00 CAN SO THERE'S NO MAINTENANCE AS FAR AS LAWN MOWING AND THAT

07:11:04 TYPE OF SERVICE.

07:11:05 THE OTHER INTERESTING ASPECT OF THIS IS ONE SIDE OF THE
07:11:11 MEDIAN IS HIGHER THAN THE OTHER SIDE, SO WE'RE TAKING THAT
07:11:15 INTO ACCOUNT AND WHERE WE CAN AND WE'RE A LITTLE BIT UPLAND
07:11:18 FROM THE WET AREA, WE'RE GOING TO TRY TO BRING IN MORE WOODY
07:11:22 SHRUBS, SO ADDING SOME COLORS, BOUGAINVILLEAS, THINGS LIKE
07:11:25 THAT, WE'RE GOING TO BRING IN ON ONE SIDE BUT THEN ON THE
07:11:29 LOWER SIDE, GO WITH LOWER PLANT MATERIAL, MORE WATER
07:11:32 TOLERANT, GROUND COVERS AND GRASSES, ORNAMENTAL GRASSES IS
07:11:37 THE THOUGHT THERE.
07:11:38 WHEN WE LOOKED AT THE CORKSCREW PHASE ONE PROJECT, THE
07:11:44 BEGINNING OF THE PROJECT HAS A LOT OF WHAT WE CALL SOLITAIRE
07:11:47 PALMS TYPE GROUPINGS OF VERY SKINNY PALM TREES.
07:11:50 WE'LL TRY TO DO THAT HERE TOO.
07:11:53 THIS IS THE WEST END BUT THE BEGINNING OF THAT PROJECT.
07:11:55 SO THOSE FIVE TREES SORT OF STAR SHAPE THAT YOU'RE SEEING,
07:11:59 THEY ARE GOING TO BE THE PALM TREES THAT ARE THE SKINNY PALM
07:12:04 TREES THAT -- THEY WILL BE NEW, AND THEY CAN, AS LONG AS WE
07:12:07 CAN KEEP THAT CALIPER SIZE DOWN, THEY'LL BE OKAY TO THAT
07:12:10 CLEAR ZONE AREA.
07:12:12 THEN WE'RE GOING TO MAINTAIN THE EXISTING TREES THAT WE HAVE
07:12:15 IN BLUE AND THEN WE'RE GOING TO UNDERPLANT THEM WITH SHRUB
07:12:18 MATERIAL.
07:12:19 JUST GIVE IT A RENOVATION, A FRESH LOOK AND TRY TO BRING
07:12:23 COLOR BACK INTO IT.
07:12:24 AS WE MOVE A LITTLE BIT TO THE EAST, THERE ARE SOME AREAS

07:12:27 THAT WE HAVE GROUPINGS OF THE CRAPE MYRTLE TREES.
07:12:30 SOME HAVE PERISHED.
07:12:32 USUALLY THERE ARE GROUPINGS OF THREE.
07:12:34 NOW SOME ARE DOWN TO TWO.
07:12:36 SOME ARE DOWN TO ONE.
07:12:37 WE ALWAYS TRY TO PLANT IN ODD NUMBERS.
07:12:40 SO THERE IS A BALANCE, BUT IT ISN'T A SYMMETRICAL BALANCE.
07:12:46 SO WE'RE GOING TO TRY TO IMPLEMENT MORE OF THE CRAPE MYRTLE
07:12:51 TREES WHERE WE HAVE THEM, WE'LL MATCH THE SAME TYPE OF TREE
07:12:54 AND WE'LL BRING IN A BIGGER GROUPING OF THOSE FOR A BIGGER
07:12:59 IMPACT.
07:12:59 THE ROYAL PALMS WE'LL TRY TO KEEP.
07:13:01 WE ALSO HAVE SOME LARGER PLANT MATERIALS, LARGER SHRUB
07:13:05 MATERIAL.
07:13:06 UNDERNEATH THOSE, WE'LL COME IN WITH WHAT'S CALLED A CRINUM
07:13:09 LILY.
07:13:10 YOU'LL SEE THAT ON THE INTERCHANGE THAT F.D.O.T. PUT IN.
07:13:14 SORT OF THE FIVE FOOT WIDE GREEN BIG LEAFS THAT POP UP WITH
07:13:18 A SORT OF SPIDER FLOWER.
07:13:19 SO THAT WAS A THOUGHT WE WOULD KEEP A RHYTHM SO IT WOULD

07:13:25 ACCENT TREES, PALM TREES, THEN BACK TO ACCENT TREES AND THEN
07:13:29 UNDER PLANT THOSE PALM TREES WITH A SORT OF BIG TROPICAL
07:13:32 SHRUB UNDERNEATH IT.
07:13:34 AND THIS IS JUST MOVING INTO THE INTERSECTION.
07:13:38 YOU'RE GOING TO SEE SOME LANDSCAPING THAT IS TO THE

07:13:42 ROADSIDE.
07:13:43 WE'LL GET INTO THAT A LITTLE BIT, BUT THAT'S THE PHASE TWO.
07:13:47 WE'VE ALREADY TAKEN A LOOK AT IT, AND I WILL TALK TO YOU
07:13:51 TOWARDS THE END OF THIS AS TO THE THOUGHTS FOR THE PHASE TWO
07:13:55 AREA.
07:13:55 RIGHT NOW, WE'RE JUST FOCUSING ON THE MEDIAN.
07:13:58 WHERE THE INTERCHANGE HAPPENS, F.D.O.T. DID PLANT A LOT OF
07:14:03 GROUND COVER SHRUB MATERIAL.
07:14:05 WE'RE GOING TO TRY TO MATCH THAT.
07:14:07 WE'LL EXTEND IT A LITTLE BIT BEFORE WE TRANSITION INTO THE
07:14:09 TALLER SHRUB MATERIAL.
07:14:11 ALL THE OVER STORY WILL BE THE EXISTING TREES AND THE PALMS.
07:14:16 AND THIS JUST SLIDES US OUT TO THE EAST SIDE.
07:14:20 AGAIN, YOU CAN SEE THE GRAY LINES, WHICH IS THE F.D.O.T.
07:14:24 PLANTINGS AND WE COME IN WITH OUR PLANTINGS.
07:14:26 KEEPING THE EXISTING TREES IN BLUE, THE EXISTING PALMS AND
07:14:30 OUR SHRUB LAYER UNDERNEATH.
07:14:32 SO IT IS KIND OF A TASK OF BLENDING TWO DIFFERENT PROJECTS
07:14:36 TOGETHER ON THIS PROJECT SO IT ALL LOOKS COHESIVE.
07:14:40 THE MEDIANS WIDEN UP A LITTLE FURTHER AS WE MOVE FURTHER
07:14:44 EAST, SO IT GIVES US A LITTLE MORE ROOM TO PLANT.
07:14:47 AGAIN, THIS ONE SPLITS WITH SOME SORT OF DEPRESSED AREA FOR
07:14:50 DRAINAGE IN BETWEEN IT.
07:14:52 WE HANDLE IT WITH LANDSCAPING TOWARDS THE OUTSIDE OF THE
07:14:55 MEDIAN.

07:14:56 I WILL BACK UP FOR A SECOND BECAUSE I THINK THIS IS THE ONLY
07:15:00 SHOT THAT I HAVE FOR THE FUTURE PHASE OF THIS LANDSCAPING.
07:15:08 ON THE ROADSIDES, YOU'LL SEE THE SORT OF LONG RECTANGULAR OR
07:15:13 OVALS ON THE SIDE.
07:15:15 OUR THOUGHT IS IT IS A LOT OF SPACE TO DEAL WITH.
07:15:17 WE HAVE THE DEEP SWALES THAT ARE THERE, USUALLY FULL OF
07:15:20 WATER.
07:15:20 THE SLOPES ARE TOO STEEP TO MAINTAIN AND TO MOW, SO THEY GET
07:15:24 REALLY WEEDY.
07:15:26 OUR THOUGHT IS WE CREATE A RHYTHM OF ORNAMENTAL GRASSES THAT
07:15:31 WILL DRAW YOUR ATTENTION AWAY FROM THE UNMAINTAINED SWALES
07:15:33 AND GIVE YOU SOMETHING MORE AESTHETIC TO LOOK AT, WHICH WILL
07:15:37 MATCH THE MEDIAN LANDSCAPING.
07:15:38 AND THEN ON THE OTHER SIDE OF THESE SWALES, WE ARE TRYING TO
07:15:42 PICK UP SOME VEGETATION ON THE EXISTING WOODS THAT THIS
07:15:46 PARTICULAR SLIDE SHOWS BETWEEN MIROMAR OUTLETS AND THE

07:15:50 SWALES.
07:15:51 WE'LL TRY TO DO THE SAME THING WITH THE GRASSES, GIVE IT
07:15:54 SOME SORT OF A TRANSITION ALONG THE EDGE THAT IS AESTHETIC
07:15:58 AND THEN POP IN A COUPLE MORE PLANTINGS OF TREES OUT THERE
07:16:04 JUST TO HELP SCREEN SOME OF THOSE EXISTING PINE TREES AND
07:16:08 THE PINEWOODS THAT HAS GOTTEN SPARSE UNDERNEATH.
07:16:11 SO NOW YOU CAN SEE THROUGH IT TO THE BACK OF THE STORE SO
07:16:14 THIS WILL HELP SCREEN SOME OF THAT TOO.
07:16:16 AND THEN THIS TAKES US BACK UP TOWARDS THE EAST SIDE IN THE

07:16:22 CORRIDOR.
07:16:22 AGAIN, IT IS JUST REPETITION OF THOSE PALM TREES TO ACCENT
07:16:30 TREES.
07:16:30 THIS ONE GETS A LITTLE BIT DIFFERENT BECAUSE ACTUALLY, LET
07:16:35 ME GO TO THE NEXT SLIDE, SO AS WE CONTINUE TO BEN HILL
07:16:38 GRIFFIN, WHICH IS TO THE RIGHT SIDE ON THIS PICTURE, YOU'LL
07:16:42 SEE JUST TO THE LEFT THERE'S OVERHEAD LINES.
07:16:45 WE DO RUN INTO OVERHEAD LINES.
07:16:47 WE DO THAT, WE CAN STILL DO PLANTINGS, BUT WE HAVE TO BE
07:16:50 CAREFUL OF WHAT WE'RE PUTTING IN BECAUSE WE HAVE TO KEEP OUR
07:16:53 LANDSCAPING LOW.
07:16:54 SO THE THOUGHT THERE IS WE'RE COMING IN WITH SOME SORT OF
07:16:58 DWARF PALM TREE, A SORT OF THATCHED PALM WHICH ALSO OCCURS
07:17:03 FURTHER WEST ALONG CORKSCREW OUTSIDE OF OUR PROJECT AREA,
07:17:07 BUT IT STILL HAPPENS ALONG THIS CORRIDOR.
07:17:09 I'M COMING BACK TO THE INTERCHANGE AGAIN BECAUSE I JUST
07:17:18 WANTED TO KIND OF GIVE YOU A GLIMPSE OF WHAT THE SECOND
07:17:21 PHASE OF THIS PROJECT WOULD BE.
07:17:24 AS I SAID, WE DO KNOW WHERE THE EXISTING VEGETATION OR
07:17:27 PLANTING WAS THAT F.D.O.T. DID.
07:17:29 SO WE'RE JUST TRYING IN THE EMPTY SPACES OF THE RAMPS, WE'RE
07:17:35 TRYING TO BOLSTER THEM UP A LITTLE BIT.
07:17:37 STILL KIND OF MATCHING THE LANDSCAPING THAT F.D.O.T. HAS BUT
07:17:41 PUT A LITTLE BIT MORE VEGETATION AND VERTICAL CHARACTER TO
07:17:44 IT.

07:17:45 SO THIS IS THE WEST SIDE OF THE INTERCHANGE.
07:17:51 THIS WOULD BE THE EAST SIDE OF THE INTERCHANGE.
07:17:53 WE DO -- WE ARE LOOKING TO GO UP.
07:17:56 UP THE SIDE OF THE RAMPS A LITTLE BIT MORE, KIND OF
07:17:59 SUPPLEMENT THE EXISTING VEGETATION THAT'S ON THE BACK SIDE
07:18:03 OF THOSE BIG DRAINAGE AREAS.
07:18:05 TO THE BOTTOM OF THE SHEET, THAT'S THE CELL TOWER THAT'S OUT
07:18:10 THERE, WHICH IS KIND OF NOT TOO PRETTY LOOKING.
07:18:13 OUR THOUGHT IS WE'RE GOING TO TRY TO HIDE THAT A LITTLE BIT
07:18:16 WITH TREE VEGETATION AND SOME GRASSES AGAIN ALSO TO MATCH
07:18:20 THE LANDSCAPING THAT F.D.O.T. HAS AND TO BLEND WITH OUR
07:18:23 MEDIAN PROJECT.

07:18:26 THIS ONE TAKES US A LITTLE BIT UP THE NORTH SIDE.
07:18:29 AGAIN, JUST BLENDING THE LANDSCAPING.
07:18:33 ON THIS ONE, I BELIEVE -- THIS IS SOUTH SIDE, YES.
07:18:39 SO ONE OF THE THINGS WE'RE LOOKING AT IS WE'VE GOT A BIG
07:18:42 DRAINAGE BASIN ON THE WEST SIDE OF THE ON RAMP GOING SOUTH.
07:18:46 SO IT IS VERY DEEP.
07:18:48 IT IS VERY WET.
07:18:49 SO WE'RE GOING TO PUT IN A COUPLE OF WET TOLERANT TREES TO
07:18:54 BREAK UP THE MASSIVE AREA OF GRASS THAT WE HAVE.
07:18:57 ON THE EAST SIDE, WE HAVE THE SOUND BARRIER WALL.
07:19:00 RIGHT NOW THERE'S NOT ANYTHING IN FRONT OF IT.
07:19:03 SO AS WE MOVE TOWARDS THE NORTHBOUND OFF-RAMP, THE IDEA IS
07:19:09 THAT WE PUT SOME LANDSCAPING THERE JUST TO BREAK UP THAT

07:19:13 WALL A LITTLE BIT AND GIVE US SOME VEGETATIVE CHARACTER.
07:19:16 SO THE LAST THING WE DID WAS PUT TOGETHER THE PLANT PALETTE.
07:19:25 THIS PLANT PALETTE IS -- YOU MAY RECOGNIZE IT, BUT IT IS THE
07:19:29 SAME PLANT PALETTE THAT WE WERE USING FOR CORKSCREW PHASE
07:19:34 ONE PROJECT.
07:19:35 OBVIOUSLY, WE WON'T BE USING SO MANY OF THE CANOPY TREES IN
07:19:38 THIS ONE.
07:19:39 WE PROBABLY WILL BE COMING IN WITH THE PALM TREES AND
07:19:42 CERTAINLY THE SHRUBS AND THE ACCENT PALMS.
07:19:44 WE WILL SELECT SOME OF THE TREES FROM HERE FOR OUR ROADSIDE,
07:19:50 MOSTLY IN THE PHASE TWO PORTION OF THIS PROJECT.
07:19:53 BUT IN THE MEDIANS, WE HAVE TO KEEP IT LIMITED TO TRYING TO
07:19:58 REPLACE WHAT'S IN-KIND OR SLIGHTLY GOING OUTSIDE THE REALM
07:20:03 OF THAT WITH A DIFFERENT SPECIES, BUT STILL HAVING TO
07:20:06 CONSIDER THAT THIS IS -- PART OF IT WILL BE THE F.D.O.T.
07:20:09 PERMITTING THAT WE HAVE TO COMPLY WITH, THEIR REQUIREMENTS
07:20:14 TOO.
07:20:15 WE SAW THESE BEFORE.
07:20:17 THESE ARE THE ACCENT TREES.
07:20:19 THESE ARE WHAT'S GOING TO PROVIDE THE COLOR FROM A VERTICAL
07:20:22 STANDPOINT AND THEN WE HAVE SOME OF OUR DWARF PALMS AND
07:20:25 SINGLE STEM PALMS THAT WE'LL TRYING TO BRING IN AGAIN TO
07:20:28 REFLECT WHAT WE DID ON CORKSCREW PHASE ONE.
07:20:31 AND THEN A MIX OF SHRUB MATERIAL.
07:20:33 I'M NOT SAYING WE'RE GOING TO USE ALL OF THESE BUT WE'LL TRY

07:20:36 TO PICK SOME OF THE PLANT MATERIALS THAT WILL HAVE COLOR.
07:20:39 OUR THOUGHTS RIGHT NOW IS THE CRINUM LILY THAT WE HAVE IN
07:20:48 HERE, THE BIRD OF PARADISE, WHICH IS OUR LARGE SHRUB THAT WE
07:20:50 TRY TO BRING IN, AND SOME OF THE BOUGAINVILLEA THAT YOU SEE
07:20:52 ON ESTERO PARKWAY, TRYING TO MIX IN SOME OF THAT COLOR TOO.
07:20:57 I THINK F.D.O.T. USED A LOT OF PERENNIAL PEANUT.
07:21:00 KIND OF LOOKS LIKE IT'S BEEN STRUGGLING, BUT WITH THE RIGHT
07:21:03 MAINTENANCE, I THINK THEY ARE GETTING BACK ON TRACK WITH HOW

07:21:05 THAT'S GOING TO FILL IN AND LOOK LONG TERM AND THAT IS A
07:21:09 LOW-MAINTENANCE GROUND COVER.
07:21:10 IT ACTUALLY IS A GOOD PLANT.
07:21:13 THESE ARE SOME OF THE ORNAMENTAL GRASSES AND GROUND COVER WE
07:21:17 PLAN ON USING ON THE PROJECT SITE.
07:21:20 I THINK THE LEATHER FERN PROBABLY WON'T UNLESS ACCENT THE
07:21:24 SECOND PHASE WHERE THE DETENTION BASINS ARE OR SWALES ARE.
07:21:28 AS DAVID HAD MENTIONED, WE WILL BE IRRIGATING USING THE
07:21:33 TAPPING INTO THE RECLAIMED LINE THAT IS TO THE NORTH SIDE,
07:21:37 PROBABLY TWO TAPS SO WE DON'T HAVE TO PUT ANY LINES
07:21:40 UNDERNEATH THE OVERPASS OF 75.
07:21:42 WHEN WE DO THAT, WE'LL TAKE A LOOK AT WHERE THE MAIN LINE IS
07:21:46 FOR CONNECTING UP TO THE F.D.O.T. LANDSCAPING SO THEY CAN
07:21:50 ALSO HAVE THAT BENEFIT OF NOT HAVING THAT RUST STAIN
07:21:55 HAPPENING ON THE PROJECT.
07:21:56 WITH THAT, I HOPE IT WAS QUICK.
07:22:01 I HOPE IT WAS INFORMATIVE.

07:22:04 WE STILL ARE WORKING ON THIS, AND WE HAVE A WAYS TO GO, BUT
07:22:08 OUR NEXT STEP IS THIS IS BASICALLY -- I CALL IT THE
07:22:13 LANDSCAPE LAYOUT PLAN.
07:22:14 THE NEXT STEP IS TO PUT NAMES TO THESE PIECES OF PLANT
07:22:17 MATERIAL AND THEN MOVE IT INTO A CONSTRUCTION PLAN FOR
07:22:20 PERMITTING.
07:22:21 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
07:22:26 >>Lori Fayhee: USING RECLAIMED WATER INSTEAD, WHAT IS THE
07:22:32 PROCESS, THE COST TO DO SOMETHING LIKE THAT?
07:22:36 >> SO RECLAIMED WATER IS CHEAPER THAN POTABLE WATER.
07:22:38 SO OBVIOUSLY YOU DO HAVE TO PAY FOR IT BUT IT IS A CHEAPER
07:22:42 COST.
07:22:43 THERE'S STILL A TAP, SO YOU STILL DO HAVE TO TAP IT.
07:22:46 YOU STILL DO HAVE TO METER IT.
07:22:49 SOMETIMES YOU NEED TO PUT A BOOSTER PUMP ON IT.
07:22:52 I CAN TELL YOU THERE'S SOME CONCERN AS FAR AS THE PRESSURE
07:22:55 IN THIS LINE.
07:22:58 I DON'T KNOW IF THERE'S -- OKAY.
07:22:59 USUALLY WE PUT A BOOSTER PUMP ON IT JUST IN CASE THERE'S NOT
07:23:03 ENOUGH PRESSURE IN THE MAIN LINE ITSELF TO FEED THE PRESSURE
07:23:07 THAT WE NEED FOR LANDSCAPING.
07:23:08 WE'LL PUT A BOOSTER PUMP ON.
07:23:10 AND FILTRATION.
07:23:12 WE USUALLY RUN IT THROUGH A FILTER.
07:23:14 THERE WILL BE ONE OF THOSE BIG GREEN BOXES, KIND OF FOUR BY

07:23:17 SIX BOX, THAT IS THE BOOSTER PUMP WE RUN FOR IT.
07:23:20 >>Lori Fayhee: THERE'S MAINTENANCE INVOLVED WITH ALL THAT
07:23:24 TOO AS WELL?
07:23:25 >> THERE'S MINIMAL MAINTENANCE WITH THE PUMP.

07:23:27 NOT AS MUCH AS LIKE IF YOU HAD A WELL AND YOU HAD LIKE A
07:23:31 SYSTEM TO TAKE OUT THAT RUSTING STAIN.
07:23:36 >>David Willems: I THINK BECAUSE OF THE RUST THAT'S OUT
07:23:38 THERE, THERE REALLY ISN'T AN ALTERNATIVE.
07:23:40 WE REALLY HAVE TO DO THIS OTHERWISE WE'LL HAVE RUST
07:23:43 EVERYWHERE.
07:23:43 THE ONE COST WE WON'T INCUR WITH THIS, IF WE DIDN'T DO THE
07:23:47 RECLAIMED WATER, WE'D HAVE TO DRILL ANOTHER WELL.
07:23:49 WE WOULD HAVE TO DRILL A WELL AND DO THE PUMP ASSOCIATED
07:23:52 WITH THAT.
07:23:53 NOW WE'LL CONNECT INTO THE MAIN AND STILL HAVE TO DO PUMPS
07:23:56 BUT WON'T HAVE TO DRILL THE WELL AND WE WON'T HAVE THE RUST
07:23:59 STAINING THAT'S OUT THERE RIGHT NOW.
07:24:02 >>Lori Fayhee: THANK YOU.
07:24:03 >>Mayor McLain: ANY OTHER QUESTIONS?
07:24:06 >>Vice-Mayor Ribble: CAN YOU GIVE US A REALLY BROAD
07:24:09 TIMELINE?
07:24:11 >> I WOULD SAY PROBABLY -- THE DIFFICULTY WITH A TIMELINE IS
07:24:15 I DON'T KNOW HOW LONG F.D.O.T. IS GOING TO TAKE TO REVIEW.
07:24:18 IT'S PROBABLY ANOTHER 30, 40 DAYS FOR US TO FINISH OUR PLANS
07:24:22 TO GET INTO PERMITTING FOR F.D.O.T., AND I WOULD SAY THAT

07:24:25 COULD TAKE 30 TO 60 DAYS.
07:24:29 >>David Willems: I WOULD EXPECT THIS PROJECT TO KIND OF GO
07:24:31 ALONG THE LINES OF WHAT WE DID WITH U.S. 41 WHEN WE HAD TO
07:24:35 SUPPLEMENT THE PLANTING THAT WAS DONE ORIGINALLY.
07:24:38 THE GOOD THING ABOUT IT -- BECAUSE THAT WAS DONE AS A
07:24:41 MAINTENANCE VERY SIMILAR TO WHAT WE'RE DOING HERE.
07:24:43 THE PEOPLE THAT REVIEW IT IS A LOT SMALLER.
07:24:47 ONLY A COUPLE OF PEOPLE OVER AT THE STATE THAT REVIEW IT.
07:24:50 SO IT GOES A LOT QUICKER THAN WHAT A NORMAL ONE WOULD.
07:24:53 THE AREA THAT MIGHT TAKE A LITTLE BIT MORE TIME IS A SECTION
07:24:56 OF THIS WILL ACTUALLY HAVE TO BE APPROVED BY THE COUNTY.
07:24:58 SO WE'LL HAVE TO GO THROUGH THEIR DEVELOPMENT ORDER PROCESS
07:25:02 AND RIGHT-OF-WAY PROCESS.
07:25:03 I THINK THEY ARE INCENTIVIZED TO GET THIS APPROVED.
07:25:08 ONCE IT'S APPROVED, THEN IT'S ON US TO MAINTAIN IT.
07:25:11 SO I THINK THEY WILL BE PRETTY WILLING TO WORK WITH US.
07:25:15 >>Carol Sacco: WHEN EVERYONE IS SPEAKING, MAKE SURE YOU GO
07:25:17 INTO YOUR MIKE.
07:25:19 WE'RE HAVING A HARD TIME HEARING.
07:25:20 TALK INTO YOUR MIKE, CLOSER.
07:25:24 EVERYONE.
07:25:25 >>Mayor McLain: ANY OTHER QUESTIONS?
07:25:29 >>Jim Ward: IT'S SOMEWHAT DIFFICULT TO VISUALIZE THE SCOPE
07:25:31 AND SIZE OF WHAT YOU'RE DOING HERE BECAUSE IT KIND OF GETS
07:25:35 LOST, BUT WHEN YOU DO THE LANDSCAPING, HOW DO YOU JUDGE OR

07:25:39 MANAGE THE SIZE OF THE PLANTS WHEN YOU PUT THEM IN VERSUS
07:25:44 WHAT THEY ARE GOING TO LOOK LIKE IN TWO OR THREE YEARS?
07:25:47 >> RIGHT.
07:25:47 IT BASICALLY ALL COMES DOWN TO COST AND BUDGET.
07:25:52 AS A LANDSCAPE DESIGNER, LANDSCAPE ARCHITECT, WE UNDERSTAND
07:25:58 HOW PLANTS GROW AND HOW BIG THEY CAN GET, SO THAT'S HOW WE
07:26:02 ALWAYS DESIGN TOWARDS FULL MATURITY BECAUSE THAT'S OUR GOAL
07:26:05 IS TO GET FULL MATURITY AND FULL CANOPY COVER OVER THE
07:26:09 ROADWAY.
07:26:10 WHEN THE PLANTS GO IN, SINCE WE'RE DEALING A LOT WITH THE
07:26:13 UNDERSTORY, THE SHRUB MATERIAL, THEY WILL GO IN KIND OF
07:26:17 STANDARD SIZE, 24 INCHES, THINGS LIKE THAT, NOTHING REAL
07:26:20 TALL.
07:26:21 THEY'LL GO IN 24 TO 30 INCHES TALL.
07:26:23 EVERYTHING IS GOING TO STAY PRETTY LOW.
07:26:25 THE GOOD PART ABOUT FLORIDA IS IN ONE GROWING SEASON, A LOT
07:26:29 OF THESE SHRUBS GET UP TO A HEIGHT THAT'S DEFINITELY
07:26:33 NOTICEABLE AND IMPACTFUL.
07:26:35 WHEN WE TALK ABOUT THE HARD WOOD SHRUBS, COCOPLUMS AND
07:26:40 THINGS LIKE THAT, THEY GROW REALLY FAST BUT THEN THEY NEED A
07:26:43 LOT OF MAINTENANCE TO MAINTAIN THEM AND KEEP THEM AT BAY.
07:26:45 SO WE TRY TO START THEM OUT A LITTLE BIT SMALLER.
07:26:48 IT'S CHEAPER COST-WISE AND CONSTRUCTION COST-WISE, AND WE
07:26:52 LET THEM GROW INTO THEIR SIZE.
07:26:54 YOU GET THEM MAYBE A YEAR OUT BEFORE YOU HAVE A LOT OF

07:26:58 MAINTENANCE TO DO AS FAR AS KEEPING THEM PRUNED AND CUT
07:27:01 BACK.
07:27:01 WITH THE ORNAMENTAL GRASSES THERE'S REALLY NOT TOO MUCH
07:27:05 MAINTENANCE.
07:27:06 YOUR TYPICAL FERTILIZING, A CERTAINLY LOT LESS THAN TURF,
07:27:10 LOT LESS MAINTENANCE THAN TURF, AND THERE IS USUALLY A
07:27:13 SEASONAL CUT BACK ON THEM.
07:27:15 WE'RE NOT SHEARING AND HEDGING PLANTS LIKE THAT.
07:27:19 >>Jim Ward: MOST OF THE WORK IT APPEARS IS IN THE MEDIAN
07:27:23 AREAS.
07:27:24 IS THERE MUCH WORK GOING ON ON THE SIDE?
07:27:28 >> SO WHEN WE STARTED THE PROJECT, IT WAS GOING TO INCLUDE
07:27:31 ALL THE SIDES AND JUST PERMIT EVERYTHING.
07:27:33 BUT FOR THE SAKE OF TIME AND TO GET THE BIGGEST VISUAL
07:27:36 IMPACT WHICH WE FEEL IS NEEDED FOR THE MEDIAN FOCUS RIGHT
07:27:41 NOW IN THAT CORRIDOR, WE'RE GOING TO FOCUS ON DOING THAT
07:27:44 FIRST, PERMIT THAT AND MOVE THAT FORWARD, AND THEN COME BACK
07:27:48 AND DO THE PERMITTING ON THE OTHER SECTIONS ON THE ROADSIDE.
07:27:52 YES, THIS DOES INCLUDE ROADSIDE LANDSCAPING, TOO.
07:27:57 >>David Willems: JUST REAL BRIEFLY, ULTIMATELY IT'S GOING TO
07:28:00 BE THE WHOLE INTERCHANGE THAT WE'RE LOOKING AT.
07:28:03 BUT BECAUSE WE ARE ABLE TO DO THE MEDIAN AS MAINTENANCE,

07:28:06 IT'S GOING TO GO A LOT FASTER.
07:28:07 IT'S MONTHS INSTEAD OF A YEAR MORE.
07:28:10 THE GOOD THING ABOUT SPLITTING IT UP, THERE IS THE POTENTIAL

07:28:13 IN THE FUTURE WHEN WE GET THE ROADSIDE DESIGNED THERE IS THE
07:28:19 POTENTIAL WE COULD GET GRANT FUNDING FROM THE STATE.
07:28:22 THEY DO HAVE GRANTS THAT THEY SOMETIMES CAN'T GET RID OF ALL
07:28:25 THE MONEY BECAUSE OF PEOPLE DON'T NECESSARILY WANT TO BUILD
07:28:28 LANDSCAPING BECAUSE THEY HAVE TO MAINTAIN IT.
07:28:30 SO THERE ARE GRANTS AVAILABLE, ESPECIALLY ON SYSTEM FOR A
07:28:35 MUNICIPALITY TO PAY TO INSTALL IT AND THEN MAINTAIN IT.
07:28:38 THE GOOD THING IS, SPLITTING APART THE REST OF IT MIGHT BE
07:28:42 ABLE TO GET GRANT FUNDING FROM THE STATE.
07:28:47 >>Steven Sarkozy: DAVE, CAN YOU COMMENT ABOUT CONTACTING
07:28:49 MIROMAR BECAUSE THEY ARE A MAJOR PARTY IN ALL OF THIS TOO?
07:28:54 >>David Willems: YES.
07:28:55 MARY AND I MET WITH MIROMAR TO TALK ABOUT A COUPLE OF THINGS
07:29:00 WORKING ON IN THE AREA, SPECIFICALLY BEN HILL GRIFFIN
07:29:02 PARKWAY BECAUSE WE NEED EASEMENTS FROM THEM.
07:29:05 JUST LIKE A LOT OF OUR RESIDENTS, THEY ARE CONCERNED ABOUT
07:29:07 HOW THIS ENTRY TO THE VILLAGE LOOKS.
07:29:11 WHEN WE MET WITH THEM IT LOOKED LIKE THE COUNTY HADN'T BEEN
07:29:14 OUT THERE FOR A WHILE.
07:29:15 THEY HAD THE SPRINKLER HEADS STICKING UP.
07:29:17 THERE WERE DEAD TREES.
07:29:19 THEY ASKED US IF WE COULD HELP THEM OUT AND SEE IF WE CAN
07:29:22 GET THE COUNTY TO KEEP THAT MAINTAINED A LITTLE BETTER.
07:29:26 LUCKY ENOUGH, I WAS ABLE TO GET WITH THE COUNTY AND I THINK
07:29:29 THEY MIGHT HAVE JUST HAD CREWS OUT THERE BECAUSE IN TWO DAYS

07:29:33 THEY WERE ABLE TO GET IT CLEANED UP.
07:29:35 THEY CLEANED IT UP AND THIS IS SOMETHING THAT WE LET MIROMAR
07:29:39 KNOW WE'RE PRESENTING TODAY BECAUSE IT IS THEIR FRONT DOOR.
07:29:42 THAT'S HOW EVERYBODY GETS INTO MIROMAR.
07:29:44 AFTER THIS VILLAGE COUNCIL MEETING, THE PLAN IS TO GO OVER
07:29:47 TO THEM, LET THEM SEE THE COMMENT -- SEE THE PRESENTATION,
07:29:52 AND THEN PROVIDE US SOME COMMENTS IF THEY HAVE THINGS THAT
07:29:54 THEY WANT TO SEE OR NOT.
07:29:55 BUT THEY VIEW THIS AS AN IMPORTANT CORRIDOR TO GET INTO
07:29:59 THEIR -- THE OUTLET MALLS.
07:30:04 >>Vice-Mayor Ribble: WOULD THERE BE ANY HELP WITH THE
07:30:06 LANDSCAPING FROM MIROMAR?
07:30:08 >>David Willems: I WOULD NOT EXPECT THAT, NO.
07:30:13 >>Rafael Lopez: IT WILL LOOK A LOT BETTER ONCE THE CONTRACT
07:30:15 IS DONE WITH THE OTHER COMPANY AND WE TAKE OVER THAT.
07:30:18 >>David Willems: YES.
07:30:19 TOTALLY AGREE.
07:30:20 I'VE BEEN TRYING TO WORK WITH THE STATE TO MAKE SURE THAT

07:30:22 CONTRACTOR IS DOING WHAT THEY ARE SUPPOSED TO BE DOING.
07:30:29 I THINK THAT'S WHY WE'VE SEEN THEM OUT THERE OVER THE LAST
07:30:32 TWO DAYS.
07:30:33 >>Rafael Lopez: DOING A GOOD JOB.
07:30:34 APPRECIATE IT.
07:30:35 >>Mayor McLain: ON THE RECLAIMED WATER, DOES THAT CHANGE THE
07:30:38 FERTILIZER REQUIREMENTS IN THE FUTURE?

07:30:40 >>David Willems: ABSOLUTELY.
07:30:41 >>Mayor McLain: PROBABLY SAVE MONEY BY USING RECLAIMED.
07:30:43 WOULD YOU OFFSET THAT --
07:30:45 >>David Willems: I DON'T KNOW THAT WE WOULD SAVE MONEY.
07:30:47 RECLAIMED WATER IS PROBABLY GOING TO BE MORE THAN WHAT THE
07:30:49 FERTILIZER WOULD BE.
07:30:51 >>Mayor McLain: ABOUT EQUAL.
07:30:52 >>David Willems: I DON'T KNOW THAT IT WOULD BE EQUAL EITHER.
07:30:54 [LAUGHTER]
07:30:54 IT IS A BENEFICIAL USE OF THE WATER, WHICH IS RESPONSIBLE.
07:30:59 AND REALLY WE DON'T HAVE ANOTHER ALTERNATIVE.
07:31:01 THE ONLY OTHER ALTERNATIVE IS TO USE WELL WATER, WHICH IS
07:31:03 GOING TO STAIN EVERYTHING.
07:31:05 WE CAN'T USE POTABLE WATER BECAUSE THAT IS WAY TOO EXPENSIVE
07:31:08 AND THE COUNTY PROBABLY WOULDN'T LET US USE IT.
07:31:12 >>Mayor McLain: I THINK WE LIKE IT.
07:31:13 KEEP MOVING.
07:31:14 THANK YOU.
07:31:15 >>Jim Ward: WHO OWNS THE RECLAIMED WATER?
07:31:17 >>David Willems: LEE COUNTY UTILITIES.
07:31:20 >>Mayor McLain: WE DON'T HAVE ANYONE TO SPEAK ON THIS?
07:31:22 >>Carol Sacco: WE DO NOT, MAYOR.
07:31:24 >>Mayor McLain: THANK YOU SO MUCH.
07:31:25 >> THANK YOU, APPRECIATE IT.
07:31:28 >>Mayor McLain: THE NEXT WORKSHOP ITEM IS ITEM 13B, WILLIAMS

07:31:33 ROAD WIDENING UPDATE.
07:31:35 STEVE, WOULD YOU INTRODUCE THIS.
07:31:36 >>Steven Sarkozy: AGAIN, DAVID CAN INTRODUCE THIS ITEM.
07:31:38 IT'S ONE OF YOUR CAPITAL IMPROVEMENT PROJECTS, AND THIS IS
07:31:41 TO PROVIDE AN UPDATE WITH A PRELIMINARY DESIGN.
07:31:46 >>David Willems: WITH SOME OF THE TRAFFIC STUDIES THAT HAVE
07:31:51 BEEN DONE AROUND THE VILLAGE, THE INDICATIONS ARE THAT ONCE
07:31:54 NORTH POINT DEVELOPS THAT WE'RE GOING TO NEED TO WIDEN
07:31:56 WILLIAMS ROAD FROM U.S. 41 TO VIA COCONUT POINT.
07:31:59 THE VILLAGE HIRED KCA TO LOOK AT THAT CORRIDOR, AND TO
07:32:04 REALLY SEE WHAT IT WILL TAKE TO WIDEN IT.
07:32:06 NOT ENOUGH RIGHT-OF-WAY THERE RIGHT NOW.
07:32:08 WE NEED TO GO FROM TWO TO FOUR LANES.
07:32:11 THERE ARE A LOT OF COMPLEXITIES IN THAT AREA IN THAT THERE

07:32:14 IS A POWER LINE THAT RUNS ON THE NORTH SIDE OF THE ROAD SO
07:32:17 THAT WOULD HAVE TO BE MOVED.
07:32:18 SO WHAT WE HAVE HERE IS JESSE GILL WITH KCA WILL PRESENT AN
07:32:24 UPDATE FOR THE PROJECT.
07:32:25 THIS IS NOT THE DESIGN AND PERMITTING PLANS.
07:32:27 THIS IS REALLY MORE OF THE CONCEPT AND WHAT IT'S GOING TO
07:32:30 TAKE TO DO THE PROJECT SO WE CAN ACTUALLY TALK TO THE
07:32:34 ADJACENT PROPERTY OWNERS AND TRY TO RESERVE THE RIGHT-OF-WAY
07:32:36 AND POTENTIALLY RESERVE THE RIGHTS FOR THE STORMWATER TO
07:32:40 SHARE THE STORMWATER.
07:32:41 WHICH JESSE WILL TALK ABOUT.

07:32:44 UPDATE THE PROJECT AND THEN ALSO UPDATE YOU ON THE PROJECT
07:32:47 SCHEDULE.
07:32:49 >>Mayor McLain: ON THE REMOVAL OF THE POWER LINES, IS THAT
07:32:51 EXPENSE ALL ON US OR WILL FLORIDA POWER AND LIGHT HELP?
07:32:55 >>David Willems: IT'S IN THE RIGHT-OF-WAY.
07:32:57 I BELIEVE IT'S ON THEM TO RELOCATE IT.
07:32:59 BUT THAT WILL BE PART OF THE COORDINATION THAT WE DO.
07:33:03 I DON'T REMEMBER.
07:33:05 IS -- YEAH, I THINK IT'S IN THE RIGHT-OF-WAY.
07:33:07 WHAT HAPPENS IS, IF IT'S IN AN EASEMENT, THEN WE HAVE TO PAY
07:33:11 TO MOVE IT.
07:33:12 IF IT'S IN THE RIGHT-OF-WAY, THEN THEY HAVE TO.
07:33:14 WE BELIEVE IT'S IN THE RIGHT-OF-WAY.
07:33:15 >>Mayor McLain: GOOD.
07:33:20 >> MAYOR, COUNCIL MEMBERS, JESSE GILL WITH KCA, FOR THE
07:33:24 RECORD.
07:33:25 WE'RE GOING TO GIVE YOU A QUICK UPDATE ON THE WILLIAMS ROAD
07:33:29 WIDENING PROJECT FROM U.S. 41 TO VIA COCONUT POINT.
07:33:33 REAL QUICK RECAP, SO THE PROJECT BEGINS EAST OF THE
07:33:41 INTERSECTION OF U.S. 41 AND EXTENDS TO THE VIA COCONUT POINT
07:33:45 ROUNDABOUT.
07:33:47 AS DAVID HAD MENTIONED, THIS IS REALLY TO PRELIMINARILY
07:33:52 IDENTIFY RIGHT-OF-WAY NEEDS, COME UP WITH SOME PRELIMINARY
07:33:56 CONCEPT PLANS, IMPROVE SAFETY OF THE CORRIDOR, AND LOOK AT
07:34:00 THE NEEDS -- FUTURE NEEDS ONCE THIS CORRIDOR GETS BUILT OUT.

07:34:04 SO WHAT I'M GOING TO TALK TO YOU TODAY ABOUT ARE A COUPLE OF
07:34:09 ALTERNATIVES THAT WE LOOKED AT, WHICH WILL INCLUDE THE
07:34:13 CONCEPT PLAN, TYPICAL SECTION, PRELIMINARY RIGHT-OF-WAY
07:34:15 IMPACTS, LANDSCAPE LIGHTING AND THEN A QUICK SUMMARY.
07:34:19 WE'LL GIVE YOU AN UPDATE ON THE VALUATION OF THE EXISTING
07:34:23 ROUNDABOUTS, RECOMMENDATIONS WE HAVE THERE AND THEN AN
07:34:26 UPDATED SCHEDULE MOVING FORWARD.
07:34:28 CONCEPT ONE, ALTERNATIVE ONE, IT SAYS ON-SITE, WHICH IS
07:34:35 BASICALLY MEANING ALONG PARALLEL TO THE RIGHT-OF-WAY, LINEAR
07:34:43 TREATMENT ADJACENT TO THE ROADWAY.

07:34:45 SO THIS PARTICULAR CONCEPT, AND THE MAJOR DIFFERENCES
07:34:48 BETWEEN THE TWO ALTERNATIVES ARE ON-SITE DRAINAGE WHICH
07:34:52 MEANS LINEAR DRAINAGE ALONG THE ROADWAY AND THEN OFF-SITE
07:34:56 PONDS.
07:34:57 SO THIS PARTICULAR CONCEPT PROVIDES LINEAR WATER MANAGEMENT
07:35:01 FACILITIES WHICH ARE OUTLINED IN RED.
07:35:04 TO PROVIDE WATER QUALITY ATTENUATION.
07:35:06 WE PROVIDED A FOUR LANE URBAN COMPLETE STREET FACILITY, THAT
07:35:10 INCLUDES A 12-FOOT SHARED USE PATH THAT MEANDERS ALONG THE
07:35:13 NORTH SIDE.
07:35:14 8-FOOT CONCRETE SIDEWALK ALONG THE SOUTH.
07:35:17 7-FOOT BUFFERED BIKE LANES AND THEN WE ALSO INCORPORATED
07:35:20 TURN LANES, ADDED TURN LANES AND/OR LENGTHENED TURN LANES AT
07:35:26 THE INTERSECTIONS BASED ON A TRAFFIC MEMO THAT WE COMPLETED
07:35:29 IN FEBRUARY OF THIS YEAR TO IMPROVE THE FUTURE TRAFFIC FLOW

07:35:33 TO ACCOUNT FOR FUTURE DEMAND THROUGH 2045.
07:35:38 THIS IS, WE'VE INCLUDED INTEGRATION.
07:35:41 IMPROVEMENTS AT THE ROUNDABOUT APPROACHES ON THE WEST LEG,
07:35:44 WHICH I'LL TALK TO YOU A LITTLE MORE IN A SECOND, AS WELL AS
07:35:48 INTEGRATED THE LANDSCAPE WITHIN THE WATER MANAGEMENT AREAS
07:35:53 ALONG THE ROAD AND PROVIDED OPPORTUNITIES FOR WAYFINDING,
07:35:58 MONUMENTATION AND SUCH, BEAUTIFICATION ALONG THE CORRIDOR.
07:36:03 LOOKING AT A TYPICAL SECTION SCHEMATIC, AGAIN, THIS IS AN
07:36:09 URBAN OR CURBED TYPICAL SECTION, FOUR LANES.
07:36:14 WE HAVE ELECTED TO PROCEED WITH AN URBAN SECTION OR
07:36:17 RECOMMENDED URBAN SECTION DUE TO THE LATERAL OFFSET.
07:36:22 IT MINIMIZES THE LATERAL OFFSET, PROVIDES YOU WITH THE MOST
07:36:25 OPPORTUNITY FOR BEAUTIFICATION IMPROVEMENTS WITHIN THE
07:36:28 SPACES OUTSIDE OF THE ROADWAY FOOTPRINT VERSUS 20 OR 24 FEET
07:36:33 IF IT WAS A FLUSH SHOULDER CONDITION.
07:36:35 SO LOOKING AT PRELIMINARY RIGHT-OF-WAY IMPACTS HERE, ALONG
07:36:45 THE NORTH SIDE, WE'RE LOOKING AT ABOUT THREE ACRES, WHICH
07:36:51 PLUS OR MINUS A HUNDRED FEET NORTH OF THE EXISTING
07:36:54 RIGHT-OF-WAY TO FACILITATE, AGAIN, PEDESTRIAN FACILITIES,
07:36:59 WAYFINDING BEAUTIFICATION, AS WE'RE SEEING THIS AS A
07:37:03 POTENTIAL GATEWAY ENTRYWAY INTO FACILITIES THAT ARE PLANNED
07:37:06 IN THAT AREA, AS WELL AS ADDITIONAL .7 ACRES IN THE
07:37:11 NORTHEAST CORNER OF THE INTERSECTION.
07:37:15 WE'VE INCLUDED SOME PRELIMINARY LANDSCAPING SCHEMATICS AS
07:37:22 WELL.

07:37:23 SOME OF THE PLANT SELECTION IS INCLUDED ALONG THE RIGHT SIDE
07:37:26 THERE.
07:37:26 SOME OF THE CONSTRAINTS, AGAIN, CLEAR ZONE, SIGHT DISTANCE,
07:37:31 COMPATIBILITY WITH THE DRAINAGE AND FUTURE SIGNING AND
07:37:37 LIGHTING CONFLICTS, POTENTIAL CANOPY HEIGHTS AND SPREAD.
07:37:40 AND PROVIDING ADEQUATE MAINTENANCE BASED ON THE NEEDS OF THE

07:37:47 PLANT SELECTION.
07:37:48 WE ALSO LOOKED AT LIGHTING ALONG THE CORRIDOR.
07:37:54 THERE'S MINIMAL LIGHTING THAT EXISTS TODAY.
07:37:56 IT'S PRIMARILY CONCENTRATED AROUND THE INTERSECTIONS.
07:37:59 SO WE'RE LOOKING TO LIGHT THE CORRIDOR, TO IMPROVE SAFETY
07:38:04 AND PROMOTE NIGHTTIME USAGE OF THESE PEDESTRIAN FACILITIES
07:38:09 AS WELL.
07:38:09 THIS IS INCLUDED ON BOTH OF THE CONCEPT ALTERNATIVES.
07:38:12 SO IN SUMMARY, THE ROADWAY FEATURES INCLUDE A 12-FOOT SHARED
07:38:19 USE PATH, 8-FOOT SIDEWALK ON THE SOUTH SIDE WITH 7-FOOT
07:38:24 BUFFERED BICYCLE LANES, SHARED USE PATH, FOUR LANE DIVIDED
07:38:29 URBAN SECTION, AND THEN CURB AND GUTTER TO REDUCE IMPACTS,
07:38:38 RIGHT-OF-WAY IMPACTS AND CLEAR ZONE REQUIREMENTS ASSOCIATED
07:38:41 WITH LATERAL OFFSETS.
07:38:44 THE DRAINAGE IS LINEAR POND SCHEMATIC THAT PROVIDES OFF-SITE
07:38:49 FLOODPLAIN COMPENSATION, TREATMENT ATTENUATION, AND THIS
07:38:54 PROVIDES SLIGHTLY MORE LANDSCAPING AREA THAN THE NEXT
07:38:57 ALTERNATIVE THAT I'M GOING TO SHOW YOU BECAUSE THIS IS
07:39:00 PARALLEL TO THE ROADWAY.

07:39:01 THE SECOND ALTERNATIVE THAT WE HAVE PRESENTED, AGAIN,
07:39:10 TIGHTENED UP THE TAKE -- SHOULDN'T SAY TAKE -- THE PROPOSED
07:39:16 RIGHT-OF-WAY ALONG THE NORTH SIDE WITH THE OPTION TO
07:39:21 INCORPORATE PONDS.
07:39:23 WE LOOKED AT THE NORTHEAST, NORTHWEST, AND SOUTHWEST CORNERS
07:39:27 TO PROVIDE THE REQUIRED WATER QUALITY TREATMENT ATTENUATION.
07:39:32 THIS AGAIN IS A SCHEMATIC, TYPICAL SECTION THAT THE
07:39:43 DIFFERENCE ALONG THE NORTH SIDE THERE, WE HAVE A FLAT AREA
07:39:45 THAT WE MAINTAIN A MINIMUM OF 20 FEET TO FACILITATE
07:39:51 LANDSCAPE AND ARCHITECTURAL FEATURES THAT MIGHT NEED TO BE
07:39:57 COORDINATED AND IMPLEMENTED ALONG THE CORRIDOR.
07:40:03 LOOKING AT THE RIGHT-OF-WAY IMPACTS FOR ALTERNATIVE TWO,
07:40:06 YOU'VE GOT ABOUT 1.4 ACRES ALONG -- PARALLEL TO THE ROADWAY
07:40:12 WITH THE DIFFERENT POND OPTIONS ONE.
07:40:16 OPTION ONE IS IN THE NORTHWEST CORNER.
07:40:17 TWO IS IN THE SOUTHWEST CORNER ADJACENT TO HERTZ.
07:40:20 AND THREE IS UP IN THE NORTHEAST CORNER.
07:40:23 THE REASON WHY THE ONE IN THE OPTION TWO IS A LITTLE BIT
07:40:27 GREATER IS THERE'S SOME EXISTING EASEMENTS AND LANDSCAPE
07:40:31 BUFFER E-MAILS IN THAT CORRIDOR THAT WOULD REQUIRE US TO
07:40:35 AVOID IMPACTING THOSE AND UTILIZING THOSE SOLELY FOR WATER
07:40:41 MANAGEMENT PURPOSES.
07:40:42 AGAIN, THE LANDSCAPE IN THE CORRIDOR IS SLIGHTLY REDUCED.
07:40:49 WE DON'T HAVE QUITE AS MUCH AREA FOR PLANTINGS ADJACENT TO
07:40:53 THE ROADWAY.

07:40:56 BUT THE PLANT SELECTION AND THE CONSTRAINTS ARE GENERALLY
07:41:01 SIMILAR IN NATURE.

07:41:05 LIGHTING AGAIN WITH THIS ALTERNATIVE, IMPLEMENTING THE
07:41:13 VILLAGE'S AESTHETIC LIGHTING FEATURES ALONG THE CORRIDOR,
07:41:17 ENSURING THAT SAFETY FOR NOT ONLY VEHICLES BUT PEDESTRIANS,
07:41:22 BICYCLISTS AND PROVIDING HIGH EMPHASIS CROSS WALKS AT THE
07:41:28 APPROPRIATE LOCATION AND THOSE WILL BE LIT.
07:41:30 SO LOOKING AT A SUMMARY OF ALTERNATIVE TWO, THE ONLY
07:41:34 DIFFERENCE FROM THE ROADWAY FEATURE IS THE SHARED USE PATH
07:41:37 MEANDERS SLIGHTLY LESS JUST DUE TO THE AVAILABLE SPACE ON
07:41:42 THE NORTH SIDE OF THE ROADWAY.
07:41:44 THE DRAINAGE LOOKS AT THREE DIFFERENT OFF-SITE POND
07:41:47 ALTERNATIVES, AND THEN THERE'S SLIGHTLY LESS ROOM FOR
07:41:51 LANDSCAPING ALONG THE ROADWAY IN THIS PARTICULAR
07:41:56 ALTERNATIVE.
07:41:57 SO REALLY THE DIFFERENCE IS WHAT'S HAPPENING OUTSIDE THE
07:42:00 ROADWAY FOOTPRINT.
07:42:01 LISTED HERE IS A SUMMARY OF THE PRELIMINARY RIGHT-OF-WAY
07:42:08 IMPACTS.
07:42:10 GRANTED, THIS IS PRELIMINARY.
07:42:12 SOME OF THESE MIGHT BE CONSERVATIVE.
07:42:13 THE MAIN DIFFERENCE IS THE ALTERNATIVE ONE INCLUDES ABOUT .8
07:42:20 ACRES BETWEEN THE BACK OF SIDEWALK AND THE PROPOSED
07:42:23 RIGHT-OF-WAY TO FACILITATE, LANDSCAPE, OR FEATURES, BENCHES,
07:42:28 SIGNAGE, WAYFINDING, THAT SORT OF THING BASED ON DISCUSSIONS

07:42:32 WITH THE ADJACENT DEVELOPER.
07:42:35 THOSE ITEMS CAN BE COORDINATED, POTENTIALLY REDUCED BY
07:42:40 EITHER -- THEY COULD ALSO BE FURTHER REDUCED BY
07:42:43 STRAIGHTENING THE PATH, MEANDERING THE PROPOSED RIGHT-OF-WAY
07:42:46 OR COORDINATING THE NECESSARY -- UTILIZING EASEMENTS VERSUS
07:42:57 RIGHT-OF-WAY FOR SOME OF THE TIE-DOWNS ALONG THERE TO ENSURE
07:43:01 THAT IT INTERFACES WITH THE FUTURE PROJECTS IN THAT AREA.
07:43:04 WE ALSO LOOKED AT SOME OF THE PRELIMINARY ENVIRONMENTAL
07:43:10 IMPACTS IN GENERAL.
07:43:14 THEY ARE NOT ANTICIPATED TO BE SIGNIFICANT.
07:43:15 ALTERNATIVE ONE DID HAVE SOME POTENTIAL NATURAL HABITAT
07:43:19 CHANGES UP IN THE NORTHEAST CORNER, SIMILAR TO OPTION THREE.
07:43:25 BUT IN GENERAL, WE'RE NOT LOOKING AT ANY WETLAND IMPACTS.
07:43:28 IT'S ALL OTHER SURFACE WATERS, DITCHES AND SUCH.
07:43:31 A LOT OF AREAS ALREADY DISTURBED.
07:43:34 WE'RE NOT ANTICIPATING ANY SIGNIFICANT ENVIRONMENTAL
07:43:36 CONCERNS THERE.
07:43:37 AS I MENTIONED, WE ALSO LOOKED AT THE EXISTING ROUNDABOUT.
07:43:42 THE REASON WHY WE DID THAT IS OBVIOUSLY FOR SAFETY AND
07:43:46 OPERATIONAL CONCERNS, BUT THIS ROUNDABOUT WAS CONSTRUCTED
07:43:50 BACK IN 2005.
07:43:52 ALMOST 20 YEARS AGO.
07:43:54 ROUNDABOUT CRITERIA HAS EVOLVED QUITE A BIT SINCE THEN.
07:43:57 SO JUST LOOKING AT HOW IT EXISTS -- HOW IT APPLIES TO

07:44:03 CURRENT CRITERION.

07:44:05 SOME OF OUR ANALYSIS INCLUDED LOOKING AT THE FASTEST PATH,
07:44:13 WHICH IS THE THEORETICAL FASTEST PATH THAT A VEHICLE SHOULD
07:44:17 TRAVEL THROUGH THE ROUNDABOUT, AND THAT'S 25 TO 30 MILES AN
07:44:23 HOUR.
07:44:24 AS YOU CAN SEE ON THE WESTERN LEG, WE PROVIDED SOME CHICANES
07:44:30 TO LIMIT THE ENTRY AND EXIT SPEEDS OF VEHICLES THROUGH THERE
07:44:35 FOR IMPROVED SAFETY.
07:44:37 WE RECOMMEND THOSE TYPES OF APPLICATIONS ALSO BE IMPLEMENTED
07:44:41 TO THE OTHER LEGS IF AND WHEN NECESSARY, WE ARE AWARE THAT
07:44:46 THERE ARE SOME OTHER PROJECTS THAT ARE TYING INTO THE
07:44:48 ROUNDABOUT OR GOING THROUGH THE ROUNDABOUT.
07:44:52 THOSE SORTS OF IMPROVEMENTS CAN BE COORDINATED WITH THOSE
07:44:54 PROJECTS AS WELL.
07:44:56 WE ALSO LOOKED AT THE SWEPT PATH, WHICH IS THE PATH THAT THE
07:45:03 DESIGN VEHICLE WILL TAKE NAVIGATING THE ROUNDABOUT, WHICH IN
07:45:06 THIS CASE WAS A WB-50.
07:45:09 THIS IS LIKE A 53 TO 55-FOOT TRACTOR TRAILER.
07:45:13 IN SOME CASES, WE DID NOTICE THAT THE VEHICLE WOULD HAVE TO
07:45:19 INVADE ADJACENT TRAVEL LANES, AND YOU SEEK TO TRY TO AVOID
07:45:25 THAT.
07:45:26 THERE WERE AREAS WHERE THIS VEHICLE WOULD GRAZE THE CURB AS
07:45:30 WELL.
07:45:30 SO THERE ARE SOME GEOMETRIC TWEAKS AND ADJUSTMENTS THAT
07:45:35 COULD BE MADE TO THE ROUNDABOUT.
07:45:37 SO LOOKING AT WHERE WE'RE AT AND WHERE WE'RE GOING, OUR NEXT

07:45:46 MILESTONES WOULD BE TO MEET WITH THE PUBLIC THE END OF NEXT
07:45:51 MONTH, MEET WITH STAKEHOLDERS, PRESENT TO THE PLANNING AND
07:45:55 ZONING BOARD.
07:45:58 COME BACK TO YOU AGAIN IN DECEMBER AND PROVIDE YOU WITH
07:46:02 ANOTHER UPDATE ON WHERE WE'RE AT WITH OUR PUBLIC ENGAGEMENT
07:46:08 AND OUR STAKEHOLDER COORDINATION.
07:46:10 IDENTIFY A PREFERRED ALTERNATIVE AND THEN GO INTO 30% PLANS
07:46:14 THAT WOULD GET MORE DETAILED, COME UP WITH QUANTITIES AND
07:46:18 COST ESTIMATES FOR SOME OF THESE TO BETTER FACILITATE THE
07:46:22 PLANNING EFFORTS.
07:46:24 THE VILLAGE IS TRYING TO CONDUCT HERE.
07:46:27 AT A LATER DATE, THIS CONTRACT IS NOT ANTICIPATED TO GO INTO
07:46:31 FULL CONSTRUCTION PLANS.
07:46:32 THIS IS PURELY FOR PRELIMINARY PLANNING PURPOSES.
07:46:34 WITH THAT, I'LL TAKE ANY QUESTIONS YOU MIGHT HAVE.
07:46:40 >>Mayor McLain: ANY QUESTIONS?
07:46:41 I GUESS I'VE GOT QUESTIONS ABOUT OPTION ONE AND OPTION TWO.
07:46:48 YOU HAD AN OPTION THREE THERE WE DIDN'T DISCUSS.
07:46:51 DO WE HAVE A RECOMMENDATION ON WHICH ONE WE CAN GO?
07:46:55 BECAUSE THERE IS A DIFFERENCE IN OFF-ROAD.

07:47:00 >>David Willems: GENERALLY IN THESE, WHAT WILL HAPPEN IS --
07:47:02 IF COUNCIL HAD A STRONG PREFERENCE, WE WOULD LIKE TO HEAR
07:47:05 IT.
07:47:06 GENERALLY WHAT'S GOING TO HAPPEN IS WE'LL TRY TO WORK WITH
07:47:08 THE PROPERTY OWNER TO THE NORTH, NORTH POINT, AND THEY ARE

07:47:11 GOING TO HAVE A LOT OF INPUT INTO WHICH ONE HAPPENS.
07:47:14 BECAUSE IF THEY PREFER THE NARROWER ONE WHERE THEY CAN JUST
07:47:17 INCORPORATE THE STORMWATER INTO THEIR STORMWATER SYSTEM,
07:47:19 WHICH HAPPENS A LOT, ALTERNATIVE 2 IS THE ONE WE WOULD GO
07:47:23 WITH BECAUSE IT'S GOING TO MAKE IT EASIER IF THAT'S THE ONE
07:47:26 THEY WANT.
07:47:27 ALTERNATIVE TWO IS ALSO THE ONE THAT REALLY PROBABLY GIVES
07:47:29 YOU THE MORE URBAN TYPE OF A FEEL AND CONSIDERING WHAT
07:47:33 COUNCIL WANTS NORTH POINT TO LOOK LIKE, THAT PROBABLY FITS
07:47:36 INTO THE CONTEXT OF THAT AREA MORE.
07:47:40 I THINK WE NEEDED AT LEAST TWO TO GO TALK TO NORTH POINT AND
07:47:44 COME UP WITH IDEAS THAT WORKS BEST FOR THEM.
07:47:49 THERE'S REALLY NOT ABILITY TO TAKE PROPERTY TO THE SOUTH
07:47:51 BECAUSE IT IS AN EXISTING FACILITY THERE.
07:47:53 >>Mayor McLain: SO YOU'LL DO THAT DISCUSSION WITH NORTH
07:47:56 POINT AND WHEN YOU GO TO PUBLIC MEETINGS, YOU'LL HAVE ONE
07:48:00 OPTION.
07:48:00 YOU'RE NOT GOING TO HAVE BOTH?
07:48:02 >>David Willems: COULD HAVE BOTH.
07:48:03 IT REALLY DEPENDS ON THE ORDER OF THOSE AND HOW DEFINITIVE
07:48:08 NORTH POINT IS ON WHAT THEY WANT.
07:48:11 >>Mayor McLain: I THINK IT'S A LITTLE CONFUSING, AT LEAST TO
07:48:14 ME, LOOKING AT THOSE AND THE DIFFERENCES.
07:48:16 BUT YOU CAN PLAY WITH THAT.
07:48:18 THE ONLY OBSERVATION I HAD IS YOU'VE GOT THE HERTZ EXIT AND

07:48:23 NORTH POINT EXITS.
07:48:25 I DON'T KNOW IF THAT'S EVEN THERE YET.
07:48:27 THAT'S WHERE THEY PUT IT.
07:48:29 THAT LOOKS TO ME LIKE A POTENTIAL TRAFFIC ISSUE IN THE
07:48:35 FUTURE.
07:48:35 YOU HAVE THE ROUNDABOUT A COUPLE -- A HUNDRED YARDS NORTH OF
07:48:39 THAT, BUT WHEN HERTZ UNLOADS AT 4:00, 5:00, 6:00 AT NIGHT, I
07:48:45 DON'T KNOW WHAT IS GOING TO BE AT NORTH POINT.
07:48:47 WE DON'T KNOW WHAT THE TRAFFIC VOLUME WILL BE OUT OF THAT
07:48:50 EXIT.
07:48:51 IT DOESN'T LOOK LIKE IT WOULD BE A GOOD CANDIDATE FOR A
07:48:54 TRAFFIC LIGHT THERE.
07:48:55 I'M JUST WORRIED ABOUT LEFT AND RIGHT-HAND TURNS AND ONGOING
07:48:59 TRAFFIC IN THERE.
07:49:01 WOULD THERE BE A BETTER PLACE TO PUT THAT ENTRANCE SO YOU
07:49:04 DON'T HAVE --

07:49:06 >>David Willems: I DON'T THINK THERE'S AN ALTERNATIVE
07:49:08 BECAUSE YOU REALLY HAVE TO LINE UP WITH THE HERTZ DRIVEWAY.
07:49:12 IF WE PUT IT SOMEWHERE ELSE, IT WOULD CREATE MORE CONFUSION
07:49:15 AND THERE'S REALLY NOT ENOUGH ROOM FOR TWO OR THREE OTHER --
07:49:19 RIGHT.
07:49:21 >>Mayor McLain: I LOOK AT THAT COMPARED ON ESTERO PARKWAY
07:49:24 WITH THE RESERVE AND CASCADES.
07:49:27 THAT'S AN ONGOING ISSUE THERE.
07:49:29 >>David Willems: THE DIFFERENCE IN THIS SITUATION, ANYBODY

07:49:33 GOING TO THAT INTERSECTION HAS AN ALTERNATIVE TO GO
07:49:35 SOMEPLACE ELSE.
07:49:36 THAT IS NOT THE ONLY EXIT FROM EITHER OF THOSE COMMUNITIES,
07:49:40 PLUS, IF YOU'RE COMING OUT OF HERTZ AND YOU WANT TO MAKE
07:49:43 THAT LEFT AND YOU SEE IT LOOKS DANGEROUS, IT REALLY DOESN'T
07:49:45 TAKE MUCH TO TAKE A RIGHT, GO AROUND AND COME BACK.
07:49:48 AND YOU COULD ACTUALLY, IF YOU'RE COMING FROM HERTZ AND YOU
07:49:51 KNOW YOU WANT TO GET OVER TO I-75, YOU PROBABLY GO SOUTH AND
07:49:54 COME OUT DIRECTLY -- OR U.S. 41, YOU'D COME SOUTH AND THEN
07:49:58 GO DIRECTLY ONTO U.S. 41.
07:50:00 THERE ARE A LOT OF ALTERNATIVE PATHS IN BOTH OF THOSE
07:50:03 DEVELOPMENTS.
07:50:04 >>Mayor McLain: OKAY.
07:50:05 ANY OTHER REQUEST HE IS FROM COUNCIL?
07:50:07 >>George Zalucki: JUST ONE QUESTION, MAYOR.
07:50:08 THANK YOU.
07:50:09 LOOKING AT ALTERNATIVE TWO, FLOOR THREE OPTIONS FOR WATER
07:50:12 RETENTION AREAS.
07:50:13 WE WOULD JUST HAVE TO SELECT ONE OF THOSE, CORRECT?
07:50:19 >>David Willems: IN REALITY, WE PROBABLY WOULDN'T SELECT
07:50:21 THEM.
07:50:21 THOSE ARE REALLY PLACE HOLDERS ON KIND OF THE ADJACENT
07:50:24 PROPERTIES THAT MIGHT HAVE ROOM FOR STORMWATER.
07:50:29 I THINK IF WE HAD WHAT WE WOULD WANT, IT WOULD BE NORTH
07:50:31 POINT WOULD SAY, DON'T WORRY ABOUT PUTTING A POND IN A

07:50:35 DEFINED SPACE.
07:50:36 GIVE US A PIPE AND WE'LL PUT IT INTO OUR SYSTEM INSTEAD OF
07:50:40 US TAKING LAND.
07:50:40 IT GETS INCORPORATED INTO THEIR STORMWATER SYSTEM.
07:50:43 >>George Zalucki: MY NEXT QUESTION, WOULD NORTH POINT BE
07:50:45 OPEN TO A ONE-AND-A-HALF ACRE WATER FEATURE OR -- I DON'T
07:50:49 KNOW WHO OWNS THE PROPERTY ON THE NORTHEAST CORNER OF THE
07:50:52 ROUNDABOUT.
07:50:52 >>David Willems: IT IS THE SAME OWNER.
07:50:56 >>George Zalucki: HERTZ WOULD HAVE TO COMPLY WITH ALMOST TWO
07:50:58 ACRES OF THAT POND.
07:51:01 THAT'S QUITE A BIT OF PROPERTY.

07:51:03 >>David Willems: IDEALLY WHAT WOULD HAPPEN, THAT POND WOULD
07:51:05 BE INTERNAL BECAUSE OBVIOUSLY THE PERIMETER PROPERTY IS THE
07:51:08 MOST VALUABLE.
07:51:09 IT'S REALLY SHOWN AS A PLACE HOLDER.
07:51:11 IT WOULD BE NEGOTIATIONS TO FIGURE OUT WHERE THAT GOES WITH
07:51:14 THE PROPERTIES.
07:51:15 >>George Zalucki: WONDERING IF AESTHETICALLY IF THE WATER
07:51:18 FEATURE WOULD ADD VALUE TO THE INTERSECTION.
07:51:19 >>David Willems: IT WOULD.
07:51:20 IT WOULD LOOK VERY NICE.
07:51:23 >>Mayor McLain: ANY OTHER QUESTIONS?
07:51:24 OUR ENTERTAINMENT AREA IS OUTSIDE OF THE RETENTION PONDS AND
07:51:33 ALL THAT, IT WILL BE BEFORE THE RAILROAD.

07:51:36 ISN'T THERE A RETENTION POND --
07:51:39 >>David Willems: IT'S GOOD TO BRING THAT UP.
07:51:41 WE HAVE A BRANDING PLACEMAKING EFFORT THAT'S GOING ON WITH
07:51:45 THIS WHOLE AREA.
07:51:46 THAT CONTRACT IS ACTUALLY PART OF KCA'S WORK.
07:51:50 SO VITA LINK IS WORKING WITH KCA AND VIESTE TO COME UP WITH
07:51:58 THE CONCEPT OF WHAT SIGNAGE LOOKS LIKE.
07:52:01 HOW DO YOU GET PEOPLE NOT ONLY TO NORTH POINT BUT ALSO OUR
07:52:04 ENTERTAINMENT COMPLEX, HOW DO THEY GET TO THE SPORTS PARK.
07:52:07 SO THAT'S ALL BEING LOOKED AT RIGHT NOW.
07:52:10 I DON'T KNOW IF IT'S IN A MONTH OR SO, YOU MIGHT SEE
07:52:13 SOMETHING THAT SHOWS WHAT THAT CONCEPT IS.
07:52:16 THAT'S I THINK WHAT JESSE ALLUDED TO WITH THE SIGNAGE IS
07:52:19 THAT THERE ARE LITTLE PLACES FOR THOSE SIGNS TO GO ON THE
07:52:22 ROADWAY AS WELL TO GET PEOPLE WHERE THEY WANT TO GO.
07:52:27 >>Mayor McLain: THANK YOU.
07:52:28 DO WE HAVE ANY PUBLIC COMMENT?
07:52:30 >>Carol Sacco: YES, WE DO.
07:52:31 OUR FIRST ONE -- WELL, THE ONLY ONE.
07:52:34 STEPHEN O'DONNELL, FROM O'DONNELL LANDSCAPING.
07:52:37 WE ALSO HAD ONE E-COMMENT THAT YOU RECEIVED YESTERDAY.
07:52:40 >>Mayor McLain: THANK YOU.
07:52:41 WELCOME.
07:52:45 >> COUNCIL MEMBERS, STEVEN O'DONNELL, O'DONNELL LANDSCAPE.
07:52:49 OUR NURSERY IS ON WILLIAMS ROAD AS WELL AS MY HOUSE, MY

07:52:53 PARENTS' HOUSE, MY HOUSE.
07:52:54 I'M JUST GOING TO APOLOGIZE AHEAD OF TIME BECAUSE I THOUGHT
07:52:58 WE WERE GOING TO DISCUSS WEST OF -- WILLIAMS WEST OF 41, NOT
07:53:02 EAST OF 41.
07:53:03 ALREADY OFF THE BAT I'M ON TOTALLY THE WRONG TOPIC BUT I
07:53:07 WANT AT LEAST ONE LITTLE CONVERSATION ABOUT IT.
07:53:10 IS THERE ANY UPDATE ON POSSIBLE ROUNDABOUT GOING IN THE
07:53:15 FOUNTAIN LAKES AREA?

07:53:16 I'VE SEEN THE PLANS TWO OR THREE TIMES, A ROUNDABOUT WEST OF
07:53:21 41 ON WILLIAMS.
07:53:24 >>David Willems: SO IN THE FUTURE, YOU CAN JUST CALL US AND
07:53:29 WE CAN TELL YOU EXACTLY WHAT'S GOING ON.
07:53:31 [LAUGHTER]
07:53:31 SO YOU DON'T WASTE YOUR TIME HERE.
07:53:33 BUT, YEAH, WE DO HAVE AN UPDATE.
07:53:36 COUNCIL DID HIRE A CONSTRUCTION MANAGER, SO WE'RE TRYING TO
07:53:39 GET THEM STARTED TO GET EVERYTHING MOVING FORWARD.
07:53:41 THE REAL HOLDUP WAS TRYING TO NEGOTIATE WITH THE THREE
07:53:45 PROPERTY OWNERS.
07:53:47 IT'S JUST TAKING A LOT OF TIME BECAUSE THEY GOT THEIR
07:53:49 LAWYERS INVOLVED AND TWO OF THEM ARE LARGE CORPORATIONS, BUT
07:53:53 WE THINK WE'RE GETTING CLOSE.
07:53:55 SO WE'RE WORKING WITH THE CONTRACTOR WHICH IS MANHATTAN
07:53:58 CONSTRUCTION TO GET IT MOVING FORWARD.
07:54:00 AND THEN WE'LL BRING BACK TO COUNCIL KIND OF THE WHAT IT

07:54:04 WILL TAKE TO GET THOSE THREE PROPERTIES FOR THE
07:54:07 RIGHT-OF-WAY.
07:54:07 IT'S TAKING A LONG TIME TO NEGOTIATE IT.
07:54:10 IT IS MOVING FORWARD AND WE DO HAVE A CONSTRUCTION MANAGER
07:54:14 HIRED TO START WORKING ON THAT, THE CONSTRUCTION PART OF IT.
07:54:19 >>Mayor McLain: IT WON'T HAPPEN TOMORROW.
07:54:21 >> SO AS HE ALLUDED TO, IT'S GOING TO TAKE A LITTLE WHILE.
07:54:25 MY 16-YEAR-OLD DAUGHTER FINALLY STARTED DRIVING.
07:54:28 SO THAT'S SCARY ENOUGH AS IT IS FOR EVERYONE.
07:54:32 WE DRIVES TO CAPE CORAL FOR PRACTICE AND FORT MYERS FOR
07:54:36 SCHOOL AND DRIVES HERSELF HOME AND EVERYTHING IS GREAT.
07:54:38 SHE SAYS THE MOST DANGEROUS PART OF HER DRIVE IS TURNING
07:54:41 ONTO OUR STREET BECAUSE CORRECTLY AND LEGALLY THE VILLAGE OF
07:54:47 ESTERO HAS ATTEMPTED TO CLOSE OFF THE EXIT FROM CHICK-FIL-A
07:54:53 AND WALGREENS ONTO WILLIAMS.
07:54:57 UNFORTUNATELY, I DON'T KNOW IF YOU GUYS KNOW THIS, BUT
07:54:59 PEOPLE ARE STUPID, AND IT'S CHALLENGING.
07:55:05 I WAS AT LEAST GOING TO ASK IF THE COUNCIL CAN TRY TO COME
07:55:08 UP WITH SOME INTERMEDIATE IDEAS TO TRY TO IMPROVE THAT
07:55:13 SITUATION AS IT'S ONGOING UNTIL WE CAN ACTUALLY GET THE
07:55:17 PROPER SOLUTION WHICH IS A ROUNDABOUT IN PLACE.
07:55:19 LOOKING AT THE PLANS, JUST SPIT BALLING A COUPLE OF IDEAS,
07:55:24 THE WEST BAY CLUB REALTY ENTRANCE AND EXIT EVENTUALLY GETS
07:55:29 CLOSED OFF WHEN THERE IS A ROUNDABOUT.
07:55:31 THEY ARE NOT GOING TO BE ABLE TO MAKE A LEFT TURN.

07:55:33 THAT ROAD GETS ABANDONED.
07:55:34 ONE OF THE CURRENT TRAFFIC CHALLENGES IS THAT PEOPLE STILL
07:55:38 TRY TO MAKE THAT LEFT COMING OUT AND, OF COURSE, PEOPLE ARE
07:55:43 TRYING TO GO THE WRONG WAY AROUND THE OTHER PART AND IT'S

07:55:47 TROUBLING.
07:55:48 I WOULD AT LEAST SUBMIT WE MIGHT AS WELL CLOSE IT OFF NOW.
07:55:51 IT'S GOING TO BE CLOSED OFF IN THE FUTURE.
07:55:54 WHETHER THAT HAPPENS NOW, SIX MONTHS FROM NOW OR A YEAR FROM
07:55:57 NOW WHEN THE ROUNDABOUT HAPPENS, I DON'T SEE WHY THAT ROAD
07:56:00 NEEDS TO STILL BE ABLE TO MAKE THE LEFT TURN THERE.
07:56:02 >>David Willems: YEAH, THE POINT IS WELL TAKEN.
07:56:05 NOW THAT WE HAVE THE CMAR, LET ME WORK WITH THEM AND SEE
07:56:09 WHAT WE CAN DO TO TRY TO MAKE THAT A LITTLE BIT SAFER.
07:56:14 >> AND SECONDARY, EITHER PUT UP A ILLEGAL U-TURN SIGN FOR
07:56:25 PEOPLE WHEN THEY COME OUT OR PUT A SIGN THAT SAYS HOW YOU
07:56:27 WANT THEM TO TURN.
07:56:28 MAKE A U-TURN AT THE FOUNTAIN LAKES EXIT, DO SOMETHING TO
07:56:35 LET THEM KNOW WHERE TO GO.
07:56:37 SOMEBODY THAT IS 70 YEARS OLD THAT HASN'T DRIVEN IN THE LAST
07:56:40 SIX MONTHS SINCE THEY CAME BACK, GETS THERE AND GOES, I
07:56:44 DON'T KNOW WHAT I'M GOING TO DO AND THEY GET ON THE ROAD.
07:56:46 UNTIL THEY GET THERE, THEY DON'T REALLY DECIDE WHETHER THEY
07:56:49 WILL PULL AN ILLEGAL U-TURN.
07:56:51 SOMETHING, GIVE THEM A CHANCE, YEAH, YOU CAN TURN AROUND IN
07:56:55 A TENTH OF A MILE.

07:56:56 >>David Willems: WE DID TRY TO DO SOMETHING.
07:56:59 WHAT WE DID IS WITHIN THAT DEVELOPMENT THERE ARE ACTUALLY
07:57:02 SIGNS WHEN COMING OUT OF CHICK-FIL-A THAT SAY IF YOU WANT TO
07:57:05 GO TO 41 OR GO EASTBOUND WILLIAMS ROAD TO TURN RIGHT.
07:57:10 WE TRIED.
07:57:12 >> LAST ONE.
07:57:14 FOR THE PEOPLE THAT DO MAKE THE ILLEGAL U-TURN, CURRENTLY
07:57:17 WILLIAMS ROAD RIGHT THERE COMES OFF AND THERE IS ABOUT A
07:57:20 FOUR INCH DROP BEFORE THE SOD, AND IT'S A THREE FOOT
07:57:25 SHOULDER OFF INTO THE DITCH.
07:57:26 I'M NOT A HUGE FAN OF ENCOURAGING THE ILLEGAL ACTIVITY, BUT
07:57:30 IF WE PUT SOME ROCK OR A LITTLE BIT THERE ON THE SHOULDER,
07:57:34 PEOPLE WOULD BE ABLE TO MAKE THE U TURN INSTEAD OF GETTING
07:57:38 STUCK HALFWAY AND BLOCKING THE INTERSECTION AND BACKING UP
07:57:41 INTO THE PEOPLE WHICH IS NOW THE THIRD FENDER BENDER THAT'S
07:57:44 BEEN THERE BECAUSE THE PEOPLE COULDN'T MAKE THE U TURN AND
07:57:47 GOT STUCK.
07:57:48 >>Mayor McLain: YOU HAVE ONE SECOND ON THE TIMER.
07:57:50 I'LL CUT YOU OFF.
07:57:52 I APPRECIATE YOUR COMMENTS, ON THE LAST ONE, MAYBE GET WITH
07:57:56 DAVID.
07:57:56 HE IS THE GUY THAT CAN GET IT DONE.
07:58:02 I GO TO CHICK-FIL-A.
07:58:04 IT'S BEEN A BAD INTERSECTION FOR FIVE, SIX MORE YEARS.
07:58:08 >> THE ROUNDABOUT WILL BE GREAT.

07:58:09 IT WILL FIX ALL OF IT BUT WILL TAKE TIME.
07:58:11 >>Mayor McLain: SO YOUR DAUGHTER WILL BE 18.
07:58:14 [LAUGHTER]
07:58:15 THANK YOU.
07:58:16 WE HAVE ONE MORE.
07:58:19 I SAID TWO WORKSHOP ITEMS, WE HAVE THREE.
07:58:21 THIS WILL BE AN EASY ONE.
07:58:24 IT IS THE REVIEW OF FEMA STATUS UPDATE THAT MARY HAS BEEN
07:58:28 WAITING FOR FOUR HOURS TO DO.
07:58:32 >>Steven Sarkozy: MARY HAD A MEETING LAST NIGHT AND SHE HAS
07:58:35 A MEETING TONIGHT, PLUS SHE'S BEEN WORKING FEVERISHLY ON A
07:58:39 REPORT THAT'S DUE ON SEPTEMBER 16 TO FEMA.
07:58:42 MARY HAS BEEN PULLING A LOT OF HEAVY DUTY HERE AND WE REALLY
07:58:46 APPRECIATE HER WORK.
07:58:47 >>Mayor McLain: THANK YOU FOR HANGING AROUND, MARY.
07:58:53 >>Mary Gibbs: I DIDN'T MIND STAYING BECAUSE I'M IN THE BACK
07:58:55 AND I FINISHED A FEW MORE PAGES OF OUR REPORT.
07:58:57 WE'LL BE READY FOR OUR MEETING TOMORROW.
07:58:59 WE HAVE FEMA COMING, OUR LOCAL TWO REPRESENTATIVES.
07:59:03 WE'RE REALLY EXCITED ABOUT THAT.
07:59:05 LET'S TALK A LITTLE BIT ABOUT, I WANT TO GIVE YOU AN UPDATE
07:59:09 OF WHERE WE HAVE BEEN AND WHAT WE HAVE BEEN DOING SINCE YOU
07:59:13 HAD YOUR BREAK.
07:59:14 I KNOW A LOT OF YOU ARE KEEPING UP ANYWAY BUT JUST KIND OF A
07:59:19 REFRESHER.

07:59:20 I FORGOT ABOUT THIS, BUT THIS WHOLE PROCESS STARTED BACK IN
07:59:24 APRIL WHEN WE GOT THE PHONE CALL THAT SAID ROBERT AND I GOT
07:59:28 THE PHONE CALL THAT SAID, OH, HELLO, WE'RE GOING TO BE
07:59:31 RETROGRADING YOU AND MAYBE PUTTING YOU ON PROBATION AND
07:59:36 WE'RE GOING TO SEND YOU A LETTER SOON.
07:59:38 I THINK WE NEED TO TALK TO THE VILLAGE MANAGER.
07:59:41 THIS IS KIND OF HOW THE WHOLE THING STARTED BACK IN APRIL.
07:59:44 THEN THEY SENT US THE LETTER ALONG WITH THE COUNTY AND THE
07:59:49 OTHER CITIES.
07:59:49 THE LETTER SAID WE MAY PUT YOU ON PROBATION FOR FLOOD
07:59:55 INSURANCE PROGRAM, RETROGRADE YOU.
07:59:59 WE'RE PUTTING YOU ON NOTICE.
08:00:01 OF COURSE, AT THAT TIME, EVERYBODY WAS SHOCKED BECAUSE IT
08:00:04 WAS SHOCK AND AWE.
08:00:05 EVERYBODY CONTACTED FEMA AND SAID, WAIT A MINUTE, WE THINK
08:00:11 WE'RE DOING GOOD.
08:00:12 AFTER SOME MEETINGS THEY DECIDED THEY WOULD GIVE US A LITTLE
08:00:15 TIME TO PUT TOGETHER HOW WE THOUGHT WE COMPLIED WITH
08:00:19 EVERYTHING.
08:00:20 THAT WAS THE NARRATIVE THAT WE DID BACK IN JUNE.
08:00:24 AND THEN WE SENT THE NARRATIVE TO THEM AND WE PUT A LOT OF
08:00:27 TIME IN ON THAT AND THEN THEY SAID, OH, THIS IS GOOD, BUT WE

08:00:30 STILL DON'T THINK YOU COMPLIED.
08:00:32 WE'LL GIVE YOU EXTRA TIME TO DO MORE WORK.
08:00:35 WE'RE LIKE, OKAY, THAT'S HOW WE GOT TO WHERE WE ARE NOW.

08:00:38 BACK IN JULY, EVERYBODY, AGAIN, WE GOT A LETTER FROM FEMA.
08:00:45 AND THEY SAID WE'LL GIVE YOU ADDITIONAL TIME TO RESOLVE
08:00:48 THESE ISSUES SO THAT YOU CAN POSSIBLY AVOID A RETROGRADE,
08:00:53 WHICH WOULD BE BAD BECAUSE WE WOULD LOSE THE -- RESIDENTS
08:00:57 WOULD LOSE THAT 20% DISCOUNT ON FLOOD INSURANCE.
08:01:00 AND THEN PROBATION OF NFIP IS A BAD PROCESS AND WE DON'T
08:01:05 WANT TO DO THAT.
08:01:08 THIS WAS, AGAIN, THIS WAS THE COUNTY, BONITA SPRINGS, CAPE
08:01:13 CORAL AND FORT MYERS BEACH.
08:01:16 WE'RE KIND OF ALL IN THE SAME BOAT.
08:01:18 THEN THEY TOLD US THAT THEY HAD TO SEND A LETTER TO ALL
08:01:22 FLOOD INSURANCE POLICY OWNERS TO ADVISE THEM THERE ARE
08:01:25 CERTAIN DEADLINE AND THEY HAD TO SEND THE LETTERS OUT IN
08:01:28 AUGUST TO ADVISE THEM THERE COULD BE A $50 SURCHARGE AND MAY
08:01:32 LOSE FLOOD INSURANCE AND THEN THE RETROGRADE, IF IT DOES
08:01:36 HAPPEN, WOULD BE EFFECTIVE IN APRIL.
08:01:37 THEY HAD TO SEND THOSE LETTERS OUT.
08:01:39 WHEN THOSE LETTERS WENT OUT, THAT CREATED, OF COURSE,
08:01:42 CONSTERNATION BECAUSE WE HAD PEOPLE CALLING AND SAYING WHAT
08:01:46 DOES THIS LETTER MEAN?
08:01:47 THE COUNTY SENT THEIR OWN LETTER OUT BUT FEMA SENT THEIR
08:01:51 LETTERS OUT EARLY, SO THE COUNTY'S LETTER DIDN'T GET TO
08:01:54 PEOPLE UNTIL AFTER THEY GOT THE FEMA LETTER.
08:01:56 THERE'S A LOT OF CONFUSION ABOUT THE WHOLE SITUATION.
08:01:58 WE SENT OUT A NOTICE, MARILYN HELPED, CAROL HELPED PUT THE

08:02:03 NOTICE TOGETHER AND SEND TO ALL THE HOAs AND LET EVERYBODY
08:02:07 KNOW, YES, FEMA SENT YOU THIS LETTER.
08:02:09 WHAT WE'RE REALLY TRYING TO DO IS MAKE SURE THAT ANYBODY
08:02:11 THAT HAD FLOOD DAMAGE COMES IN AND GETS THE PROPER PERMITS
08:02:14 BECAUSE THAT WAS SOMETHING THAT FEMA WAS REALLY HONING IN
08:02:17 ON, WHICH CAN BE A VIOLATION, AND WE DON'T WANT THAT TO
08:02:21 HAPPEN.
08:02:21 SO FEMA NOW WHAT THEY TOLD US IN THE LATEST LETTER THAT THEY
08:02:27 SENT US IS THAT WE HAVE TWO DEADLINES NOW.
08:02:31 WE HAVE TO GET TWO DOCUMENTS TO THEM.
08:02:33 ONE OF THEM IS DUE ON MONDAY.
08:02:36 SO WE'RE KIND OF HURRYING TO GET THAT FINISHED.
08:02:39 AND THAT'S CALLED A CORRECTIVE ACTION PLAN.
08:02:42 AND THAT I'LL EXPLAIN IN A MINUTE.
08:02:44 THE SECOND DOCUMENT IS NOT DUE UNTIL NOVEMBER 18, AND THAT'S
08:02:48 CALLED A SUBSTANTIAL DAMAGE ADMINISTRATIVE PROCEDURES PLAN.
08:02:51 AGAIN, THIS APPLIES TO EVERYBODY THAT GOT THE ORIGINAL
08:02:56 LETTER, SO WE'RE KIND OF ALL SCURRYING TO GET THESE THINGS

08:02:59 FINISHED UP.
08:03:00 SO WHAT IS A CORRECTIVE ACTION PLAN?
08:03:04 THAT'S WHAT WE SAID WHEN WE MET WITH THEM.
08:03:06 WHAT DOES THAT MEAN?
08:03:07 YOU HAVE TO ADDRESS EVERYTHING THAT THEY THINK IS A
08:03:09 DEFICIENCY AND EVERYTHING THAT THEY THINK IS A VIOLATION.
08:03:11 FOR INSTANCE, IF YOU DID REPAIR WORK AND YOUR HOUSE WAS

08:03:16 DAMAGED BY THE HURRICANE AND YOU DID REPAIR WORK AND YOU DID
08:03:18 NOT GET A PERMIT, THAT IS A VIOLATION.
08:03:21 OTHER THINGS LET'S SAY YOU GOT A PERMIT BUT YOU ONLY GOT A
08:03:25 PERMIT FOR AIR-CONDITIONING AND YOU ACTUALLY REPAIRED MORE
08:03:28 WORK, THAT IS A DEFICIENCY.
08:03:29 SO THEY BASICALLY TOLD US YOU'VE GOT TO FIX ALL THAT AND
08:03:33 WHEN WE DO THAT, WE HAVE TO MAKE SURE WE INTERPRETED THAT
08:03:36 50% RULE CORRECTLY.
08:03:38 BECAUSE IF YOU HAVE DAMAGE MORE THAN 50%, THEN YOU'VE GOT TO
08:03:42 MEET THE STRICTER REQUIREMENTS OF EITHER ELEVATING THE HOME
08:03:45 OR MIGHT HAVE TO TEAR DOWN THE HOME.
08:03:48 THAT IS THE CORRECTIVE ACTION PLAN.
08:03:51 AND THEN, AGAIN, NOT JUST IDENTIFYING THE DEFICIENCIES, YOU
08:03:55 HAVE TO TELL THEM HOW YOU'RE GOING TO RESOLVE IT FOR THE
08:03:58 FUTURE AND YOU'VE GOT TO HAVE ACTION ITEMS AND TIMELINES FOR
08:04:01 HOW YOU'RE GOING TO IMPLEMENT THAT.
08:04:03 AND THEN ONE OF THE THINGS THAT THEY SAID IS YOU'VE GOT TO
08:04:05 SHOW US HOW YOU'RE LEVERAGING CODE ENFORCEMENT PROCESS FOR
08:04:09 THE EXISTING CODE CASES AND ANY NEW CASES.
08:04:12 AND THIS IS A KIND OF INTERESTING CHANGE I THINK IN THE
08:04:17 PHILOSOPHY OF FEMA WHERE IN THEIR CURRENT RULES THEY SAY
08:04:22 AFTER A HURRICANE OR SOME NATURAL DISASTER, YOU CAN WAIT FOR
08:04:27 PEOPLE TO COME IN AND GET THEIR PERMITS AND THEN EVALUATE IT
08:04:30 AT THAT TIME OR YOU CAN GO OUT RIGHT AFTER THE STORM AND DO
08:04:35 PROACTIVE CODE ENFORCEMENT.

08:04:36 WELL, IT WAS AN EITHER-OR IN THEIR RULES, BUT NOW THEY TOLD
08:04:39 US, NO, WE DON'T WANT THAT TO BE AN EITHER-OR.
08:04:42 WE WANT IT TO BE THE PROACTIVE CODE ENFORCEMENT.
08:04:45 OF COURSE, NOBODY KNEW AT THE TIME, SO THAT CREATED SOME
08:04:48 PROBLEMS FOR PEOPLE WHO WERE REPAIRING WITHOUT PERMITS.
08:04:54 AND SO THE CORRECTIVE ACTION PLAN WE ARE DOING OURSELVES.
08:04:59 STEVE HAS BEEN REALLY HELPFUL BECAUSE HE'S SITTING IN THE
08:05:02 FEMA MEETINGS AND HELPING WITH THE DOCUMENTS.
08:05:04 STANLEY IS HELPING WITH THE DOCUMENTS.
08:05:06 ROBERT WILEY IS NOT DOING HIS SEPTIC TO SEWER BECAUSE HE'S
08:05:11 HELPING US WITH FEMA.
08:05:13 AND THEN I'M TRYING TO PUT IT ALL TOGETHER FOR US.
08:05:15 WE MEET WEEKLY WITH TWO STAFF FROM FEMA WHO ARE THE LOCAL
08:05:20 REPRESENTATIVES.

08:05:21 JAMIE MESLINO AND YUSEF.
08:05:24 NOW, THE SUBSTANTIAL DAMAGE ADMINISTRATIVE PROCEDURES PLAN
08:05:28 THAT IS DUE IN NOVEMBER, THAT BASICALLY TAKES ALL OF YOUR
08:05:33 ADMINISTRATIVE PROCEDURES FOR PRE-DISASTER AND POST-DISASTER
08:05:36 AND WHAT YOU'RE GOING TO DO PROCEDURES, OPERATION-WISE TO
08:05:40 MAKE SURE YOU'RE PREPARED FOR ALL FUTURE DISASTERS.
08:05:43 IT SOUNDS KIND OF EASY, LIKE WE'LL PUT IT ALL IN ONE
08:05:47 DOCUMENT, BUT BEING A NEW VILLAGE, WE DON'T HAVE A LOT OF
08:05:49 WRITTEN PROCEDURES.
08:05:50 WE HAVE SOME IN OUR HEADS AND SOME THAT WE JUST DO.
08:05:53 WE'VE GOT TO GET ALL THIS PREPARED BY MID NOVEMBER.

08:05:56 AND THE THINGS THAT THEY ARE LOOKING AT HERE IS HOW YOU
08:06:01 COORDINATE IMMEDIATELY.
08:06:03 POST WHAT -- WHAT YOUR PREPARATION IS BEFORE A HURRICANE,
08:06:07 WHAT YOU'RE DOING AFTER, HOW YOU DO YOUR DAMAGE ASSESSMENT.
08:06:10 WHO DOES THE DAMAGE ASSESSMENT.
08:06:12 HOW YOU'RE COMMUNICATING TO THE PUBLIC.
08:06:15 HOW YOU'RE COMMUNICATING TO OTHER AGENCIES, HOW YOU'RE
08:06:18 APPLYING THAT 50% RULE, WHAT IS YOUR PERMITTING PROCESS
08:06:23 AFTER THE HURRICANE, HOW DO YOU SCALE UP IF YOU HAVE A LOT
08:06:27 OF DAMAGE AND THE PERMITTING INCREASES.
08:06:29 AND THEN THEY WANT TO SEE CONTINUOUS IMPROVEMENT.
08:06:32 THE SCHEDULE, WE'RE WORKING ON, WE CALL IT THE SDAP.
08:06:39 THE SAME TIME AS CORRECTIVE ACTION PLAN, WE REALIZED WE NEED
08:06:43 HELP WITH THE SUBSTANTIAL DAMAGE PLAN.
08:06:45 WE JUST RECENTLY RETAINED HAGERTY TO HELP US WITH THAT.
08:06:48 THEY HAVE BEEN HELPING US ON SOME OF OUR GRANT APPLICATIONS
08:06:52 AND THEY ARE REALLY ORIENTED TO DISASTER REIMBURSEMENT AND
08:06:57 PLANNING.
08:06:57 SO WE'VE HAD A KICKOFF MEETING WITH THEM AT THE END OF
08:07:01 AUGUST.
08:07:02 THIS WEEK, WE HAD LIKE THREE DAYS OF MEETINGS WITH THEIR
08:07:06 TEAM AND OUR TEAM.
08:07:08 AND THEN THEY ARE WORKING ON NOW WHAT THEY CALL A GAP
08:07:11 ANALYSIS.
08:07:11 SO THAT MEANS THEY ASK US ABOUT OUR PROCEDURES, WHERE THEY

08:07:14 ARE, WHERE WE THINK WE'RE MISSING THINGS AND THEN THEY ARE
08:07:17 GOING TO ANALYZE IT AND SAY THIS IS GREAT.
08:07:21 YOU HAVE A PROCEDURE OR YOU DON'T HAVE A PROCEDURE OR YOU
08:07:23 HAVE A PROCEDURE BUT IT'S NOT WRITTEN, SO WE NEED TO WRITE
08:07:26 ONE UP AND THEY'LL MAKE SUGGESTIONS OF HOW WE CAN COMPLY.
08:07:29 FEMA HAS GIVEN US A TEMPLATE FOR EVERYBODY TO USE.
08:07:32 IT'S LIKE A 20-PAGE DOCUMENT.
08:07:35 HAGERTY IS WORKING WITH US.
08:07:38 THEY HAVE TAKEN THE INFORMATION.
08:07:39 THEY HAVE GONE BACK NOW TO REVIEW IT AND WILL GET WITH US

08:07:43 AGAIN AND WE'LL REVIEW IT AND GO BACK AND FORTH AND DESIGN
08:07:46 IT FOR US.
08:07:47 WE'RE ALSO GOING TO ASK FEMA IF THEY WANT TO REVIEW IT
08:07:51 BECAUSE WE DON'T WANT TO HAVE A FINAL DOCUMENT AND HAVE THEM
08:07:54 NOT LIKE IT BECAUSE IT IS SUBJECT TO FEMA'S APPROVAL.
08:07:57 WE MEET WITH THEM TOMORROW.
08:07:58 WE'LL TALK TO THEM ABOUT THAT AND TELL THEM WHERE WE ARE IN
08:08:01 THAT PROCESS.
08:08:02 WE'RE HOPING TO HAVE THE FINAL DRAFT NOVEMBER 11 BECAUSE IT
08:08:05 IS DUE TO FEMA ON NOVEMBER 18.
08:08:08 WHAT ARE THE IMPLICATIONS FOR THE VILLAGE?
08:08:12 THE THING I MENTIONED THAT I THINK WHAT THEY HAVE REALLY
08:08:15 HONED IN ON THE MOST IS THAT THEY WANT TO SEE IMMEDIATE CODE
08:08:19 ENFORCEMENT AFTER A DISASTER BECAUSE IF YOU DON'T GO OUT AND
08:08:24 SEE IF PEOPLE ARE REPAIRING THINGS AND NOT GETTING PERMITS,

08:08:27 YOU WAIT TOO LONG, THEN IT'S TOO LATE AND THEY CALL THAT
08:08:30 PERISHABLE DATA.
08:08:32 YOU CAN'T REALLY GO BACK AND PROVE IT.
08:08:34 IT'S VERY DIFFICULT.
08:08:35 THIS IS REALLY THE MAIN I THINK PHILOSOPHICAL CHANGE.
08:08:39 AND PRIOR STORMS, FEMA WAS THE ONE THAT WAS RESPONSIBLE FOR
08:08:43 DOING THAT, BUT THEY DON'T DO THAT ANYMORE.
08:08:46 THAT'S KIND OF BEEN SHIFTED TO THE LOCAL GOVERNMENTS.
08:08:49 AND THEN WE HAVE TO HAVE IMPROVED RECORD KEEPING, WHICH WE
08:08:53 KNEW WE WERE GETTING THE SOFTWARE THAT WE'VE GOT, OUR PERMIT
08:08:56 TRACKING SOFTWARE THAT WE'VE BEEN TRYING TO IMPLEMENT, BUT
08:08:59 WE KEEP GETTING SIDETRACKED WITH FEMA ISSUES.
08:09:02 THEN THEY WANT CLEAR WRITTEN PROCEDURES, SO HAGERTY WILL
08:09:08 HELP US WITH THAT.
08:09:09 WE'LL PROBABLY HAVE TO LOOK AT OUR FLOODPLAIN ORDINANCE AND
08:09:12 MAYBE MAKE CHANGES TO THAT TO MAKE IT A LITTLE BIT STRONGER.
08:09:16 THE IMPLICATIONS ARE GOING TO RESULT IN I THINK YOU
08:09:19 MENTIONED OR KEVIN MENTIONED IN THE BUDGET EARLIER TONIGHT,
08:09:22 THERE WILL BE ADDITIONAL COSTS.
08:09:24 WE'RE GOING TO NEED SOFTWARE.
08:09:26 OUR PERMITTING SOFTWARE, WE'RE GOING TO NEED SOME DATABASE
08:09:30 MANAGEMENT SOFTWARE FOR FLOODPLAIN INFORMATION THAT TIES IN
08:09:33 WITH GIS, THAT MAKES IT EASIER TO TRACK THINGS.
08:09:37 WE'RE GOING TO NEED THE CONSULTANT ASSISTANCE FOR HAGERTY SO
08:09:42 THERE'S MONEY FOR CONSULTANTS AND THEN WE'RE PROBABLY GOING

08:09:44 TO NEED TO STAFF UP AND DO SOME EXTRA TRAINING.
08:09:48 WE PUT AS MUCH MONEY IN THE BUDGET AS WE THINK WE'RE GOING
08:09:53 TO NEED.
08:09:54 WE DON'T REALLY HAVE THE EXACT COST YET, BUT IT WILL COST A
08:09:59 FEW DOLLARS.
08:10:00 AND SO THE NEXT STEPS ARE AND THEN MONDAY IS THE DAY WE HAVE

08:10:05 TO TURN IN OUR CORRECTIVE ACTION PLAN.
08:10:08 THEY DID TELL US THAT THEY WILL WORK WITH US.
08:10:11 WE DON'T KNOW EXACTLY HOW THIS IS GOING TO BE REVIEWED BUT
08:10:15 WE HAVE OUR TWO LOCAL FEMA PEOPLE HERE.
08:10:18 THEY ARE REVIEWING IT.
08:10:19 AND THEN THERE ARE SOME OTHER PEOPLE THAT ARE IN ATLANTA
08:10:22 THAT ARE REVIEWING IT.
08:10:23 WE DON'T KNOW IF THE REGIONAL DIRECTOR IS IN ATLANTA.
08:10:29 WE KEEP HEARING IT MAY BE REVIEWED IN WASHINGTON, D.C., BUT
08:10:32 WE DON'T KNOW.
08:10:33 THEY CALL THAT HEADQUARTERS.
08:10:35 WE'RE NOT SURE IF IT IS GOING TO HEADQUARTERS OR GETTING A
08:10:37 LOCAL REVIEW.
08:10:38 I THINK PROBABLY SIX OR EIGHT PEOPLE HERE IN ATLANTA LOOKING
08:10:43 AT IT AND GIVING US FEEDBACK.
08:10:45 SO WHEN WE TURN IT IN ON MONDAY, THEY SAID DEPENDING ON WHO
08:10:48 ELSE IS REVIEWING IT, THEY WILL GIVE US SOME FEEDBACK AND
08:10:51 THERE MAY BE SOME THINGS THAT WE NEED TO TWEAK AND WE HAVE
08:10:54 UNTIL NOVEMBER TO DO THAT.

08:10:57 AT THE SAME TIME, WE'LL BE WORKING ON THAT SUBSTANTIAL
08:11:00 DAMAGE PROCEDURES PLAN THAT WE TURN IN NOVEMBER 18.
08:11:05 AND THEN, OF COURSE, EVERYBODY WANTS TO KNOW WHAT'S
08:11:08 HAPPENING, WHEN DO WE FIND OUT ABOUT A RETROGRADE OR
08:11:12 PROBATION OR ANY OF THOSE THINGS.
08:11:14 THEY HAVE NOT TOLD US.
08:11:16 I DON'T KNOW THAT THEY HAVE GOT THEIR PROCEDURE FIGURED OUT
08:11:20 YET AS TO WHO IS REVIEWING AND WHAT THEIR DEADLINES ARE
08:11:22 GOING TO BE.
08:11:23 SO WE ARE GOING TO SEE WHAT WE CAN FIND OUT.
08:11:26 WE HAVE A MEETING TOMORROW, SO WE'LL SEE IF WE CAN GET ANY
08:11:29 INFORMATION ON THAT.
08:11:29 BUT IT WILL BE, OF COURSE, AFTER NOVEMBER 18.
08:11:34 IT'S GOING TO BE A BUSY COUPLE OF MONTHS.
08:11:37 >>Mayor McLain: WHAT DO YOU DO IN YOUR SPARE TIME?
08:11:42 >>Mary Gibbs: COUPLE OF ZONING CASES.
08:11:45 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
08:11:49 >>Jim Ward: WE KNOW WHAT THE IMPACT IS IN LEE COUNTY AND WHO
08:11:51 IS IMPACTED IN DIFFERENT COMMUNITIES.
08:11:53 IS THIS GOING ON ALSO OUTSIDE OF LEE COUNTY, COLLIER COUNTY
08:11:57 AND OTHER COUNTIES IN FLORIDA?
08:11:59 IS IT NATIONAL FOR THAT MATTER?
08:12:01 >>Mary Gibbs: IT'S NOT GOING ON -- NOT COLLIER COUNTY.
08:12:06 THERE WERE A FEW OTHER COUNTIES, I THINK INITIALLY THERE
08:12:08 WERE 23 COUNTIES IN FLORIDA THEY WERE LOOKING AT OR 23

08:12:13 JURISDICTIONS.
08:12:13 THEY HONED IT DOWN TO I THINK 9.

08:12:17 WE CALL OURSELVES THE GUINEA PIGS BECAUSE IT SEEMS LIKE KIND
08:12:22 OF A SHIFT IN THE WAY FEMA IS LOOKING AT THINGS NOW, THAT
08:12:25 THIS COULD BE WHAT THEY ARE GOING TO DO IN THE FUTURE.
08:12:29 WE THINK THEY STARTED WITH US BECAUSE MAYBE WE'RE GREAT
08:12:33 EXAMPLES WE'RE HOPING HOW TO DO THINGS RIGHT.
08:12:36 IT'S NOT REALLY ANYTHING THAT WE HAVE KNOWN AND NOBODY HAS
08:12:39 KNOWN THAT'S OCCURRING ELSEWHERE.
08:12:43 >>Jim Ward: I CAN UNDERSTAND THE FACT -- I DON'T UNDERSTAND
08:12:45 IT, ACTUALLY, BUT I UNDERSTAND THEY CAME AFTER US FOR
08:12:50 SPECIFIC REASONS RELATED TO IAN AND THE RECORD KEEPING THAT
08:12:54 EXISTED OR DIDN'T EXIST, BUT THEY ARE ALSO GOING BEYOND
08:12:57 THAT.
08:12:57 THEY ARE LOOKING AT NEW PROCEDURES NOW THAT THEY ARE GOING
08:13:00 TO IMPLEMENT GOING FORWARD.
08:13:02 THAT'S WHY I'M WONDERING IF IT'S BEING REGULATED IN OTHER
08:13:06 COUNTIES AND OTHER PARTS OF THE NATION FOR THAT MATTER.
08:13:11 >>Mary Gibbs: WE DID ASK THEM IF THEY WERE GOING TO START
08:13:13 APPLYING THIS TO OTHER COMMUNITIES, AND THEY KIND OF WERE
08:13:17 LOOKING LIKE THEY MIGHT.
08:13:19 WELL, FOR EXAMPLE, THIS SDAP PROCEDURES PLAN IS ACTUALLY A
08:13:24 VERY GOOD IDEA BECAUSE IT FORCES YOU TO GET ALL YOUR
08:13:28 PROCEDURES WRITTEN.
08:13:28 SO IF YOU DO HAVE A DISASTER, NOW YOU HAVE IT WRITTEN.

08:13:32 YOU KNOW WHO IS RESPONSIBLE FOR WHAT AND WHO WILL DO THE
08:13:35 DAMAGE ASSESSMENT AFTER, MAKE SURE THEY ARE TRAINED.
08:13:39 IT'S ACTUALLY A HELPFUL TOOL.
08:13:41 IT'S JUST THE COMPRESSED TIME FRAME WE HAD TO DO IT IN WAS A
08:13:45 LITTLE BIT DAUNTING.
08:13:50 >>Vice-Mayor Ribble: IS YOUR CORRECTIVE ACTION PLAN KIND OF
08:13:53 DEPENDENT ON THOSE PEOPLE WHO HAVE TO GET THEIR PERMIT AFTER
08:13:58 THE FACT?
08:13:59 AND WHAT HAPPENS IF THEY DON'T?
08:14:02 >>Mary Gibbs: WELL, WE DID TRY TO REACH OUT.
08:14:04 THAT'S WHY WE SENT SOME OF THE NOTICES OUT BECAUSE WE HAVE
08:14:08 BEEN TOLD THAT THAT'S A DEFICIENCY, IF PEOPLE DIDN'T GET THE
08:14:13 PROPER KINDS OF PERMITS AND IF YOU DIDN'T -- IF YOU DID WORK
08:14:16 WITHOUT A PERMIT, THAT COULD BE A VIOLATION.
08:14:20 THEY KNOW THAT A LOT OF THESE ARE AFTER THE FACT AND THEY
08:14:23 HAVE KIND OF TOLD US WE'RE MORE INTERESTED IN WHAT YOU'RE
08:14:27 DOING GOING FORWARD AND HOW YOU'LL MAKE SURE THAT'S NOT
08:14:29 GOING TO HAPPEN AGAIN, BUT AT THE SAME TIME THEY ARE LOOKING
08:14:31 TO MAKE SURE THAT IF PEOPLE HAVE DONE THINGS WITHOUT
08:14:34 PERMITS, WE MAKE THEM GET PERMITS, AND IF THEY DON'T AND WE
08:14:38 CAN PROVE IT, THEN WE HAVE TO FOLLOW UP WITH CODE
08:14:41 ENFORCEMENT.
08:14:41 WE'RE ASKING PEOPLE, PLEASE COME IN AND GET PERMITS IF YOU
08:14:46 DIDN'T GET THEM BECAUSE THAT WILL HELP US BECAUSE WE DON'T

08:14:50 WANT EVERYBODY IN THE VILLAGE THAT HAS FLOOD INSURANCE TO BE

08:14:53 KIND OF PUNISHED BECAUSE A SMALLER PERCENTAGE OF PEOPLE
08:14:56 DIDN'T GET PERMITS.
08:14:59 >>Vice-Mayor Ribble: JUST COME IN WITH CODE ENFORCEMENT AND
08:15:01 FORCE THEM TO DO IT?
08:15:03 >>Mary Gibbs: WELL, SOMETIMES WE CAN AND SOMETIMES WE CAN'T
08:15:05 BECAUSE YOU HAVE TO HAVE PROOF.
08:15:07 THAT'S WHY I THINK FEMA WANTS YOU TO GET OUT RIGHT AWAY AND
08:15:11 START CITING PEOPLE BECAUSE IT'S HARD TO PROVE AFTER THE
08:15:15 FACT.
08:15:16 >>Mayor McLain: MARY WILL KEEP US UP TO DATE AS WE MOVE
08:15:19 FORWARD ON THIS PROCESS.
08:15:23 >>George Zalucki: FIRST OF ALL, MARY, THANK YOU SO MUCH.
08:15:25 YOU AND STAFF FOR ALL OF THE HARD WORK.
08:15:27 YEOMAN'S JOB.
08:15:29 THANK YOU VERY MUCH.
08:15:29 WHEN YOU'RE TALKING ABOUT IMMEDIATE CODE ENFORCEMENT, WHAT
08:15:32 DOES THAT LOOK LIKE IN A TIMELINE AFTER A DISASTER WHERE
08:15:36 PEOPLE ARE SUFFERING?
08:15:36 I KNOW WE'RE TRYING TO BALANCE THE NEEDS OF FEMA AND THE
08:15:39 NEEDS OF OUR RESIDENTS, BUT IN ADDITION TO THAT WHEN WE'RE
08:15:42 TALKING ABOUT STAFFING AND TRAINING, HOW DO WE COALESCE
08:15:46 PEOPLE AND HOW MANY PEOPLE DO WE NEED TO GO OUT THIS?
08:15:49 ASSUMING TEMPORARY STAFF TO GO OUT AND DO INSPECTIONS AND
08:15:51 ENFORCEMENT, BUT WHAT DOES THAT TIMELINE LOOK LIKE?
08:15:53 IMMEDIATE, LIKE TWO DAYS AFTER THE HURRICANE?

08:15:55 I DON'T KNOW WHAT THE REQUIREMENT IS, IMMEDIATE MEANS PRETTY
08:16:01 SOON.
08:16:01 >>Mary Gibbs: WE DID ASK THAT QUESTION.
08:16:03 AFTER THE HURRICANE, PEOPLE -- THEY DON'T EVEN HAVE WATER.
08:16:07 ARE WE SUPPOSED TO DRIVE AROUND AND SAY, HERE'S SOME WATER
08:16:11 AND A CODE VIOLATION.
08:16:13 IS THAT WHAT THEY WANT US TO DO?
08:16:15 SEEMS A LITTLE EXTREME.
08:16:16 WHAT THEY REALLY MEAN IS YOU NEED TO GET OUT WITHIN A COUPLE
08:16:20 OF WEEKS.
08:16:21 IF YOU WAIT FOUR MONTHS OR SOMETHING, THEN THE INFORMATION
08:16:24 IS STALE.
08:16:25 WHAT THEY REALLY WANT US TO DO I THINK IS GO OUT AFTER THE
08:16:29 FACT -- ROBERT DID GO OUT AND MEASURE HIGH WATER MARKS SO WE
08:16:33 HAVE INFORMATION ON FLOODING.
08:16:34 THEY WANT US TO GO OUT AND GET SOFTWARE WHERE WE CAN TAKE
08:16:38 PHOTOS, DRIVE DOWN THE STREETS AND TAKE PHOTOS.
08:16:41 SO WE HAVE SOME PROOF IF PEOPLE DIDN'T GET PERMITS LATER.
08:16:45 BUT YOU HAVE TO SCALE UP OBVIOUSLY BECAUSE WE HAVE VERY FEW
08:16:50 STAFF, SO WE'RE LOOKING AT -- ONE OF THE THINGS WE LOOK AT

08:16:53 IS DO WE HAVE MUTUAL AID AGREEMENTS.
08:16:57 THE STATE HAS SAID THAT THEY WANT TO HELP EVERYBODY TO SCALE
08:17:01 UP, BUT THEY HAVEN'T REALLY DONE THAT IN THE PAST, SO THAT
08:17:04 MIGHT BE SOMETHING EMERGENCY MANAGEMENT THAT THE STATE IS
08:17:06 LOOKING AT, AND THEN WE WOULD PROBABLY LOOK AT OUR VENDOR,

08:17:10 OUR PERMITTING VENDOR, SAFE BUILD AND TRY TO DO SOMETHING
08:17:14 WITH THEM OR IF WE HAVE A DISASTER, WE GET EXTRA HELP FROM
08:17:21 THEM TEMPORARILY TO HELP US.
08:17:22 >>Mayor McLain: IN THE INTEREST OF TIME AND IT'S GETTING
08:17:25 LATE, ALL OF THIS IS IN THE DEVELOPMENT PROCESS RIGHT NOW.
08:17:31 WE HAVE TO HOPE BETWEEN NOW AND WHEN YOU GET IT DONE THERE'S
08:17:34 NOT A STORM THAT COMES THROUGH.
08:17:36 THE DEALS I'VE HAD WITH YOU AND EVERYBODY ELSE WITH FEMA,
08:17:42 THE STORY DOES CHANGE.
08:17:43 SO FOR US TO TELL US WHAT THE PROGRAM IS GOING TO LOOK LIKE
08:17:48 RIGHT NOW, IT HAS TO BE BLESSED BY FEMA.
08:17:50 ONCE THAT'S DONE, WE'LL BE ABLE TO DO A ONE, TWO, THREE,
08:17:54 FOUR.
08:17:54 THANK YOU, MARY.
08:17:55 THANK YOU FOR YOUR CONTINUED WORK IN THIS AREA AND ALL OF
08:17:58 YOUR STAFF.
08:17:59 I KNOW THEY PUT COUNTLESS HOURS IN HERE.
08:18:02 AT THIS POINT, I WOULD LIKE TO LOOK AT A MOTION TO ADJOURN.
08:18:06 >> SO MOVED.
08:18:07 >>Mayor McLain: JIM WARD HAS MADE THE MOTION.
08:18:09 SECONDED BY --
08:18:11 [MEETING ADJOURNED]

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, *on September 11, 2001, our Nation experienced a series of airline hijackings that led to the worst terrorist attack seen on United States soil; and*

WHEREAS, *Florida will always remember and honor the nearly three thousand innocent lives lost that day; and*

WHEREAS, *our military, law enforcement officers, firefighters, first responders and other emergency personnel showed true heroism, and we can never thank them enough for the selfless courage they demonstrated in defense of our great freedoms; and*

WHEREAS, *these brave men and women who defended their fellow Americans, as well as our Nation's enduring truths, will never be forgotten and their heroic actions are forever etched into the pages of our Nation's history; and*

WHEREAS, *that tragedy will always serve as a reminder of the United States of America's tremendous strength and resilience in the face of devastating loss; and*

WHEREAS, *as Americans and Floridians we must work together to ensure that such crimes are never again repeated and that our Nation remains the land of the free; and*

WHEREAS, *the residents and the Village of Estero Council wish to recognize September 11th as an annually recognized National Day of Service and Remembrance; and*

NOW, THEREFORE, *I, Mayor Jon McLain of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes Patriot Day September 11th as an annually recognized National Day of Service and Remembrance.*

IN WITNESS THEREFORE, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 11th day of September 2024.*

Jon McLain, Mayor

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Resolution No. 2024-16

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Millage Rate and Tentative Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2024-2025; Establishing the Date, Time and Place for a Public Hearing to Adopt the Final Millage Rate and Final Levying of Ad Valorem Taxes for Fiscal Year 2024-2025; and Providing an Effective Date.

Motion to adopt Resolution No. 2024-16.

Background:

On July 3, 2024, Council reviewed the proposed 2024-2025 budget which included a millage rate for fiscal year 2024-2025 of 0.7400 mills ($0.7400 per $1,000 of assessed property value).

The maximum millage rate for fiscal year 2024-2025 was adopted on July 3, 2024.

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a millage rate. The first, or "tentative," hearing is advertised on the Notice of Proposed Property Taxes (TRIM notice) that the property appraiser mails. The TRIM notice is the only advertisement required for the tentative hearing.

The proposed tentative millage rate for fiscal year 2024-2025 is 0.7400 mills. This proposed tentative millage rate is greater than the rolled-back rate of 0.6850 mills by 8.03%.

The second public hearing will be held on September 18, 2024 at 5:05 P.M. in the Village Council Chambers.

Description:

The proposed millage rate for fiscal year 2024-2025 is 0.7400 mills ($0.7400 per $1,000 of assessed property value) which is equal to the prior year rate. The two public hearings will be held on September 11, 2024, at 5:05 P.M. and September 18, 2024 at 5:05 P.M.

Action Requested:

Motion to adopt Resolution No. 2024-16.

Process and Timeline:

The next meetings on the millage rate will be a public hearing on September 18, 2024 at 5:05 P.M.

Financial Impact:

Approval of the resolution will adopt the tentative Ad Valorem millage rate for the Fiscal Year 2024-2025.

Prepared by: Kevin Greenville, CPA

Attachments:

1. Resolution No. 2024-16

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2024 - 16

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, ADOPTING THE TENTATIVE MILLAGE RATE AND TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, FOR FISCAL YEAR 2024-2025; ESTABLISHING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING TO ADOPT THE FINAL MILLAGE RATE AND FINAL LEVYING OF AD VALOREM TAXES FOR FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero, Lee County, Florida, on September 11, 2024, held a duly noticed public hearing as required by Florida Statutes 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the Village of Estero, Lee County, Florida has been certified by the Lee County Property Appraiser to the Village of Estero as $9,178,268,358; and

WHEREAS, a Tentative Budget and Tentative Millage Rate were considered and public comment was provided; and

WHEREAS, the Village Council publicly announced at the public hearing and prior to adoption of the Tentative Budget, the proposed millage rate necessary to fund the Tentative Budget other than the portion of the budget to be funded from sources other than ad valorem taxes and the percent, if any, by which the proposed millage rate exceeds the rolled-back rate, as required by Florida Statutes 200.065 and provided below;

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The fiscal year 2024-2025 tentative ad valorem operating millage rate is hereby adopted at 0.7400 mills, which is greater than the rolled-back rate of 0.6850 mills by 8.03% and the levy of an annual tax for said year is made.

Section 2. A public meeting and hearing will be held to consider and adopt the final millage rate for fiscal 2024-2025 as follows:

Date	Time	Place
September 18, 2024	5:05 P.M.	Village of Estero 9401 Corkscrew Palms Circle Estero, Florida 33928

Section 3. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this__ day of _____, 2024.

Attest:

By: _____
Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Jon McLain, Mayor

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Resolution No. 2024-17

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Tentative Budget for Fiscal Year 2024-2025; and Providing an Effective Date.

Motion to adopt Resolution No. 2024-17.

Background:

On July 3, 2024, Council reviewed the proposed 2024-2025 budget.

The proposed budgeted expenditures as of July 3 are as follows:

General Fund	$ 9,640,360
Special Revenue	$ 1,554,600
Capital Projects	$ 79,868,914
Driving Range Fund	$ 10,800
Total All Funds	$ 91,074,674

Over July and August, the Village updates the budget as necessary. The following changes were made:

Revenue:

$146,270 Ad Valorem Tax revenue increased due to updated assessment information from Lee County.

Expenditures:

$5,000 Village Manager Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$1,000 Village Clerk Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$4,495 Finance Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$5,570 Development Services Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$2,370 Public Works Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$1,680 Parks Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$300,000 Development Services Miscellaneous Professional Services increased due to anticipated increase in consulting costs related to FEMA floodplain compliance.



$50,000 Information Technology Department Software Licensing increased due to anticipated increase in software costs related to FEMA floodplain compliance.

Total Impact on Budget:

$183,320.00 decrease in excess of revenue over expenditures

The updated proposed budgeted expenditures are as follows:

General Fund	$ 9,969,950
Special Revenue	$ 1,554,600
Capital Projects	$ 79,868,914
Driving Range Fund	$ 10,800
Total All Funds	$ 91,404,264

As required by Florida Statute Section 200.065, the Village must hold two public hearings to adopt a budget.

The second public hearing will be held on September 18, 2024 at 5:05 P.M. in the Village Council Chambers at 9401 Corkscrew Palms Circle.

Action Requested:

Motion to adopt Resolution No. 2024-17.

Process and Timeline:

The next meetings on the millage rate will be a public hearing on September 18, 2024 at 5:05 P.M.

Financial Impact:

Approval of Resolution No. 2024-17 will adopt the tentative budget for the Fiscal Year 2024-2025.

Prepared by: Kevin Greenville, CPA

Attachments:

1. Resolution No. 2024-17
2. Budget Summary
3. FY 2024 Budget Presentation
4. FY 2024 Tentative Budget Book

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2024-17

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Estero, Lee County, Florida, held a duly noticed public hearing and received public comment, as required by Florida Statute 200.065; and

WHEREAS, the Village of Estero, Lee County, Florida, set forth the appropriations and revenue estimates for the Budget for Fiscal Year 2024-2025 as follows:

Expenditures	
General Fund	$ 9,969,950
Special Revenue	1,554,600
Capital Projects	79,868,914
Driving Range Fund	10,800
Total All Funds	$91,404,264

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The fiscal year 2024-2025 Tentative Budget is hereby adopted.

Section 2. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 11th day of September 2024. Time adopted _____ p.m.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ By: _____
Carol Sacco, Village Clerk Jon McLain, Mayor

CONSOLIDATED FINANCIAL SUMMARY
Village of Estero - Fiscal Year 2024-2025

ESTIMATED REVENUES		GENERAL FUND	BUILDING FUND	DEBT SERVICE	CAPITAL PROJECTS	DRIVING RANGE	TOTAL ALL FUNDS
Taxes:							
Ad Valorem Taxes							
General Fund Millage per $1,000	**0.7400**	**$ 6,650,755**	$ -	$ -	$ -	$ -	$ 6,650,755
Gas Tax		625,000	-	-	415,000	-	1,040,000
Franchise Fees		3,090,000	-	-	-	-	3,090,000
Communication Services Tax		950,500	-	-	-	-	950,500
Other Taxes		27,000	-	-	-	-	27,000
Licenses and Permits		1,000	1,401,750	-	-	-	1,402,750
Intergovernmental Revenues		13,901,900	-	-	16,600,600	-	30,502,500
Charges for Services		360,500	35,000	-	-	-	395,500
Fines and Forfeitures		250	-	-	-	-	250
Impact Fees		-	-	-	1,908,000	-	1,908,000
Investment Earnings		650,000	23,500	-	482,420	5,015	1,160,935
Other Miscellaneous Revenues		101,000		-	-	-	101,000
TOTAL SOURCES		**26,357,905**	**1,460,250**	**-**	**19,406,020**	**5,015**	**47,229,190**
Transfers In		-	-		50,304,615	-	50,304,615
Proceeds from Debt Issue		-	-	30,000,000	-	-	30,000,000
Fund Balances/Reserves/Net Assets		27,682,033	443,445	-	16,634,405	145,517	44,905,400
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 54,039,938**	**$ 1,903,695**	**$ 30,000,000**	**$ 86,345,040**	**$ 150,532**	**$ 172,439,205**
EXPENDITURES							
General Government		$ 5,742,955	$ -	$ -	$ -	$ -	$ 5,742,955
Public Safety		273,110	1,554,600	-	-	-	1,827,710
Physical Environment		577,500	-	-	57,421,714	-	57,999,214
Transportation		3,036,825	-	-	22,447,200	-	25,484,025
Human Services		45,000	-	-	-	-	45,000
Culture and Recreation		294,560	-	-	-	10,800	305,360
TOTAL EXPENDITURES		**9,969,950**	**1,554,600**	**-**	**79,868,914**	**10,800**	**91,404,264**
Transfers Out		20,304,615	-	30,000,000	-	-	50,304,615
Fund Balances/Reserves/Net Assets		23,765,373	349,095	-	6,476,126	139,732	30,730,326
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$ 54,039,938**	**$ 1,903,695**	**$ 30,000,000**	**$ 86,345,040**	**$ 150,532**	**$ 172,439,205**

Village of ESTERO

FY2024/2025 Budget Introduction

Village Staff

Village of ESTERO

Values of the Village

1. Stewardship – Low taxes (lowest in SWFL)
2. Accountability – Commitment to Transparency
3. Cost Effective Operations – low staff-to-population ratio
4. No Short-Term Borrowing – upfront payments for Capital Projects
5. Limited Debt – currently debt free
6. Healthy Reserves – FY 24/25 continues the Village's commitment to maintaining adequate reserves

Village of ESTERO

Purpose of the Annual Budget

To recognize estimated revenue sources.

To appropriate the revenues into expenditure categories that reflect the will and direction of Village Council.

To recognize and plan for deficiencies or surpluses in funding sources and determine how to best manage it.

Village of ESTERO

Standards and Guidelines

Florida statue 166.241 requires all municipalities to adopt an annual balanced budget by October 1.

Revenue estimates must be reasonable and expected.

Village Resolutions and Ordinances must not be violated within the formulation of the budget.

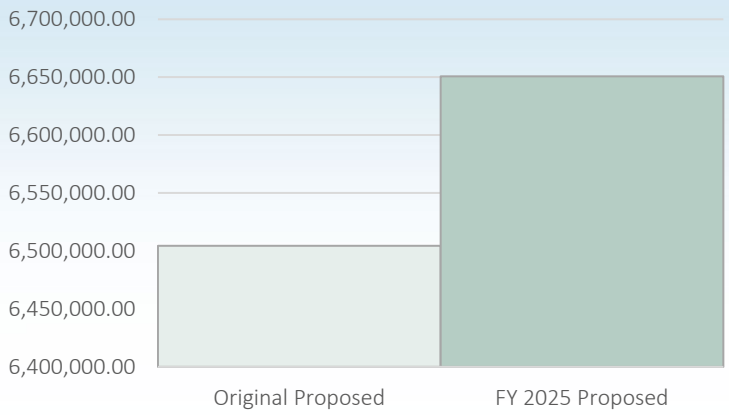
It is Management's responsibility to present a budget that focuses on the goals of Council's directives.

The Village Charter Section 8 (2) requires submission of the proposed budget to Council on or before July 15th of each year.

Village of ESTERO

Revenue Changes from *Proposed* 2025 Budget

$146,270 Ad Valorem Tax revenue increased due to updated assessment information from Lee County.



Village of ESTERO

Expenditure Changes from *Proposed* 2025 Budget

$5,000 Village Manager Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$1,000 Village Clerk Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$4,495 Finance Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$5,570 Development Services Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$2,370 Public Works Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$1,680 Parks Department Health Insurance decreased due to 3% health insurance renewal increase vs 15% originally budgeted.

$300,000 Development Services Miscellaneous Professional Services increased due to anticipated increase in consulting costs related to FEMA floodplain compliance.

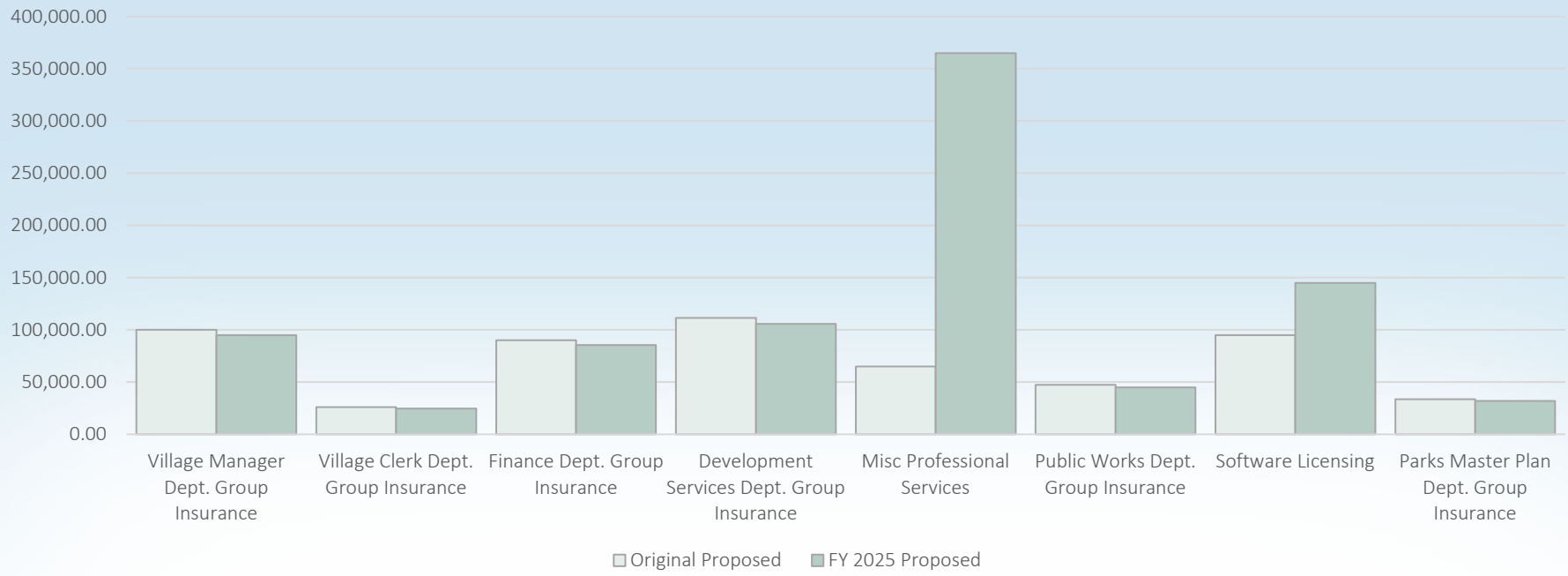
$50,000 Information Technology Department Software Licensing increased due to anticipated increase in software costs related to FEMA floodplain compliance.

Total Impact on Budget:

$183,320.00 decrease in excess of revenue over expenditures

Village of ESTERO

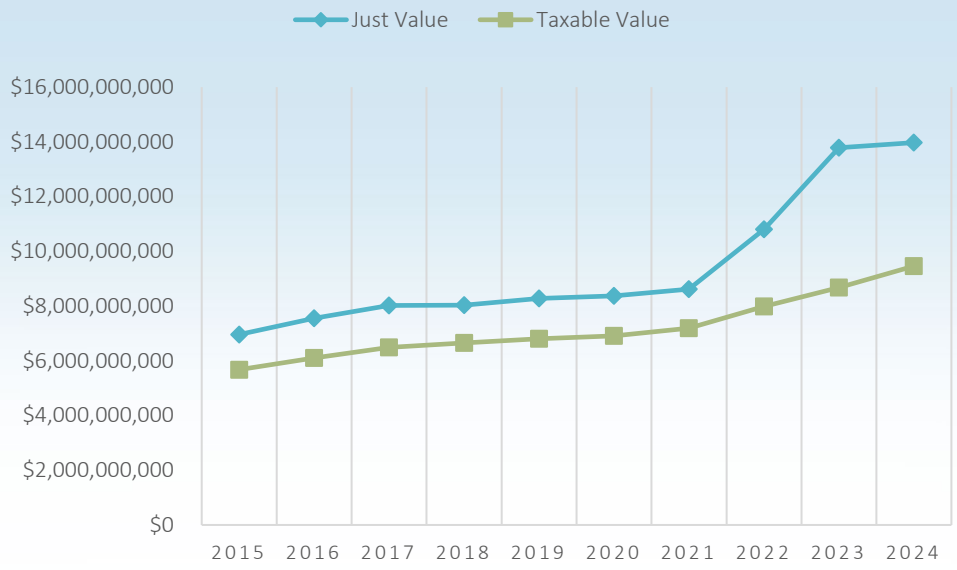
Expenditure Changes from *Proposed* 2025 Budget



Village of ESTERO

Taxable Value

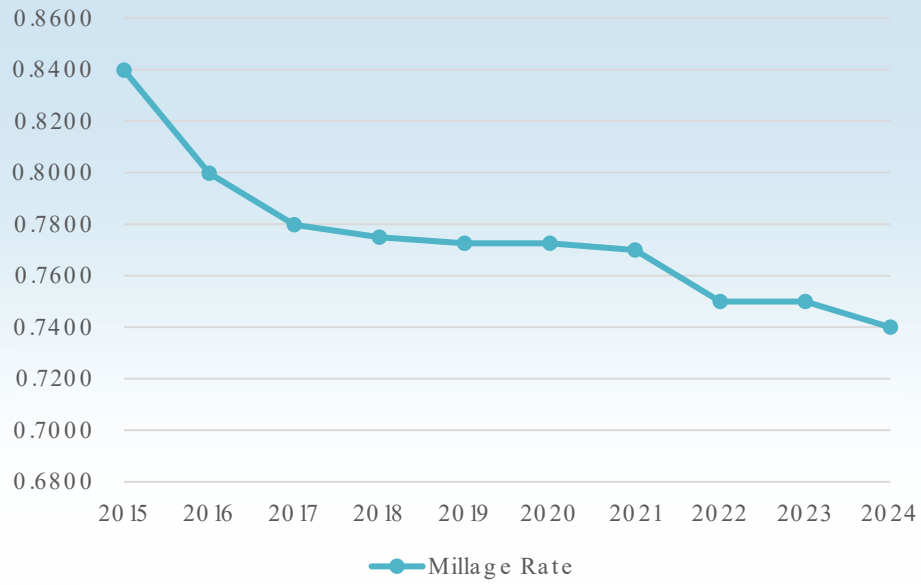
$9,460,531,106
Increased 9.0% from 2023



Village of ESTERO

Millage Rate

0.7400



Village of ESTERO

Millage Rate History of Lee County Municipalities

Municipality General Government [1]

Fiscal Year	Tax Year	City of Fort Myers	City of Cape Coral	City of Sanibel	Town of Fort Myers Beach	City of Bonita Springs	Village of Estero	Lee County MSTU (Unincorporated)
2023-24	2023	6.6999	5.3694	2.5000	0.9900	0.8173	**0.7400**	0.8398
2022-23	2022	6.9999	5.3694	1.9750	0.9900	0.8000	**0.7500**	0.8398
2021-22	2021	7.5875	6.2500	1.8922	0.9500	0.8173	**0.7700**	0.8398
2020-21	2020	7.9643	6.3750	1.8922	0.9500	0.8173	**0.7726**	0.8398
2019-20	2019	8.2500	6.4903	1.8922	0.9500	0.8173	**0.7726**	0.8398
2018-19	2018	8.4500	6.7500	1.9139	0.8700	0.8173	**0.7750**	0.8398
2017-18	2017	8.6500	6.7500	1.9139	0.8700	0.8173	**0.7798**	0.8398
2016-17	2016	8.7500	6.7500	1.9139	0.8000	0.8173	**0.7998**	0.8398
2015-16	2015	8.7760	6.9570	1.9139	0.8000	0.8173	**0.8398**	0.8398
2014-15	2014	8.7760	7.7070	1.9995	0.7530	0.8173	**n/a**	0.8398
2013-14	2013	8.7760	7.7070	2.0861	0.7530	0.8173	**n/a**	0.8398
2012-13	2012	8.7760	7.9570	2.1000	0.7687	0.8173	**n/a**	0.8398
2011-12	2011	8.4000	7.9570	2.1038	0.8144	0.8273	**n/a**	0.8398
2010-11	2010	8.4000	7.9702	2.1561	0.9144	0.8273	**n/a**	0.8398
2009-10	2009	7.4000	7.9702	2.1561	0.8187	0.8273	**n/a**	0.8398
2008-09	2008	7.1634	4.7698	2.1561	0.7093	0.8273	**n/a**	0.8398
2007-08	2007	6.2560	4.7698	2.1966	0.6053	0.7244	**n/a**	0.8398
2006-07	2006	6.8000	4.8787	2.5000	0.6096	0.7919	**n/a**	1.0028

[1]Excludes voter approved millrate, Library, independent and redevelopment taxing authorities.

Village of ESTERO

Estero Millage Rate Analysis

As of September 1st, Estimated Value

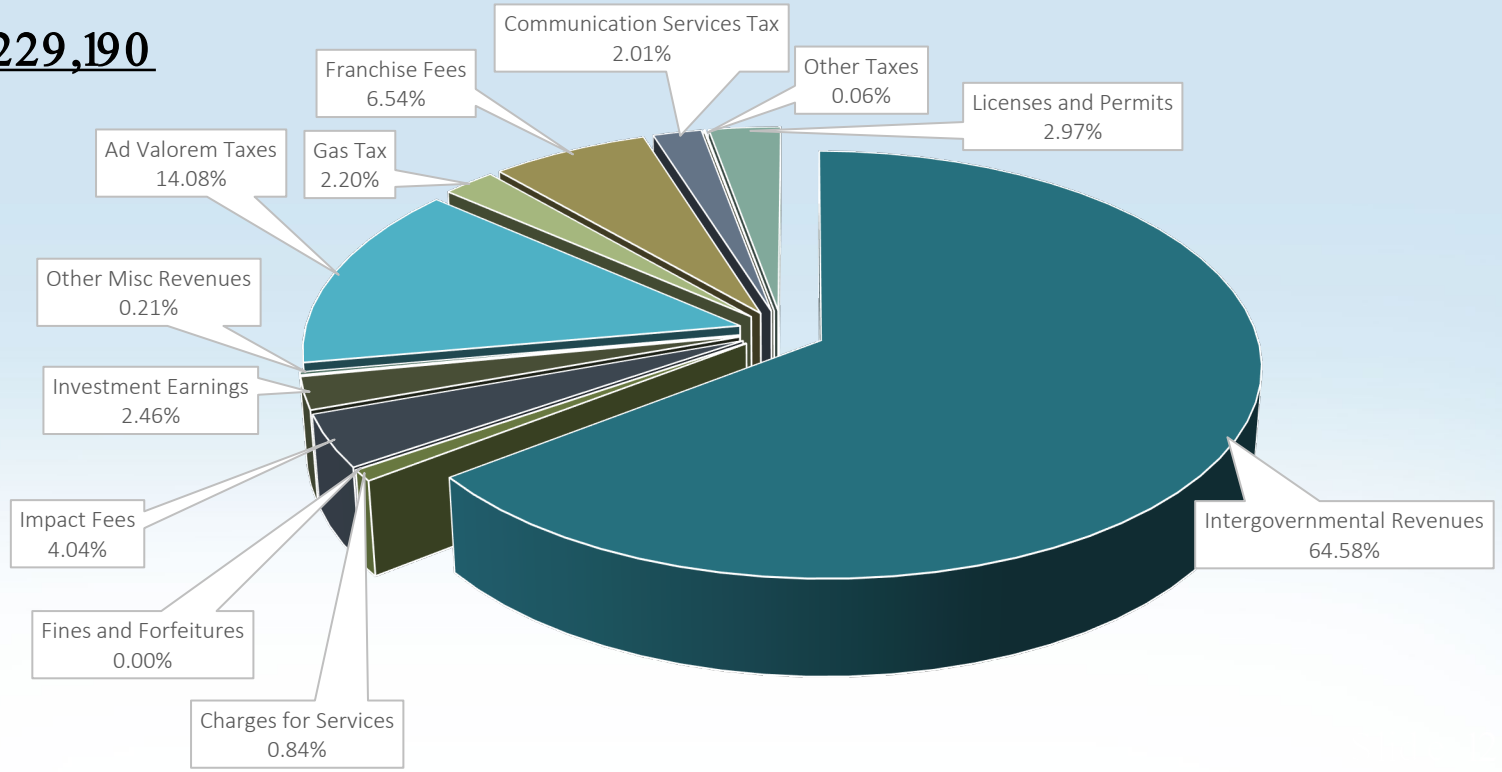
Estimated Taxable Value	$ 9,460,531,106
Prior Year Taxable Value	$ 8,680,149,665
Percentage Increase from Prior Year	9.0 %
Prior Year Millage Rate	0.7400
Prior Year Budgeted Revenue	$ 6,077,400

	Millage Rates	Levied Taxes-100%	Budgeted Taxes-95%	$ Inc (Dec) from Prior Year Millage Rate	$ Decrease from Prior Year Millage Rate	% Decrease in Millage Rate	% Over Rollback
Prior Year Millage Rate	0.7400	$ 6,846,800	$ 6,504,500	-	-	0%	8.41%
Alternative Millage Rate Scenarios:							
	0.7300	$ 6,754,300	$ 6,416,600	($ 87,900)	($ 87,900)	1%	6.94%
	0.7200	$ 6,661,800	$ 6,328,700	($ 175,800)	($ 175,800)	3%	5.48%
	0.7100	$ 6,569,300	$ 6,240,800	($ 263,700)	($ 263,700)	4%	4.01%
Value of 0.0100 Mill	0.0100	$ 92,500	$ 87,900				

Village of ESTERO

Village-wide Revenues

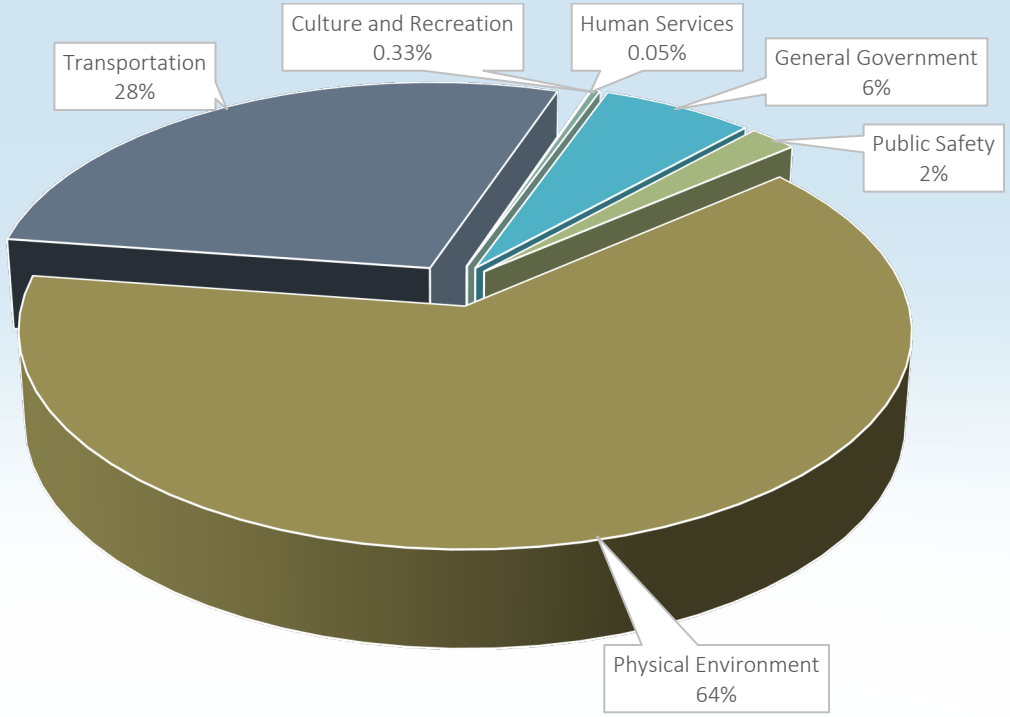
$47,229,190



Village of ESTERO

Village-wide Expenditures

$91,404,264



Village of ESTERO

General Fund Expenditures

$9,969,950

Increase of $997,980

4.80% COLA increase on wages (Calculated from Bureau of Labor and Statistics: Wages and salaries in private industry and state and local government, 12-month percent change)

Health insurance increased by 3%

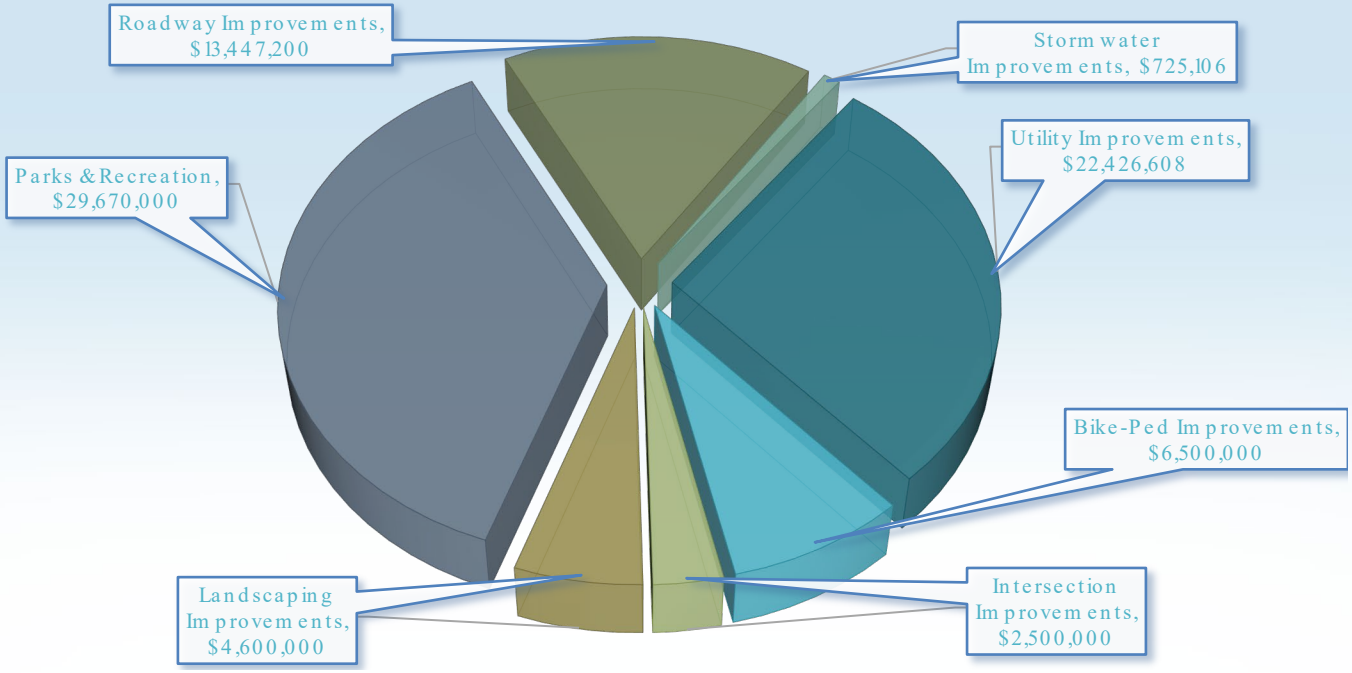
Property and Liability insurance increased 15%

Due to the consumer price index increasing an estimated 3% in 2024 (U.S. Bureau of Labor Statistics), this has been factored into the proposed expenditure figures

Village of ESTERO

Capital Improvement Plan

FY2024/25 Capital Projects Fund Budget - $79,868,914



Village of ESTERO

Budget Timeline

2024-2025 Budget Timetable	
May 15, 2024	Village Council – 1st Public Hearing Proposed 2024-25 Capital Improvement Plan
June 5, 2024	Village Council – 2nd Public Hearing Proposed 2024-25 Budget and Capital Improvement Plan
July 3, 2024	Fiscal Year 2024-2025 Proposed Budget Introduction
September 11, 2024 (5:05 p.m.)	Village Council – 1st Public Hearing Budget and Millage Rate
September 18, 2024 (5:05 p.m.)	Village Council – 2nd Public Hearing Budget and Millage Rate
October 1, 2024	New Fiscal Year Begins

Village of ESTERO

QUESTIONS?

Village of Estero
Digital Budget Book



Proposed Version - 9/11/2024

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INTRODUCTION

Village of Estero, Florida

Annual Operating Budget
Fiscal Year 2024-2025

Mayor
Jon McLain, District 3

Vice Mayor
Joanne Ribble, District 1

Village Council
Larry Fiesel, District 2
Lori Fayhee, District 4
Rafael Lopez, District 5
Jim Ward, District 6
George Zalucki, District 7

Administrative Personnel
Steven. R. Sarkozy, Village Manager
Robert Eschenfelder, Esq., Village Attorney
Kevin Greenville, CPA, Village Finance Director
Lindsey McNeal, Accounting Supervisor
Beth Shapiro, Finance Clerk
Steve Gillette, Procurement Manager

The Village of Estero, Florida was incorporated December 31, 2014.

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

Village of Estero
Florida

For the Fiscal Year Beginning

October 01, 2021

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented an award of Distinguished Budget Presentation to the Village of Estero, Florida for its annual budget for the fiscal year beginning October 1, 2021*. To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

*Due to the impacts of Hurricane Ian and subsequent staff turnover, the Village requested and was granted an extension from GFOA for the budget award for the fiscal years beginning October 1, 2022 and October 1, 2023.

Village Council



District 3:
Jon McLain, Mayor
(239) 292-1119
mclain@estero-fl.gov



District 1:
Joanne Ribble, Vice Mayor
(239) 326-1588
jribble@estero-fl.gov



District 2:
Larry Fiesel
(239) 326-1590
fiesel@estero-fl.gov



District 4:
Lori Fayhee
(239) 413-0316
fayhee@estero-fl.gov



District 5:
Rafael Lopez
(239) 326-3605
lopez@estero-fl.gov

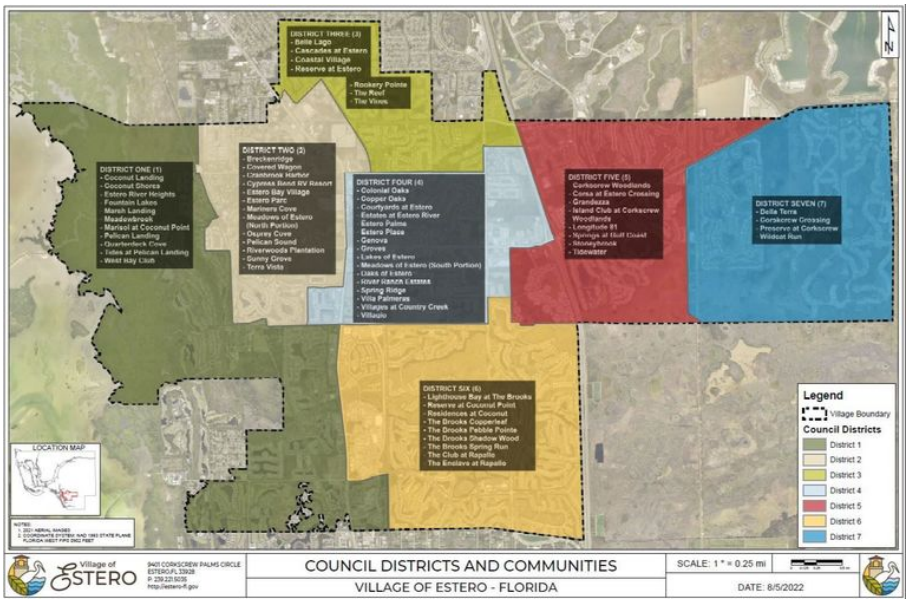


District 6:
Jim Ward
(239) 326-1591
ward@estero-fl.gov



District 7:
George Zalucki
(239) 413-0317
zalucki@estero-fl.gov

Council District Map



Guide to Readers

The Fiscal Year 2024-2025 Annual Budget for the Village of Estero serves four fundamental purposes:

Policy Document

As a policy document, the budget serves to inform the reader about the Municipal Corporation and its policies. The Village Manager's Budget message provides a condensed analysis highlighting the principal issues of the Village as well as setting the theme for the Fiscal Year. The Council Adopted Budget includes organization-wide financial, as well as its short-term financial and operational policies that guide the development of the annual Adopted Budget. This budget document details the services that the Village will provide during the twelve-month period from October 1, 2024 through September 30, 2025.

Financial Plan

As a financial plan, the budget details the costs associated with providing municipal services and how the services will be funded. The General Fund section includes a summary and detailed description of all revenues and expenditures. Specific Fund sections also describe revenue and expenditure sources and uses and significant trends affecting specific funds.

The budget document explains the underlying assumptions for the revenue estimates and discusses significant revenue trends. Beginning and ending fund balances are shown for the budget year as are projected changes for each fund. In addition, there is discussion of the Village's accounting structure and budgetary policies.

Operations Guide

As an operations guide, the budget details how cost centers and funds are organized. The budget informs the reader of all the activities, services and functions carried out by each cost center. Each cost center budget section includes a description of the cost center's function, duties, authorized positions within the organizational structure, budget highlights, and the budgetary appropriation.

Communications Device

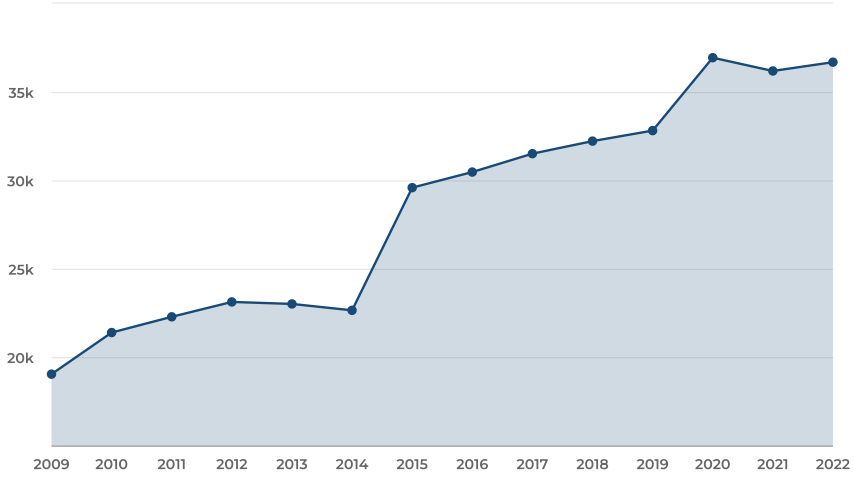
As a communication device, the budget provides summary information to aid the reader in interpreting the document. Charts, graphs, tables and text are included to consolidate the information as much as possible. The budget also includes a detailed table of contents to make it easy to locate and understand its contents. The budget includes the Village Manager's Budget Message, which provides readers with a condensed analysis of the fiscal plans of the Village of Estero for the upcoming fiscal year.

Population Overview

TOTAL POPULATION
36,685

▲ 1.4%
vs. 2021

GROWTH RANK
165 out of **414**
Municipalities in Florida



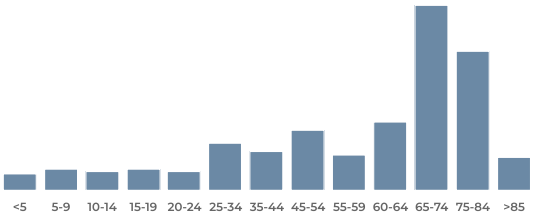
** Data Source: U.S. Census Bureau American Community Survey 5-year Data and the 2020, 2010, 2000, and 1990 Decennial Censuses*

DAYTIME POPULATION
38,765

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

** Data Source: American Community Survey 5-year estimates*

POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

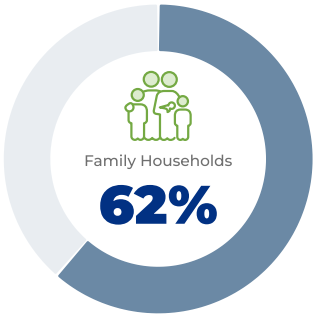
** Data Source: American Community Survey 5-year estimates*

Household Analysis

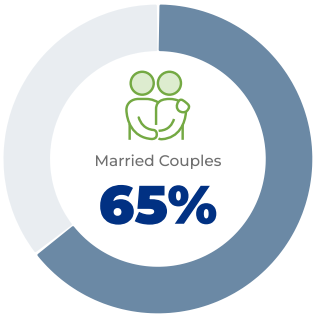
TOTAL HOUSEHOLDS

17,751

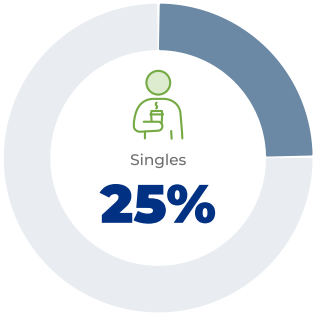
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



▲ 32%
higher than state average



▲ 38%
higher than state average



▼ 14%
lower than state average



▲ .6%
higher than state average

** Data Source: American Community Survey 5-year estimates*

Economic Analysis

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



HOUSEHOLD INCOME

Above $200,000

19%

▲ 116%
higher than state average

Median Income

$100,543

▲ 48%
higher than state average

Below $25,000

11%

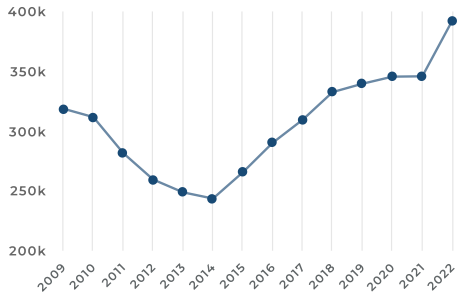
▼ 33%
lower than state average

** Data Source: American Community Survey 5-year estimates*

Housing Overview

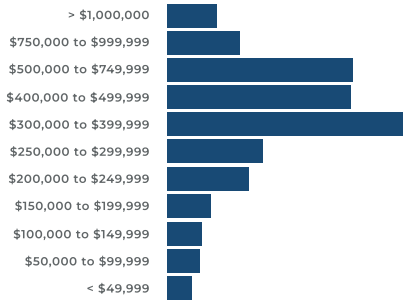
2022 MEDIAN HOME VALUE

$392,300



** Data Source: 2022 US Census Bureau (http://www.census.gov/data/developers/data-sets.html), American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME VALUE DISTRIBUTION



** Data Source: 2022 US Census Bureau (http://www.census.gov/data/developers/data-sets.html), American Community Survey. Home value data includes all types of owner-occupied housing.*

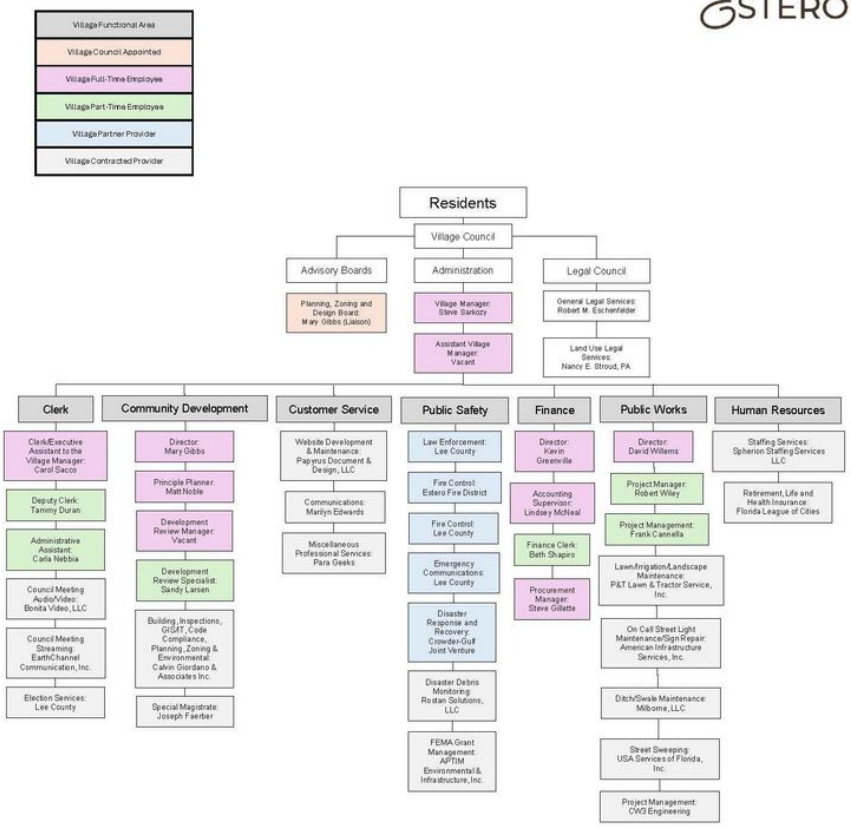
HOME OWNERS VS RENTERS



** Data Source: 2022 US Census Bureau (http://www.census.gov/data/developers/data-sets.html), American Community Survey. Home value data includes all types of owner-occupied housing.*

Organizational Chart

Fiscal Year 2024 – 2025



Fund Structure

The financial structure is reflected in the reporting of revenues and expenditures by fund. A fund is a self-balancing set of accounts designed to track specific revenues and the uses of those revenues. Each fund is independent of all other funds. Major funds are funds whose revenues, expenditures/expenses, assets, or liabilities (excluding extraordinary items) are at least 10 percent of the corresponding totals for all governmental or enterprise funds and at least 5 percent of the aggregate amount for all governmental and enterprise funds**.**

The fiscal year 2024-2025 budget for each fund is balanced with the amount available from taxation and other sources, including balances brought forward from prior fiscal years, equaling the total appropriations for expenditures and reserves. Budgetary reports for governmental funds are prepared to maintain control and are presented to the Village Council on a monthly basis.

The Village's annual budget is legally adopted/appropriated for the following funds:

Major Governmental Funds:

The General Fund is the operating fund of the Village. It accounts for all financial resources, except those required to be accounted for in another fund. Revenues are derived primarily from property taxes and other governmental revenue. The general operating expenditures, fixed charges and capital outlay costs that are not paid through other funds are paid from the General Fund.

The Capital Projects Fund accounts for the resources accumulated to provide for capital projects. The capital projects fund accounts for gas tax, road and park impact fees levied within the Village which are restricted for use on road and park capital improvements.

Non-Major Governmental Funds:

The Building Permit Fees Fund is a Special Revenue Fund and accounts for the resources collected for building permit fees levied within the Village. The revenue is restricted for the use of enforcing the Florida Building Code.

The Debt Service Fund accounts for the accumulation of resources that are committed or assigned for the payment of principal and interest on long-term obligations of governmental funds.

The Driving Range Fund accounts for all driving range revenues and related expenses. The intent is for the amount of revenue generated from these activities to exceed the related expenses, therefore generating a profit.

Department Relationship to Funds

The council may establish or terminate departments by ordinance. One department has been established for the Community Development function including development services, planning, zoning and development review services, code compliance and building permit services. Cost centers have been established by staff to provide financial reporting in a manner consistent with Florida State Chart of Accounts and the operational structure of the Village.

The chart below identifies the accounting function (or fund) for which they are responsible. This information may assist in understanding the overall structure of the Village.

	General Fund	Building Permit Fee Fund	Debt Service Fund	Capital Projects Fund	Driving Range Fund
Community Development Department:					
Development Services	X				
Planning, Zoning & Development	X				
Code Compliance	X				
Building Permit Fees		X			
Non-Departmental Cost Centers:					
Village Council	X				
Village Manager	X	X	X	X	X
Village Attorney	X				
Village Clerk	X				
Finance	X		X		
Animal Control	X				
Public Works:					
Physical Environment/Natural Resources	X				
Transportation	X			X	
Information Technology	X				
Law Enforcement	X				
Parks & Recreation	X				X
General Government	X				

Basis of Budgeting

The budgets of the Village's governmental funds are prepared on a modified accrual basis. Briefly, this means that revenues are recognized when they become measurable and available and expenditures are recorded when the services or goods are received and the related liabilities are incurred.

The Village's audited financial statements show the status of the Village's finances in accordance with "Generally Accepted Accounting Principles" (GAAP). This conforms to the way the Village prepares the budgets.

The full purchase price of equipment and capital improvements are shown as expenses in the Village's governmental funds, while in the Village's financial statements at the entity wide level, these outlays are treated as capital assets and depreciated in the governmental funds. At the fund financial statement level, the governmental funds record these purchases as expenditures and do not record depreciation expense.

Budget Process and Timeline

Budget Preparation Process

A budget is a financial plan for an entity. It includes both estimates of resources available, including revenues, fund balances/reserves and appropriations, which are the authority to spend money for specific purposes. For the Village of Estero, the budget is prepared by the Village Manager and the Finance staff and adopted by the Village Council after receiving public input. The steps in the Village's formal budget process are established by state law, commonly known as the Truth in Millage Act, or "TRIM", and are detailed later in this section of the document.

The budget document is prepared to provide information about the Village, both financial and operational, from a variety of perspectives and degrees of detail. In order to accomplish this, the document begins with an introduction section including the budget message from the Village Manager, followed by:

1. Budget highlights and summary, including review of current year and prior year budget data;
2. Detailed financial data, summaries, and budgets, segregated by fund and cost centers, used to account for the costs associated with specific activities and for the use of funds received from specific revenue sources; and
3. History, trends, and assumptions for the Village's major revenue sources. The reader of the annual budget

The reader of the annual budget report will be able to understand the budget document by reviewing the Table of Contents, the budget message from the Village Manager, and the Budget Summary section to obtain an overall view of the budget.

Public Engagement in Budget Process

The Village encourages and emphasizes participation from the public during the budget process. This includes several public work sessions, public hearings, and input from Village residents and committees. During the year, monthly financial statements are presented to Council for approval at public hearings. Additionally, in an effort to value and promote financial transparency, these statements are posted to the Village's website after Council approval. Residents take an active interest in the government's finances and transparency.

General Budget Timeline

Key dates in the annual budget calendar are as follows:

- March/April: Village Manager and staff begin to develop a capital improvement program.
- May/June: Village Manager and staff begin to develop revenue and expenditure estimates.
- June/July: State issues revenue estimates with updates to budget draft as needed.
- July: Village Manager presents proposed budget to Village Council on or before July 15th.
- July/August: Village Council conducts two public hearings to adopt the capital improvement budget on or before August 15th.
- September: Village Council conducts two public hearings to set the tax millage rate and adopt the budget.
- October 1: New fiscal year commences.

Budget Amendment Process

The operating budget authorizing expenditures of Village funds will be adopted annually at the fund level. The level of budgetary control is at the department level and the annual budgets serve as the legal authorization for expenditures. The Village Council may, by resolution, provide for the transfer of all or part of any unencumbered appropriations balance from one department, fund, service, strategy or organizational unit to the appropriation for other departments or organizational units or a new appropriation. The Village Manager may transfer funds between programs within a department, fund, service, strategy, or organizational unit and shall report such transfers to the council, in writing, in a timely manner.

Florida Statutes, Chapter 166.241 provides for budget amendments up to sixty days subsequent to fiscal year end.

Capital Budget Preparation Process

The Village's annual budget preparation process includes the preparation of a capital improvement program. The Village Charter requires two public hearings and adoption of the capital improvement program by resolution on or before August 15th of each fiscal year which includes five years of future capital.

The Village is required by Chapter 163.3177 Florida Statutes to prepare the capital improvement program as part of the comprehensive planning process.

Here are the important dates for the FY 2024-2025 Budget Cycle:

May 15, 2024

Village Council – 1st Public Hearing
Proposed 2024-25 Capital Improvement Plan

Jun 5, 2024

Village Council – 2nd Public Hearing
Proposed 2024-25 Budget and Capital Improvement Plan

Jul 3, 2024

Fiscal Year 2024-2025 Proposed Budget Introduction

Sep 11, 2024

Village Council – 1st Public Hearing
Budget and Millage Rate

Sep 18, 2024

Village Council – 2nd Public Hearing
Budget and Millage Rate

Oct 1, 2024

New Fiscal Year Begins

Truth in Millage (TRIM) & Property Taxes

Florida Statutes, Chapter 200, and Truth in Millage, known as TRIM, govern the budget and property tax rate adoption process. In Florida, properties are assessed by the County Property Appraiser and property taxes are collected by the County Tax Collector. Various exemptions are available to property owners, including, but not limited to, two homestead exemptions of $50,000 each on the principal place of residence, $500 widow/widower exemption, $500 disability exemption, agriculture exemptions, exemption for the permanently disabled, exemptions for churches and governmental property, and up to $25,000 senior exemption for persons 65 and over based on annual household income. In addition, there is a "Save Our Homes" assessment differential that limits the increase in assessed value of a property with a homestead exemption to the lesser of the Consumer Price Index or 3% (with some exceptions). All property is assessed at one hundred percent of real value, which approximates eighty-five percent of market value.

The Village Council is required to hold two public hearings for adoption of a property tax rate and budget. The first public hearing is advertised via the TRIM Notice, mailed by the Property Appraiser to each property owner. In addition to notification of this first public hearing, the TRIM notice contains the following information:

1. The new assessed value, exemptions and taxable value for the new year and the prior year.
2. The tax rates and amounts paid for the prior year.
3. The tax bill if no budget change is adopted. These amounts assume the rolled-back rate is levied for the new year. The rolled-back rate is that tax rate which would derive the same amount of revenue based on the new taxable values as was raised in the prior year at the old taxable values, excluding net new taxable value. Net new taxable value consists primarily of new construction and additions.
4. The property tax rates and amounts due if the proposed budget millage rates are adopted.

The second public hearing is advertised by means of a newspaper advertisement. Accompanying this advertisement is a summary of the revenues and expenditures contained within the budget tentatively approved at the first public hearing.

Property taxes are levied on November 1 of each year. Lee County Tax Collector's office bills and collects property taxes on behalf of the Village. The tax rate to finance general governmental services for the fiscal year is assessed per $1,000 of assessed taxable property value. Property tax revenues are recognized currently in the fiscal year for which they are levied. On April 1 of each year, unpaid taxes become delinquent and a lien is placed on the property May 1. Past due tax certificates are sold at public auction prior to June 1, and the proceeds collected are remitted to the Village.

Key dates in the property tax cycle (latest date, where appropriate) are as follows:

- June 1 - Estimated taxable value provided to village.
- July 1 - Assessment roll validated and preliminary taxable values provided to the Village.
- August 24 - TRIM notices are mailed to property owners.
- September 30 - Millage resolution approves and taxes levied following certificate of assessment roll.
- October 1 - Beginning of fiscal year for which tax is being levied.
- November 1 - Property taxes due and payable (levy date) with various discount provisions through March 1.
- April 1 - Unpaid taxes become delinquent.
- Prior to June 1 - Tax certificates are sold by Lee County Tax Collector.

Financial Policies

General Budget Policy

The Village Charter requires the Village Manager to present a proposed budget to Village Council for the ensuing fiscal year and an accompanying message on or before July 15th of each year. The adopted budget must be balanced, meaning all total projected revenues and other financing sources are equal to all total anticipated expenditures. Coordination of the budget process and preparation of the budget document has been delegated by the Village Manager to the Finance staff. The Finance department is responsible for projecting revenues and beginning available fund balances for each fund.

The operating budget authorizing expenditures of Village funds will be adopted annually at the fund level. The level of budgetary control is at the department level and the annual budgets serve as the legal authorization for expenditures.

The council may establish or terminate departments by ordinance. One department has been established for the Community Development function including building permit services, code compliance, planning, zoning, and development review services.

Procurement Policy[1]

The Village adopted a procurement policy that provides guidelines for purchasing materials, supplies and equipment and for contracting of services.

This policy provides levels of authority for the Village Manager as well as Village Council.

[1] Adopted June 3, 2015, Amended March 20, 2024

Accounting, Auditing and Financial Reporting Policies

An independent financial statement audit will be performed annually and the Village will produce annual financial reports in accordance with Generally Accepted Accounting Principles (GAAP) as outlined by the Government Accounting Standards Board (GASB) and in full compliance with all statutory requirements.

Fund Balance Policy[2]

The Village will maintain the fund balance of the various operating funds and related reserves at levels sufficient to protect the Village's creditworthiness as well as its financial position during emergencies or economic fluctuations. Should the budgeted fund balance drop below the minimum identified by the policy below, the Village will establish a plan to replenish the balances to the minimum level in subsequent years.

There are five categories of Fund Balance in all governmental funds, not all will always be present. The categories are defined below:

1. Non-spendable- cannot be spent due to being non-spendable in form or the Village being legally or contractually required to maintain this amount intact. For example, inventories and prepaid amounts are considered non-spendable.
2. Restricted- balances are subject to external restrictions from creditors, grantors, contributors, or laws of other governments.
3. Committed- use of funds is only for specific purposes as determined by Village Council.
4. Assigned- intended use of balances for specific purposes is established by the Village Council or delegated to the Village Manager that is neither restricted or committed and includes the remaining positive balance of all governmental funds.
5. Unassigned- excess funds that have not been classified in the previous four categories for the general fund. This category represents the portion of fund balance which is not obligated or specifically designated and is available for general purposes. Unassigned fund balance would also include deficit residual balances for any governmental funds after reporting amounts as restricted, committed, or assigned fund balances. Deficit amounts cannot be reported for restricted, committed, or assigned fund balances in any fund.

The Village will keep the following reserves:

General Fund Committed Fund Balance – Emergency Reserve: The minimum level for the Emergency Reserve is 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Committed Fund Balance – Operating Reserve: The minimum level for the Operating Reserve is 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances.

General Fund Assigned Fund Balance – Litigation Reserve: The minimum level for the Litigation Reserve is $750,000. Given the geographical area is prone to legal challenges, these funds are to be used in the event legal action is taken, or, conversely, in an instance where the Village seeks a legal remedy to protect the public interest.

General Fund Assigned Fund Balance – Major Road Maintenance Reserve: The Major Road Maintenance Reserve was established in fiscal year 2019-2020 with an initial contribution of $300,000 with 3% annual growth adjustments, unless directed otherwise by supermajority Council approval of an Ordinance amendment.

[2] Adopted October 19, 2016, Amended May 18, 2022, Amended March 20, 2024

Building Code Enforcement Fund Balance

Per Florida Statute 553.80(7)(a) a local government may not carry forward an amount exceeding the average of its operating budget for enforcing the fiscal years and the Village is in compliance.

Investment Policy[3]

The Village's investment policy is to set forth the investment objectives and parameters for the management of public funds of the Village. These policies are designed to safeguard the Village's funds, provide for the availability of operating and capital funds when needed, and promote an investment return competitive with comparable funds and financial market indices.

The proposed Ordinance authorizes the following investments and portfolio composition:

Village and Investment Manager Authorized Investment- Sector Type	Minimum Rating Requirement	Maturity Limits	Maximum Allocation	Individual Issuer Limit
Cash and Cash Equivalents	N/A	NA	100%	N/A
United States Government Securities	N/A	5 Years	100%	N/A
United States Government Agencies	N/A	5 Years	50%	N/A
Federal Instrumentalities (United States Government Sponsored Enterprises "GSE")*	N/A	5 Years	75%	40%
Interest Bearing Time Deposit or Savings Accounts	N/A	1 Year	20%	10%
Repurchase Agreements**	N/A	90 Days	25%	10%
Registered Investment Companies (Money Market Mutual Funds)	AAAm (or equivalent)	N/A	20%	10%
Intergovernmental Investment Pools (Stable Net Asset Value)	AAAm (or equivalent)	N/A	80%	N/A
Intergovernmental Investment Pools (Floating Net Asset Value)	AAAf (or equivalent)	N/A	40%	N/A
Florida PRIME Fund	AAAm	NA	25%	N/A
Investment Manager Authorized Investment - Sector Type	**Minimum Rating Requirement**	**Maturity Limits**	**Maximum Allocation**	**Individual Issuer Limit**
Mortgage Backed Securities "MBS"*	AA	5 Years	20%	15%
State and/or Local Government Taxable and/or Tax-Exempt Debt	Single "A" category by two NRSROs****	5 Years	30%	5%
Commercial Paper***	A-1 by S&P and P-1 by Moody's	270 Days	20%	5%
Corporate Notes***	Single "A" category by any NRSROs****	5 Years	25%	5%
Asset-Backed Securities (ABS)***	Double "A" category by any two NRSROs****	5 Years	20%	5%

[3] Adopted October 19, 2016, Amended March 20, 2024

Capitalization Policy[4]

Capital assets include property, buildings, furniture, equipment, vehicles, software, and infrastructure assets. Capital assets used in governmental fund types of the Village are recorded at cost if purchased or constructed. The following capitalization thresholds were adopted for the Village:

Asset Class	Capitalization Threshold
Furnishings & Equipment	$5,000
Intangible	$25,000
Capital Improvement Projects	$50,000
Infrastructure	$50,000

[4] Adopted October 21, 2015

Capital Expenditures/Capital Outlay

Capital outlay accounts include nonrecurring expenditures for capital assets in excess of $5,000 with a useful life in excess of one year and are budgeted by cost centers or fund.

Capital Improvement Program Policy[5]

The Village shall adopt an annual Capital Improvement Program (CIP) which includes five years of future capital.

The Village will determine the most prudent financial method for acquisition of new capital. When possible the Village shall use accumulated funds to purchase or construct capital projects.

A capital improvement project is defined as a major construction, expansion, renovation, purchase, or major repair/replacement of buildings, streets or other physical structure which has an estimated cost of $50,000 or more and a life of at least three years.

[5] Adopted December 31, 2014

Pension Liability Policy[6]

As provided in the Village Charter, House Bill 1373, the Council may not adopt any compensation plan for municipal employees or officers that incurs unfunded liabilities or adopt a defined benefit plan. The Council may only adopt a defined contribution plan.

[6]Adopted December 31, 2014

Debt Policy

It is the Village policy when issuing debt to engage the services of underwriters and financial advisors using the Request for Proposal (RFP) process outlined in the Village's procurement policy and the relative Consultants' Competitive Negotiation Act (CCNA) contained in Section 287.055, Florida Statutes.

The term of the debt is matched with the life of the asset being financed. The Village is not subject to state debt limits, nor is there a limit set by the charter. No legal debt limits have been adopted.

The Village has no outstanding debt. The Village paid off it's only debt instrument, the 2019 Revenue Bond, during FY 2021-2022 which was seven (7) years prior to the maturity date.

BUDGET MESSAGE

Memorandum

TO: Village Council

FROM: Steve Sarkozy, Village Manager

DATE: August 31, 2024

SUBJECT: Budget Message – Proposed 2024-2025 Operating and Capital Budget

Honorable Mayor and Village Council:

I am pleased to provide you with my recommended Fiscal Year 2024-2025 Annual Budget in compliance with Section 8(2) of the Village Charter. In summary, the proposed budget is balanced and provides sufficient funds to meet the operating needs for the coming year, without raising taxes.

The primary purpose of the budget is to explain our priorities and finances in accessible terms for the Estero community. The Village finances work similarly to any household, business or nonprofit budget, with several exceptions. Each year, our government collects taxes, which can be spent on any expense of our choosing (unrestricted funds). We also collect fees that are often restricted, by State law, to certain expenditures (restricted funds). Unused funds carry over in these accounts from year-to-year as "fund balance." Outlined below is a breakdown of the projected flow of funds in and out of the Village for FY 24-25, for operating costs.

Revenue	$22,151,690
Operating Expenditures	$11,513,750
Net Operating Impact (prior to capital expenditures)	+$10,637,940

In addition to the spending amounts shown above, the Village accumulated significant amounts in our General Fund Balance over the past several years which enabled the early repayment of our debt obligation. Outlined below is a breakdown of the projected flow of funds in and out of the Village for FY 23-24, now including existing fund balance and requested capital expenditures.

Projected Beginning Fund Balance (including reserves)	$44,905,400
Revenue (property taxes, impact fees, etc.)	$47,229,190
Transfers from other funds (capital)	$80,304,615
Total Available Funds	$172,439,205
Operating Costs	$11,535,350
Capital Costs	$79,868,914
Transfers to other funds (capital)	$50,304,615
Restricted & Nonspendable Fund Balance	$11,080,326
Reserves (operating, litigation, road maintenance)	$9,820,162
Unallocated & Restricted Fund Balance	$9,829,838
Projected Use of Funds	$172,439,205

Due to spending restrictions on certain revenue streams, such as impact fees and gas taxes, fund balance is to be expected. Planned, future capital expenditures will make use of these funds and draw down these accounts. Improvements to Corkscrew Road and Estero Parkway are examples of one-time capital expenditures that make use of restricted funds to deliver lasting value to our community.

Over the past several budget cycles, the Village has weathered the COVID-19 pandemic and impacts of Hurricane Ian with limited interruptions to customer service or capital improvements. The Village is excited for what is to come in FY 24-25. The budget to follow represents the Village's values, history, and future, and we look forward to discussing its merits with you and the community.

Sincerely,

Steve Sarkozy
Village Manager
Village of Estero

Budget Outline

The budget is a policy document.

The budget serves as the culmination for the Village's annual planning, implementation, and evaluation process. The steps in this annual process are as follows:

- strategic planning (individual function or Village-wide review)
- capital improvement plan
- budget
- performance metrics

Each section of this budget focuses on a particular revenue stream or expenditure function, with accompanying explanatory narrative. This budget should be accessible to all readers, sufficient background for context, clear designation of reserves and fund balance, and assistive visuals.

Each revenue section will outline the source of the funds, and any restrictions on the use of said funds. The expenditure sections will provide explanation via the following sections (where available):

- function
- history
- strategic planning
- proposed budget
- performance metrics

This introductory budget message provides a summary of the following Village functions:

- strategic
- administrative
- public works
- community development
- parks and recreation
- education
- public safety
- economic development

Strategic Direction

The Village Council and Staff pride ourselves on providing forwarding-thinking, efficient, transparent municipal operations. The principles of our management approach are outlined below:

Strategic Principles:

- Practice OUTSTANDING ETHICS, by guarding against Council, Staff, and Board member conflict of interest issues.
- Provide EXCEPTIONAL TRANSPARENCY, by actively soliciting resident input and proactively distributing meaningful, comprehensible information to the public.
- Cultivate a SENSE OF COMMUNITY, by helping residents engage with one another and create a distinct Estero community.
- Preserve OPERATIONAL FLEXIBILITY, by maintaining zero ongoing pension liabilities and a commitment to limited staffing.
- Protect ENVIRONMENTAL ASSETS, by engaging in water quality management and open space preservation.

Operating Standards:

- Adhere to PERFORMANCE MANAGEMENT, by implementing and tracking annual service delivery goals based on quantifiable performance metrics.
- Coordinate UNIVERSALLY STRONG CUSTOMER SERVICE, by working with service delivery partners to ensure all resident interactions are helpful.
- Mandate EXCELLENT CONSTRUCTION PRACTICES, by creating high standards for public and private projects and inspecting them with prudence and diligence.
- Maintain SUPERB MAINTENANCE, by prioritizing upkeep of current Village assets and by requiring such upkeep by private communities and businesses.
- Manage DEBT ACCUMULATION, by identifying a specific source of funding in the budget sufficient to pay all debt service and related costs.

Our implementation of “government-lite” has yielded benefits to our residents across a spectrum of functions. Further details about the past year, and the years to come, are provided below.

Reflection:

Our governance model reflects the dual priorities of providing daily governance and the nimbleness to act on unique opportunities. This has required us to develop a unique approach to “government lite”. Our purchase of Estero River frontage has provided the Village with substantial recreational and development opportunities, that will further improve the quality of life that we enjoy today. The process of acquiring this land, and the subsequent and ongoing planning process, are quite unique in a “government lite” environment. We obtained subject-matter expertise via contract, carefully reviewed the project merits and costs with the community, aligned stakeholder interests around a common set of goals, and executed the acquisition. Our model allowed us to “ramp up” operations, build sound policy based on subject matter expertise, and then “ramp down” operations, in a short time span.

The Village has no debt obligation and holds strong operating reserves per the Fund Balance policy which demonstrates our financial sustainability. By repaying the 2019 Revenue Note seven (7) years prior to maturity, this frees up funds previously assigned for debt repayment to be used for further community development.

BUDGET OVERVIEW

Consolidated Financial Summary

CONSOLIDATED FINANCIAL SUMMARY
Village of Estero - Fiscal Year 2024-2025

ESTIMATED REVENUES		GENERAL FUND	BUILDING FUND	DEBT SERVICE	CAPITAL PROJECTS	DRIVING RANGE	TOTAL ALL FUNDS
Taxes:							
Ad Valorem Taxes							
General Fund Millage per $1,000	**0.7400**	**$ 6,650,755**	$ -	$ -	$ -	$ -	$ 6,650,755
Gas Tax		625,000	-	-	415,000	-	1,040,000
Franchise Fees		3,090,000	-	-	-	-	3,090,000
Communication Services Tax		950,500	-	-	-	-	950,500
Other Taxes		27,000	-	-	-	-	27,000
Licenses and Permits		1,000	1,401,750	-	-	-	1,402,750
Intergovernmental Revenues		13,901,900	-	-	16,600,600	-	30,502,500
Charges for Services		360,500	35,000	-	-	-	395,500
Fines and Forfeitures		250	-	-	-	-	250
Impact Fees		-	-	-	1,908,000	-	1,908,000
Investment Earnings		650,000	23,500	-	482,420	5,015	1,160,935
Other Miscellaneous Revenues		101,000		-	-	-	101,000
TOTAL SOURCES		**26,357,905**	**1,460,250**	**-**	**19,406,020**	**5,015**	**47,229,190**
Transfers In		-	-		50,304,615	-	50,304,615
Proceeds from Debt Issue		-	-	30,000,000	-	-	30,000,000
Fund Balances/Reserves/Net Assets		27,682,033	443,445	-	16,634,405	145,517	44,905,400
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 54,039,938**	**$ 1,903,695**	**$ 30,000,000**	**$ 86,345,040**	**$ 150,532**	**$ 172,439,205**
EXPENDITURES							
General Government		$ 5,742,955	$ -	$ -	$ -	$ -	$ 5,742,955
Public Safety		273,110	1,554,600	-	-	-	1,827,710
Physical Environment		577,500	-	-	57,421,714	-	57,999,214
Transportation		3,036,825	-	-	22,447,200	-	25,484,025
Human Services		45,000	-	-	-	-	45,000
Culture and Recreation		294,560	-	-	-	10,800	305,360
TOTAL EXPENDITURES		**9,969,950**	**1,554,600**	**-**	**79,868,914**	**10,800**	**91,404,264**
Transfers Out		20,304,615	-	30,000,000	-	-	50,304,615
Fund Balances/Reserves/Net Assets		23,765,373	349,095	-	6,476,126	139,732	30,730,326
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$ 54,039,938**	**$ 1,903,695**	**$ 30,000,000**	**$ 86,345,040**	**$ 150,532**	**$ 172,439,205**

Priorities & Issues

Priorities & Issues

The Village, incorporated on December 31, 2014, is located in the southwest part of the State in Lee County. The Village currently occupies a land area of 30 square miles and serves a population of 42,943. The Village is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by State Statute to extend its corporate limits by annexation, which may occur periodically when deemed appropriate by the governing council.

The Village operates under the Village Council-Manager form of government. Policy-making and legislative authority are vested in a governing Council consisting of the mayor, vice-mayor and five Council members, all elected on a non-partisan basis. For the initial elections, the four Council members that received the highest number of votes served four-year terms and the other three Council members served a two-year term. Thereafter, Council members serve four-year staggered terms, with three or four Council members elected every two years. The mayor, vice-mayor and five Council members are elected-at-large from seven districts. The mayor and vice-mayor are elected by a majority vote of the Council members and serve for a two-year term. The governing Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the Village Manager and Attorney. The Village Manager is responsible for carrying out the policies and ordinances of the governing Council, for overseeing the day-to-day operations of the Village, and for appointing the heads of the various departments.

The Village provides the following services: streets and roads, parks and recreation, community development, code enforcement, and general and administrative services. The Village uses the “government lite” concept of outsourcing Village services to minimize expenditures and provide exemplary services to the community.

The continued construction of residential, multi-family and commercial property resulted in a 9.0% increase in taxable property values over the prior year. The median home value is projected to increase 10% over the next five years (Lee County Economic Development-Community Profile). The Village has benefitted by the construction of a new 150,000 square foot medical clinic developed by the Lee Health Medical System. In addition, Estero is the epicenter of new residential development with over 15,000 single family homes recently permitted and in various stages of construction on our outskirts. The entirety of this new construction views Estero as their home community. These new facilities are anticipated to provide significant employment opportunities as well as economic support for existing residential, commercial and retail properties. As a result, the Village’s taxable property values are predicted to increase for the next few fiscal years; however, growth may slow as the Village nears build-out of vacant land.

The Village received approximately $16.9 million from the Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act (ARPA) during fiscal year 2022. These funds are to be utilized for infrastructure, water quality and capital improvement initiatives within the Village. Funds must be obligated by December 31, 2024, and spent by December 31, 2026.

The national and state economics are key factors in assessing the Village’s financial future. Changes in the national, state and local economies can affect both revenues and expenditures due to the impact of tax receipts and the costs of providing Village services. While economic changes at the state and national level can often translate into comparable changes locally, it is important to note that the Village of Estero and the Southwest Florida region often behave differently, showing economic trends and reflecting experience that may lag or precede noticed changes elsewhere.

In response to Hurricane Ian, the President of the United States declared a major disaster for the State of Florida on September 29, 2022. This declaration authorized the U.S. Department of Homeland Security’s Federal Emergency Management Agency (FEMA) to provide, through its Public Assistance Program, reimbursement or direct Federal assistance to eligible state, local, and tribal governments. Hurricane Ian caused 150 fatalities in Florida with losses estimated to be around $113 billion, making it the costliest hurricane in Florida's history, surpassing Irma of 2017, as well as the third-costliest in US history, behind only Katrina and Harvey. The adopted budget provides strategic direction and

appropriated funds to continue recovery from Ian. Additionally, the strategic plan provides guidance and the budget provides funding to make the Village more resilant, solvent, and responsive to future incidents.

Long-Range Financial Plans Overview:

As a new community, we have had the luxury of establishing a standard protocol for how major spending initiatives are to proceed. In doing so, our protocols or procedures to identify needed community projects are standardized to avoid wide fluctuations in spending and chaotic decision-making.

Specifically, the Village has established a structured approach to identify capital projects. In each of the areas where the Village has functional responsibility for local services a community-wide master planning effort has been conducted to evaluate the current condition of the service being provided, the need for additional public investment and the relative priority of the need. Master Plans have been completed in the following areas:

- Storm Water Master Plan,
- Transportation Master Plan,
- Bike and Pedestrian Master Plan, and
- Parks and Open Space Master Plan.

While each Plan has its own framework and methodology, each was developed with the same general parameters. Each was conducted by an outside consulting firm specializing in the functional area of review. Each included a significant public outreach and specific stakeholder involvement. Each process was entirely transparent with routine postings to our webpage, emails of project updates with current information distributed to various interested parties with postings of all public meetings regarding the project.

Each of the above Master Plans has been completed. As a package, they provide the basis for public policy decision-making. The process is standardized and is embedded as part of the annual budget process.

Based on these studies, the Village has adopted a 5-year Capital Improvement Plan (CIP). The entire plan was first adopted in 2019 and has been reviewed and updated each year as part of the budget process. This five-year capital budget will provide data as to when major cash infusions will be necessary. These infusions may come from the issuance of debt, grants, new revenue sources, impact fees and/or a build-up of fund balance.

In addition, each capital expenditure is accompanied by an appropriate allocation for the annual maintenance of the project being built. The policy direction is to maintain all of our capital investments at the highest level to reflect the quality of our community.

Assumptions:

As mentioned previously, the national and state economics are key factors in assessing the Village's financial future. Changes in the national, state and local economies can affect both revenues and expenditures due to the impact of tax receipts and the costs of providing Village services. While economic changes at the state and national level can often translate into comparable changes locally, it is important to note that the Village of Estero and the Southwest Florida region often behave differently, showing economic trends and reflecting experience that may lag or precede noticed changes elsewhere.

The Village maintains a diversified and stable revenue structure to protect it from short-run fluctuations in any single revenue source. As part of this maintenance, the Village shall estimate revenue using a conservative, objective, and analytical process based off historical data and expected future trends. This approach should reduce the likelihood of actual revenues falling short of budget estimates and should avoid mid-year service changes.

The Village's strategic/business planning and budgeting decisions are based on a number of advanced statistical, economic, and financial models. The specific tools used include but are not limited to:

- Citizen Surveys — Based on sound statistical sampling methods, a survey of residents and business owners will be conducted to gather widespread customer satisfaction, quality perceptions, and other attitudinal information.
- Citizen Focus Groups and Advisory Boards — Focus groups and advisory boards are teams made up of citizens and Village staff to address specific concerns and strategic priorities.
- Master Planning — Specific functions and processes are included in written plans, such as the Comprehensive Master Plan or the Storm Water Master Plan.
- SWOC Analysis - Strengths, Weaknesses, Opportunities, and Challenges are gathered from staff, Advisory Committee members, and other members of the community.
- Revenue Forecasting Model — Statistical time series analysis and tracking model of major revenue sources.
- Performance Management System — Established data and tracking methods
- Capital Budgeting Tools — Present value payback, net present value analysis, and own/lease analysis.
- Long-Range Financial Plan — Multiyear forecasting of revenues and expenditures.

The Village's long-range financial plans are for all funds and currently extend out for a period of three years. The assumptions above are used in the long-range operating financial plans. These long-range operating financial plans are used in conjunction with achieving strategic goals. They allow management to determine if a strategic goal is unattainable due to costs or not cost-efficient compared to the operating budget or available funding position.

Long-Range Forecasts:

LONG-RANGE FORECASTS
Village of Estero - Fiscal Year 2025-2026

ESTIMATED REVENUES		GENERAL FUND	BUILDING FUND	CAPITAL PROJECTS	DRIVING RANGE	TOTAL ALL FUNDS
Taxes:						
Ad Valorem Taxes						
General Fund Millage per $1,000	**0.7400**	**$ 7,049,800**	$ -	$ -	$ -	$ 7,049,800
Gas Tax		665,000	-	482,500	-	1,147,500
Franchise Fees		3,150,000	-	-	-	3,150,000
Communication Services Tax		1,025,000	-	-	-	1,025,000
Other Taxes		30,000	-	-	-	30,000
Licenses and Permits		1,500	1,315,000	-	-	1,316,500
Intergovernmental Revenues		5,760,000	-	-	-	5,760,000
Charges for Services		288,000	35,000	-	-	323,000
Fines and Forfeitures		500	-	-	-	500
Impact Fees		-	-	1,325,000	-	1,325,000
Investment Earnings		1,000,000	22,250	220,000	12,750	1,255,000
Other Miscellaneous Revenues		105,000		-	-	105,000
TOTAL SOURCES		**19,074,800**	**1,372,250**	**2,027,500**	**12,750**	**22,487,300**
Transfers In		-	-	14,000,000	-	14,000,000
Fund Balances/Reserves/Net Assets		16,897,639	343,123	12,462,382	135,951	29,839,095
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 35,972,439**	**$ 1,715,373**	**$ 28,489,882**	**$ 148,701**	**$ 66,326,395**
EXPENDITURES						
General Government		$ 5,432,600	$ -	$ -	$ -	$ 5,432,600
Public Safety		255,000	1,325,000	-	-	1,580,000
Physical Environment		625,000	-	5,592,000	-	6,217,000
Transportation		2,824,610	-	19,455,100	-	22,279,710
Human Services		50,000	-	-	-	50,000
Culture and Recreation		327,250	-	-	4,175	331,425
TOTAL EXPENDITURES		**9,514,460**	**1,325,000**	**25,047,100**	**4,175**	**35,890,735**
Transfers Out		14,000,000	-	-	-	14,000,000
Fund Balances/Reserves/Net Assets		12,457,979	390,373	3,442,782	144,526	16,435,660
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$ 35,972,439**	**$ 1,715,373**	**$ 28,489,882**	**$ 148,701**	**$ 66,326,395**

LONG-RANGE FORECASTS
Village of Estero - Fiscal Year 2026-2027

ESTIMATED REVENUES		GENERAL FUND	BUILDING FUND	CAPITAL PROJECTS	DRIVING RANGE	TOTAL ALL FUNDS
Taxes:						
Ad Valorem Taxes						
General Fund Millage per $1,000	**0.7400**	**$ 7,472,790**	$ -	$ -	$ -	$ 7,472,790
Gas Tax		695,000	-	498,250	-	1,193,250
Franchise Fees		3,265,000	-	-	-	3,265,000
Communication Services Tax		1,075,250	-	-	-	1,075,250
Other Taxes		35,000	-	-	-	35,000
Licenses and Permits		2,000	1,475,000	-	-	1,477,000
Intergovernmental Revenues		6,127,500	-	-	-	6,127,500
Charges for Services		312,000	45,000	-	-	357,000
Fines and Forfeitures		1,000	-	-	-	1,000
Impact Fees		-	-	1,375,600	-	1,375,600
Investment Earnings		675,000	16,250	160,500	8,250	860,000
Other Miscellaneous Revenues		120,000		-	-	120,000
TOTAL SOURCES		**19,780,540**	**1,536,250**	**2,034,350**	**8,250**	**23,359,390**
Transfers In		-	-	7,250,000	-	7,250,000
Fund Balances/Reserves/Net Assets		11,575,609	390,373	3,442,782	144,526	15,553,290
TOTAL REVENUES, TRANSFERS & BALANCES		**$ 31,356,149**	**$ 1,926,623**	**$ 12,727,132**	**$ 152,776**	**$ 46,162,680**
EXPENDITURES						
General Government		$ 5,756,300	$ -	$ -	$ -	$ 5,756,300
Public Safety		280,000	1,475,000	-	-	1,755,000
Physical Environment		690,000	-	907,000	-	1,597,000
Transportation		2,975,000	-	8,037,060	-	11,012,060
Human Services		60,000	-	-	-	60,000
Culture and Recreation		355,250	-	-	3,750	359,000
TOTAL EXPENDITURES		**10,116,550**	**1,475,000**	**8,944,060**	**3,750**	**20,539,360**
Transfers Out		7,250,000	-	-	-	7,250,000
Fund Balances/Reserves/Net Assets		13,989,599	451,623	3,783,072	149,026	18,373,320
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		**$ 31,356,149**	**$ 1,926,623**	**$ 12,727,132**	**$ 152,776**	**$ 46,162,680**

Personnel Summary

	Full Time Employees			Part Time Employees [1]			Contract Full Time Equivalent		
	Approved 2022-2023	Approved 2023-2024	Budgeted 2024-2025	Approved 2022-2023	Approved 2023-2024	Budgeted 2024-2025	Approved 2022-2023	Approved 2023-2024	Budgeted 2024-2025
General Fund Cost Centers:									
Village Council	-	-	-	-	-	-	-	-	-
Village Manager [2]	2.25	2.25	2.25	-	-	-	-	-	-
Village Attorney	-	-	-	-	-	-	-	-	-
Village Clerk [2]	1.75	1.75	1.75	2.0	2.0	2.0	-	-	-
Finance	1.0	1.0	1.0	3.0	3.0	3.0	-	-	-
Community Development									
Development Services	2.0	2.0	2.0	-	-	-	1.0	1.0	1.0
Planning, Zoning & Development	1.0	1.0	1.0	1.0	1.0	1.0	3.0	3.0	3.0
Code Compliance	-	-	-	-	-	-	1.0	1.0	1.0
Animal Control	-	-	-	-	-	-	-	-	-
Public Works									
Physical Environment	-	-	-	-	-	-	-	-	-
Transportation	1.0	1.0	1.0	2.0	2.0	2.0	-	-	-
Information Technologies	-	-	-	-	-	-	1.0	1.0	1.0
Law Enforcement	-	-	-	-	-	-	-	-	-
Parks & Recreation [3]	1.0	1.0	1.0	-	-	-	-	-	-
General Government Operations	-	-	-	-	-	-	-	-	-
Disaster Services	-	-	-	-	-	-	-	-	-
Total General Fund	10.0	10.0	10.0	8.0	8.0	8.0	6.0	6.0	6.0
Building Permit Fees Fund	-	-	-	-	-	-	6.0	6.0	6.0
Total Special Revenue Fund	-	-	-	-	-	-	6.0	6.0	6.0
Total Governmental Funds	10.0	10.0	10.0	8.0	8.0	8.0	12.0	12.0	12.0
Total Full Time Equivalent Positions	10.0	10.0	10.0	4.0	4.0	4.0			
Total Full Time Equivalent Positions in Governmental Funds						14.0			

[1] Part time employees represent 1/2 of a Full Time Equivalent position.
[2] The Village Clerk/Executive Assistant to the Village Manager is budgeted 25% in Village Manager and 75% in Clerk.
[3] A full-time Parks Development & Maintenance Director position is proposed.

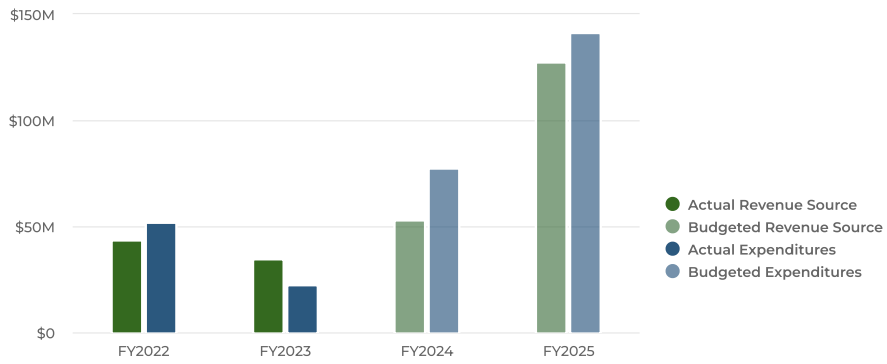
FUND SUMMARIES

Village Wide

The Village Wide section reports on the total of all of the Vilage's funds.

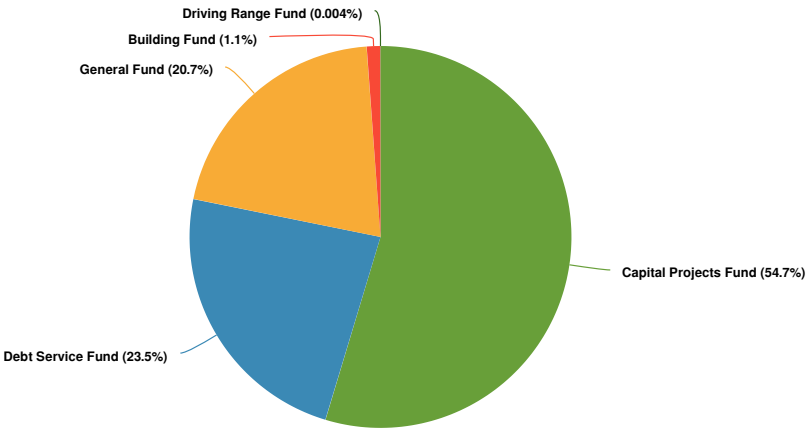
Summary

The Village of Estero is projecting $127.53M of revenue in FY2025, which represents a 139.3% increase over the prior year. Budgeted expenditures are projected to increase by 82.7% or $64.13M to $141.71M in FY2025.

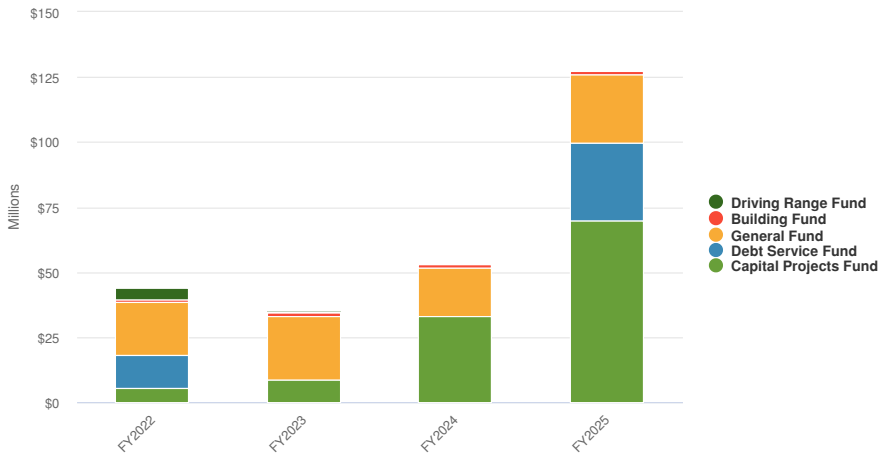


Revenue by Fund

Village Wide Budgeted Revenue by Fund



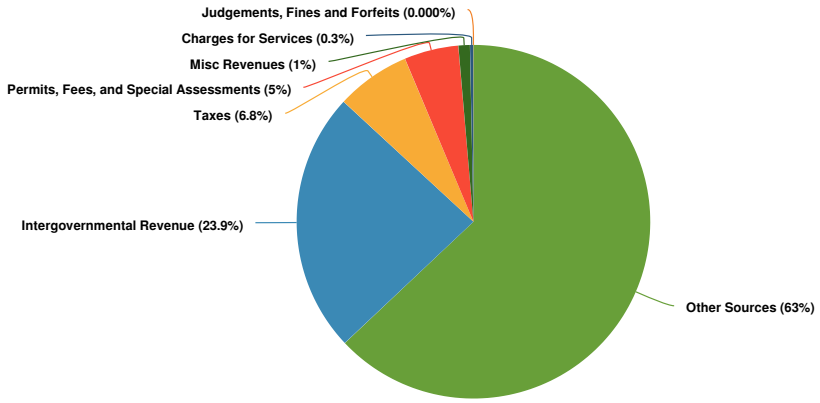
Village Wide Budgeted and Historical Revenue by Fund



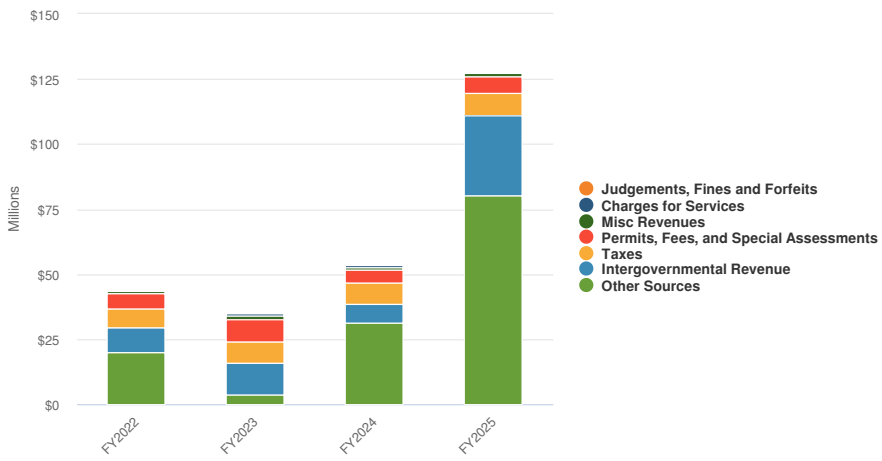
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
General Fund	$20,477,689	$24,368,279	$18,752,860	$21,163,169	$26,357,905	40.6%
Building Fund	$1,151,846	$1,473,729	$1,229,250	$1,508,175	$1,460,250	18.8%
Debt Service Fund	$12,360,250	$0	$0	$0	$30,000,000	N/A
Capital Projects Fund	$5,594,055	$8,563,906	$32,947,415	$22,889,775	$69,710,635	111.6%
Driving Range Fund	$4,413,339	$330,500	$369,505	$286,585	$5,015	-98.6%
Total:	**$43,997,180**	**$34,736,415**	**$53,299,030**	**$45,847,704**	**$127,533,805**	**139.3%**

Revenues by Source

Projected 2025 Revenues by Source



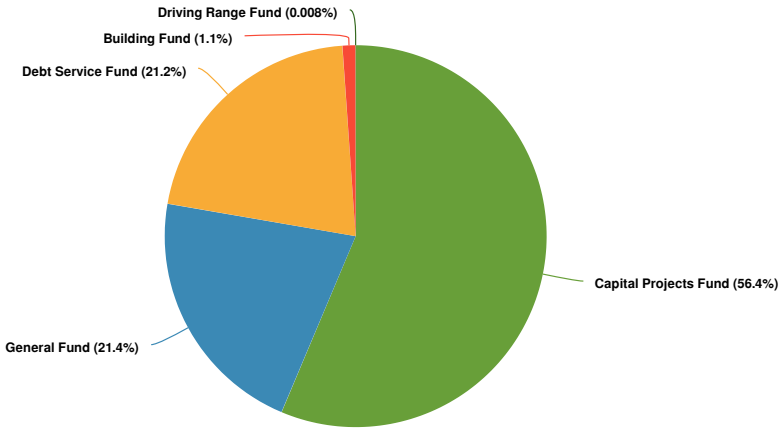
Budgeted and Historical 2025 Revenues by Source



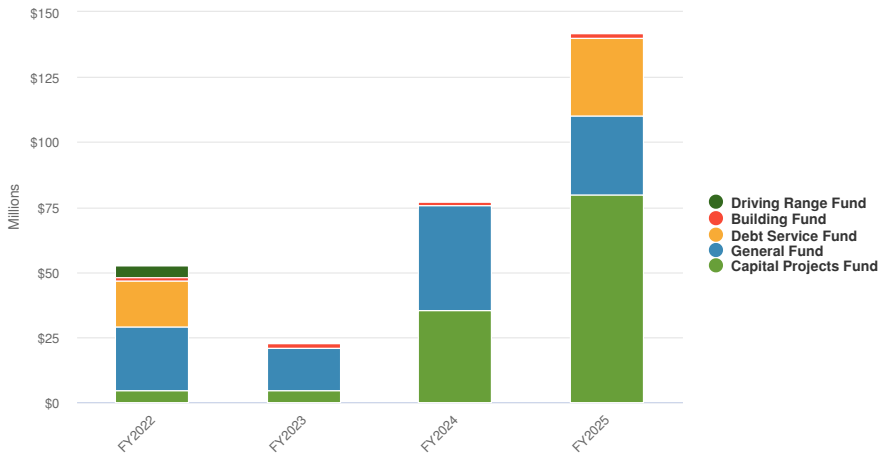
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Taxes	$7,256,749	$7,874,964	$8,147,650	$8,149,074	$8,668,255	6.4%
Permits, Fees, and Special Assessments	$5,765,928	$8,670,573	$4,878,250	$9,000,110	$6,325,750	29.7%
Intergovernmental Revenue	$9,754,936	$12,403,291	$7,451,960	$7,650,354	$30,502,500	309.3%
Charges for Services	$436,781	$765,413	$663,255	$794,770	$395,500	-40.4%
Judgements, Fines and Forfeits	$330	$217	$250	$175	$250	0%
Misc Revenues	$1,003,051	$1,401,927	$911,750	$2,941,456	$1,336,935	46.6%
Other Sources	$19,779,405	$3,620,030	$31,245,915	$17,311,765	$80,304,615	157%
Total Revenue Source:	**$43,997,180**	**$34,736,415**	**$53,299,030**	**$45,847,704**	**$127,533,805**	**139.3%**

Expenditures by Fund

Village Wide Budgeted Expenditures by Fund



Village Wide Budgeted and Historical 2023 Expenditures by Fund



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
General Fund	$24,781,036	$16,437,058	$40,217,885	$23,476,266	$30,274,565	-24.7%
Building Fund	$1,303,359	$1,518,644	$1,543,750	$1,813,735	$1,554,600	0.7%
Debt Service Fund	$17,664,717	$0	$0	$0	$30,000,000	N/A
Capital Projects Fund	$4,386,495	$4,635,370	$35,455,903	$18,338,515	$79,868,914	125.3%
Driving Range Fund	$4,291,191	$308,244	$357,505	$291,295	$10,800	-97%
Total:	**$52,426,798**	**$22,899,316**	**$77,575,043**	**$43,919,811**	**$141,708,879**	**82.7%**

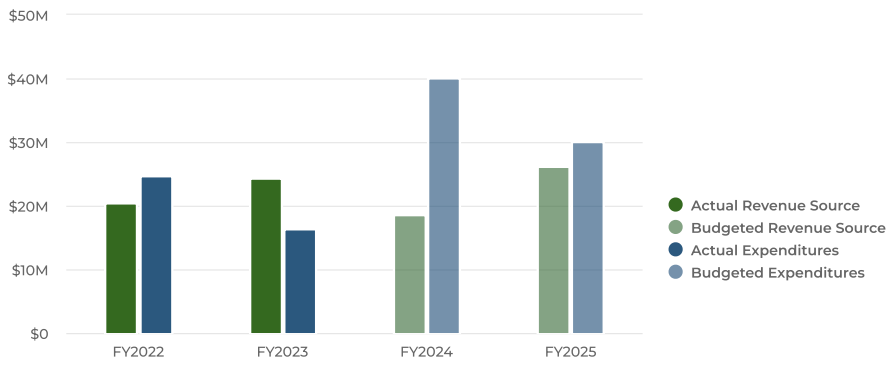
General Fund

The General Fund is the operating fund of the Village. It accounts for all financial resources, except those required to be accounted for in another fund type. Revenues are derived primarily from property taxes and other governmental revenues. The general operating expenditures, fixed charges and capital outlay costs that are not paid through other funds are paid from the General Fund.

The General Fund is a major Governmental Fund for financial reporting purposes. The General Fund of a governmental entity is always deemed to be a major fund.

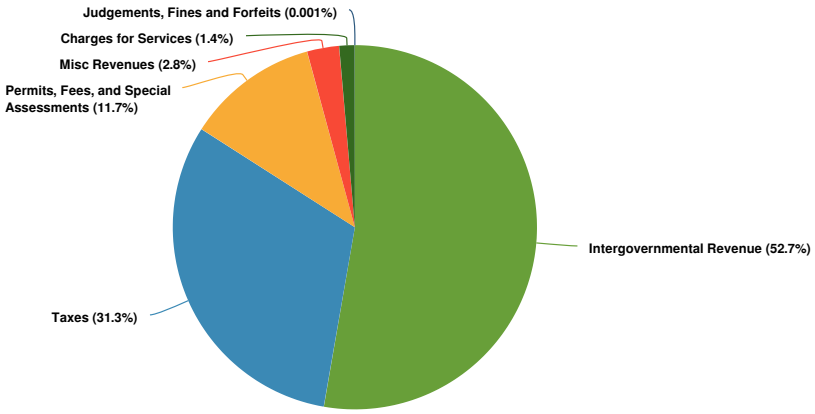
Summary

The Village of Estero is projecting $26.36M of revenue in FY2025, which represents a 40.6% increase over the prior year. Budgeted expenditures are projected to decrease by 24.7% or $9.94M to $30.27M in FY2025.

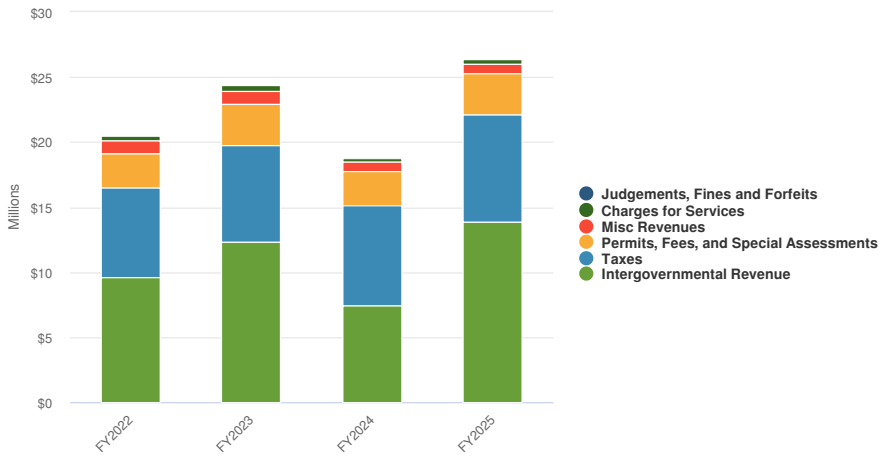


Revenues by Source

General Fund Budgeted Revenues by Source



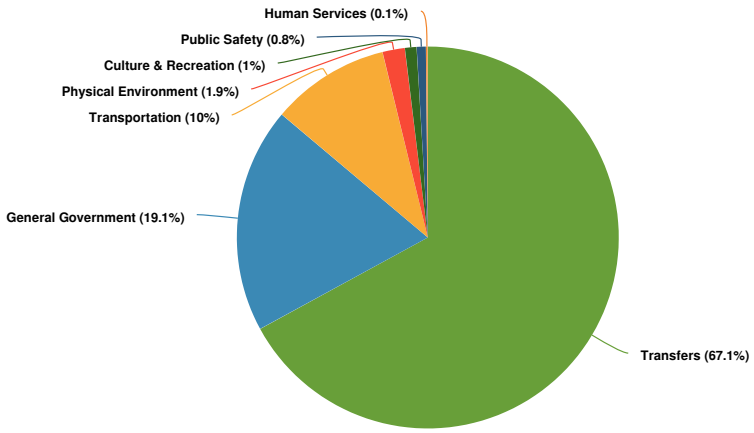
General Fund Budgeted and Historical Revenues by Source



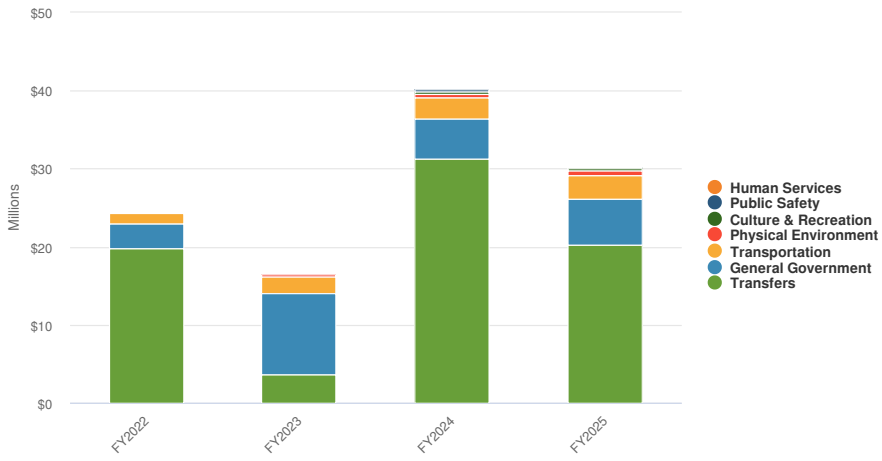
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Taxes	$6,845,919	$7,409,226	$7,712,400	$7,722,338	$8,253,255	7%
Permits, Fees, and Special Assessments	$2,672,213	$3,159,264	$2,626,250	$3,450,125	$3,091,000	17.7%
Intergovernmental Revenue	$9,640,266	$12,362,641	$7,451,960	$7,650,354	$13,901,900	86.6%
Charges for Services	$389,657	$398,437	$266,000	$475,315	$360,500	35.5%
Judgements, Fines and Forfeits	$330	$217	$250	$175	$250	0%
Misc Revenues	$929,304	$1,038,495	$696,000	$1,864,862	$751,000	7.9%
Total Revenue Source:	**$20,477,689**	**$24,368,279**	**$18,752,860**	**$21,163,169**	**$26,357,905**	**40.6%**

Expenditures by Function

General Fund Budgeted Expenditures by Function



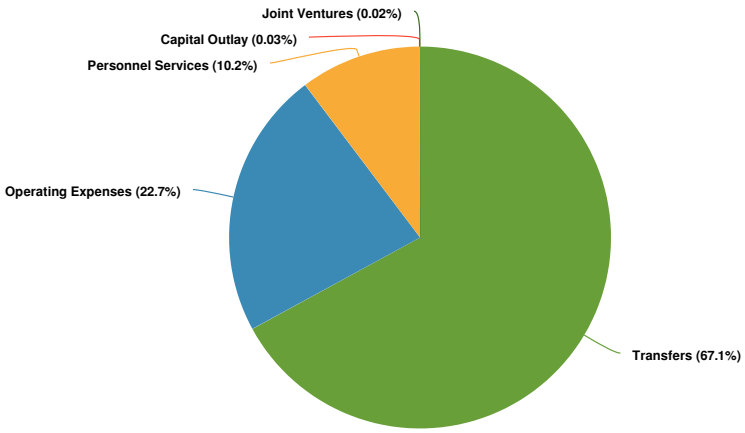
General Fund Budgeted and Historical Expenditures by Function



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Village Council	$149,172	$151,597	$169,350	$154,198	$171,810	1.5%
Village Manager	$560,668	$638,404	$782,850	$626,035	$844,825	7.9%
Village Attorney	$275,839	$277,118	$352,000	$247,950	$352,000	0%
Village Clerk	$47,364	$145,659	$224,350	$89,550	$273,115	21.7%
Finance	$380,145	$484,953	$586,620	$550,255	$617,575	5.3%
Development Services	$452,378	$456,354	$1,055,680	$464,175	$1,369,430	29.7%
Planning, Zoning & Development	$484,626	$387,781	$502,100	$254,135	$502,100	0%
Information Technology	$268,681	$364,678	$380,150	$338,655	$494,300	30%
General Government	$546,031	$434,322	$1,069,500	$645,495	$1,117,800	4.5%
Disaster Response	$10,000	$7,090,167	$10,000	$109,500	$35,000	250%
Total General Government:	**$3,174,905**	**$10,431,034**	**$5,132,600**	**$3,479,948**	**$5,777,955**	**12.6%**
Public Safety						
Law Enforcement/Marine Services	$4,080	$4,022	$10,000	$5,845	$10,000	0%
Code Compliance	$162,015	$16,486	$184,250	$5,015	$184,250	0%
Lee County Marine	$0	$0	$43,860	$0	$43,860	0%
Total Public Safety:	**$166,095**	**$20,508**	**$238,110**	**$10,860**	**$238,110**	**0%**
Physical Environment						
Public Works	$133,167	$205,127	$575,000	$126,750	$577,500	0.4%
Total Physical Environment:	**$133,167**	**$205,127**	**$575,000**	**$126,750**	**$577,500**	**0.4%**
Transportation						
Public Works Transportation	$1,408,458	$2,140,461	$2,688,410	$2,385,375	$3,036,825	13%
Total Transportation:	**$1,408,458**	**$2,140,461**	**$2,688,410**	**$2,385,375**	**$3,036,825**	**13%**
Human Services						
Animal Control	$41,972	$11,348	$40,000	$77,075	$45,000	12.5%
Total Human Services:	**$41,972**	**$11,348**	**$40,000**	**$77,075**	**$45,000**	**12.5%**
Culture & Recreation						
Parks & Recreation	$77,967	$8,550	$297,850	$84,493	$294,560	-1.1%
Total Culture & Recreation:	**$77,967**	**$8,550**	**$297,850**	**$84,493**	**$294,560**	**-1.1%**
Transfers						
Transfers	$19,778,472	$3,620,030	$31,245,915	$17,311,765	$20,304,615	-35%
Total Transfers:	**$19,778,472**	**$3,620,030**	**$31,245,915**	**$17,311,765**	**$20,304,615**	**-35%**
Total Expenditures:	**$24,781,036**	**$16,437,058**	**$40,217,885**	**$23,476,266**	**$30,274,565**	**-24.7%**

Expenditures by Expense Type

General Fund Budgeted Expenditures by Expense Type

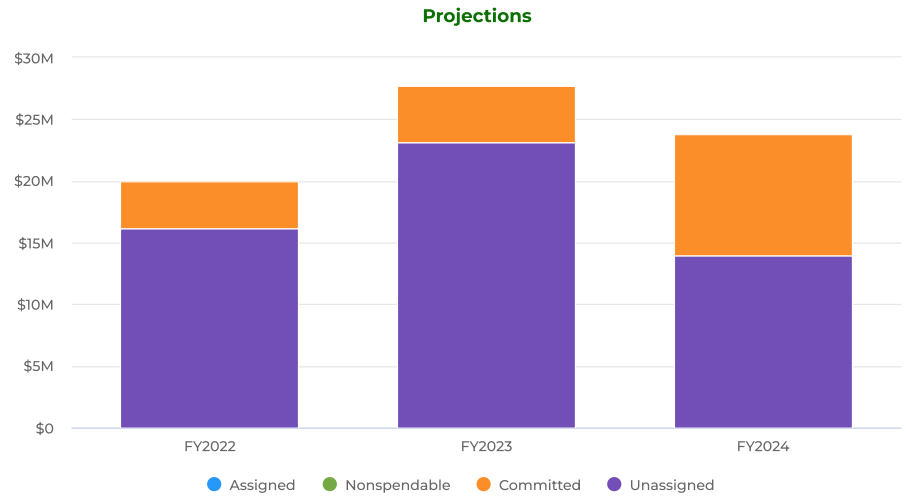


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Personnel Services	$1,768,016	$2,087,509	$2,937,760	$2,058,298	$3,094,040	5.3%
Operating Expenses	$3,072,246	$10,724,148	$6,019,210	$4,096,203	$6,858,410	13.9%
Capital Outlay	$157,302	$370	$10,000	$0	$10,000	0%
Joint Ventures	$5,000	$5,000	$5,000	$10,000	$7,500	50%
Transfers	$19,778,472	$3,620,030	$31,245,915	$17,311,765	$20,304,615	-35%
Total Expense Objects:	**$24,781,036**	**$16,437,058**	**$40,217,885**	**$23,476,266**	**$30,274,565**	**-24.7%**

Fund Balance

The Village has adopted a fund balance policy which includes a minimum level of fund balance of three months of general fund operating expenditures. If the unassigned fund balance falls below the minimum level, the Village Manager will prepare and submit a plan for committed and/or assigned fund balance reduction, expenditure reductions and/or revenue increases to the Council. The Council shall take action necessary to restore the unassigned fund balance to acceptable levels within no more than two years.

Compliance with the provisions of this policy shall be reviewed as a part of the annual budget adoption process, and the amounts of restricted, committed, assigned, non-spendable and the minimum level of unassigned fund balance shall be determined during this process.



Committed Fund Balance includes $1,915,000, which is the 3 months of operating reserves, $670,000 for the legal defense fund and $327,800 of Road Maintenance Reserve. Assigned Fund Balance consists of $638,300 which represents 1 month of operating reserves, $500,000 for a Village Hall New Building Reserve, $471,700 for a Sports Park Reserve and $4,466,489 in the Capital Projects Reserve.

Financial Summary	FY2022	FY2023	FY2024	% Change
Fund Balance	—	—	—	
Unassigned	$16,133,361	$23,161,808	$13,930,211	-39.9%
Assigned	$0	$0	$0	0%
Committed	$3,840,100	$4,505,700	$9,820,162	117.9%
Nonspendable	$14,625	$14,525	$15,000	3.3%
Total Fund Balance:	**$19,988,086**	**$27,682,033**	**$23,765,373**	**-14.1%**

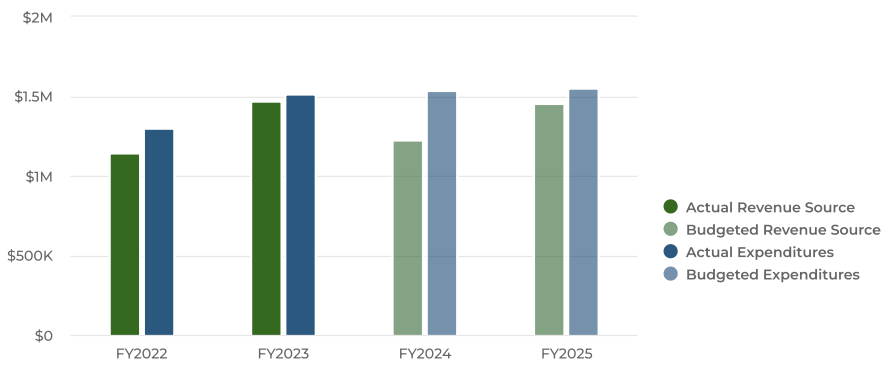
Building Fee Fund

The Building Fees Fund accounts for the resources collected for building permit fees levied within the Village. The revenue is restricted for the use of enforcing the Florida Building Code.

The Building Fee Fund is a non-major Special Revenue Fund for financial reporting purposes.

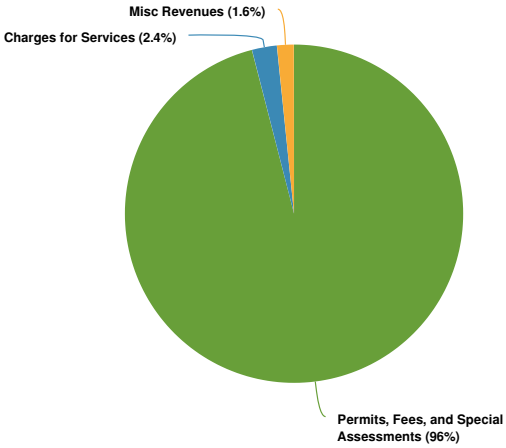
Summary

The Village of Estero is projecting $1.46M of revenue in FY2025, which represents a 18.8% increase over the prior year. Budgeted expenditures are projected to increase by 0.7% or $10.85K to $1.55M in FY2025.

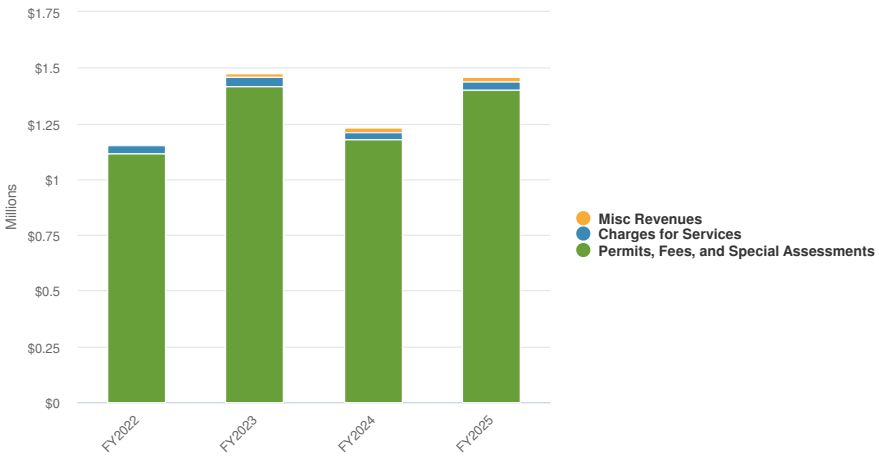


Revenues by Source

Building Fee Fund Budgeted Revenues by Source

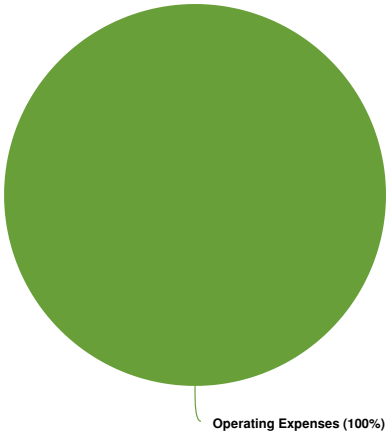


Building Fee Fund Budgeted and Historical Revenues by Source



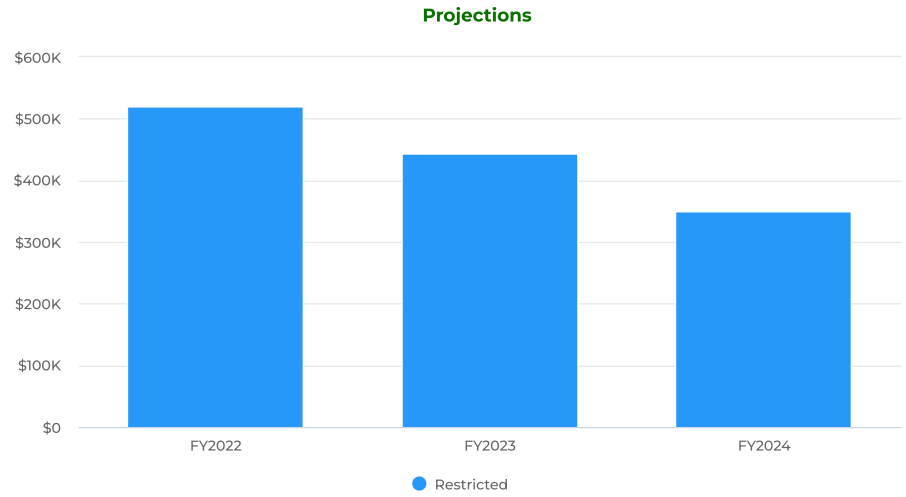
Expenditures by Expense Type

Building Fee Fund Budgeted Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Operating Expenses	$1,297,840	$1,517,291	$1,543,750	$1,813,735	$1,554,600	0.7%
Capital Outlay	$5,519	$0	$0	$0	$0	0%
Debt Service	$0	$1,353	$0	$0	$0	0%
Total Expense Objects:	**$1,303,359**	**$1,518,644**	**$1,543,750**	**$1,813,735**	**$1,554,600**	**0.7%**

Fund Balance



All of the Building Fee Fund Reserves are considered restricted as they can only be used to support enforcement of the Florida Building Code per state statute.

Financial Summary	FY2022	FY2023	FY2024	% Change
Fund Balance	—	—	—	
Restricted	$518,912	$443,445	$349,095	-21.3%
Total Fund Balance:	**$518,912**	**$443,445**	**$349,095**	**-21.3%**

Debt Service Fund

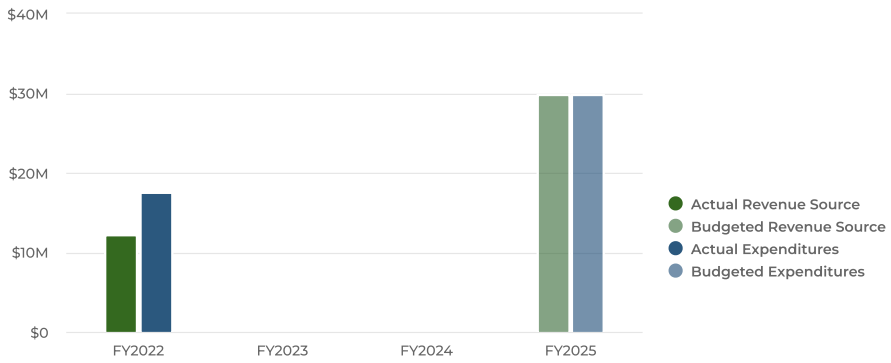
The Debt Service Fund accounts for the accumulation of resources that are committed or assigned for the payment of principal and interest on long-term obligations of governmental funds.

The Debt Service Fund is considered a non-major Governmental Fund for financial reporting.

Summary

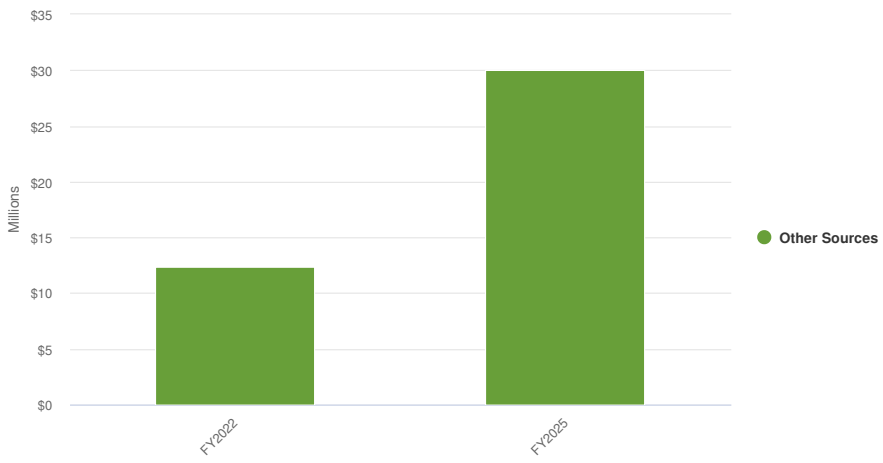
The Village of Estero is projecting $30M of revenue in FY2025, which represents a 0% increase over the prior year. Budgeted expenditures are projected to increase by 0% or $30M to $30M in FY2025.

The Village has no debt obligations, therefore there are no revenues or expenditures budgeted for the 2024-2025 fical year.



Revenues by Source

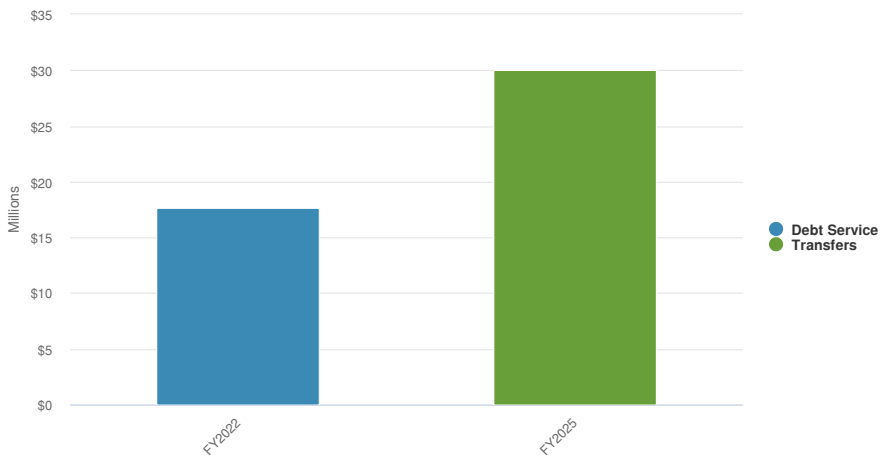
Debt Service Fund Budgeted and Historical 2023 Revenues by Source



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Other Sources	$12,360,250	$0	$0	$0	$30,000,000	N/A
Total Revenue Source:	**$12,360,250**	**$0**	**$0**	**$0**	**$30,000,000**	**N/A**

Expenditures by Expense Type

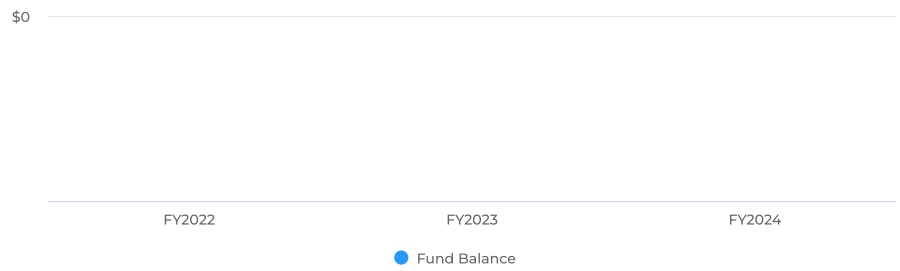
Debt Service Fund Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Debt Service	$17,664,717	$0	$0	$0	$0	0%
Transfers	$0	$0	$0	$0	$30,000,000	N/A
Total Expense Objects:	**$17,664,717**	**$0**	**$0**	**$0**	**$30,000,000**	**N/A**

Fund Balance

Projections



The Debt Service Fund was closed in FY 2021-2022 as the Village repaid it's only debt obligation, therefore there is no fund balance remaining.

Financial Summary	FY2022	FY2023	FY2024	% Change
Fund Balance	—	—	—	
Unassigned	$0	$0	$0	0%
Assigned	$0	$0	$0	0%
Committed	$0	$0	$0	0%
Restricted	$0	$0	$0	0%
Total Fund Balance:	**$0**	**$0**	**$0**	**0%**

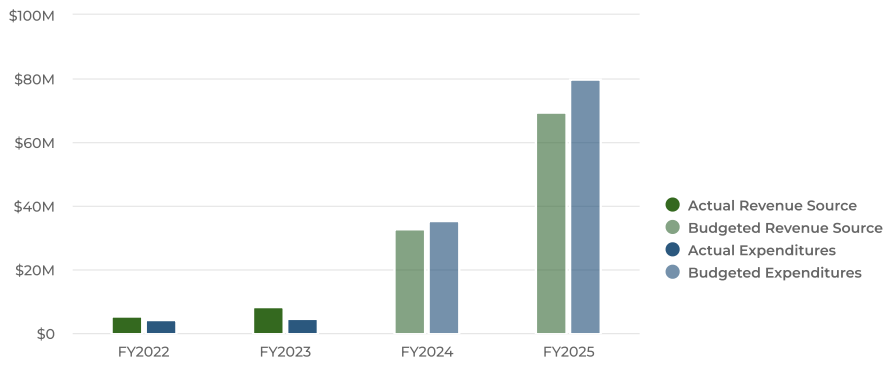
Capital Projects Fund

The Capital Projects Fund accounts for the resources restricted or allocated to capital projects. The restricted revenue is restricted for use on road or park capital improvements.

The Capital Projects fund is considered a major Governmental Fund for financial reporting purposes. A major fund is defined as any fund whose revenues or expenditures, excluding other financing sources and uses, constitute more than 10% of the revenues or expenditures of the appropriated budget.

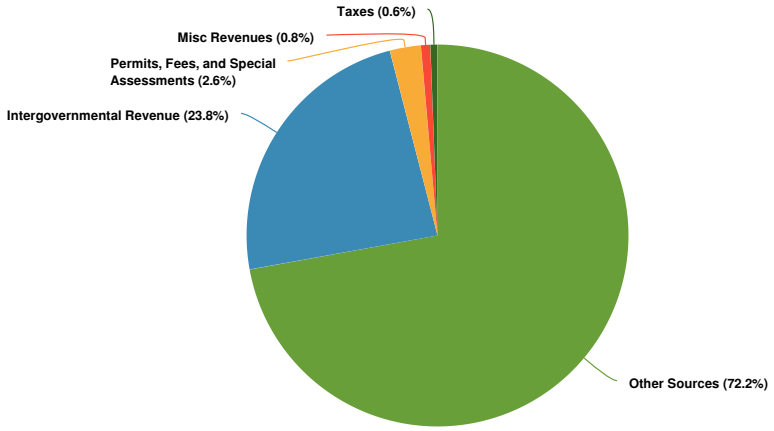
Summary

The Village of Estero is projecting $69.71M of revenue in FY2025, which represents a 111.6% increase over the prior year. Budgeted expenditures are projected to increase by 125.3% or $44.41M to $79.87M in FY2025.

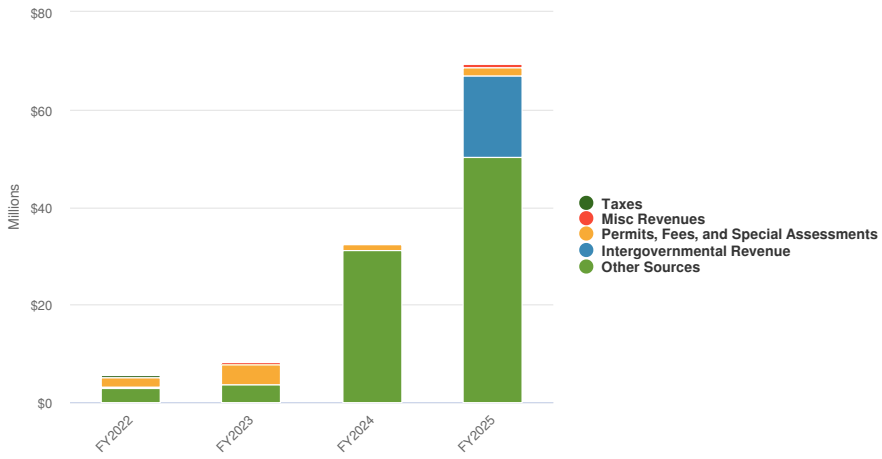


Revenues by Source

Capital Projects Fund Budgeted Revenues by Source

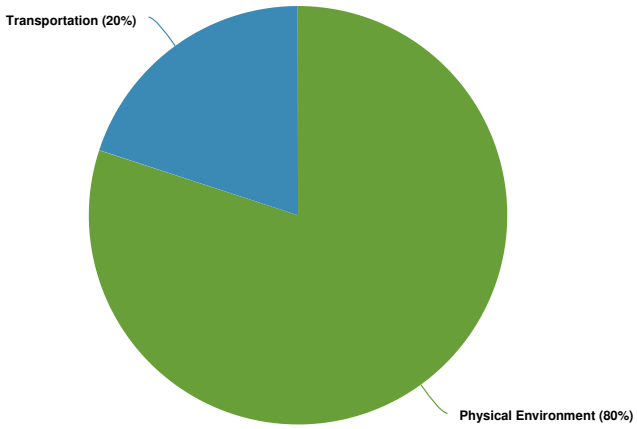


Capital Projects Fund Budgeted and Historical Revenues by Source

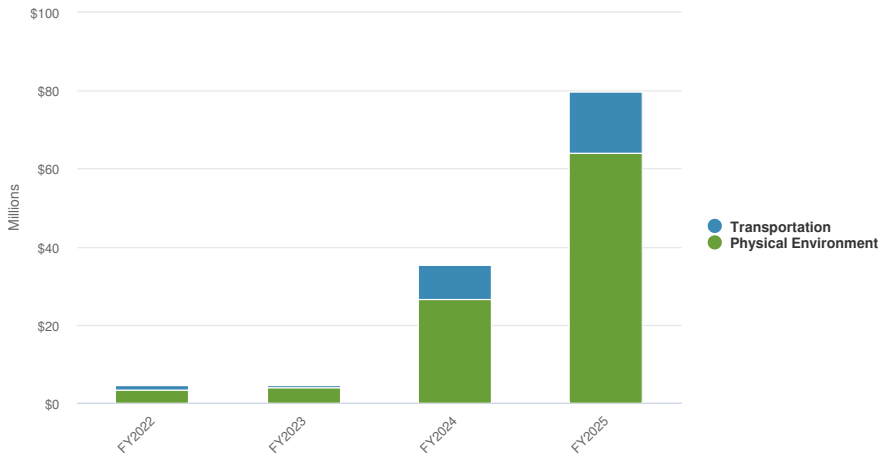


Expenditures by Function

Capital Projects Fund Budgeted Expenditures by Function

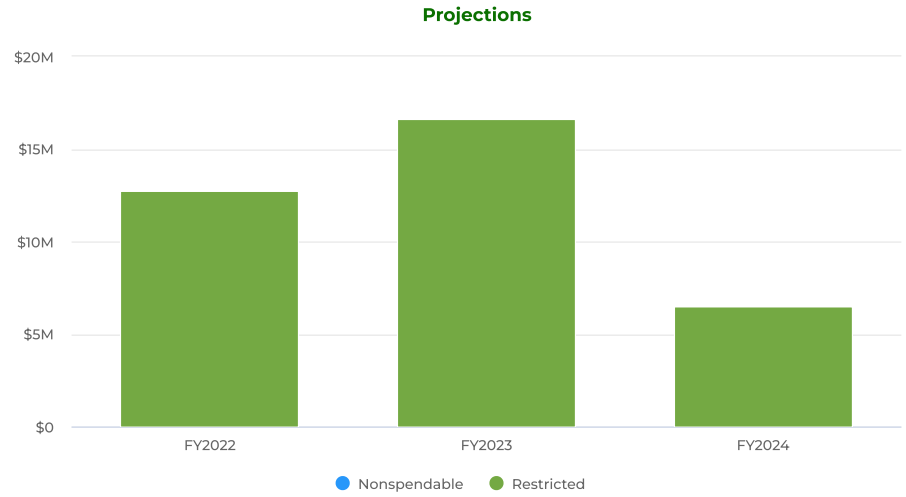


Capital Projects Fund Budgeted and Historical Expenditures by Function



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Physical Environment	$3,195,900	$3,800,976	$26,680,453	$17,725,415	$63,921,714	139.6%
Transportation	$1,190,594	$834,394	$8,775,450	$613,100	$15,947,200	81.7%
Total Expenditures:	**$4,386,495**	**$4,635,370**	**$35,455,903**	**$18,338,515**	**$79,868,914**	**125.3%**

Fund Balance



The Capital Projects Fund reserves are considered restricted for the use of capital improvements.

Financial Summary	FY2022	FY2023	FY2024	% Change
Fund Balance	—	—	—	
Restricted	$12,717,301	$16,618,605	$6,476,126	-61%
Nonspendable	$0	$15,800	$0	-100%
Total Fund Balance:	**$12,717,301**	**$16,634,405**	**$6,476,126**	**-61.1%**

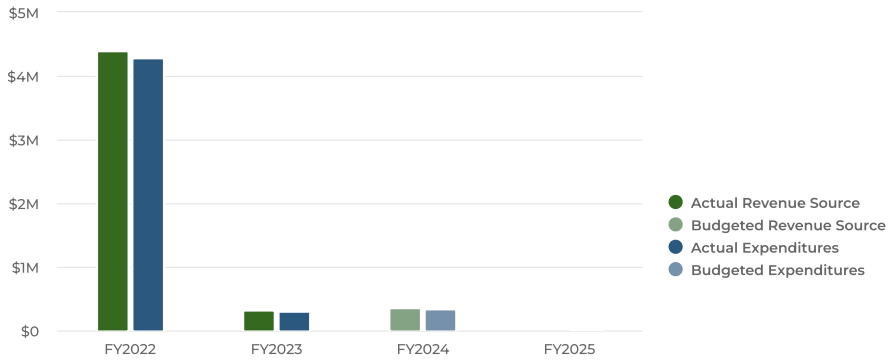
Driving Range Fund

The Driving Range Fund accounts for all driving range revenues and related expenses. The intent is for the amount of revenue generated from these activities to exceed the related expenses, therefore generating a profit.

The Driving Range Fund is considered a major Enterprise Fund for financial reporting purposes. It is automatically considered a major fund as it's the Village's only Enterprise Fund.

Summary

The Village of Estero is projecting $5.01K of revenue in FY2025, which represents a 98.6% decrease over the prior year. Budgeted expenditures are projected to decrease by 97.0% or $346.71K to $10.8K in FY2025.

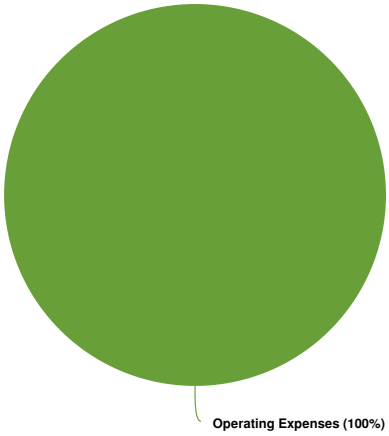


Revenues by Source

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Charges for Services	$13,146	$326,326	$363,755	$277,826	$0	-100%
Misc Revenues	$193	$4,175	$5,750	$8,759	$5,015	-12.8%
Other Sources	$4,400,000	$0	$0	$0	$0	0%
Total Revenue Source:	**$4,413,339**	**$330,500**	**$369,505**	**$286,585**	**$5,015**	**-98.6%**

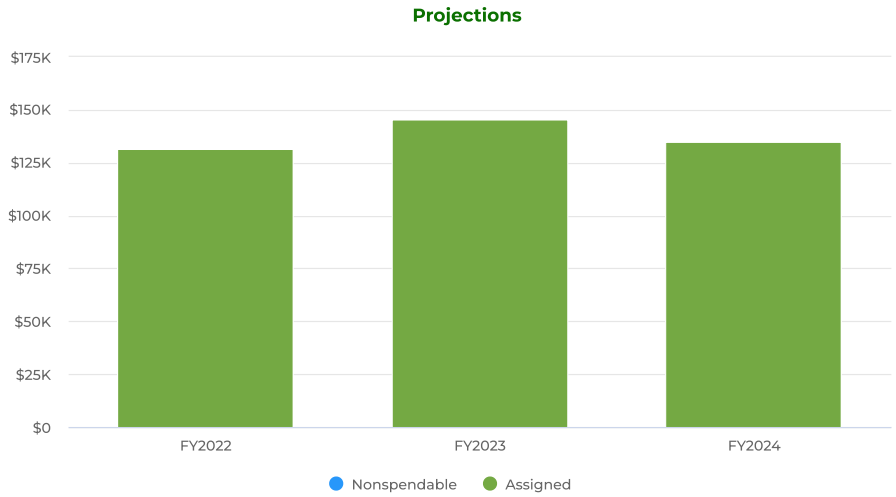
Expenditures by Expense Type

Driving Range Fund Budgeted Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Operating Expenses	$70,993	$308,244	$357,505	$291,295	$10,800	-97%
Capital Outlay	$4,220,198	$0	$0	$0	$0	0%
Total Expense Objects:	**$4,291,191**	**$308,244**	**$357,505**	**$291,295**	**$10,800**	**-97%**

Fund Balance



The Driving Range has $4,262,598 in Nonspendable Fund Balance. This consists of the land, building and equipment that the Driving Range owns. The remaining reserves are considered assigned as their use is intended to support the operations of the Driving Range.

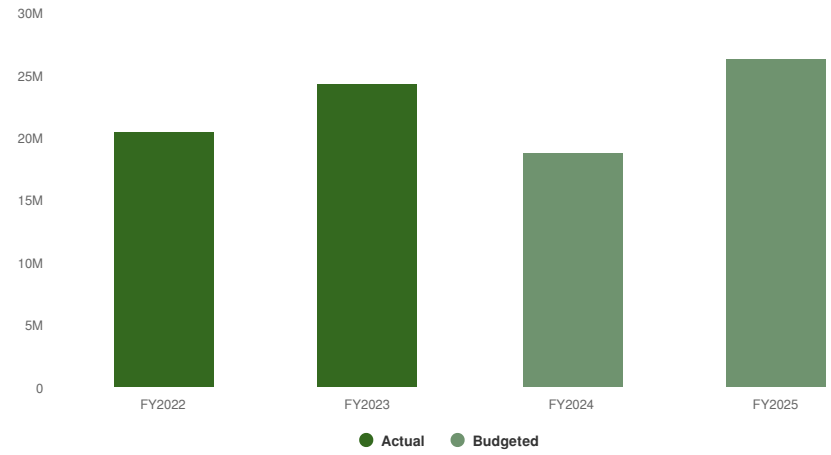
Financial Summary	FY2024
Fund Balance	—
Assigned	$135,022
Nonspendable	$0
Total Fund Balance:	**$135,022**

FUNDING SOURCES

General Fund Revenue

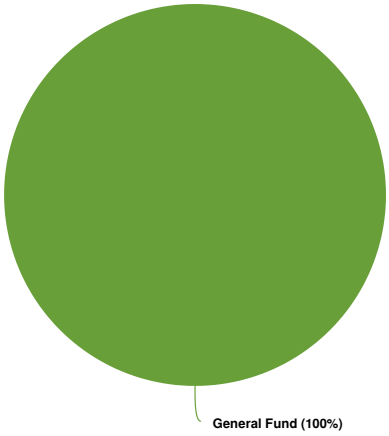
$26,357,905 $7,605,045
(40.55% vs. prior year)

General Fund Revenue Historical Budget vs. Actual

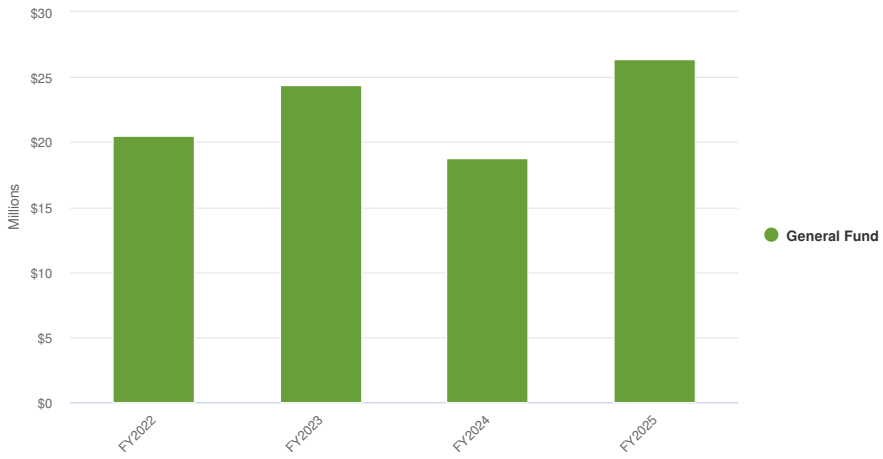


Revenue by Fund

2025 Revenue by Fund



Budgeted and Historical 2025 Revenue by Fund



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
General Fund						
Taxes						
Ad Valorem Taxes	$5,280,762	$5,723,923	$6,077,400	$6,125,293	$6,650,755	9.4%
Local Communications Srvs Tax	$972,497	$1,012,911	$975,000	$964,120	$950,500	-2.5%
Local Business Tax	$20,997	$32,508	$25,000	$27,450	$27,000	8%
Local Option Gas Tax-1-6 Cent	$571,663	$639,884	$635,000	$605,475	$625,000	-1.6%
Total Taxes:	**$6,845,919**	**$7,409,226**	**$7,712,400**	**$7,722,338**	**$8,253,255**	**7%**
Permits, Fees, and Special Assessments						
Franchise Fees-Electric	$2,523,131	$2,887,780	$2,402,500	$3,197,508	$2,850,000	18.6%
Franchise Fees-Solid Waste	$129,174	$136,930	$137,500	$140,982	$137,500	0%
Franchise Fees-Natural Gas	$18,457	$134,354	$85,000	$110,985	$102,500	20.6%
ROW Permits	$1,450	$200	$1,250	$650	$1,000	-20%
Total Permits, Fees, and Special Assessments:	**$2,672,213**	**$3,159,264**	**$2,626,250**	**$3,450,125**	**$3,091,000**	**17.7%**
Intergovernmental Revenue						
Rev Sharing Sales tax	$752,467	$826,154	$835,000	$850,235	$850,000	1.8%
Mobile Home License	$3,645	$3,720	$3,885	$3,895	$3,750	-3.5%
Alcohol Beverage Tax	$32,258	$29,527	$30,575	$30,675	$31,250	2.2%
Half Cent Sales Tax	$3,810,846	$4,229,616	$4,250,000	$4,159,525	$4,200,000	-1.2%
Rev Sharing-Fuel Tax	$197,802	$207,960	$197,500	$203,368	$195,000	-1.3%
FDOT US 41 Light Maintenance	$132,728	$143,903	$135,000	$148,220	$145,000	7.4%
ARPA Funding	$4,709,977	$0	$0	$2,254,436	$8,476,900	N/A
WCIND Marine Patrol Revenue	$544	$0	$0	$0	$0	0%
FEMA-Federal Share	$0	$6,441,876	$2,000,000	$0	$0	-100%
FEMA-State Share	$0	$479,884	$0	$0	$0	0%
Total Intergovernmental Revenue:	**$9,640,266**	**$12,362,641**	**$7,451,960**	**$7,650,354**	**$13,901,900**	**86.6%**
Charges for Services						
Administrative Fee	$82,890	$161,017	$65,000	$184,212	$150,000	130.8%
Cost Recovery-Admin Charge	$25,000	$18,287	$14,000	$17,803	$15,000	7.1%
Dev & Zoning-Fixed Fees	$88,633	$62,788	$68,500	$59,875	$60,000	-12.4%
Dev & Zoning-Cost Recovery Fee	$133,134	$153,095	$93,500	$106,525	$90,500	-3.2%
Code Comp & Contractor License	$60,000	$3,250	$25,000	$106,900	$45,000	80%
Total Charges for Services:	**$389,657**	**$398,437**	**$266,000**	**$475,315**	**$360,500**	**35.5%**
Judgements, Fines and Forfeits						
Fines & Forfeitures	$330	$217	$250	$175	$250	0%
Total Judgements, Fines and Forfeits:	**$330**	**$217**	**$250**	**$175**	**$250**	**0%**
Misc Revenues						

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Interest Income	$48,722	$893,941	$600,000	$1,730,912	$650,000	8.3%
Rental income	$36,000	$36,000	$36,000	$36,000	$36,000	0%
Miscellaneous Revenue	$49,557	$72,671	$27,500	$63,500	$32,500	18.2%
Planning-Miscellaneous Revenue	$795,025	$35,884	$32,500	$34,450	$32,500	0%
Total Misc Revenues:	**$929,304**	**$1,038,495**	**$696,000**	**$1,864,862**	**$751,000**	**7.9%**
Total General Fund:	**$20,477,689**	**$24,368,279**	**$18,752,860**	**$21,163,169**	**$26,357,905**	**40.6%**

Funding Sources

Ad Valorem Taxes

Legal Authorization

Florida Statutes §166.211 authorizes the Village of Estero, in a manner not inconsistent with general law, to levy Ad Valorem taxes on real and tangible personal property in an amount not to exceed 10 mills. Ad Valorem Taxes are also known as property taxes. The 2015 tax was the initial year of the Village assessing a millage rate.

Major Assumptions

The Certified Values of the Village are provided below. A two-thirds (5 out of 7) council member vote allows for a maximum millage rate of 0.74. These rules are outlined in Florida Statutes §200.065.

Fee Schedule

Resolution No. 2024-16 proposes the millage rate of the Village of Estero, for the tax year 2024, levying an annual tax for said year at 0.7400 mills per thousand dollars of the total assessed taxable value of all real and tangible personal property. The Ad Valorem Revenue is budgeted at a 95% collection rate.

Revenue Trends

Tax Year	Just Value	Taxable Value	% Over (Under) Prior Year	Millage Rate	Rolled Back Rate	% Over (Under) Rolled Back Rate	Revenue Collected/ Budgeted
2015	$6,960,615,458	$5,675,825,842	n/a	0.8398	n/a	n/a	$4,589,279
2016	$7,557,342,274	$6,097,421,427	7.40%	0.7998	0.8004	-0.10%	$4,699,042
2017	$8,023,726,022	$6,484,202,557	6.30%	0.7798	0.7682	1.50%	$4,819,043
2018	$8,035,620,944	$6,649,259,073	2.50%	0.7750	0.7692	0.80%	$4,955,863
2019	$8,283,245,502	$6,808,708,418	2.40%	0.7726	0.7630	1.30%	$5,006,000
2020	$8,367,488,423	$6,906,637,833	1.40%	0.7726	0.7681	0.60%	$5,075,000
2021	$8,857,701,422	$7,189,827,701	4.10%	0.7700	0.7481	2.90%	$5,281,886
2022	$11,132,499,571	$7,929,707,459	10.30%	0.7500	0.7002	7.10%	$5,650,000
2023	$13,779,995,912	$8,679,644,517	9.50%	0.7400	0.6826	8.40%	$6,101,800
2024	$14,480,146,019	$9,460,531,106	9.00%	0.7400	0.6850	8.00%	$6,650,800

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Total Ad Valorem Taxes	$5,723,923	$6,077,400	$6,125,293	$6,650,755

Taxes Paid by Village of Estero Residents

A mil of tax is the rate of tax equal to $1.00 for each $1,000 of taxable property value. Below is a breakdown of the millage rates for all taxing authorities paid by Village residents by Fire District.

Taxing Authority	2022 Millage Rate	2023 Millage Rate	2023 % of Total Tax Bill
Lee County General Revenue	3.8623	3.7623	28.75%
Lee County Library District	0.4714	0.4714	3.60%
Village of Estero	0.7500	0.7400	5.66%
Public School by Local Board	2.2480	2.2480	17.18%
Public School by State Law	3.6430	3.1820	24.32%
Hyacinth Control District	0.0235	0.0217	0.17%
Mosquito Control District	0.2439	0.2300	1.76%
South Florida Water Management District	0.2572	0.2301	1.76%
West Coast Inland Navigation District	0.0394	0.0394	0.30%
Subtotal Excluding Fire District	11.5387	10.9249	
The following apply to property located in the *Estero Fire Rescue District*:			
Estero Fire Rescue District 1	2.1300	2.1600	16.51%
Total Estero Fire Rescue District	13.6687	13.0849	
The following apply to property located in the *San Carlos Park Fire District*:			
San Carlos Fire Rescue District 1	2.7500	2.6700	19.64%
Total San Carlos Park Fire District	14.2887	13.5949	
The following apply to property located in the *Bonita Springs Fire District*:			
Bonita Springs Fire Rescue District	2.1800	1.9466	15.12%
Total Bonita Springs Fire District	13.7187	12.8715	

Local Option Gas Tax Revenue

Legal Authorization

The 6-cents fuel tax, and the additional 5-cents fuel tax, pursuant to Chapter 336.025, Florida Statutes, were levied by an ordinance adopted by a majority vote of the County's governing body. The proceeds of the fuel tax are distributed to the municipalities located within Lee County based upon an interlocal agreement.

Major Assumptions

The interlocal agreement was effective October 1, 2015; therefore, no Local Option Gas Taxes were received prior to that date. Revenue estimates and allocations are provided by the State.

Fee Schedule

Florida Statute §336.025 allows for the distribution of the Local Option Gas Tax whether through an interlocal agreement or by transportation methodology outlined in the Statutes. The County and Cities entered into an interlocal agreement, which distributes 2.5% to the Village of Estero.

Revenue Trends

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Local Option Gas Tax 1 to 6 cent	$ 639,884	$ 635,000	$ 605,475	$ 625,000
Local Option Gas Tax 1 to 5 cent	465,738	435,250	426,736	415,000
Total Local Option Gas Tax	**$1,105,622**	**$ 1,070,250**	**$ 1,032,211**	**$ 1,040,000**

Franchise Fees

Legal Authorization

The Village of Estero Ordinance No. 2015-09 (electrical) grants the non-exclusive right, privilege or franchise to construct, maintain and operate, under, upon, over and across the present or future streets for the respective services. Ordinance No. 2016-12 authorizes the assessment of solid waste fees within the Village. The franchise fee collected by Lee County will be shared with the Village pursuant to an interlocal agreement (EC 2016-32). Ordinance No. 2021-09 authorizes a franchise agreement with People's Gas which is 6% of gross revenue from the sale of Natural Gas to customers within the corporate limits of hte Village.

Major Assumptions

The Franchise Agreement negotiated with FPL was effective October 1, 2015. Solid Waste franchise fees were effective September 7, 2016, and the rate is set by Lee County. Current franchise fees are: Electrical, 4.5% (6% maximum) and Solid Waste, 5.5%. Village Council has the option to increase electrical franchise fees once annually and Lee County can increase the solid waste franchise fee. Revenue estimates are based upon trend analysis.

Fee Schedule

Contained in Village Ordinance 2015-09.

Revenue Trends

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Franchise Fees-Electrical	$ 2,887,780	$ 2,402,500	$ 3,197,508	$ 2,850,000
Franchise Fees-Solid Waste	136,930	137,500	140,982	137,500
Franchise Fees-Natural Gas	134,354	85,000	110,985	102,500
Total Franchise Fees	**$ 3,159,064**	**$ 2,625,000**	**$ 3,449,475**	**$ 3,090,000**

Communication Services Tax

Legal Authorization

Florida Statutes §202.19, authorizes the Village of Estero to adopt Local Communication Services Tax (CST). The Village adopted Ordinance 2015-07 to establish the rates.

Major Assumptions

The Village of Estero Ordinance 15-07 set a CST rate of 3.61% which was effective January 1, 2016. Village Council, by Florida Statutes §202.21, can increase upon adoption by Ordinance before September 1st of any year for an increase beginning on January 1st of the following year with a maximum of 5.22% allowed. Revenue estimates and allocations are provided by the State.

Fee Schedule

All payment schedules are established by Florida Statutes and are received monthly for the prior two month's collection, i.e., January collections are received in March.

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Communications Services Tax	**$1,012,911**	**$ 975,000**	**$ 964,120**	**$ 950,500**

State Shared Revenues

Legal Authorization

The Shared State Revenues are comprised of a variety of fees and taxes collected by the State and distributed to municipalities based on formulas established by appropriate Florida Statutes.

The Municipal *Revenue Sharing* apportionment of Sales Tax for municipalities is discussed in Florida Statutes §218.245. State Fuel Taxes are levied pursuant to Florida Statutes §206.41 with the County Local Option Gas Tax levied pursuant to Florida Statutes §336.025 This revenue category is comprised of the 8 cent fuel tax collected and distributed by the State. The Cigarette Tax is levied by Florida Statutes §210.02 and was consolidated into the State Shared Revenue proceeds in Fiscal Year 2000-2001.

Local Government Half Cent Sales Tax distributions are provided for in Florida Statutes §218.61.

Major Assumptions

Collections for Sales and Fuel Taxes are projected to remain resilent to broader cracks in the broader economy.

Fee Schedule

All payment schedules are established by Florida Statutes. Revenue Sharing is received monthly based upon an apportionment formula. Mobile Home Licenses and Half Cent Sales Tax are received monthly for the prior two month's collection, i.e., January collections are received in March. Alcoholic Beverage Licenses are received quarterly for the prior quarter's collections.

Revenue Trends

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Revenue Sharing-Sales Tax Portion	$ 826,154	$ 835,000	$ 850,235	$ 850,000
Revenue Sharing-Fuel Tax Portion	207,960	197,500	203,368	195,000
Half Cent Sales Tax	4,229,616	4,250,000	4,159,525	4,200,000
Total State Shared Revenues	**$ 5,263,730**	**$ 5,282,500**	**$ 5,213,128**	**$ 5,245,000**

Impact Fee Revenues

Legal Authorization

Florida Statutes §163.31801 provides the authority for the Village of Estero to adopt Impact Fees as a home rule revenue source. The Village adopted Ordinance No. 2018-09 & 2018-10 imposing impact fees as outlined in the provisions of the Estero Land Development Code, Chapter 2, Article VI.

Major Assumptions

Impact fees are imposed on new construction and as a result of the continued economic uncertainty, new construction permits are anticipated to decrease significantly until the local new construction housing market shows signs of pending recovery.

Fee Schedule

Contained in Village of Estero Development Code, Chapter 2, Article VI.

Revenue Trends

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Road Impact Fees	$ 3,591,416	$ 975,000	$ 3,626,263	$ 1,650,500
Park Impact Fees	502,989	98,500	487,030	182,500
Total Impact Fee Revenue	**$ 4,094,405**	**$ 1,073,500**	**$ 4,113,293**	**$ 1,833,000**

Building Permits & Fees

Legal Authorization

Florida Statutes § 163.31801 authorizes the Village to impose building permit fees which are regulatory fees adopted pursuant to a local government's policy powers in the exercise of a sovereign function. The Village adopted Resolution No. 2015-68 as amended with Resolution 2017-11 for Village Center and Resolution 2019-22 for Private Provider inspections.

Major Assumptions

Revenue projections are based upon historically collection trends and relevant economic data.

Fee Schedule

Contained in Village Resolution 2017-11 and amended in Resolution 2019-22.

Revenue Trends

	Actual 2022-2023	Budget 2023-2024	Estimated 2023-2024	Budget 2024-2025
Building Permits & Fees	**$ 1,457,554**	**$ 1,229,250**	**$ 1,478,300**	**$ 1,436,750**

DEPARTMENTS

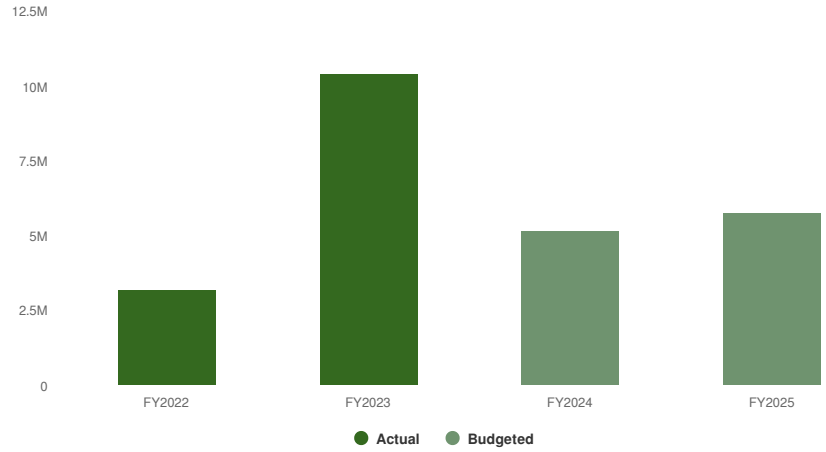
General Government

This "General Government" section reports on all of the General Fund cost centers that are classified as General Government. The listed cost centers are reported on individually in the following section.

Expenditures Summary

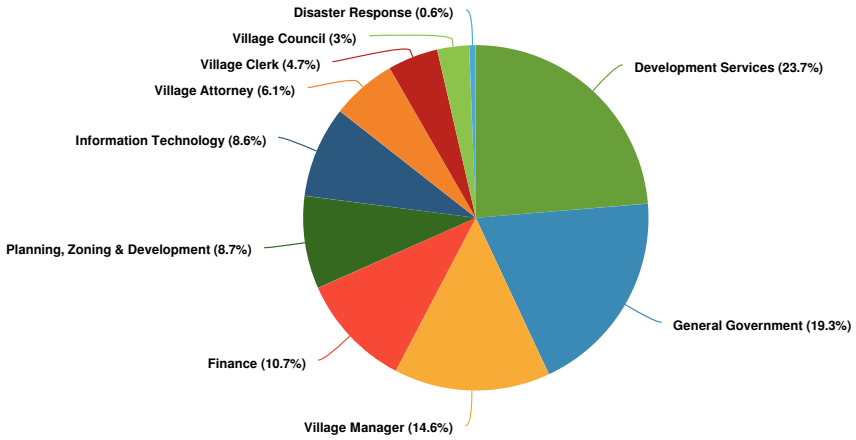
$5,777,955 $645,355
(12.57% vs. prior year)

General Government Proposed and Historical Budget vs. Actual

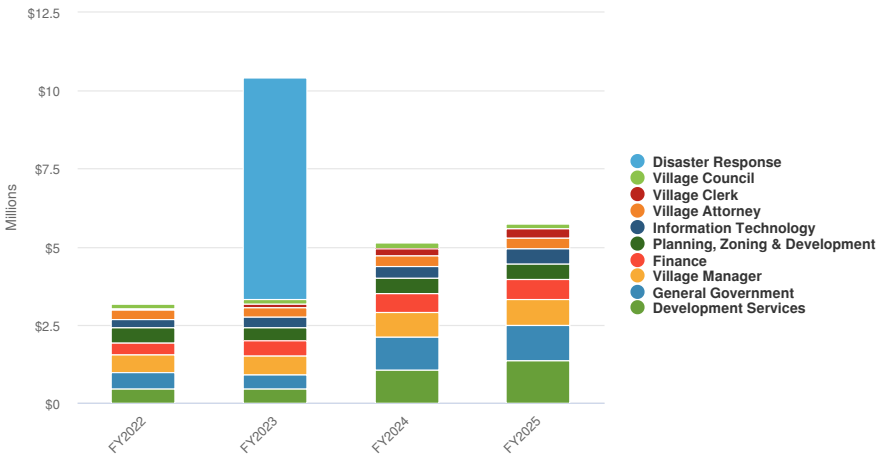


Expenditures by Department

General Government Budgeted Expenditures by Department

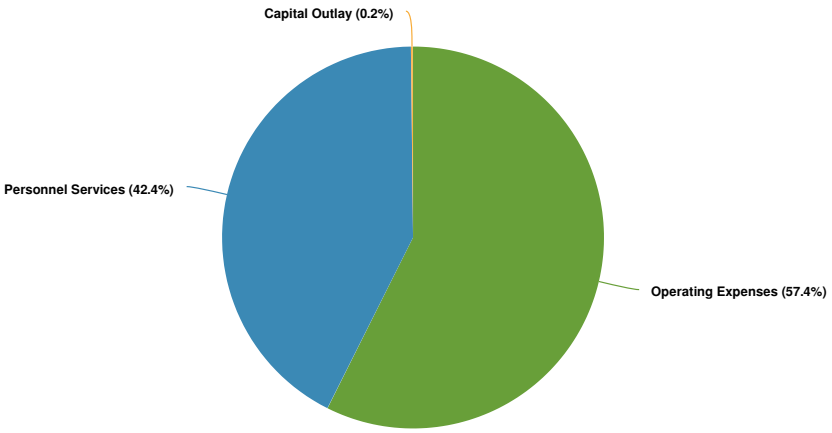


General Government Budgeted and Historical Expenditures by Department

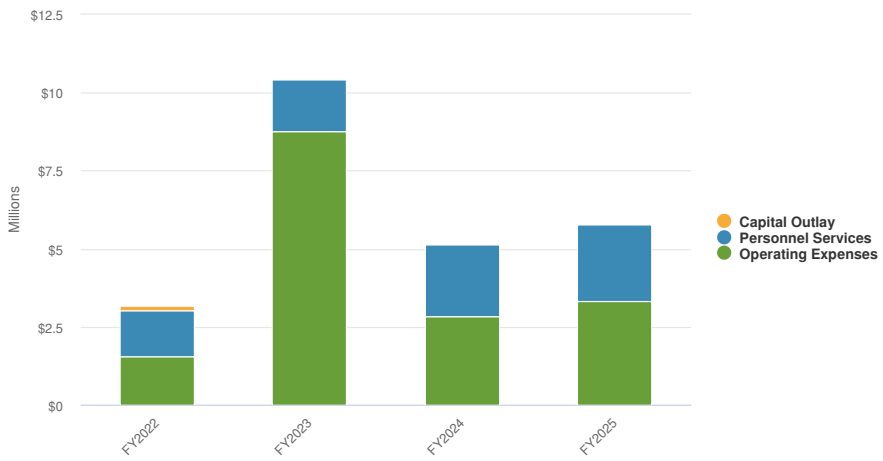


Expenditures by Expense Type

General Government Budgeted Expenditures by Expense Type



General Government Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Personnel Services	$1,480,976	$1,675,441	$2,305,450	$1,651,923	$2,451,605	6.3%
Operating Expenses	$1,536,626	$8,755,222	$2,817,150	$1,828,025	$3,316,350	17.7%
Capital Outlay	$157,302	$370	$10,000	$0	$10,000	0%
Total Expense Objects:	**$3,174,905**	**$10,431,034**	**$5,132,600**	**$3,479,948**	**$5,777,955**	**12.6%**

Village Council

Function:

Village Council is the elected governing body of the Village, providing policy direction to the Administration. Estero has a seven-member Council elected at large for four-year terms to represent each of the Village's seven districts. Elections are on a staggered basis every two years, with three seats being elected at one election and the other four the following election. The Village Council then appoints its own Mayor and Vice Mayor from among the Councilmembers. Village Council also appoints a Village Attorney, Village Clerk, and Village Manager. Estero is a Council-Manager form of government, where the Village Council is the legislative arm and the Village Manager is the administrative arm.

The Village Council has approved several, significant policies thus far. These are listed below, with colors corresponding to their area of strategic focus (green for financial, blue for environmental, orange for staffing, purple for infrastructure, and brown for all others).

Reserves Policy

Fund Balance Policy, Resolution 2016-31

Reserves Policy, Ordinance 2022-03

Tax Policy

2017: Taxes Reduced, Resolution 2017-27

2018: Taxes Reduced, Resolution 2018-14

2019: Taxes Reduced, Resolution 2019-16

2020: Tax Rate Unchanged, Resolution 2020-20

2021: Tax Rate Reduced, Resolution 2021-17

2022: Tax Rate Reduced Resolution 2022-33

2023: Tax Rate Reduced Resolution 2023-23

Environmental Policy

Estero on the River land purchase, Resolution 2018-20

Approve PACE program, Resolution 2019-23

Williams Road land purchase and Estero on the River partial land sale, Resolution 2020-08

History:

Major Actions

2017	2018	2019	2020	2021	2022
Second Mayor, Jim Boesch, & Vice Mayor, Bill Ribble, elected on April 5	Second Veterans Day Celebration held on November 17	Third Mayor, Bill Ribble, and Vice Mayor, Katy Errington, elected on March 20	Fourth Veterans Day Celebration was canceled due to the Coronavirus pandemic	Joanne Ribble, Larry Fiesel, & Jim Ward elected to serve as Council members for Districts 1, 2, & 6, respectively. Each was sworn in on March 17	Appointed Robert Eschenfelder of Trask Daigneault, LLP for Village Attorney Services on November 16
District 3 Council member Don Brown resigned on May 3	Third Anniversary Celebration held on March 16	Third Veterans Day Celebration on November 9	Fifth Anniversary Celebration was canceled due to the Coronavirus pandemic	Fourth Mayor, Katy Errington, & Vice Mayor, Jon McLain, elected on March 17	Declared a State of Local Emergency in response to Hurricane Ian on September 27
Jon McLain elected District 3 Council-member by Village Council on June 21					
First Veterans Day Celebration held on November 11					

Strategic Planning:

Executive Summary SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis, Estero Incorporation Feasibility Study (2013):

The basis of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis is to identify the current conditions of an organization in four areas. Strengths and weaknesses are areas that exist within the community today, while opportunities and threats are issues or factors which may face the community in the future. By identifying these conditions, citizens of the Estero community can make informed decisions on whether incorporation is the best path to address the special needs and concerns of the community.

The SWOT analysis was compiled through interviews with and responses to questionnaires submitted to BJM Consulting. The SWOT Analysis will be broken up into three parts; overall issues that will affect the community, expense and revenue issues, and contractual service agreements for key services such as law enforcement, code enforcement, maintenance of public rights of way and planning and zoning issues.
It should be noted that the analysis of expenditures and revenues is based on financial projections developed by BJM Consulting, Inc. to support a new and innovative type of local government. In today's changing world many local governments are looking to outsource many services. This new prototype proposes to outsource many government functions.

Overall Issues

Strengths:

- Estero is a large diverse community with most of its necessary infrastructure in place
- Estero leaders put off incorporation talks until its population and tax base became large enough to support an efficient local government and most of the necessary infrastructure was completed
- Estero has a strong ad valorem and sales tax base
- The community has a new and efficient roadway network that has expanded from 8 north-south lanes to 20 such lanes during the last decade
- Community leaders are knowledgeable and experienced in providing existing public services through their efforts working with existing local governing agencies
- The community has demonstrated the ability to work together to accomplish a common goal
- The community has a community plan that has been developed with much citizen input and adopted by the Lee County Board. This plan is likely to be the model for the Village's first comprehensive land use plan
- The community has the ability to incorporate existing land development codes into the zoning regulations of a new municipality
- There is existing support for a business-like look at incorporation by local residents
- As proposed, the new municipality would not need a large number of employees to provide a high quality of life and good levels of municipal service
- The majority of Estero's residents live in residential communities that are responsible for the maintenance and repair of the community's roads and adjacent landscaping
- Many of the gated communities have recreation amenities that they maintain for their residents greatly reducing the need for local government recreation services
- Florida Gulf Coast University (FGCU) in Southeast Lee County just to the north of the community will have a major positive impact on the growth of the area
- The proximity of the Southwest Florida International Airport will have a positive influence on the commercial and business development of the community
- The community is home to two regional shopping centers, Coconut Point Town Center and Miramar [Miromar] Outlets
- In addition it is home to Germain Arena, Miramar Design Center, Estero Community Park, pleasing esthetics, centrally located in SW Florida, proximity to the beaches and easy access to major interstate and SW Regional Airport
- As a result of Estero's outstanding location and superior road network Hertz World Headquarters will be locating in the community in 2015 with at least 700 new, year round, high wage jobs
- For many years Estero did not need to be concerned about stimulating economic development but with the recession that changed and the community recruited many of its retired executives to become active in its economic development program and joined the Bonita Springs Estero Economic Development Council to implement a joint effort
- Estero is a safe community with many communities providing supplemental security services to their residents
- Estero has been successful in helping many of its residents serve on County and other governments that serve the community from the County's LPA, Sustainability Committee, Charter Review Committee, Conservation

20/20 Committee, DR/GR Committee, the MPO Citizen Advisory Committee, the Airports Special Management Committee to name a few.
- The Estero Design Review Committee's review process of all new developments has lead to a coordinated and aesthetically pleasing look for the community
- The community is in the process of updating their Community Plan calling for the establishment of "Centers of Interest" for Health, Culture, Commerce and Historic Districts
- The area has many high-end gated residential communities
- There is a wealth of available, experienced leaders
- The ECCL has established a strong relationship with Lee County and its Commissioners
- Estero is the best example of an unincorporated area working with Lee County Commissioners
- Estero Concert Series: 5 - 6 Classical music concerts conducted yearly in the 1905 Art Hall in the Koreshan State Historic Site and performed by accomplished musicians from the Naples Philharmonic and other important musical groups around the country.
- Estero Art League - promotes the arts in Estero
- Estero Festival of the Arts - art competition for Estero school children
- Friends of S. County Regional Library - sponsors author luncheons and reading programs
- Access to the Estero River, including opportunities for kayaking and canoeing from Estero to Estero Bay, as well as salt water and fresh water fishing.
- Home of the Koreshan State Park.
- Nearby the spring training sites for the Boston Red Sox and Minnesota Twins.

Weaknesses:
- Like all seasonal communities residents and business owners who are part-time non-registered voters will have less influence on level-of-service discussions than the community's year round residents
- Like all new municipalities, Estero has never completed the State of Florida Comprehensive Planning Process required of all municipalities. While the area has an adopted community plan that could be the basis of the new municipality's comprehensive plan, this still will be a new exercise for the community.
- Like all new municipalities, Estero has not established relationships with Federal and State agencies
- Because the proposed Charter plans for the Village of Estero to provide many key services (law enforcement, fire, road maintenance, and planning and zoning), through inter governmental agreements, quality control will become an important matter for the new municipality
- At present Estero is primarily a retirement community but as more working families locate here many of them will commute outside of the community for work
- At present Estero does not have an established downtown area
- During the recent real estate bubble there was a shortage of affordable housing within the community. This condition could return unless more rental apartment complexes are developed.
- Since Estero is relatively new as a mature community it does not have a fully developed "sense of place".
- The City of Bonita Springs is in the process of annexing some areas within the southern part of the Estero Community Planning area and the Estero Fire Rescue District, both of which are in unincorporated Lee County
- At present there is a lack of "Home Rule", the community has to rely on the Lee County Commission located in Fort Myers to protect their quality of Life
- Some local business leaders believe organizations such as the ECCL and VOTE Estero are representing the local communities without regard for the business community in regards to the need for additional infrastructure
- According to some Lee County transportation experts the Corkscrew - I-75 interchange will fail within a few short years if some action isn't taken.
- FOOT has recently removed dollars from its work program which were scheduled to make improvements to the I-75 Interchange at Corkscrew.
- The City of Bonita Springs continues to encroach into Estero through annexations causing some Estero residents to think Bonita leaders believe they know what is better for Estero than Estero leaders which they find offensive.
- Like most of Lee County's municipalities Estero's commercial vacancy rates are high and the community has a large amount of commercially zoned vacant land
- There is no beachfront property inside Estero however several communities have boat access to adjacent island beaches
- There are some areas that have experienced flooding during longer periods of heavy rain and not all of them have been fully addressed by the appropriate agencies
- There are some areas with unpaved roads, both private and public, which have proven to be problematic for other Southwest Florida cities
- There have been times when Lee County code enforcement has not been adequately responsive. As a southern Lee County community Estero is a long way from the county seat in Fort Myers, thus reducing community citizens and businesses easy access to local governmental services
- As a costal [coastal] community in Florida the area is susceptible to damage for hurricanes

Opportunities:

- Votes on incorporation are supported by members of the Lee County delegation to the Florida House of Representatives and Florida Senate if the residents of the area to be incorporated demonstrate a showing of community support for a referendum that will allow the voters to decide how they want to be governed
- Local governmental agencies (Lee County Sheriff's Office and Lee County governmental staff) are willing to negotiate the provision of services for the new municipality when it is formed.
- This would allow the Estero municipal government to determine the levels of service desired for the community rather than rely on the decisions of outside boards or elected officials
- Incorporation would provide the Village of Estero with "home rule" powers, as defined in the Florida Constitution, that can be used by the Council to satisfy the needs and protect the interests of the community and determine how the community will develop in the future
- The Village could negotiate with Lee County for control of impact fees collected within the incorporated area
- The pending growth in professional business development associated with Hertz and related developments could provide for a increase in well paid, year round jobs available for residents of the community
- Clearly establish Estero's boundaries and prevent additional annexation attempts by the City of Bonita Springs
- Encourage new development/redevelopment focusing on housing for the baby boom generation, continuing care facilities and young working families
- Becoming a municipality may help to create a greater sense of community throughout the proposed are for incorporation
- Residents who are now served by the San Carlos Fire District may find it easier to become residents of the Estero Fire District with its lower tax rate
- Develop the vacant commercial and residential property in a consistent manner with the high standards established by the community of Estero
- As FGCU continues to grow and expand Estero could become more and more of a "college town"
- Estero can take over projects with capital dollars in the County's 5 year Capital Improvement Plan (CIP)

Threats:

- The City of Bonita Springs will vigorously defend their two mile buffer claim with the Lee County Legislative Delegation
- San Carlos Fire District leaders are opposed to the southern part of their Fire District being included in the area to be incorporated in the Village of Estero
- If the Lee County Legislative Delegation decided to approve boundaries for the Village of Estero that excludes the two mile buffer area in the Estero part of unincorporated Lee county north of the City of Bonita Springs and the ECCL decided to continue with the incorporation referendum and it was approved by the voters of that area a two mile strip of unincorporated Lee County would remain thus offering continuing opportunities for annexation initiatives by each municipality
- The community may have limited ability for new growth in one undeveloped parcel in the High Coastal Hazard Area
- Some residents are concerned that the creation of a new level of government will result in Village services that might be unwanted and cause a rise in property taxes and/or new fees
- The voting strength of the gated communities might leave other areas underserved and without adequate representation on the Village Council
- County and State budget shortfalls could translate into a lack of commitment to additional roadway landscaping along Via Coconut Point and any new arterial roads built within the municipality
- The incorporation effort may sever a good relationship with Lee County and show a lack of support to defend our boundaries
- Voters concern about candidates for the Village Council seeking to serve their own self-interest will be elected and undermine what so many have spent many years building
- If Estero does not incorporate and Bonita Springs annexes more of Estero, the community plan and its supporting land development code provisions the community has established may be rolled back and the appearance and property values achieved will be degraded
- The new Village Council may lose interest in the lands to the east of the Village of Estero that will not be within their area of responsibility although they impact the municipality from a flooding and water supply perspective.
- If Estero does not incorporate, the community's growing tax dollars will continue to be used elsewhere in unincorporated Lee County and the community's infrastructure could decay
- Estero Recreation Center was built as a community park paid for with impact fees and still has outstanding debt. If accepted by the Village of Estero they would have to pay the rest of the debt
- Incorporation may set back the cooperative economic development efforts recently experienced with the Bonita Springs Estero Economic Development Council
- There is a concern present community leaders who have done an excellent job to date may not want to take on the roles of local government officials having to run for office, fill out financial disclosure forms, and govern under the restrictions of the Florida Sunshine Laws.

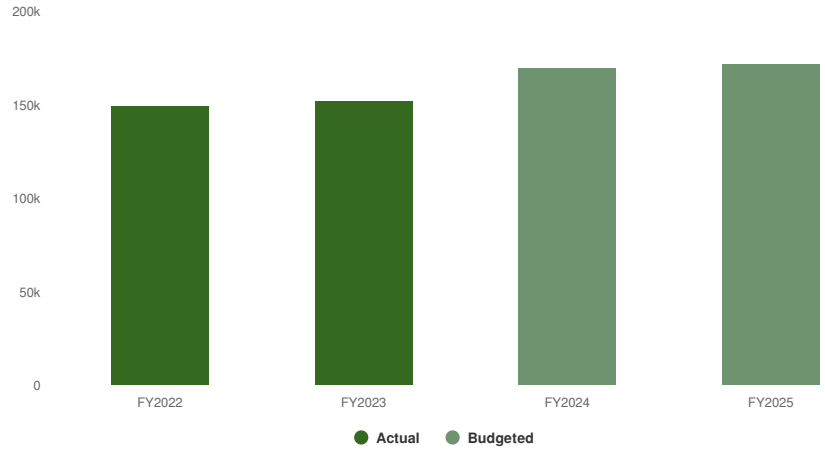
Workload and Performance Indicators:

	2017	2018	2019	2020	2021	2022	2023
Number of Ordinances	11	35	30	11	12	17	9
Number of Resolutions	34	23	24	25	23	36	29
Expenditures per capita	$3.32	$4.60	$4.53	$4.36	$3.59	$3.94	$4.47
Percent of Village expenditures	1.90%	2.68%	0.46%	0.82%	1.02%	0.46%	0.79%

Village Council

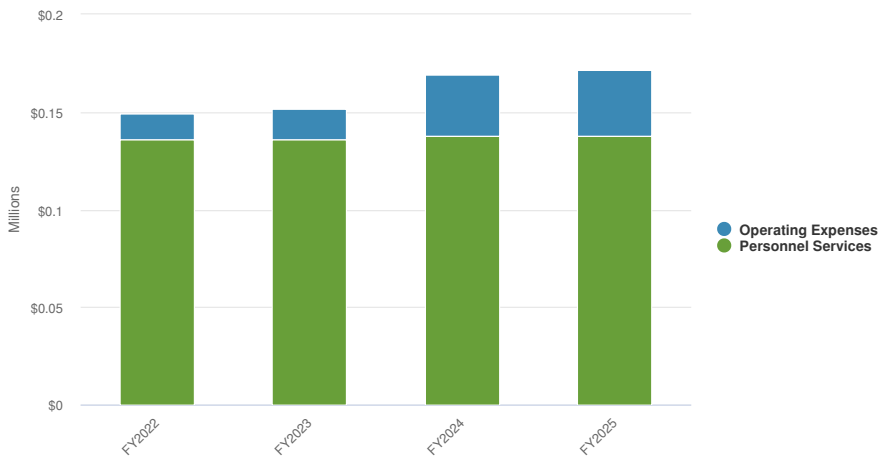
$171,810 $2,460
(1.45% vs. prior year)

Village Council Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Village Council Budgeted and Historical Expenditures by Expense Type



Village Council

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Village Council						
Executive Salaries	$124,277	$124,047	$124,300	$124,278	$124,300	0%
FICA Taxes	$9,507	$9,490	$9,600	$9,510	$9,600	0%
Workers Comp	$317	$343	$1,950	$1,910	$1,910	-2.1%
Unemployment Comp	$2,079	$2,047	$2,000	$2,000	$2,000	0%
Travel and Per Diem	$2,506	$7,214	$23,000	$5,000	$23,000	0%
Books Pub & Memberships	$8,145	$8,183	$6,000	$10,000	$9,500	58.3%
Training	$2,340	$272	$2,500	$1,500	$1,500	-40%
Total Village Council:	**$149,172**	**$151,597**	**$169,350**	**$154,198**	**$171,810**	**1.5%**
Total General Government:	**$149,172**	**$151,597**	**$169,350**	**$154,198**	**$171,810**	**1.5%**
Total Expenditures:	**$149,172**	**$151,597**	**$169,350**	**$154,198**	**$171,810**	**1.5%**

Village Manager

Function:

The Village Manager, as the Chief Operations Officer of the Village, is responsible for various functions assigned by the Village's Charter. These include overseeing the implementation and administration of policies set by the Village Council, directing and supervising all departments, and overseeing the day-to-day activities of the municipality. Administrative duties include agenda preparation, coordination and review of the annual operating and capital improvement budgets, facilitation of Village communications, and implementation of sound management practices. The Village Manager's office has the responsibility to ensure the needs and concerns of the community and the Village organization are properly addressed. To accomplish this, the manager is involved in community, county, regional and state issues, as well as supporting and guiding the Village organization.

The Village Manager's office has implemented several, significant policies thus far. These are listed below, with colors corresponding to their area of strategic focus (green for financial, blue for environmental, orange for staffing, purple for infrastructure, and brown for all others).

Government Lite Policy

2018: 11.5 full-time equivalents, Resolution 2018-15

2019: 12.0 full-time equivalents, Resolution 2019-17

2020: 11.0 full-time equivalents, Resolution 2020-21

2021: 12.5 full-time equivalents Resolution 2021-18

2022: 14.0 full-time equivalents, Resolution 2022-34

2023: 14.0 full-time equivalents Resolution 2023-24

Infrastructure Policy

2019: Estero Parkway & US-41 Improvements Approved Resolution 2019-09

2020: I-75 Landscape Improvements Approved Resolution 2020-14

2021: River Ranch Road, Williams Road, & Corkscrew Road Improvements Resolution 2021-18

IT Policy

2017: Public Works Metrics Implemented,
Resolution 2017-28

2018: Public Works, Water Quality, Public Safety, Education, Code Compliance, Website, and Communications Metrics Implemented,
Resolution 2018-15

2019: All Metrics Continued,
Resolution 2019-09

2020: Building Metrics Added, All Others Continued,
Resolution 2020-14

2021: Approval To Move All Operations To The Cloud,
July 2021 Council Meetings

2021: Metrics For All Functions
Resolution 2021-18

Environmental Policy

Estero on the River land purchase,
Resolution 2018-20

Approve PACE program,
Resolution 2019-23

Williams Road land purchase and Estero on the River partial land sale,
Resolution 2020-08

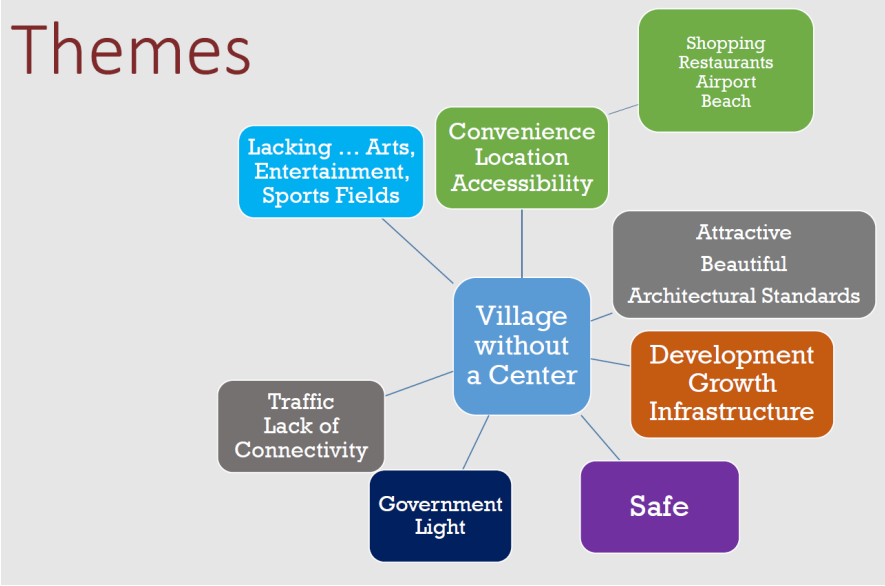
History:

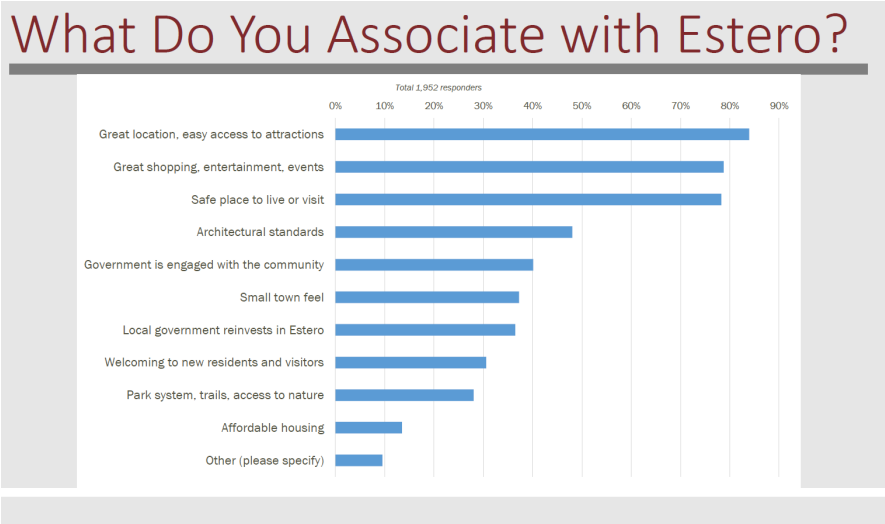
Major Actions

2015	2016	2018	2020	2021	2022
First Village Manager, Steve Sarkozy, started on October 10	First Assistant to the Village Manager, Kyle Coleman, started on July 5	First Village Public Works Director, David Willems, started on January 17	Village provides emergency response to Coronavirus pandemic throughout 2020	Carol Sacco started as second Village Clerk on January 27	Second Village Finance Director, Chris Phillips, resigned on May 13,2022
First Village Attorney, Burt Saunders, started on March 17	First Executive Assistant to the Village Manager started on September 6		Kyle Coleman started as first Deputy Village Manager on May 1	Second Village Finance Director, Chris Phillips, started on August 16	
First Village Clerk, Kathy Hall, started on June 1			First Village Clerk, Kathy Hall, retired on June 5	First Village Deputy Manager, Kyle Coleman, resigned on September 9	
First Village Finance Director, Lisa Roberson, started on March 1			First Village Finance Director, Lisa Roberson, resigned on November 24		
First Village Community Development Director, Mary Gibbs, started on June 8					

Strategic Planning:

The most recent, comprehensive survey of Village values and priorities was completed via the *Village Branding Study*. Though no formal, written report was provided, a series of illustrative graphics were provided, which outline the community's sentiments. Included below are several of said graphics.






Unique
Convenient
Friendly
Great
Progressive
Clean
Growing
Safe
Location
Welcoming
Traffic
Expensive
Charming
Malls
Young
Warm
Local
Nice
Easy
Busy
Future
Active
Climate
Attractive
Home
Small
Quiet
Golf
Fun
Pretty
FGCU
Close-knit
Pristine
Booming
Zoning
Building restrictions
Lovely
New
Sunny
Old Florida
Pride
Best
Balanced
Conservative
College town
Listen
Love
Cultural
Attractions
Dining
Light
Near
Work
Elite
Fast
Cozy
Play
Value
Alive
Food
Fresh
Open
Boring
Middle
Exciting
Florida
Thriving
Future
Standards
Orderly
Peace
Fading
Malls
Traffic
Welcoming
Expensive
Charming
Pristine
Close-knit
Building restrictions
Zoning
Booming
Lovely
Attractions
Cultural
Dining
Home
Attractive
Progressive
Friendly
Convenient
Safe
Location
Growing
Clean
Quiet
Golf
Pretty
FGCU
Young
Warm
Local
Nice
Easy
Busy
Future
Active
Climate
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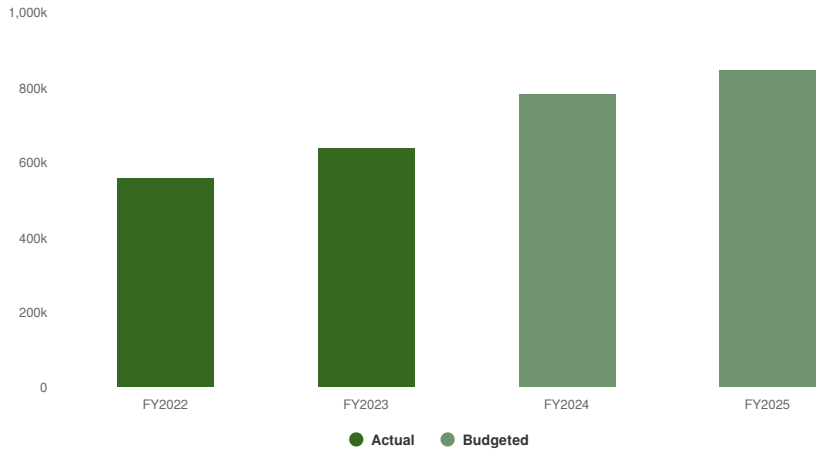
Close-knit
Pristine
Booming
Zoning
Building restrictions
Lovely
New
Sunny
Old Florida
Pride
Best
Balanced
Conservative
College town
Listen
Love
Cultural
Attractions

Village Manager

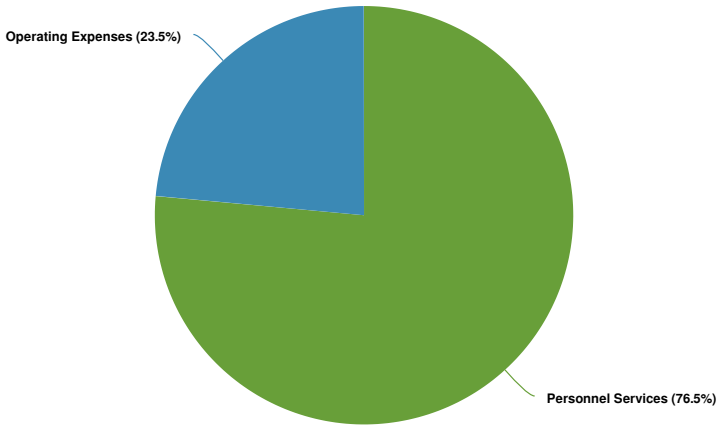
$844,825 $61,975
(7.92% vs. prior year)

Village Manager Proposed and Historical Budget vs. Actual

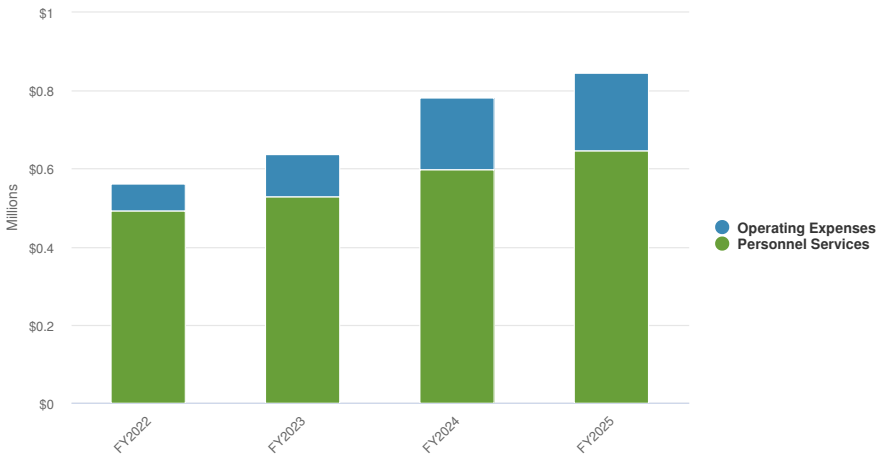


Expenditures by Expense Type

Village Manager Budgeted Expenditures by Expense Type



Village Manager Budgeted and Historical Expenditures by Expense Type



Village Manager

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Village Manager						
Executive Salary	$223,085	$241,236	$248,210	$245,000	$260,130	4.8%
Car Allowance	$7,220	$7,712	$8,000	$8,000	$8,000	0%
Cell Phone Allowance	$0	$0	$0	$150	$300	N/A
Regular Salaries & Wages	$127,863	$138,400	$164,440	$119,735	$195,000	18.6%
FICA Taxes	$21,890	$23,711	$32,200	$22,300	$35,410	10%
Retirement Contributions	$33,196	$25,031	$40,040	$30,500	$44,250	10.5%
Group Insurance	$77,539	$89,718	$96,900	$105,250	$95,035	-1.9%
Worker's Compensation	$618	$809	$6,460	$2,500	$7,100	9.9%
Unemployment Comp	$1,019	$790	$850	$850	$850	0%
Miscellaneous Professional Srv	$0	$42,800	$0	$18,000	$10,000	N/A
Contractual Srvs-Adm Assist	$11,600	$3	$75,000	$0	$75,000	0%
Communication Services	$33,000	$36,024	$37,500	$36,000	$38,000	1.3%
Miscellaneous Contractual Srvs	$500	$5,000	$35,000	$12,500	$35,000	0%
Travel & Per Diem	$646	$5,190	$12,500	$3,250	$12,500	0%
Public Relations	$18,372	$19,146	$17,500	$18,250	$20,000	14.3%
Books Pub & Memberships	$2,575	$2,364	$4,000	$1,750	$4,000	0%
Training	$1,545	$470	$4,250	$2,000	$4,250	0%
Total Village Manager:	**$560,668**	**$638,404**	**$782,850**	**$626,035**	**$844,825**	**7.9%**
Total General Government:	**$560,668**	**$638,404**	**$782,850**	**$626,035**	**$844,825**	**7.9%**
Total Expenditures:	**$560,668**	**$638,404**	**$782,850**	**$626,035**	**$844,825**	**7.9%**

Village Attorney

Function:

Village legal services provide lawful representation and advice to the Village Council, Village Manager, Village departments, as well as Village ad-hoc boards and committees in a high quality and cost-effective manner. Services are rendered by Village Attorneys contracted through selected firms. Village Council employs special counsel for specific representation.

History:

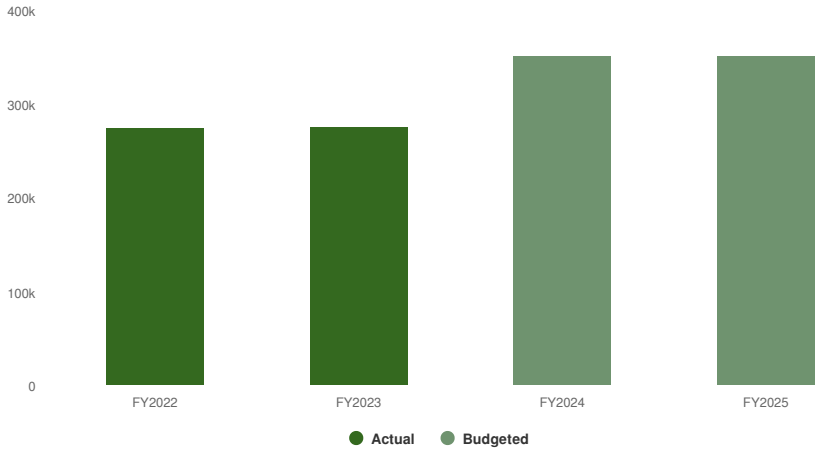
Major Actions

2015	2022
First Village Attorney, Burt Saunders, started on March 17	Robert Eschenfelder of Trask Daigneault, LLP appointed Village Attorney, started on December 19, 2022

Village Attorney

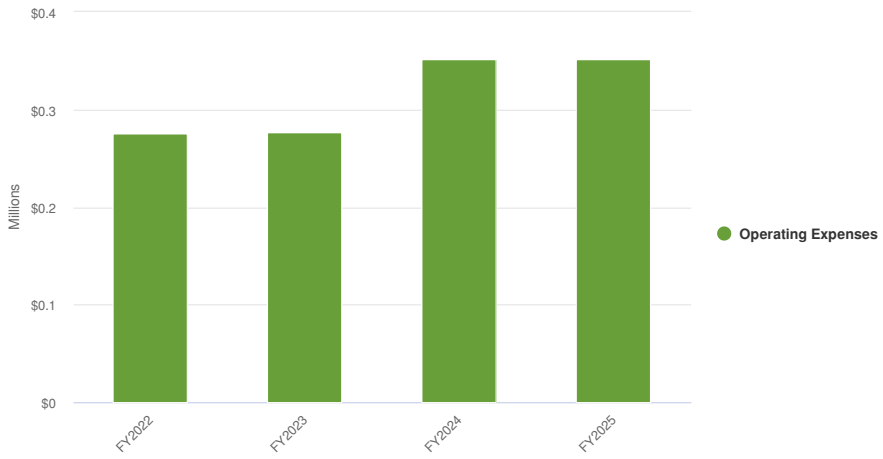
$352,000 $0
(0.00% vs. prior year)

Village Attorney Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Village Attorney Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Village Attorney						
Village Attorney	$196,031	$203,257	$212,500	$224,400	$212,500	0%
Land Use Legal	$42,970	$67,536	$85,000	$23,550	$85,000	0%
Comprehensive Plan Legal	$0	$0	$15,000	$0	$15,000	0%
Code Enforcement Legal	$731	$0	$12,000	$0	$12,000	0%
Land Dev Code Legal	$0	$0	$15,000	$0	$15,000	0%
Miscellaneous legal	$0	$6,325	$0	$0	$0	0%
Other Special Legal	$36,108	$0	$12,500	$0	$12,500	0%
Total Village Attorney:	**$275,839**	**$277,118**	**$352,000**	**$247,950**	**$352,000**	**0%**
Total General Government:	**$275,839**	**$277,118**	**$352,000**	**$247,950**	**$352,000**	**0%**
Total Expenditures:	**$275,839**	**$277,118**	**$352,000**	**$247,950**	**$352,000**	**0%**

Village Clerk

Function:

The Village Clerk provides administrative services to the Council; records minutes of Village Council. The Clerk manages Village elections; coordinates advisory board member appointment process; is responsible for advertising public hearings; maintains official minute books, ordinances, resolutions, contracts, and responds to public records requests.

History:

Major Actions

2015	2020	2021
First Village Clerk (Kathy Hall) started on June 1	First Village Clerk (Kathy Hall) retired on June 5	Carol Sacco named second Village Clerk on January 27

Strategic Planning:

In the Spring of 2020, as the COVID-19 pandemic began in earnest in the United States, the Village directed a cross-departmental team of employees to begin the Village's transition from paper-based documentation to digital documentation. This project is now nearly complete, with nearly all of our public records request intake and fulfillment, as well as records retention processes, fully digitized. This has made our processes substantially more efficient, more responsive to the public, and more secure.

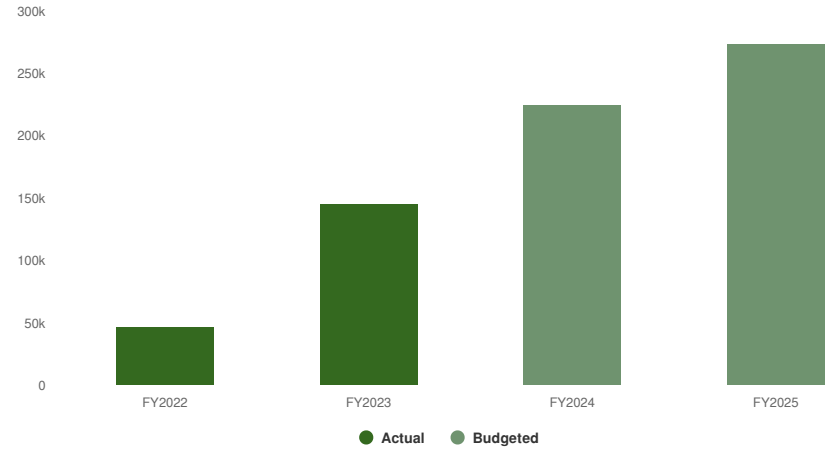
Workload and Performance Indicators:

	2017	2018	2019	2020	2021	2022	2023
Number of Ordinances	11	35	30	11	12	17	9
Number of Resolutions	34	23	24	25	23	36	29
Public Records Requests	N/A	N/A	N/A	N/A	465	260	285
Average Day Response to Public Records Requests (Days)	N/A	N/A	N/A	N/A	1.20	1.56	1.65

Village Clerk

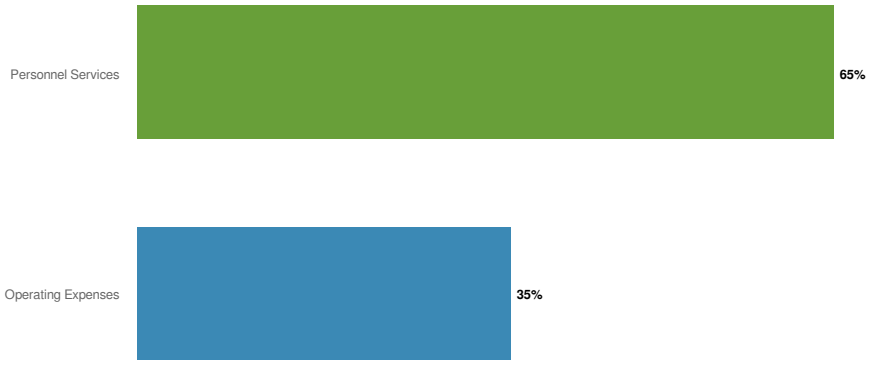
$273,115 $48,765
(21.74% vs. prior year)

Village Clerk Proposed and Historical Budget vs. Actual

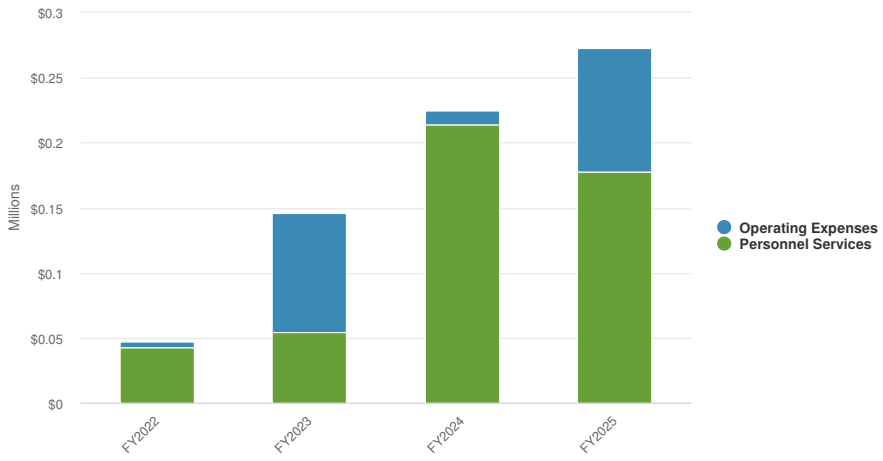


Expenditures by Expense Type

Budgeted Expenditures by Expense Type



Village Clerk Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Village Clerk						
Regular Salaries & Wages	$39,011	$41,412	$151,500	$71,205	$130,715	-13.7%
FICA Taxes	$2,984	$3,168	$11,600	$3,250	$10,015	-13.7%
Retirement Contributions	$0	$8,709	$11,250	$10,425	$8,845	-21.4%
Group Insurance	$0	$0	$36,310	$0	$24,640	-32.1%
Worker's Compensation	$0	$544	$2,340	$2,050	$2,550	9%
Unemployment Compensation	$631	$769	$850	$0	$850	0%
Codification	$1,225	$0	$3,000	$0	$3,000	0%
Election Services	$2,998	$83,223	$0	$0	$85,000	N/A
Miscellaneous Contractual Srv	$0	$5	$0	$0	$0	0%
Travel & Per Diem	$0	$1,478	$1,250	$0	$1,250	0%
Legal Notices	$0	$3,660	$5,000	$1,850	$5,000	0%
Book, Pub & Membership	$440	$450	$500	$250	$500	0%
Training	$75	$2,241	$750	$520	$750	0%
Total Village Clerk:	**$47,364**	**$145,659**	**$224,350**	**$89,550**	**$273,115**	**21.7%**
Total General Government:	**$47,364**	**$145,659**	**$224,350**	**$89,550**	**$273,115**	**21.7%**
Total Expenditures:	**$47,364**	**$145,659**	**$224,350**	**$89,550**	**$273,115**	**21.7%**

Finance

Function:

Finance is responsible for the fiscal management of the Village, procurement, and human resources. The department is custodian of all Village funds. Responsibilities include budget preparation, budget administration on a day to-day basis, the preparation of periodic and annual financial statements, developing and administering personnel policies and for risk management services.

History:

Major Actions

2016	2019	2022
Operating Reserve started on October 1	Village assumes $20 million debt to fund purchase of Estero on the River property on January 9	Village updates the Reserve Policy, which establishes reserves for operating, road capital and road maintenance, and legal defense on May 18
	Village adopts the Reserve Policy, which establishes reserves for operating, road capital and road maintenance, and legal defense on January 9	Village paid off Debt Obligation 7 years early on June 8

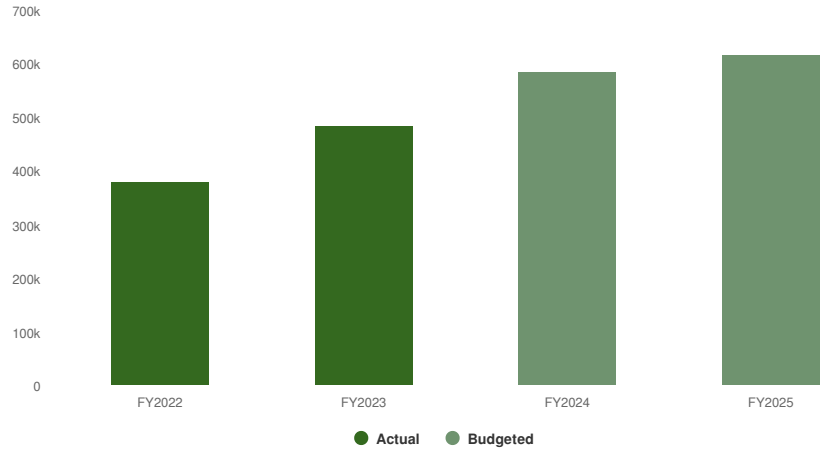
Workload and Performance Indicators:

	2017	2018	2019	2020	2021	2022	2023
Millage Rate	0.7998	0.7798	0.7750	0.7750	0.7726	0.7700	0.7700
Number of months of Operating Reserve	8	10	12	12	12	12	12
Number of Audit Findings	1	0	0	0	0	0	1
Number of Management Comments	0	0	1	0	1	1	1

Expenditures Summary

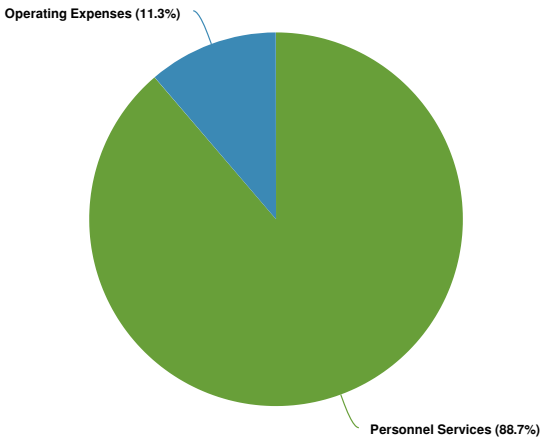
$617,575 $30,955
(5.28% vs. prior year)

Finance Proposed and Historical Budget vs. Actual

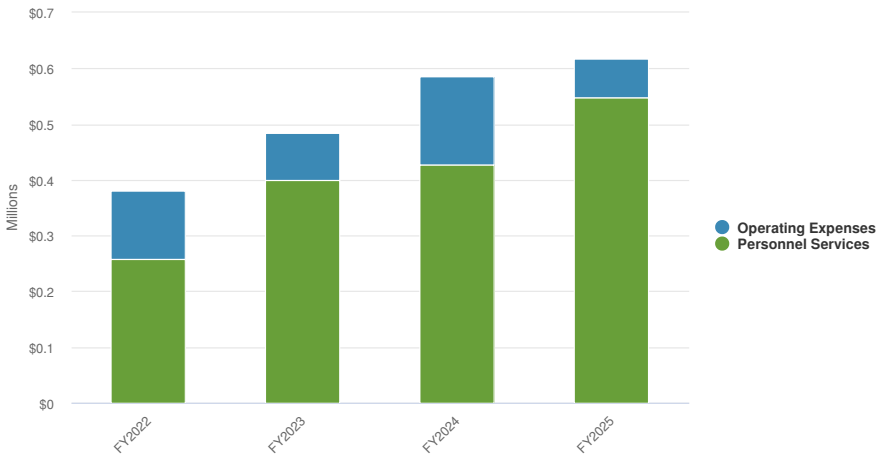


Expenditures by Expense Type

Budgeted Expenditures by Expense Type



Finance Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Finance						
Regular Salaries & Wages	$222,103	$324,557	$340,250	$291,625	$388,490	14.2%
FICA Taxes	$16,991	$24,432	$26,050	$22,310	$29,750	14.2%
Retirement Contributions	$7,727	$16,659	$18,100	$26,320	$36,000	98.9%
Group Insurance	$9,922	$33,305	$37,000	$71,205	$85,465	131%
Worker's Compensation	$406	$308	$5,220	$2,650	$7,120	36.4%
Unemployment Compensation	$1,172	$1,141	$1,250	$1,225	$1,250	0%
Accounting Services	$81,955	$33,931	$100,000	$84,000	$10,000	-90%
Auditing & Actuarial Services	$39,199	$44,700	$52,250	$47,000	$51,000	-2.4%
Travel & Per Diem	$0	$4,573	$3,500	$3,200	$4,500	28.6%
Books, Publications & Members	$670	$1,346	$1,500	$450	$2,000	33.3%
Training	$0	$0	$1,500	$270	$2,000	33.3%
Total Finance:	**$380,145**	**$484,953**	**$586,620**	**$550,255**	**$617,575**	**5.3%**
Total General Government:	**$380,145**	**$484,953**	**$586,620**	**$550,255**	**$617,575**	**5.3%**
Total Expenditures:	**$380,145**	**$484,953**	**$586,620**	**$550,255**	**$617,575**	**5.3%**

Development Services

Function:

The Community Development Department provides a comprehensive range of services to the public and the development community including, but not limited to, review of development proposals; building permits; inspections; plan review; comprehensive planning; general zoning information; rezoning; and compliance with Village codes and ordinances. Development services operates within the Community Development Department. The major guiding documents are the Village's Comprehensive Plan, Land Development Code, and Florida Building Code.

History:

Major Actions

2015	2016	2017	2018	2019	2020	2021
Planning & Zoning Board established April 17	Assumed building permitting & inspections functions from Lee County January 1	Established bonus density program October 18	First Estero Comprehensive Plan adopted June 13	Building department implemented electronic permitting process May 23	First annexation of property into Estero January 22	First Estero Land Development Code and Zoning Maps adopted January 27
Design Review Board established April 17	Volunteers of America Continuing Care facility rezoning approved January 20	Adopted medical marijuana facility prohibition ordinance November 15	Updated roads & park impact fees adopted July 11	Established reduced fees for private provider building projects October 16	Estero Crossing Rezoning approved January 29	Combined Planning, Zoning and Design Board established January 27
Village assumed Planning, Zoning, Code Compliance & Dev. Review functions from Lee County September 16	Village Center plan approved June 22	Lee Health Coconut Point approved	Retail gas pump security ordinance adopted November 7	Corkscrew Crossing rezoning & residential project approved September 25	Rezoning of old Post Office July 15	Rezoning approved for Pavich office building March 3
Estero joins National Flood Insurance Program	Established Special Magistrate process for code enforcement October 7	Estero Grande approved	Springhill Suites hotel approved			Rezoning approved for Via Coconut mixed use development October 20
Adopted flood hazard ordinance November 18	Genova rezoning & condos approved July 13	The Reef student housing approved	Phoenix assisted living approved April 12			West Bay zoning approved for high rise building November 17
Adopted oil and natural gas fracking prohibition ordinance on December 2	Springs at Gulf Coast approved April 23		Primrose School approved July 25			

Strategic Planning:

The inaugural *Village Comprehensive Plan* was adopted August 13, 2018. This document serves as the guiding vision document for development in the Village, both present and future. The purpose of the Plan is provided below.

Purpose

The Comprehensive Plan provides the guiding principles for a balanced economic, social, physical, environmental, and fiscal future for Estero. This is a tool for members of the community, including Village officials, staff and residents, outlining a general framework for how the community is envisioned to grow. The Comprehensive Plan consists of separate Elements (or chapters) as prescribed in Chapter 163 of the Florida Statutes, specifically designed to address local circumstances. Within each Element are Goals, Objectives and Policies with increasing degrees of specificity to guide decision making related to all aspects of managing future growth in the Village. The content of the Plan is based on data, analysis and input from the public received during the preparation of the Plan.

What does the Comprehensive Plan achieve?

- Creates a collective vision to maintain the quality of life in Estero and to guide future growth and development
- Establishes the guidelines focused on ensuring Estero is a community with unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities
- Seeks an interconnected transportation network that successfully links residential, commercial and recreational areas safely, economically and efficiently
- Establishes the importance of protecting and enhancing residential neighborhoods
- Ensures the public health, safety, and welfare of the community through appropriate coordination and management of infrastructure services
- Emphasizes a priority on both the protection of and access to Estero's natural resources
- Asserts the value placed on recreational opportunities and open spaces
- A commitment to annually analyze existing conditions and available finances to prioritize and implement capital improvements to maintain established level of service (LOS) standards
- Establishes coordination between the Village and the public school system to enhance and enrich both the community and the students of Estero
- Emphasizes the priority given to community participation in the Plan's creation and advocates ongoing involvement from the public in its implementation

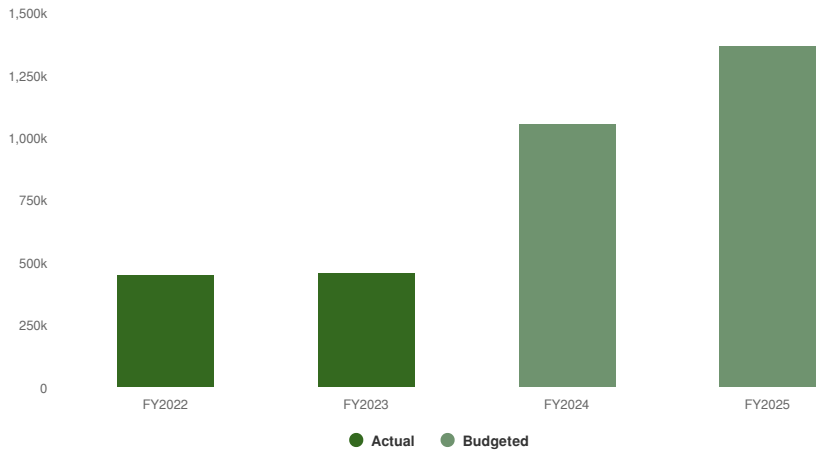
Workload and Performance Indicators:

Type of Permit (Days to Close)	2017	2018	2019	2020	2021	2022	2023
Residential Single Family Residence	N/A	N/A	N/A	N/A	25 (45.5 days)	46 (67.56 days)	293 (70.7 days)
Residential Single Family Attached (Townhomes)	N/A	N/A	N/A	N/A	4 (14.0 days)	0	29 (75.3 days)
New Commercial Construction	N/A	N/A	N/A	N/A	7 (124.3 days)	12 (118 days)	18 (309.4 days)
Commerical Multi-Family	N/A	N/A	N/A	N/A	0 (N/A)	5 (243.4 days)	1 (3.0 days)
Commercial Pool	N/A	N/A	N/A	N/A	7 (54.7 days)	1 (40 days)	7 (177.3 days)
Commercial Roof	N/A	N/A	N/A	N/A	135 (6.4 days)	180 (19.12 days)	197 (38.0 days)
Miscellaneous Commercial	N/A	N/A	N/A	N/A	23 (24.7 days)	28 (87.78 days)	14 (112.4 days)
Residential/A/C Change-out	N/A	N/A	N/A	N/A	845 (15.2 days)	671 (17.48 days)	751 (53.6 days)
Residential Accessory Structure	N/A	N/A	N/A	N/A	352 (23.9 days)	265 (33.31 days)	243 (80.5 days)
Commercial/A/C/ Change-out	N/A	N/A	N/A	N/A	505 (14.7 days)	476 (20.47 days)	204 (83.4 days)
Residential SFR/Multi Family Window/Door/Shutter w	N/A	N/A	N/A	N/A	297 (20.2 days)	216 (27.19 days)	248 (63.0 days)
Residential Roof	N/A	N/A	N/A	N/A	949 (6.0 days)	724 (6.65 days)	1051 (32.5 days)
Residential SFR/Multi-Family Window/Door/Shutter	N/A	N/A	N/A	N/A	530 (26.9 days)	375 (28.19 days)	560 (63.0 days)
Residential Fuel/Gas	N/A	N/A	N/A	N/A	246 (21.7 days)	137 (32.95 days)	321 (65.8days)
Residential Pool	N/A	N/A	N/A	N/A	88 (27.5 days)	53 (40.43 days)	96 (68.8 days)
Commercial Alteration/Renovation	N/A	N/A	N/A	N/A	101 (44.5 days)	120 (47.91 days)	204 (83.4 days)
Sign w/electric	N/A	N/A	N/A	N/A	93 (57.7 days)	106 (43.63 days)	88 (81.0 days)
Other	N/A	N/A	N/A	N/A	1,450 (37.4 days)	1286 (63.5 days)	1286 (63.5 days)

Development Services

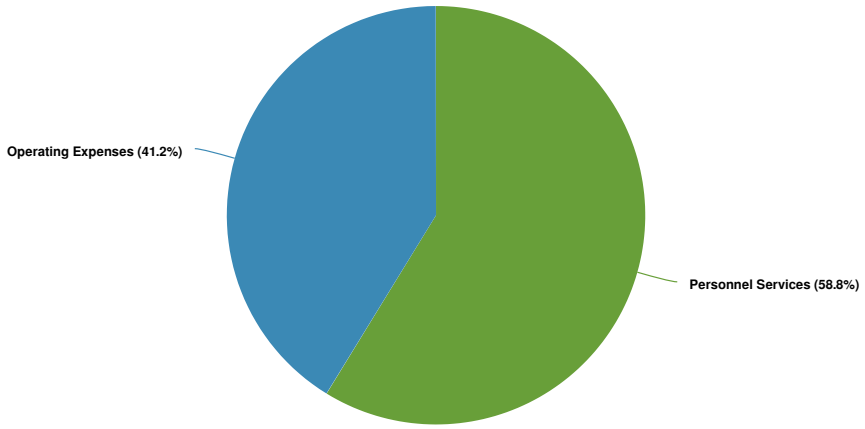
$1,369,430 $313,750
(29.72% vs. prior year)

Development Services Proposed and Historical Budget vs. Actual

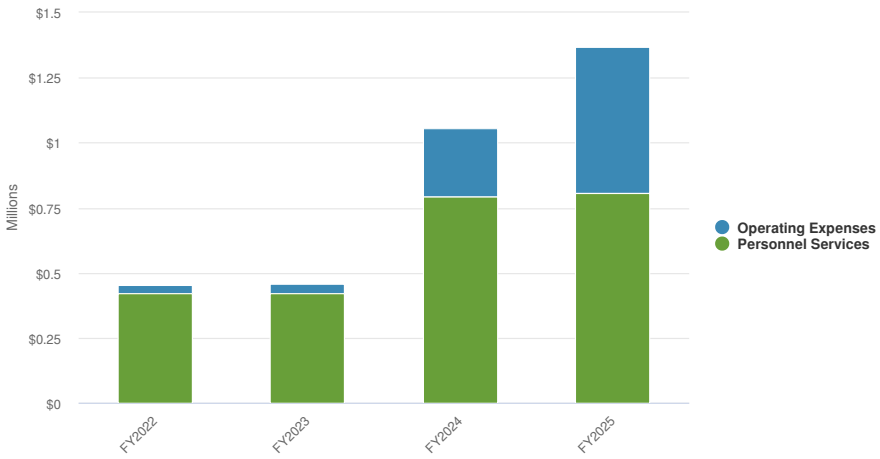


Expenditures by Expense Type

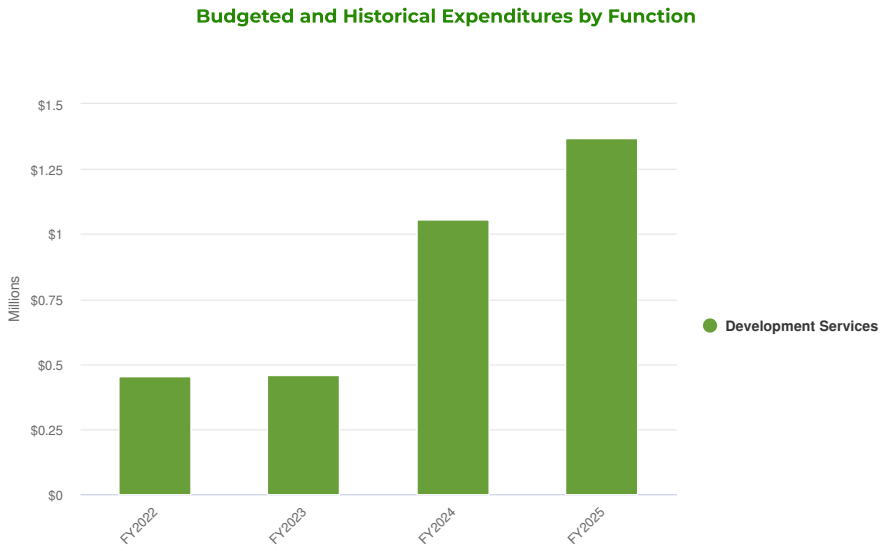
Budgeted Expenditures by Expense Type



Development Services Budgeted and Historical Expenditures by Expense Type



Development Services


Budgeted and Historical Expenditures by Function
$1.5
$1.25
$1
$0.75
$0.5
$0.25
$0
Millions
FY2022
FY2023
FY2024
FY2025
Development Services

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Development Services						
Regular Salaries & Wages	$292,786	$293,377	$575,730	$313,200	$585,875	1.8%
FICA Taxes	$21,556	$21,857	$44,080	$24,200	$44,845	1.7%
Retirement Contributions	$36,427	$37,039	$54,760	$36,100	$54,190	-1%
Group Insurance	$66,339	$62,667	$102,900	$70,400	$105,810	2.8%
Worker's Compensation	$5,339	$4,648	$12,710	$6,750	$12,710	0%
Unemployment Compensation	$1,009	$1,376	$1,500	$875	$1,500	0%
Land Development Code	$7,301	$1,309	$40,000	$1,350	$40,000	0%
Comp Plan/Land Dev Regulations	$0	$0	$30,000	$0	$30,000	0%
Growth Model Srvs	$0	$0	$10,000	$0	$10,000	0%
Development Srvcs Manager	$0	$0	$40,000	$0	$40,000	0%
Misc Professional Services	$9,712	$14,348	$65,000	$150	$365,000	461.5%
Economic Development	$2,500	$12,500	$60,000	$0	$60,000	0%
Travel & Per Diem	$667	$204	$2,000	$1,350	$2,500	25%
Legal Notices-Plan & Zoning	$1,764	$2,403	$6,000	$2,000	$6,000	0%
Books, Pub & Memberships	$6,007	$4,309	$10,000	$7,800	$10,000	0%
Training	$970	$317	$1,000	$0	$1,000	0%
Total Development Services:	**$452,378**	**$456,354**	**$1,055,680**	**$464,175**	**$1,369,430**	**29.7%**
Total General Government:	**$452,378**	**$456,354**	**$1,055,680**	**$464,175**	**$1,369,430**	**29.7%**
Total Expenditures:	**$452,378**	**$456,354**	**$1,055,680**	**$464,175**	**$1,369,430**	**29.7%**

Planning, Zoning & Development

Function:

Planning and Development Services are two functions within the Community Development Department. They provide a comprehensive range of services to the public and the development community including, but not limited to, review of development proposals and site plans; changes to the Village's Comprehensive Plan; implementation of the Village's Land Development Code, and review of redevelopment plans and rezoning proposals.

History:

See history provided in the *Development Services* cost center.

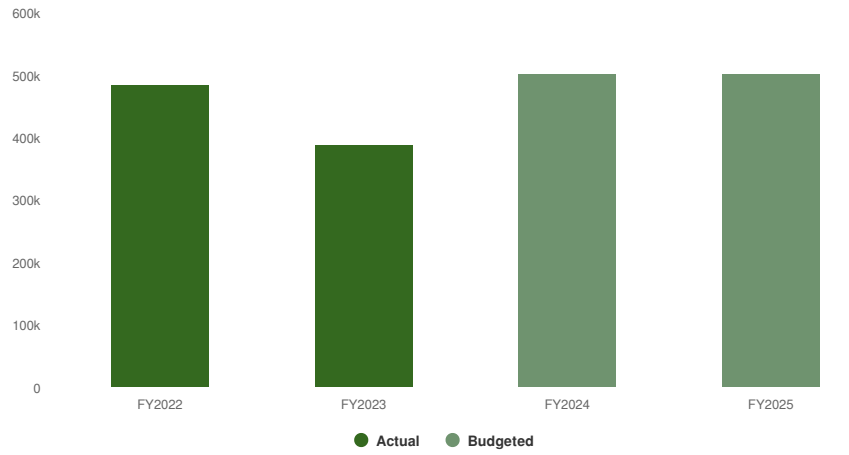
Strategic Planning:

See Comprehensive Plan excerpts provided in the *Development Services* cost center.

Expenditures Summary

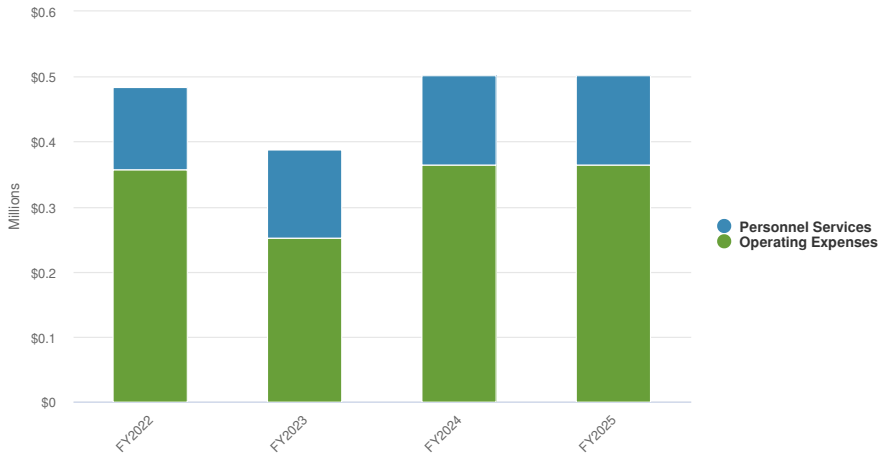
$502,100 $0
(0.00% vs. prior year)

Planning, Zoning & Development Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Planning, Zoning & Development Budgeted and Historical Expenditures by Expense Type



Planning, Zoning & Development

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Planning, Zoning & Development						
Cost Recovery-Wages	$119,059	$126,498	$125,000	$19,500	$125,000	0%
Cost Recovery FICA Taxes	$8,902	$9,640	$9,600	$6,650	$9,600	0%
Cost Recovery Worker's Comp	$0	$0	$2,000	$0	$2,000	0%
Cost Recovery Unemploy Comp	$0	$0	$500	$0	$500	0%
Cost Recovery Prof Services	$5,172	$11,200	$15,000	$6,400	$15,000	0%
Planning & Zoning-Fixed Fee	$351,492	$240,443	$350,000	$221,585	$350,000	0%
Total Planning, Zoning & Development:	**$484,626**	**$387,781**	**$502,100**	**$254,135**	**$502,100**	**0%**
Total General Government:	**$484,626**	**$387,781**	**$502,100**	**$254,135**	**$502,100**	**0%**
Total Expenditures:	**$484,626**	**$387,781**	**$502,100**	**$254,135**	**$502,100**	**0%**

Information Technology

Function:

Information Technology services provide information technology support and solutions for the needs of the Village. IT services are contracted through a private service provider and are operated as part of the Community Development Department.

History:

2015	2016	2017	2020	2021
Village begins operations at Estero Fire Rescue building, with IT support provided by Estero Fire Rescue.	The Village enters into a contract with Calvin Giordano and Associates to provide It services, in addition to Community Development services.	The Village responds to Hurricane Irma, effectively protecting Village It infrastructure during the storm and restoring full operations within 24 hours post-storm.	The Village responds to the COVID-19 pandemic by transitioning all employees to remote work. To support long-term remote working, the Village replaces desktop computer with mobile workstations.	The Village approves multiple contracts that will transition operation and data storage to "the cloud."

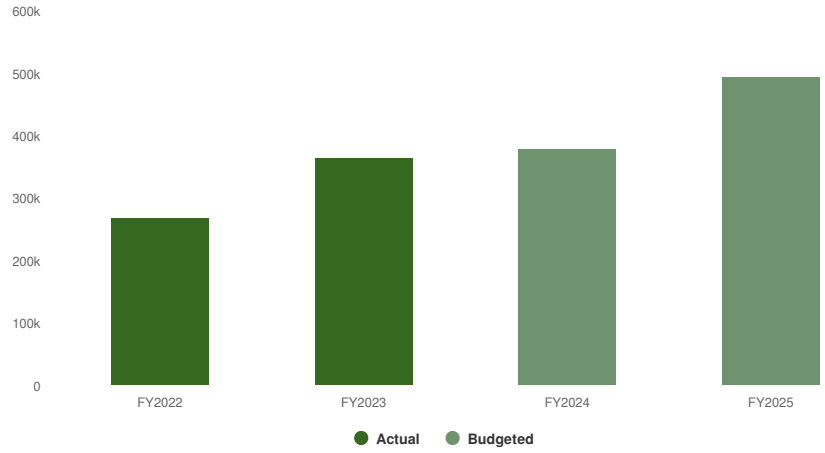
Workload and Performance Indicators:

	2017	2018	2019	2020	2021	2022	2023
Expenditures per capita	$0.97	$3.11	$4.62	$5.55	$5.82	$7.25	$6.46
Percent of Village expenditures	0.55%	1.81%	0.47%	1.05%	1.65%	0.85%	1.89%

Expenditures Summary

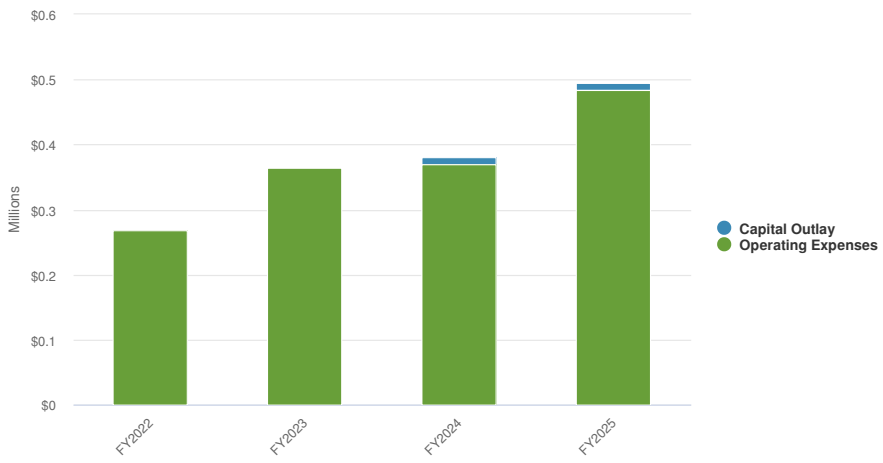
$494,300 $114,150
(30.03% vs. prior year)

Informaion Technology Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Information Technology Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Information Technology						
Webmaster Srvs & Maintenance	$14,588	$54,077	$27,500	$25,500	$32,500	18.2%
Website Enhancements	$0	$63	$150	$2,875	$1,800	1,100%
Software Licensing	$103,824	$111,666	$77,500	$68,700	$145,000	87.1%
Information Technology Srvs	$141,975	$198,668	$135,000	$239,400	$175,000	29.6%
Audio Visual Services	$8,295	$0	$120,000	$0	$120,000	0%
Small tools & equipment	$0	$205	$10,000	$2,180	$10,000	0%
Capital Outlay	$0	$0	$10,000	$0	$10,000	0%
Total Information Technology:	**$268,681**	**$364,678**	**$380,150**	**$338,655**	**$494,300**	**30%**
Total General Government:	**$268,681**	**$364,678**	**$380,150**	**$338,655**	**$494,300**	**30%**
Total Expenditures:	**$268,681**	**$364,678**	**$380,150**	**$338,655**	**$494,300**	**30%**

General Government

Function:

General Government Operations include cost of Village administrative operations which are not allocated to the special revenue or capital project funds or a specific department.

History:

See “history” section in Village Manager section.

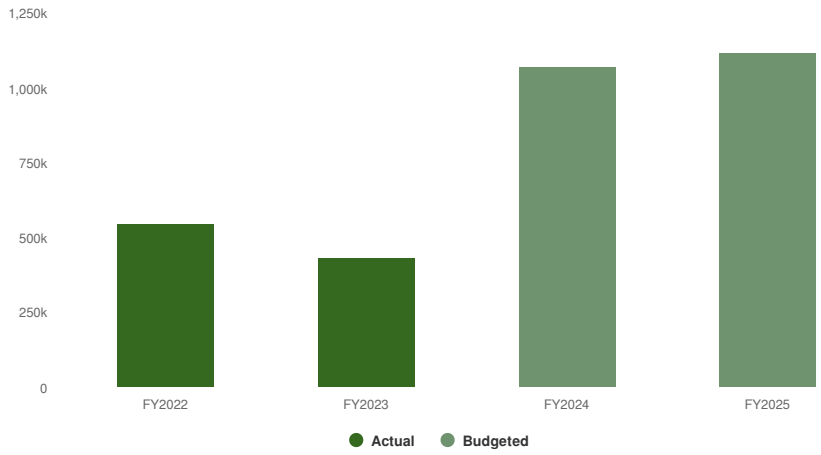
Workload and Performance Indicators:

	2017	2018	2019	2020	2021	2022	2023
Expenditures per capita	$10.84	$19.11	$13.41	$13.21	$12.76	$13.99	$23.84
Percent of Village expenditures	6.20%	11.11%	1.37%	2.50%	3.61%	1.64%	2.25%

Expenditures Summary

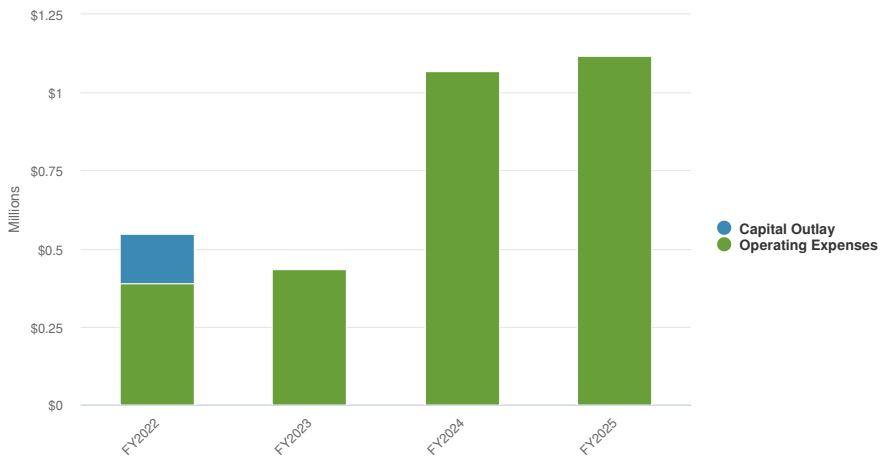
$1,117,800 $48,300
(4.52% vs. prior year)

General Government Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

General Government Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
General Government						
Recruitment Services	$34,500	$11,492	$12,500	$0	$12,500	0%
Lobbying Services	$41,833	$33,000	$80,000	$36,000	$80,000	0%
State Administrative Fees	$9,020	$0	$9,500	$0	$9,500	0%
Tax Collector Fees	$0	$0	$4,000	$0	$4,000	0%
Audio Visual Services	$23,715	$25,015	$20,000	$26,300	$27,550	37.8%
Misc Contractual Srvcs	$14,200	$1,700	$250,000	$35,850	$250,000	0%
Travel	$0	$2,765	$5,000	$3,000	$5,000	0%
Communications	$4,700	$14,800	$6,500	$4,050	$6,500	0%
Freight & Postage	$1,704	$1,867	$2,500	$4,200	$4,500	80%
Utilities	$24,105	$49,177	$42,500	$53,250	$55,750	31.2%
Equipment Rental & Leases	$10,298	$10,613	$10,500	$9,520	$11,000	4.8%
Office Lease-Corkscrew Palms	$93,672	$114,658	$275,000	$284,200	$295,000	7.3%
Insurance	$77,002	$118,343	$170,000	$150,300	$175,000	2.9%
Repairs & Maintenance	$15,790	$13,746	$20,000	$11,900	$20,000	0%
Printing	$0	$83	$1,500	$275	$1,500	0%
Bank Charges	$0	$269	$500	$550	$500	0%
Contingency	$0	$0	$125,000	$0	$125,000	0%
Office Supplies	$4,184	$8,288	$7,500	$5,650	$7,500	0%
Operating Supplies	$20,937	$27,089	$25,000	$19,250	$25,000	0%
Books Pub & Membership	$13,068	$1,047	$2,000	$1,200	$2,000	0%
Capital Outlay	$157,302	$370	$0	$0	$0	0%
Total General Government:	**$546,031**	**$434,322**	**$1,069,500**	**$645,495**	**$1,117,800**	**4.5%**
Total General Government:	**$546,031**	**$434,322**	**$1,069,500**	**$645,495**	**$1,117,800**	**4.5%**
Total Expenditures:	**$546,031**	**$434,322**	**$1,069,500**	**$645,495**	**$1,117,800**	**4.5%**

Disaster Response

Function:

Disaster Services operations include debris removal, flood mitigation and other disaster response and preparedness related cost.

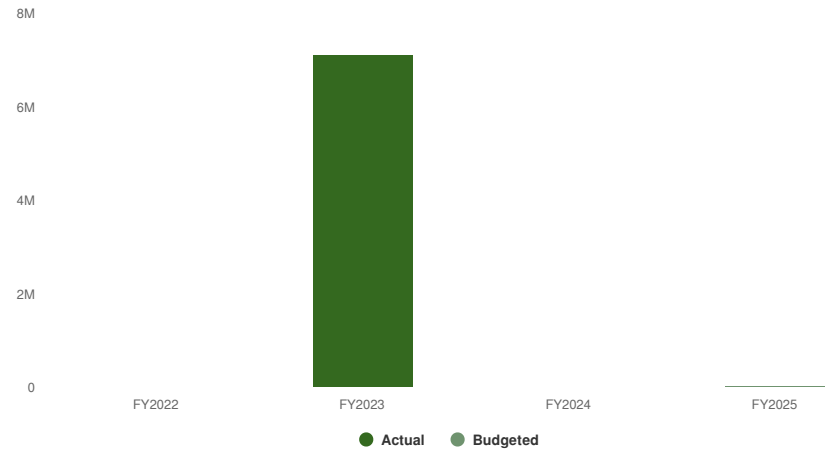
History:

2017	2020	2021	2022
Village provides emergency response to Hurricane Irma, beginning on September 10.	Village provides emergency response to COVID-19 pandemic, including the provision of testing sites and PPE. In total, ~100,000 masks branded masks were provided to residents free of charge.	Village continues to provide response to COVID-19 pandemic. No Village employees ever test positive for COVID-19. The Village approves a transition plan to "cloud computing", which will buttress the previous transition to mobile workstations, to increase mobility for future emergencies.	Village responded to Hurricane Ian, the costliest hurricane in Florida history.

Expenditures Summary

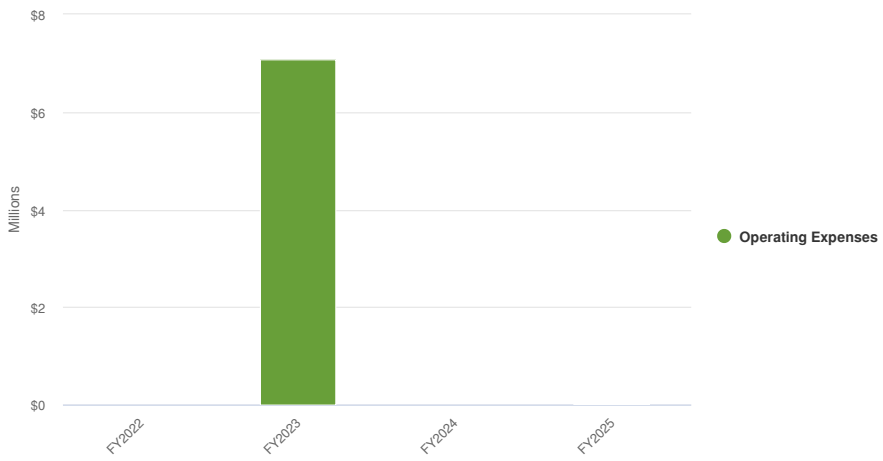
$35,000 $25,000
(250.00% vs. prior year)

Disaster Response Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Disaster Response Budgeted and Historical Expenditures by Expense Type



Disaster Response

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
General Government						
Disaster Response						
Hurricane Professional Service	$0	$81,934	$0	$100,500	$25,000	N/A
Disaster Preparedness Services	$10,000	$43,499	$10,000	$9,000	$10,000	0%
Hurricane Debris Removal	$0	$6,952,800	$0	$0	$0	0%
Hurricane Operating Supplies	$0	$11,934	$0	$0	$0	0%
Total Disaster Response:	**$10,000**	**$7,090,167**	**$10,000**	**$109,500**	**$35,000**	**250%**
Total General Government:	**$10,000**	**$7,090,167**	**$10,000**	**$109,500**	**$35,000**	**250%**
Total Expenditures:	**$10,000**	**$7,090,167**	**$10,000**	**$109,500**	**$35,000**	**250%**

Public Safety

Function:

Law Enforcement and security services are provided by the Lee County Sherriff's office.

History:

2015	2018
Law Enforcement services are provided, Village-wide, by the Lee County Sheriff's Office, at no charge to the Village. This continues through the present day.	The Village receives a grant from the West Coast Inland Navigation District (WCIND) to provide marine patrols along the Estero River, to increase boater safety. This continues through the present day.

Workload and Performance Indicators:

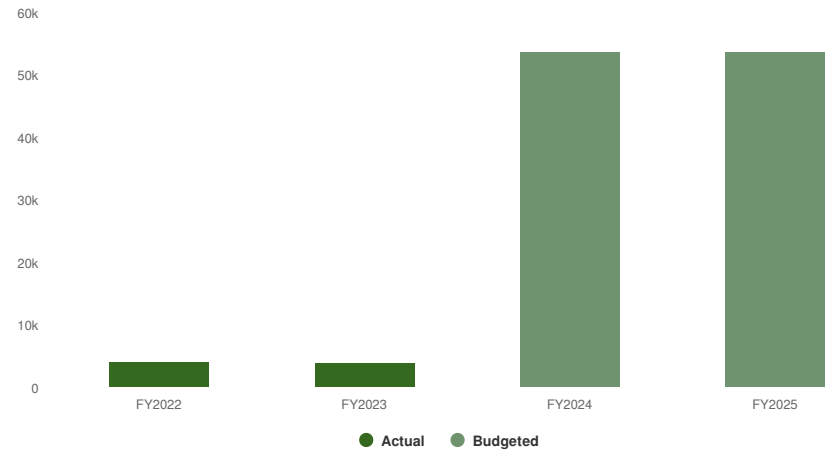
	2017	2018	2019	2020	2021	2022	2023*
Lee County Total Offenses	N/A	N/A	N/A	N/A	1565	2022	N/A
Homicide	N/A	N/A	N/A	N/A	1	0	N/A
Aggravated Assault	N/A	N/A	N/A	N/A	15	31	N/A
Simple Assault	N/A	N/A	N/A	N/A	69	63	N/A
Rape	N/A	N/A	N/A	N/A	9	4	N/A
Forcible Fondling	N/A	N/A	N/A	N/A	5	5	N/A
Burglary	N/A	N/A	N/A	N/A	21	9	N/A
Robbery	N/A	N/A	N/A	N/A	8	7	N/A
Arson	N/A	N/A	N/A	N/A	1	0	N/A
Simple Stalking	N/A	N/A	N/A	N/A	0	0	N/A
Threat/Intimidation	N/A	N/A	N/A	N/A	1	0	N/A
Motor Vehicle Theft	N/A	N/A	N/A	N/A	20	14	N/A
Larceny Theft	N/A	N/A	N/A	N/A	240	168	N/A

Lee County Sheriff's Department no longer provides this information

Expenditures Summary

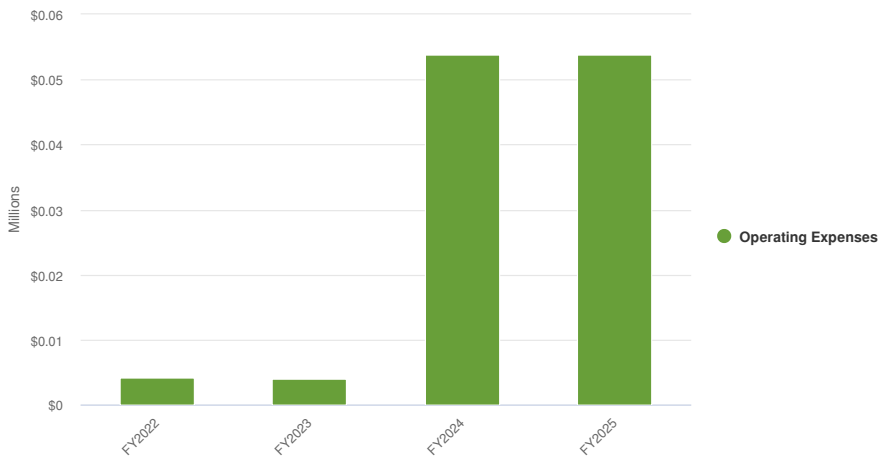
$53,860 $0
(0.00% vs. prior year)

Public Safety Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Public Safety Budgeted and Historical Expenditures by Expense Type



Public Safety

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Public Safety						
Law Enforcement/Marine Services						
Lee Cty Law Enforcement	$4,080	$4,022	$10,000	$5,845	$10,000	0%
Total Law Enforcement/Marine Services:	**$4,080**	**$4,022**	**$10,000**	**$5,845**	**$10,000**	**0%**
Lee County Marine						
Lee Cty Marine Patrol	$0	$0	$43,860	$0	$43,860	0%
Total Lee County Marine:	**$0**	**$0**	**$43,860**	**$0**	**$43,860**	**0%**
Total Public Safety:	**$4,080**	**$4,022**	**$53,860**	**$5,845**	**$53,860**	**0%**
Total Expenditures:	**$4,080**	**$4,022**	**$53,860**	**$5,845**	**$53,860**	**0%**

Code Compliance

Function:

Code Compliance perform inspections through-out the Village to ensure compliance with the rules and regulations and is operated as part of the Community Development Department. Code Compliance officers perform inspections for zoning and nuisance code violations such as overgrown grass, building without permits, and similar violations.

History:

See history provided in the *Development Services* cost center.

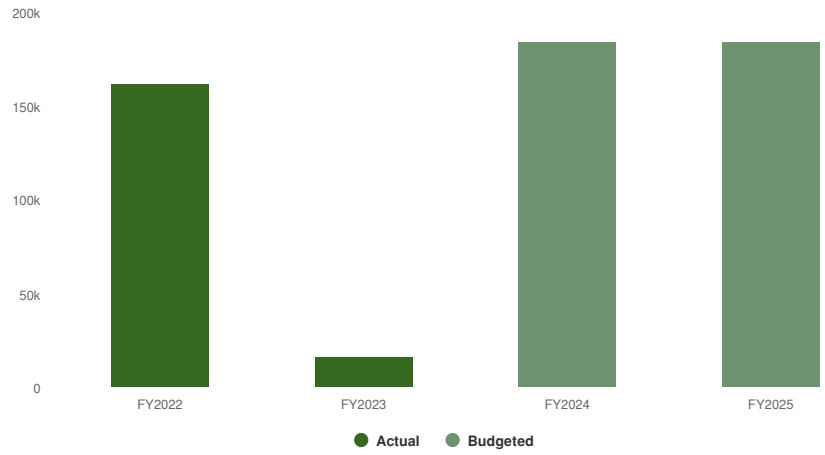
Strategic Planning:

See Comprehensive Plan excerpts provided in the *Development Services* cost center.

Expenditures Summary

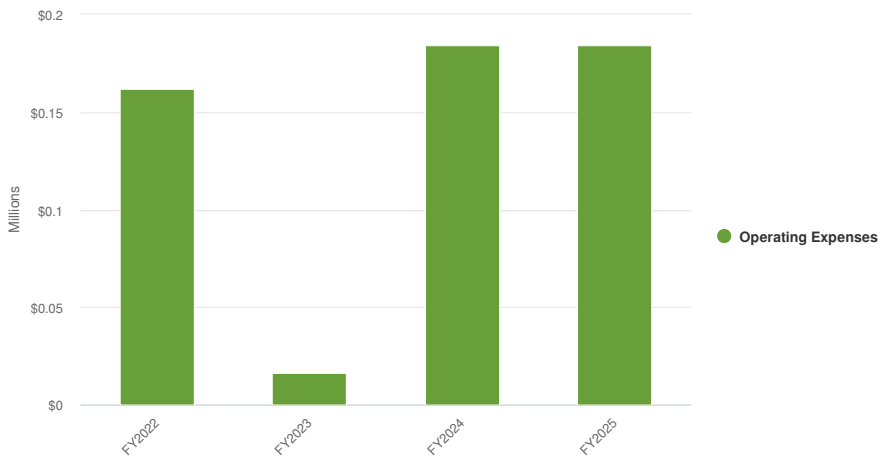
$184,250 $0
(0.00% vs. prior year)

Code Compliance Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Code Compiance Budgeted and Historical Expenditures by Expense Type



Code Compliance

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Public Safety						
Code Compliance						
Special Magistrate Srvs	$10,138	$3,625	$20,250	$4,500	$20,250	0%
Code Compliance Contract Srvs	$151,568	$12,566	$162,500	$0	$162,500	0%
Other Chrges-Filing Fees	$310	$296	$1,500	$515	$1,500	0%
Total Code Compliance:	**$162,015**	**$16,486**	**$184,250**	**$5,015**	**$184,250**	**0%**
Total Public Safety:	**$162,015**	**$16,486**	**$184,250**	**$5,015**	**$184,250**	**0%**
Total Expenditures:	**$162,015**	**$16,486**	**$184,250**	**$5,015**	**$184,250**	**0%**

Physical Environment/Public Works

Function:

Public Works – Physical Environment is responsible for maintenance, construction, operations, and engineering support for the Village's environmental and stormwater infrastructure. It is also responsible for the preparation, implementation, execution and tracking of the capital improvement program which are related to the environment and stormwater. This include responding to citizens requests for action as they related to the environment and stormwater.

History:

2017	2018	2020	2021	2022
Village provides emergency response to Hurricane Irma, beginning on September 10	Village provides emergency response to Hurricane Irma, beginning on September 10	Village of Estero water monitoring begins	Village hires engineer to design and permit Estero River North Branch Drainage Improvements	Village of Estero purchases 10-acres along the Estero River

Strategic Stormwater Planning:

In 2018 the Village of Estero completed its first Stormwater Master Plan. Provided below is a summary of the master plan.
This Stormwater Master Plan provides the details of the current regional hydrology affecting the Village and the current conditions of stormwater/surface water networks within the Village. The important benefit of this Master Plan is the development of an updated regional-scale model and detailed local-scale model. Both models can be utilized to evaluate the impacts of infrastructure projects or development projects on the existing stormwater system. Additional goals of the Stormwater Master Plan project are as follows:

- Provide a framework for evaluating Stormwater improvement projects and new developments;
- Identify drainage issues;
- Identify flood mitigation projects;
- Identify locations where additional water level/flow monitoring stations should be installed; and
- Develop regulatory standards and guidelines.

From a regional perspective, the overall Estero River watershed covers approximately 39,163 acres. The watershed includes quarries, Florida Gulf Coast University, Gulf Coast Town Center, Miromar Outlet Mall, and numerous residential communities. The Estero River North Branch sub-watershed begins at State Road 82 and extends southwest towards I-75 and then westward until it reaches the junction with the Estero River (Main Branch). The Estero River South Branch sub-watershed (South Branch) extends east of I-75 along the Corkscrew Road corridor, south of the Stoneybrook development and west to the junction point with the North Branch sub-watershed. The Halfway Creek main stream originates in a broad marsh system located east of I-75. The watershed boundary for Halfway Creek extends to the southern boundary of The Brooks, runs west of US-41, extends north at El Dorado Acres and continues north containing portions of West Bay Club and Pelican Sound before reaching the limits of the Estero River Main Branch watershed. The eastern southern boundary of the Estero River watershed is adjacent to the Imperial River watershed. Based on conditions east of I-75 and south of Corkscrew Road, there are no known barriers or structures to separate the flow. Surface water can interact between the Estero River/Halfway Creek and Imperial River watersheds.

For the Halfway Creek existing conditions analysis, the critical portion of the creek is the area located between the south end of the West Bay Club community and the U.S 41 crossing. This portion of the creek is a large natural area containing wetlands and uplands and the creek is not well-defined. The model results reflect significant increases in peak water surface elevations within this area. This is an area of concern since there are residential communities, such as Marsh Landing and Fountain Lakes, that discharge to this portion of Halfway Creek. The analyses of the other portions of Halfway Creek did not present any concerns.
For the Estero River South Branch existing conditions analysis, the most critical portion of the waterway is the area located upstream of the Three Oaks Parkway crossing to the Sanctuary Drive crossing. Within this portion, the waterway channel becomes narrower, forcing water to flow within the over banks that contain more vegetation and

debris. The existing conditions model results reflect significant increases in peak water surface elevations within this area.

The existing conditions analysis for the Estero River North Branch identified several areas of concern within the waterway. One of the areas of concern is located within the Villages at Country Creek community. Within this area, there are significant increases in water levels along the river. Another portion of the North Branch that presented concerns is the section located between the north boundary of Villages at Country Creek and the Rookery Drive crossing. The model indicates significant increases in water levels through this portion of the North Branch. Within the north diversion portion of the North Branch, which extends from Rookery Pointe, under Three Oaks Parkway and along the north side of Village, the model presents another condition of significant increases in water levels. Specifically, the increases in peak stages occur in the section of the north diversion that travels through the natural area north of Village.

The existing conditions analysis for the Estero River Main Branch identified a couple of concerns. During the 25-year and 100-year design storm simulations, the model indicates moderate velocities of flow within the channel, located downstream of the U.S. 41 crossing. The high velocities allow the potential of the flow to transport sediments from upstream and into the Bay. During all four (4) design storm simulations, the model indicates significant increase in water levels within the section of the river located between the Seminole Gulf Railroad crossing and the Sandy Lane crossing. This is an area where the river channel begins to change, becoming narrower, which cause water to flow within and above the banks of the river where there is more vegetation.

As part of this Stormwater Master Plan, the existing stormwater infrastructure conditions were evaluated to determine potential improvement projects. Local flooding during the late August and early September 2017 rainfall events aided in the identification of areas in need of improvements. The evaluation resulted in the identification of a total of ten (10) potential improvement projects. Eight (8) of the projects were evaluated through additional hydraulic modeling. The improvement projects were grouped by the sub- watershed in which they are located. The projects are as follows:

Estero River Main Branch

- Project Seven: Estero River Side Bank Sediment Removal Project Eight: Broadway Ave. Main Tributary
- Project Ten: Maintenance of the Seminole Gulf Railroad Ditch Project Nine: U.S. 41 Roadside Drainage Modifications

Estero River North Branch

- Project One: Villages at Country Creek Bypass Swale
- Project Two: Three Oaks Parkway Drainage Improvements
- Project Three: Village / Estero Parkway Drainage Improvements
- Project Four: Estero Parkway Culvert
- Project Six: Dry Creek Bed Sediment Removal

Estero River South Branch

- Project Five: River Ranch Road Drainage Improvements
- Project Ten: Maintenance of the South Branch south of Corkscrew Road

Halfway Creek

- Project Ten: Maintenance of Halfway Creek West of U.S. 41

The projects were ranked by priority, with the highest priority being a project to be implemented within 1-5 years. The ranking of the projects was based upon the following factors:

- Magnitude of Potential Benefits to the Overall System;
- Estimated Construction Cost for the Improvements or Activities;
- Ease or Difficulty of Implementing the Improvements or Activities: Permit Requirements, Coordination with Other Entities, etc.

In addition to recommended improvement projects, there are other activities the Village can implement to mitigate issues with negative impacts on the stormwater management system and damages related to flooding. These activities include placing language within the Land Development Code and Comprehensive Plan documents to establish policies and guidelines with respect to stormwater management. The recommended rule changes include minimum finished floor elevation criteria and setting a criterion for allowable discharge rates for new development projects. All the recommended rule changes and improvement projects will further aid the Village in addressing current and potential stormwater system issues.

The preparation of the Stormwater Master Plan successfully resulted in a greater understanding of the regional hydrology affecting the Village of Estero and the existing stormwater facilities within the Village. Collecting data of the Village's existing land uses, soil types, main drainage conveyance systems, conveyance structures and the conditions of the Estero River and Halfway Creek, allowed for the creation of the Local-Scale ICPR4 model.

Strategic Utilities Planning:

The Village of Estero is not a water or sewer provider. Reisdents within Estero are provided water and sewer services by Lee County Utlities (LCU) or Bonita Springs Utilities (BSU). Following is a summary of the recent potable water quality parameters available from LCU and BSU.

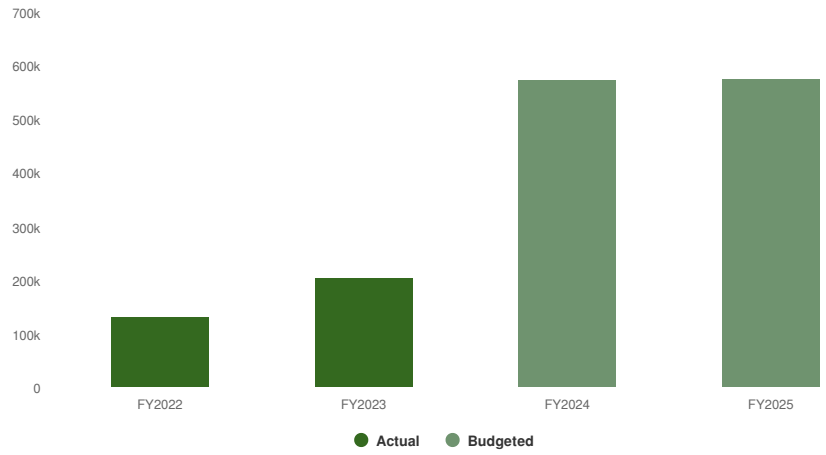
Workload and Performance Indicators:

Type of Request (Days to Close)	2017	2018	2019	2020	2021	2022	2023
Animals	N/A	N/A	N/A	N/A	6 (5.0 days)	4 (19.8 days)	8 (1.3 days)
Drainage	N/A	N/A	N/A	N/A	16 (23.3 days)	19 (22.6 days)	7 (172.5 days)
Landscaping	N/A	N/A	N/A	N/A	45 (26.2 days)	40 (10.8 days)	33 (30.2 days)
Other	N/A	N/A	N/A	N/A	33 (29.5 days)	43 (35.9 days)	48 (129.5 days)
Road Condition	N/A	N/A	N/A	N/A	53 (37.2 days)	56 (16.0 days)	34 (36.7 days)
Roadway Traffic	N/A	N/A	N/A	N/A	39 (66.8 days)	29 (55.6 days)	32 (40.1 days)
Trash	N/A	N/A	N/A	N/A	29 (7.6 days)	29 (8.7 days)	34 (7.0 days)
Water & Sewer	N/A	N/A	N/A	N/A	14 (9.9 days)	12 (5.4 days)	4 (5.0 days)

Expenditures Summary

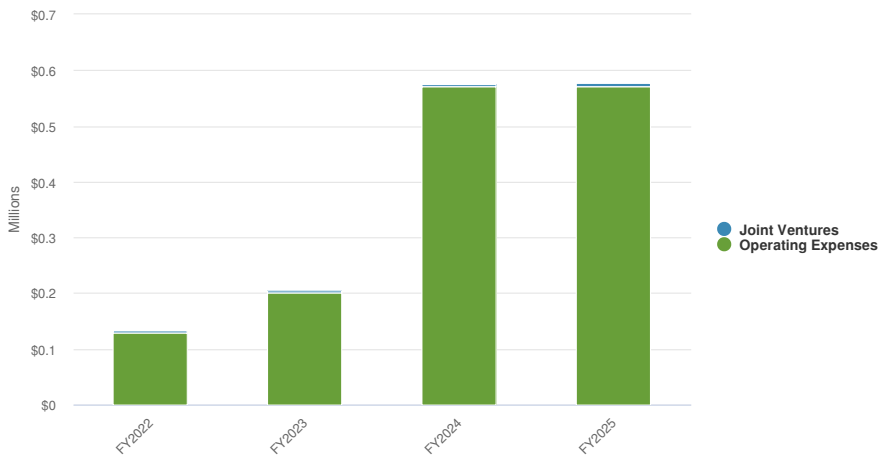
$577,500 $2,500
(0.43% vs. prior year)

Physical Environment Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Physical Environment Budgeted and Historical Expenditures by Expense Type



Physical Environment

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Physical Environment						
Public Works						
Flood Plain-Com Rating System	$11,550	$8,800	$150,000	$18,000	$150,000	0%
NPDES Compliance	$0	$0	$5,000	$0	$5,000	0%
Water Level & Quality Monitor	$95,461	$84,172	$170,000	$69,550	$170,000	0%
Water & Sewer Expansion	$11,050	$32,208	$0	$19,200	$0	0%
Community Monitoring	$0	$0	$20,000	$0	$20,000	0%
Misc Professional Services	$0	$5,000	$5,000	$10,000	$5,000	0%
Miscellaneous Stormwate Maint	$10,106	$0	$150,000	$0	$150,000	0%
Estero River Maintenance	$0	$989	$50,000	$0	$50,000	0%
Reclaimed Water Study	$0	$68,958	$20,000	$0	$20,000	0%
Water Quality Joint Advocacy	$5,000	$5,000	$5,000	$10,000	$7,500	50%
Total Public Works:	**$133,167**	**$205,127**	**$575,000**	**$126,750**	**$577,500**	**0.4%**
Total Physical Environment:	**$133,167**	**$205,127**	**$575,000**	**$126,750**	**$577,500**	**0.4%**
Total Expenditures:	**$133,167**	**$205,127**	**$575,000**	**$126,750**	**$577,500**	**0.4%**

Transportation/Public Works

Function:

Public Works – Transportation is responsible for maintenance, construction, operations and engineering support for the Village's roadway infrastructure, which includes roads, bridges, and roadway storm water systems, etc. It is also responsible for the preparation, implementation, execution and tracking of the capital improvements related to transportation. This include responding to citizens requests for action as they related to the environment and stormwater.

History:

2015	2017	2018	2019	2020	2021	2022
Lee County provides transportation services, via contract, for the 2015 & 2016 fiscal years.	Village assumes road ownership and capital & maintenance duties from Lee County on January 7	Broadway Ave W Culvert Replacement Completed December 2018	US-41 median landscaping project begins on June 19	US-41 Median landscaping installation completed	Estero Parkway Roadway Improvements completed	I-75 Interchange Construction completed
	Village implements an online resident request system on January 7		I-75 at Corkscrew Road interchange improvement project begins on October 16	Trailside Drive & Poinciana Ave resurfacing completed		
	Village implements data metrics on January 7			Estero High/Williams Rd Turn Lanes completed		

Strategic Planning:

The Village of Estero completed a Village wide traffic study in 2017. Provided below is a summary of the Traffic Study's findings.
The Area-Wide Traffic Study included an analysis of the existing and projected future roadway and intersection conditions. The results of the analysis are outlined in more detail in the report.
The roadway analysis indicates that Corkscrew Road from Three Oaks Parkway to Bella Terra Boulevard is anticipated to operate over capacity in future conditions during the p.m. peak hour. Since the completion of the study Lee County has started construction on the widening of Corkscrew Road, which will address the future capacity issues.
The intersection analysis for this study indicates several intersections within The Village of Estero are currently operating with approaches at an unacceptable level of service during the a.m. peak-hour and/or p.m. peak-hour including the following:

- Corkscrew Road & Bella Terra Boulevard – Improvements under construction
- Corkscrew Road & Cypress Shadows Boulevard – Improvements under construction
- Corkscrew Road & Ben Hill Griffin Parkway – Improvements under construction
- Corkscrew Road & I-75 Northbound Ramps – Improvements completed in 2022
- Corkscrew Road & I-75 Southbound Ramps – Improvements completed in 2022
- Corkscrew Road & Three Oaks Parkway
- Corkscrew Road & US 41
- US 41 & Estero Parkway
- US 41 & Broadway
- US 41 & Pelican Sound Drive
- US 41 & Williams Road
- US 41 & Fountain Lakes Boulevard

Programmed improvements that are anticipated within the ten-year analysis period of this study, from the FDOT, Lee County DOT, Village of Estero, and various development were included in the analysis.
In addition to the existing intersection deficiencies, the future (2027) analysis indicates the following intersection is anticipated to operate unacceptably during the p.m. peak hour period.

- Corkscrew Road & Bella Terra Boulevard – Improvements under construction
- Coconut Road & Three Oaks Parkway

The following potential improvements were recommended to correct existing and future deficiencies (when warranted), for study area intersections in order to improve operations:

- Create median storage for the northbound left-turn at the intersection of Corkscrew Road & Cypress Shadows Boulevard – Improvements completed
- Extend the southbound left-turn lane at Corkscrew Road & Ben Hill Griffin Parkway and re-time the intersection – Improvements under construction
- Provide interim safety improvements at the intersection of Corkscrew Road & Corkscrew Woodlands Boulevard – Intersection closure expected late 2022
- Re-time intersection, extend the eastbound left-turn lane at Corkscrew Road & Three Oaks Parkway, and add an additional northbound right-turn lane (for dual northbound right-turn lanes), depending on available right-of way
- Re-time the intersection of US 41 & Corkscrew Road and add an additional westbound right-turn lane (for dual westbound right-turn lanes), depending on available right-of way
- Re-time the intersection of US 41 & Estero Parkway and explore the possibility of an additional westbound right-turn (for dual westbound right-turns)
- Add a right-turn lane at the intersection of US 41 & Williams Road and extend the eastbound left-turn lane (along with the closure of the driveway on the west leg of Williams Road)
- Signalize the intersection of US 41 & Fountain Lakes Boulevard (when warranted)
- Re-time the intersection of Three Oaks Parkway & Coconut Road including changing the signal cycle length

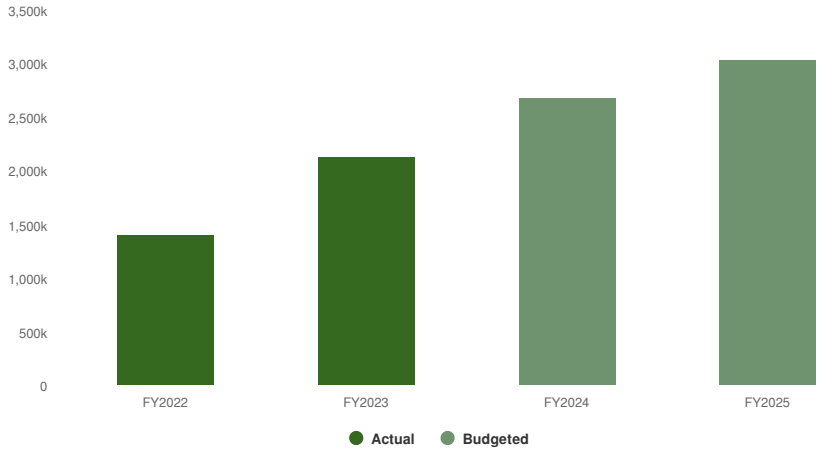
The safety analysis indicated that the study intersection signals appear to be in good shape as far as backplates, borders, and signal heads. It is recommended to confirm with Lee County DOT that the signal clearance interval times (yellow and all-red times) are adequate. It is also recommended to consider pavement friction improvements if skid numbers or visual inspection show poor pavement at the intersections of Ben Hill Griffin Parkway & Estero Parkway and Three Oaks Parkway & Williams Road. It is also recommended to consider lighting improvements at the intersection of Ben Hill Griffin Parkway & Estero Parkway and Three Oaks Parkway & Estero Parkway (Lighting improvements have been completed).

The public works department handles the requests for action (RFA) received by the Village related to public infrastructure. The Villages tracks RFA regarding Animals, Drainage, Landscaping, Road Condition, Roadway Traffic, Trash, Water & Sewer, and Other.

Expenditures Summary

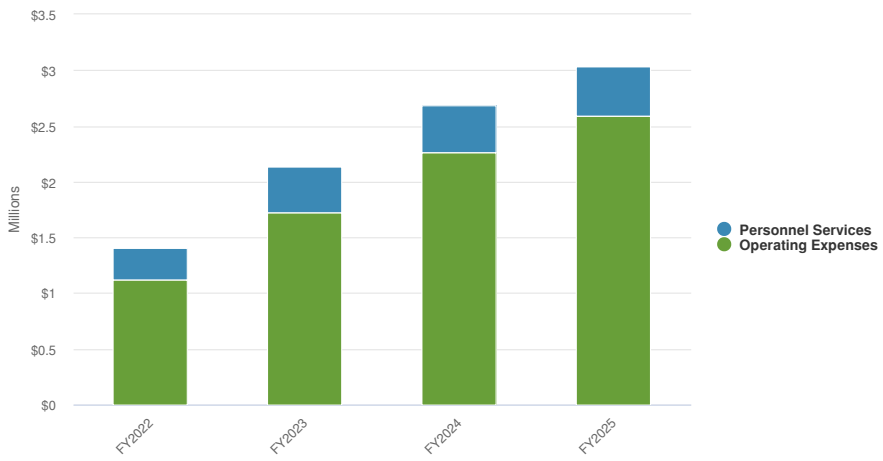
$3,036,825 $348,415
(12.96% vs. prior year)

Transportation Proposed and Historical Budget vs. Actual



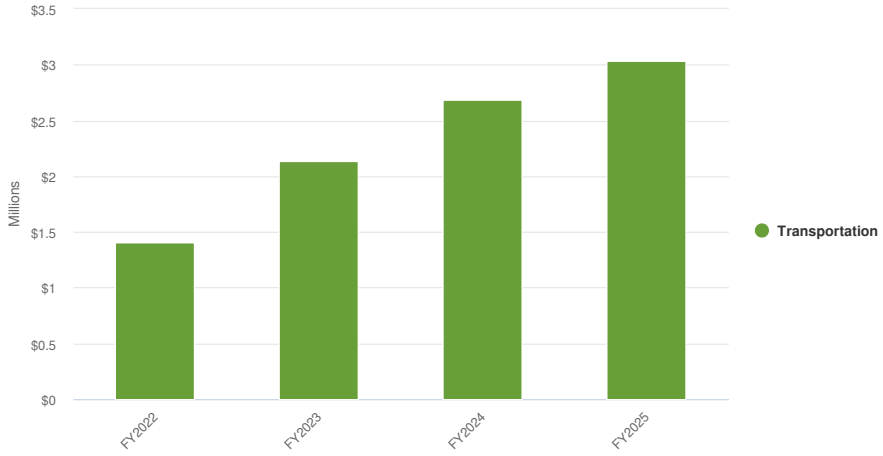
Expenditures by Expense Type

Transportation Budgeted and Historical Expenditures by Expense Type



Transportation

Budgeted and Historical Expenditures by Function



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Transportation						
Public Works Transportation						
Regular Salaries & Wages	$0	$0	$325,600	$0	$0	-100%
Public Works Wages	$211,149	$318,807	$0	$291,500	$341,225	N/A
FICA Taxes	$15,532	$23,405	$24,930	$21,350	$26,130	4.8%
Retirement Contribution	$15,679	$16,858	$18,040	$16,675	$19,000	5.3%
Group Insurance	$40,118	$46,018	$49,740	$70,800	$45,020	-9.5%
Worker's Compensation	$3,928	$6,208	$9,600	$5,100	$10,050	4.7%
Unemployment Compensation	$634	$772	$1,000	$950	$1,000	0%
Traffic Counts	$21,686	$16,080	$20,000	$12,000	$20,000	0%
Misc Professional Services	$9,537	$103,650	$100,000	$22,575	$100,000	0%
Misc Construction Services	$12,850	$3,937	$60,000	$15,000	$60,000	0%
Bridge Maintenance	$575	$0	$10,000	$5,000	$10,000	0%
Irrigation Maintenance	$12,406	$84,194	$0	$68,575	$77,500	N/A
Landscape Maintenance	$135,115	$32,410	$170,000	$950	$170,000	0%
Minor Paving Services	$0	$41,760	$0	$1,500	$12,000	N/A
Mowing Maintenance	$34,863	$85,575	$0	$17,500	$32,500	N/A
Ditch Maintenance	$91,841	$213,677	$150,000	$152,500	$157,000	4.7%
Street Light Maintenance	$34,910	$20,885	$50,000	$197,775	$85,500	71%
Street Sweeping Services	$14,766	$28,610	$30,000	$24,500	$30,000	0%
Traffic Sign Maintenance	$10,084	$68,322	$70,000	$64,000	$70,000	0%
Traffic Signal Maintenance	$5,139	$5,273	$6,000	$5,500	$6,000	0%
Right-of-Way Permit Review	$11,482	$7,363	$20,000	$22,500	$25,000	25%
Railroad Maintenance	$18,000	$19,670	$150,000	$39,350	$150,000	0%
Misc Landscape Projects	$61,471	$23,940	$20,000	$24,500	$27,500	37.5%
Road Maintenance	$60,513	$718	$250,000	$200,000	$250,000	0%
US41 Traffic Signal Maint	$0	$0	$60,000	$0	$60,000	0%
US41 Landscape Maint	$261,926	$342,640	$360,000	$603,550	$496,000	37.8%
Estero Parkway Landscape Maint	$232,700	$492,150	$486,500	$325,275	$486,500	0%
Roadway Striping	$0	$42,000	$150,000	$65,100	$150,000	0%
Travel	$3,007	$5,400	$5,000	$5,675	$6,500	30%
Communications	$597	$527	$500	$725	$650	30%
Utilities	$64,664	$68,806	$65,000	$81,800	$85,000	30.8%
Equipment & leases	$3,008	$2,905	$2,500	$1,650	$2,500	0%
Street Light Insurance	$12,857	$12,857	$16,500	$12,875	$14,750	-10.6%
Operating Supplies	$5,830	$2,838	$3,000	$6,075	$5,000	66.7%
Books, Publications & Members	$1,242	$1,839	$1,500	$500	$1,500	0%
Training	$349	$369	$3,000	$2,050	$3,000	0%

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Total Public Works Transportation:	$1,408,458	$2,140,461	$2,688,410	$2,385,375	$3,036,825	13%
Total Transportation:	$1,408,458	$2,140,461	$2,688,410	$2,385,375	$3,036,825	13%
Total Expenditures:	$1,408,458	$2,140,461	$2,688,410	$2,385,375	$3,036,825	13%

Animal Control

Function:

Animal Services are provided via an interlocal agreement with Lee County and provide animal control services through education, enforcement of laws and ordinances, community complaint resolution, and programs and services that include lost and found pets, adoptions, low-cost spay/neuter assistance and sheltering of stray and abused animals.

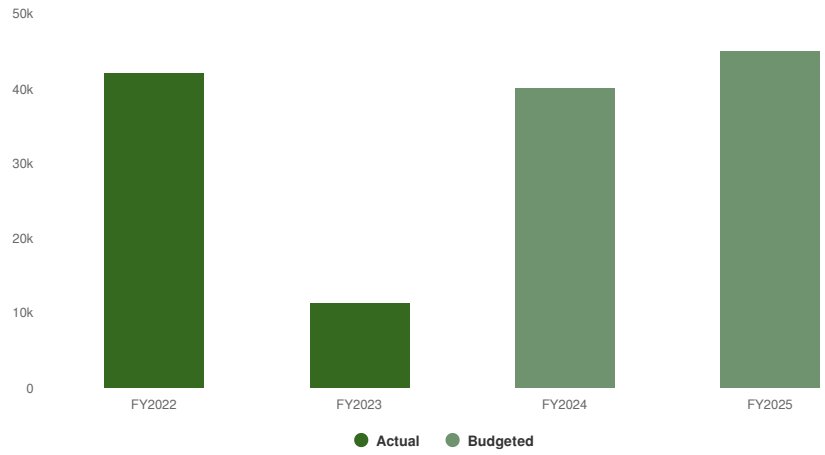
History:

The Village, operating under the "government lite" mode, has a need for contractual assistance across a variety of disciplines. Animal Control is one such discipline. So, the Village has contracted with Lee County Animal Services, as multiple cities do in Lee County, to provide this service for Estero residents.

Expenditures Summary

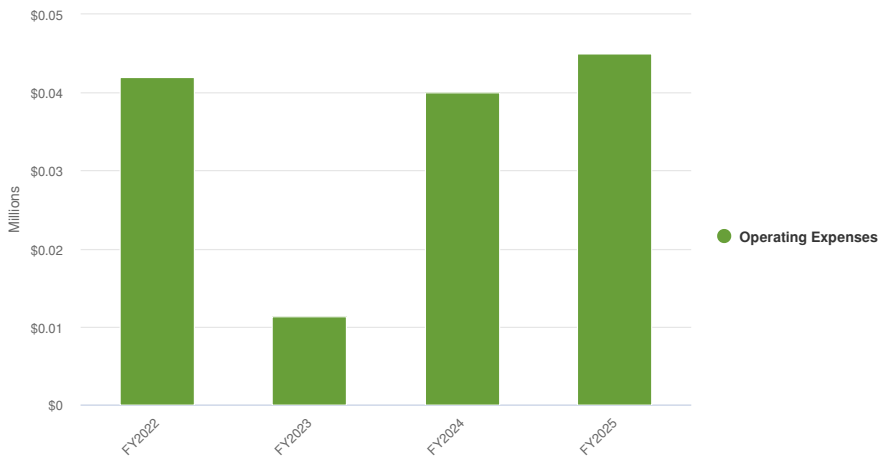
$45,000 $5,000
(12.50% vs. prior year)

Animal Control Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Animal Control Budgeted and Historical Expenditures by Expense Type



Animal Control

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Human Services						
Animal Control						
Lee Cty Animal Control Srvs	$41,972	$11,348	$40,000	$77,075	$45,000	12.5%
Total Animal Control:	**$41,972**	**$11,348**	**$40,000**	**$77,075**	**$45,000**	**12.5%**
Total Human Services:	**$41,972**	**$11,348**	**$40,000**	**$77,075**	**$45,000**	**12.5%**
Total Expenditures:	**$41,972**	**$11,348**	**$40,000**	**$77,075**	**$45,000**	**12.5%**

Parks & Recreation

Function:

Parks and Recreation is responsible for park facilities within the Village. Currently, the Village owns several plots of land and provides programming via the YMCA.

History:

2018	2019	2020
Village agrees to purchase Estero on the River Property (62 acres along Estero River) on September 20	Village receives, via donation, the Happehatchee Center on December 18. This is a 5 acre strip of land between the Village-owned Estero on the River parcel.	The Village enters into a maintenance and programming contract with the YMCA for the Happehatchee site (now called "Camp Estero") on June 17. Programming begins onsite.

Strategic Planning:

Provided below is the executive summary from the Village Inaugural Parks, Recreation and Open Space Master Plan, which was adopted in 2020 (the text of this summary is provided below, while accompanying graphics may be found in the full report).

The Village of Estero selected Barth Associates to develop the Village's first Parks, Recreation, and Open Space Master Plan in summer 2018. The Master Plan assessed the current conditions, identified and prioritized recreation and open space needs and desires of the community, and addressed future opportunities related to the Estero Community Park and other existing parks. The Parks Master Plan was completed in four phases:

- Phase 1- Existing Conditions Analysis
- Phase 2- Needs and Priorities Assessment
- Phase 3- Long-Range Vision
- Phase 4- Implementation Strategy and Final Master Plan

1. Existing Conditions Analysis
The Village has thousands of acres of public and private natural areas that are protected as State parks, public lands or private preserve areas. These areas offer tremendous ecological, environmental, recreational and community benefits to the Village. The majority of residents live in planned neighborhoods that provide private recreation and amenity areas. There is also a large community park (Estero Community Park) run by Lee County, and another community park (Three Oaks Park) nearby.
The Village has been incorporated for only 5 years and does not own any park or recreation lands. The Village recently purchased approximately 66 acres of land along the Estero River. At the time of this report the property was not yet used for parks, recreation or open space. But, it may likely be used for park and open space in the future.

The Village's population is currently growing at approximately 2.9% per year, which is well above the national annual growth rate. The Village has a median age of 61.3 years old and is projected to continue its current aging trend. Over the next 15 years, the 55+ population is expected to grow to represent nearly two-thirds of the Village's total population. This is largely due to increased life expectancies and the remainder of the Baby Boomer generation shifting into the senior age groups.

2. Existing Parks and Recreation System
Even though the Village does not currently own any parks or recreation areas, residents have access to a wide variety of parks and recreation facilities. The existing parks and recreation system is comprised of the following "subsystems", including both public and private facilities as shown on the following map:

- Local and Community Parks (County, State, Homeowner Associations)
- Recreation Centers (County, Homeowner Associations)
- Athletics Fields (County, School District, Homeowner Associations)
- Trails and Bikeways (Village, Homeowner Associations, County, State)
- Natural Lands (State, County, Homeowner Associations)

- Aquatics (County, Homeowner Associations)
- Water Access (County, State, Homeowner Associations)
- Programs (Villa

3. Needs and Priorities Assessment
Barth Associates uses a mixed-methods, triangulated approach to needs assessments. Mixed-methods research combines the use of primary data collected through the planning process, and secondary data from other sources such as census data and previous reports. The primary data includes both quantitative and qualitative research techniques and data.

The term *triangulation* refers to the comparison of findings from the various techniques to identify consistent themes and top priorities. For example, the findings from the mail/ telephone survey – the most statistically valid, quantitative technique available – are compared to the findings from the other techniques to identify consistent priorities. Specific needs assessment techniques used for the Village of Estero parks and recreation system included a Statistically-Representative Mail/Telephone Survey, On-line Survey, Level-of-Service Analysis, Interviews and Focus Groups, and a Public Open House.

Over 800 people participated in the needs assessment process. Based on a review of the findings from all of the needs assessment techniques, residents' top priorities include:

Facility Priorities
1. Natural Areas/Nature Parks
2. Multi-purpose Trails
3. Performance Arts Center
4. Sidewalks
5. Restrooms for Existing Parks
6. Community Gardens
7. Athletic Fields
8. Boating Access

Program Priorities
1. Community Special Events
2. Fitness/Wellness Programs
3. Nature Programs/Environmental Education
4. Senior Leisure Programs

4. Long-Range Vision
There are no state or national standards to guide the development of a long-range parks and recreation vision in response to residents' needs and priorities; each community must develop its own vision based on its values, priorities, and resources. Therefore, Village staff and consultants developed a long-range vision that:

- Leverages existing Village, county, state, federal, institutional, and private assets;
- Responds to residents' top priority needs;
- Reflects the Village's "government-light" philosophy;
- Is based on sound planning principles and aspirational level-of-service guidelines;
- Respects existing land development patterns and character.

The Village's vision for its parks and recreation system is to create:

- A high-quality, beautifully-maintained parks and recreation system that meets the needs of all Village residents including youth, families, adults, and retirees. The system will include parks, open space, and recreation areas owned by the Village, homeowner associations (HOAs), Lee County, the State of Florida, the Lee County School District, and other facility and program providers.

The Parks and Recreation System can be conceptualized as a network of interconnected "subsystems," each with its own guiding principles, primary and secondary providers, and service-delivery models. The Village's proposed subsystems include:

See chart in report

Each existing and proposed park and open space should be designed and maintained to be consistent with the character of the surrounding "hub", as illustrated below. For example, the Estero-on-the-River site should be designed to be compatible with the surrounding "Eco-Historical Hub", while the proposed school/park campus in the "Village Center Hub" should be designed as a high-density, active, urban civic space.

In addition to the Estero-on-the-River site and the School/Park campus, the long-range vision also includes:

- Recommendations for enhancement of the Estero River, and protection of other natural areas;
- Expansion of facilities and programs at the existing Estero Community Center, and the development of a new private fitness center in the proposed town center;
- Expansion and improvement of athletic fields at Estero Community Park;
- Continued expansion and improvements to the Village's bikeways, trails, and greenways system;
- Continued enhancement of opportunities for both motorized and non-motorized water access.

The long-range vision also includes recommendations for operations, maintenance, and programming of the Village's parks and recreation system, consistent with the
Village's "government light" management philosophy. The vision for parks and recreation operations and programming is to act as a facilitator and coordinator of recreation programs and special events for Village residents, rather than as a direct service provider. This can be accomplished by collaborating with the County Parks and Recreation Department, the State Park, and others to provide recreation services for Village residents. For example, the Village could hire private instructors to provide indoor or outdoor programs or events at sites owned by an HOA, the Village, the County, State, or other agency. This will require a Recreation Program Plan for the Village that evaluates what programs exist today, who these programs are provided for, and how to provide additional programs in response to residents' needs. The program plan should evaluate the quality of existing programs and facilities as well to determine if the Village should help strengthen these programs and facilities financially where appropriate to give residents a better experience.

A notable recommendation is to hire a well-qualified, energetic parks and recreation professional – with proven recreational and parks experience – to serve as the Village's first parks and recreation staff, a "Recreation Partnering Coordinator" (RPC). The RPC would provide and manage recreation facilities, programs, and special events so that other service providers will respect and appreciate the value this position brings to the area. This position would focus on developing and implementing an approved recreation plan for the Village residents in coordination with the County Parks and Recreation staff and State Parks staff, as well as other recreation providers. Many of these programs can be supported by user fees, based on the value they offer to the user.

The vision is to also partner with other agencies to improve the quality of their facilities to meet Estero's standards. This has proven difficult in other communities; the City of Weston, for example, concluded that they need to own their own facilities in order to ensure a level of excellence in both design and maintenance. The challenge will be to not duplicate other providers, but to enhance recreational opportunities by either providing additional programs or facilities, and/or improving the quality of existing programs and facilities.

5. Implementation Strategy
Parks and recreation projects prioritized by residents, staff, and consultants for implementation include:

- Estero-on-the River – Create Master Plan, develop site including trails
- Village Center, Community Park and School Campus – Create Master Plan for Village Center, including expanded and improved community park, additional athletic fields
- Performing Arts Center – Identify potential partners and sites
- Recreation Program Partner Coordinator – Hire an energetic parks and recreation professional to coordinate programs with partners
- Village Program Plan - Develop a Village Program Plan based on residents' needs (e.g. additional community special events, fitness/wellness programs, nature and environmental education programs, and senior leisure programs)
- Open Space – Protect and enhance natural areas, particularly along Estero River Greenway
- Bicycle and Pedestrian Connectivity – Continue implementing the Bicycle and Pedestrian Master Plan
- Boating Access – Continue seeking opportunities to improve both motorized and non-motorized boating access, e.g. water taxi from Koreshan to Mound Key and Lovers Key

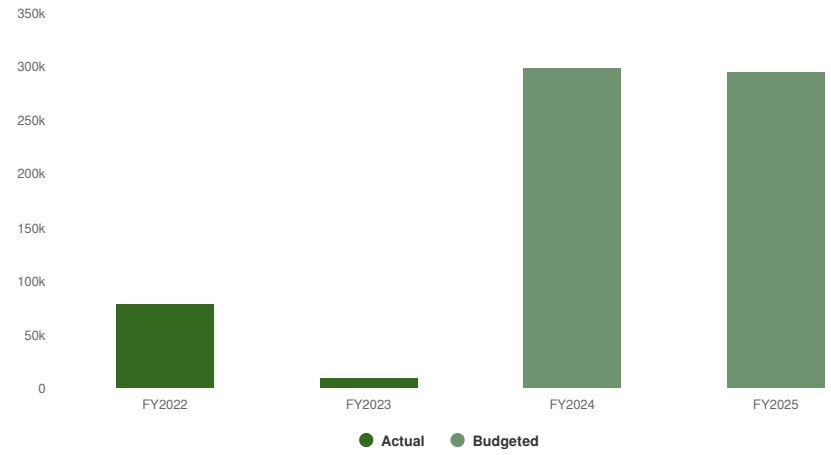
It is anticipated that the Village will use a variety of techniques to implement these, and other components of the long-range vision, in a fiscally conservative manner consistent with the government-light philosophy. Forms of implementation may include the Village's Capital Improvements Plan (CIP) as funding becomes available; partnerships; challenge grants; local, state, and federal grants; updates to the Comprehensive Plan and Land

Development Codes; impact fees; roadway funding; other “pay-as-you-go” and “borrowing” funding alternatives; user fees; and philanthropy, including the Estero Forever Foundation. Village Council will strategically prioritize individual park improvements and programs as part of the annual budgeting process, as funding or other opportunities permit.

Expenditures Summary

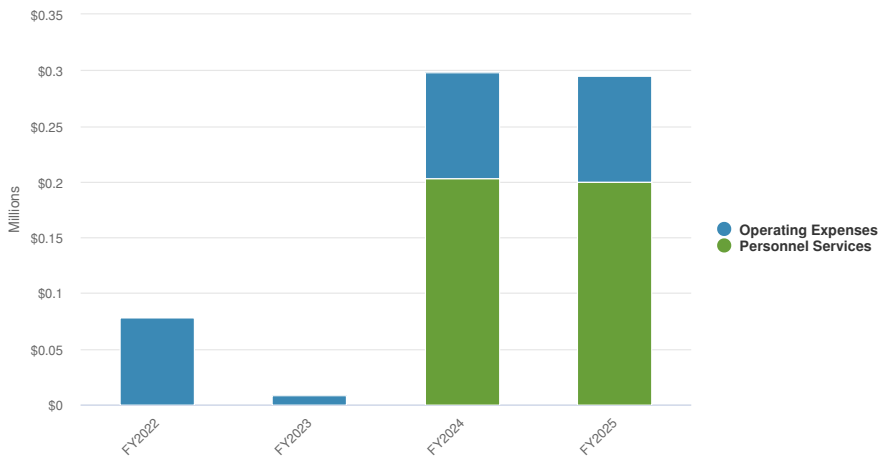
$294,560 -$3,290
(-1.10% vs. prior year)

Parks & Recreation Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Parks & Recreation Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Culture & Recreation						
Parks & Recreation						
Regular Salaries & Wages	$0	$0	$140,000	$0	$140,000	0%
FICA Taxes	$0	$0	$10,700	$0	$10,710	0.1%
Retirement Contributions	$0	$0	$14,700	$0	$14,700	0%
Group Insurance	$0	$0	$35,350	$0	$31,950	-9.6%
Worker's Compensation	$0	$0	$2,150	$0	$2,150	0%
Unemlpoyment Compensation	$0	$0	$500	$0	$500	0%
Parks Master Plan	$0	$8,550	$0	$2,800	$0	0%
YMCA Operating Agreement	$62,453	$0	$66,000	$66,263	$69,300	5%
Utilities	$6,306	$0	$7,250	$6,960	$7,750	6.9%
Equipment Rent & Leases	$4,875	$0	$1,200	$4,720	$2,500	108.3%
Repairs & Maint	$4,333	$0	$20,000	$3,750	$15,000	-25%
Total Parks & Recreation:	**$77,967**	**$8,550**	**$297,850**	**$84,493**	**$294,560**	**-1.1%**
Total Culture & Recreation:	**$77,967**	**$8,550**	**$297,850**	**$84,493**	**$294,560**	**-1.1%**
Total Expenditures:	**$77,967**	**$8,550**	**$297,850**	**$84,493**	**$294,560**	**-1.1%**

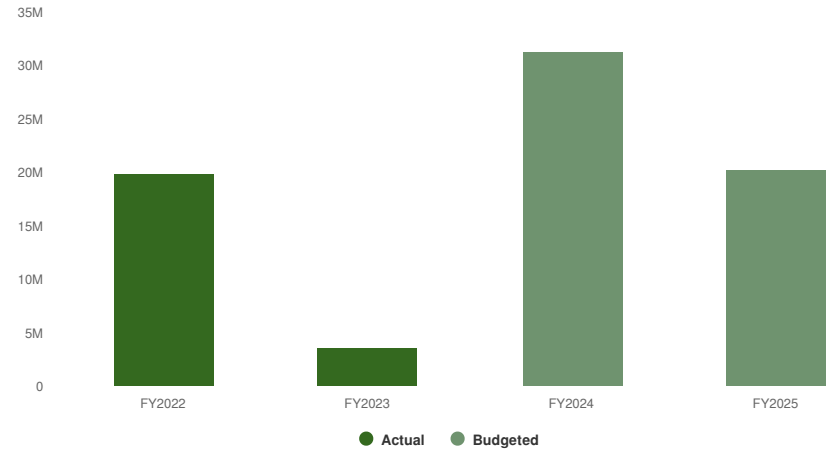
Transfers to Other Funds

The Transfer to the Capital Projects fund is required to fund the Capital Improvement Plan approved by the Council. In fiscal 2023, there are no transfers required to the Debt Service Fund as the Village paid off the 2019 Revenue Note in FY 2022 which was 7 years prior to the original term.

Expenditures Summary

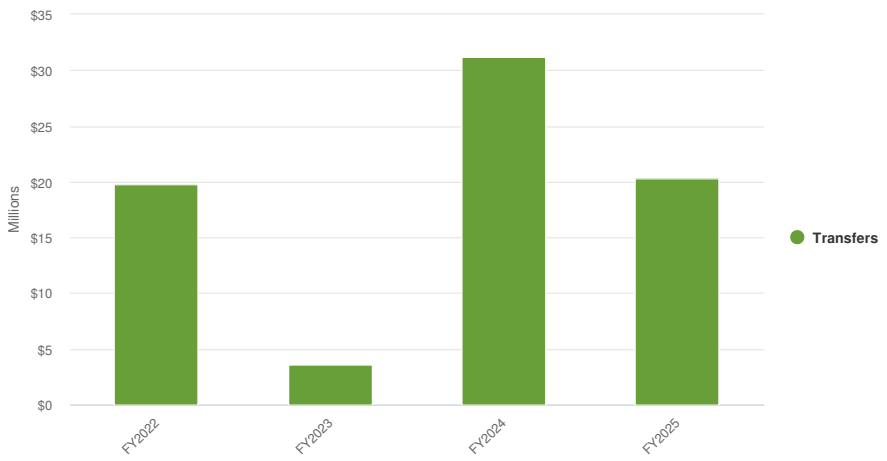
$20,304,615 **-$10,941,300**
(-35.02% vs. prior year)

Transfers Proposed and Historical Budget vs. Actual



Expenditures by Expense Type

Transfers Budgeted and Historical Expenditures by Expense Type



Transfers to Other Funds

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expenditures						
Transfers						
Transfers						
Gen Fd Trans to Debt Service	$12,359,317	$0	$0	$0	$0	0%
Gen Fd Trans to Cap Projects	$3,019,155	$3,620,030	$31,245,915	$17,311,765	$20,304,615	-35%
Transfer to Driving Range Fund	$4,400,000	$0	$0	$0	$0	0%
Total Transfers:	**$19,778,472**	**$3,620,030**	**$31,245,915**	**$17,311,765**	**$20,304,615**	**-35%**
Total Transfers:	**$19,778,472**	**$3,620,030**	**$31,245,915**	**$17,311,765**	**$20,304,615**	**-35%**
Total Expenditures:	**$19,778,472**	**$3,620,030**	**$31,245,915**	**$17,311,765**	**$20,304,615**	**-35%**

Building Fee Fund

The Community Development Department provides a comprehensive range of services to the public and the development community including, but not limited to, review of development proposals; building permits; changes to the Village's Comprehensive Plan and redevelopment plans; and compliance with Village ordinances. Building permit services operate within the Community Development Department.

The building section of Community Development provides information to the general public, as well as the development community relating to building permits, plan review, building inspections and building code requirements.

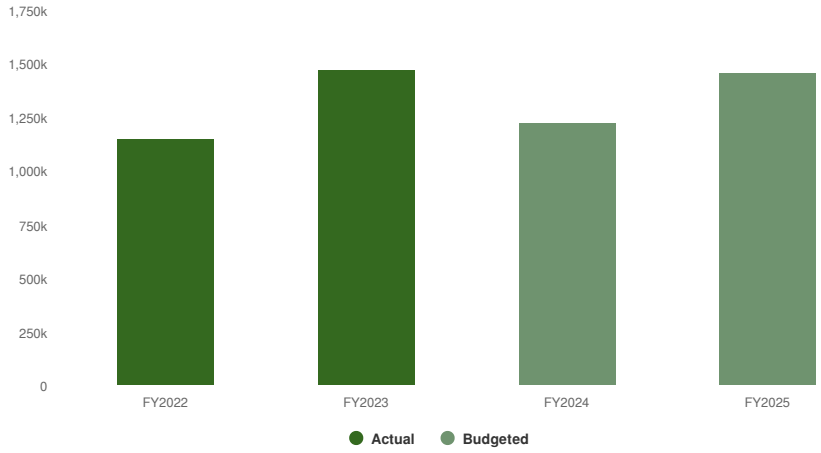
History:

2016	2019	2020	2021
Village enters into contract with Calvin, Giordano and Associates (CGA) to provide community development services, including building services.	The Village begins the transition to accept fully digital permit applications and comes into full compliance with ADA digital accessibility guidelines.	The Village responds to the COVID-19 pandemic by continuing business via digital applications and paper application drop-offs, keeping both staff and the public safe while remaining productive. The Village reviews more permits during this challenging year than it did in 2019.	The Village receives approval to move forward with the procurement, purchase, and implementation of new building software, with the goal of improving customer service and staff efficiency, two tenets of the Village's "government lite" program.

Revenues Summary

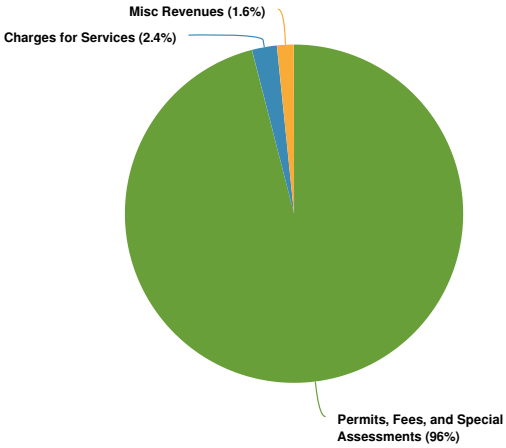
$1,460,250 $231,000
(18.79% vs. prior year)

Building Fee Fund Revenues Budget vs. Actual

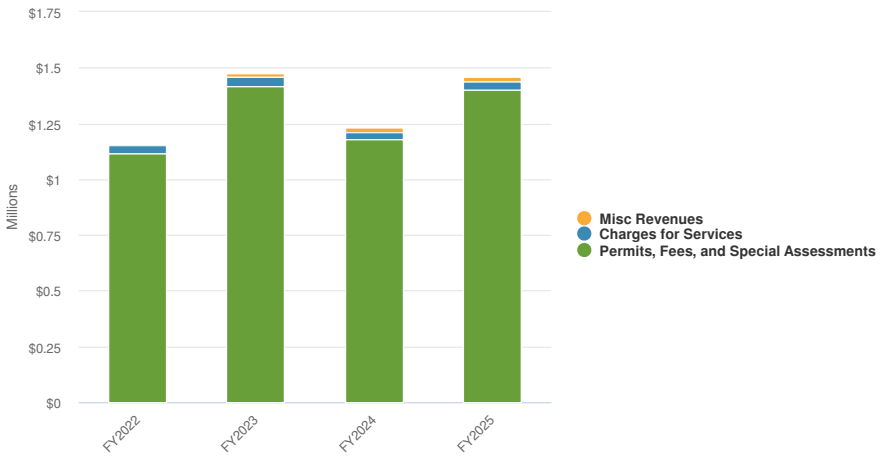


Revenues by Source

Building Fee Fund Budgeted Revenues by Source



Building Fee Fund Budgeted and Historical 2023 Revenues by Source

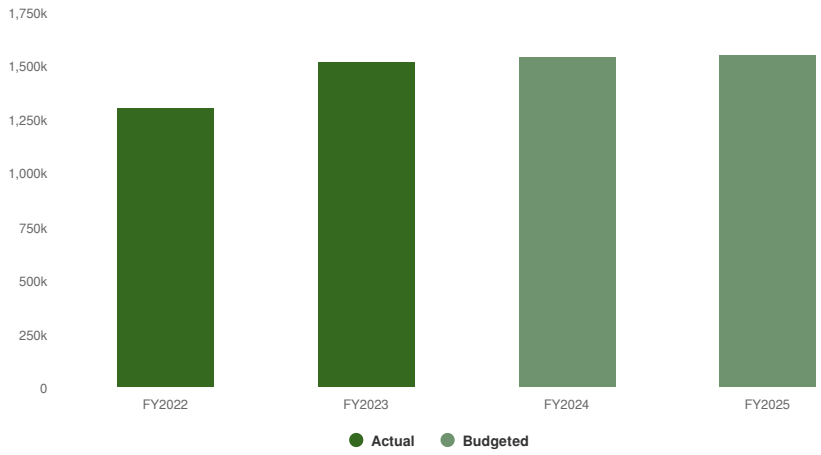


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Permits, Fees, and Special Assessments						
Building Fees	$1,113,450	$1,415,655	$1,175,000	$1,435,321	$1,400,000	19.1%
Surcharge Fee Retained	$3,169	$1,249	$3,500	$1,350	$1,750	-50%
Total Permits, Fees, and Special Assessments:	**$1,116,618**	**$1,416,904**	**$1,178,500**	**$1,436,671**	**$1,401,750**	**18.9%**
Charges for Services						
Convenience Fee	$33,977	$40,651	$33,500	$41,629	$35,000	4.5%
Total Charges for Services:	**$33,977**	**$40,651**	**$33,500**	**$41,629**	**$35,000**	**4.5%**
Misc Revenues						
Interest income	$1,250	$16,175	$17,250	$29,875	$23,500	36.2%
Total Misc Revenues:	**$1,250**	**$16,175**	**$17,250**	**$29,875**	**$23,500**	**36.2%**
Total Revenue Source:	**$1,151,846**	**$1,473,729**	**$1,229,250**	**$1,508,175**	**$1,460,250**	**18.8%**

Expenditures Summary

$1,554,600 $10,850
(0.70% vs. prior year)

Building Fee Fund Expenditures Budget vs. Actual



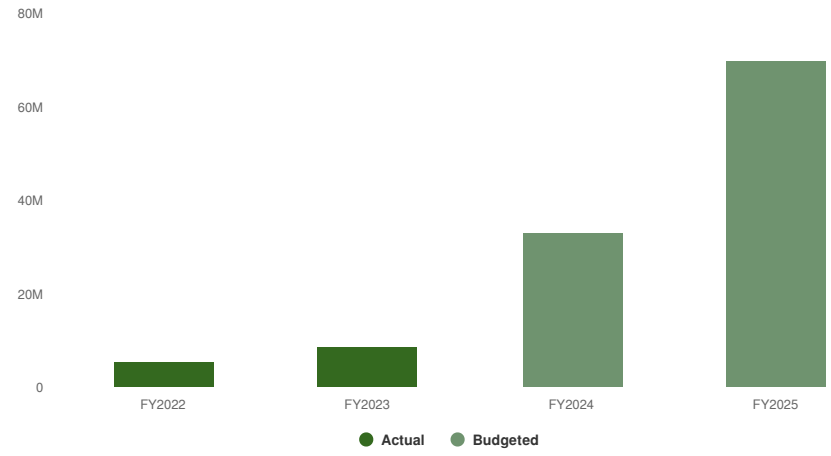
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Operating Expenses						
Building Service Contract	$1,039,402	$1,343,606	$1,250,000	$1,620,750	$1,300,000	4%
Building IT Contract Services	$5,386	$5,960	$5,500	$5,200	$5,750	4.5%
Software Consultant	$11,692	$67,620	$150,000	$50,000	$100,000	-33.3%
Inkforce Software	$153,517	$15,300	$15,800	$12,750	$15,000	-5.1%
Communications	$15,300	$1,775	$2,000	$1,575	$2,000	0%
Freight & Postage	$1,660	$423	$500	$1,200	$750	50%
Utilities	$432	$7,499	$4,750	$8,200	$8,500	78.9%
Equipment Lease	$2,826	$8,255	$8,600	$7,215	$8,600	0%
Office Lease-Corkscrew Palms	$8,014	$23,484	$57,500	$58,220	$62,500	8.7%
Repairs & Maintenance	$19,185	$2,360	$3,000	$2,450	$3,000	0%
Credit Card Fees	$2,481	$36,649	$38,600	$38,950	$40,000	3.6%
Office Supplies	$36,148	$3,742	$2,500	$4,150	$3,500	40%
Operating Supplies	$1,797	$618	$5,000	$3,075	$5,000	0%
Total Operating Expenses:	**$1,297,840**	**$1,517,291**	**$1,543,750**	**$1,813,735**	**$1,554,600**	**0.7%**
Capital Outlay						
Capital outlay	$5,519	$0	$0	$0	$0	0%
Total Capital Outlay:	**$5,519**	**$0**	**$0**	**$0**	**$0**	**0%**
Debt Service						
Interst Expense	$0	$1,353	$0	$0	$0	0%
Total Debt Service:	**$0**	**$1,353**	**$0**	**$0**	**$0**	**0%**
Total Expense Objects:	**$1,303,359**	**$1,518,644**	**$1,543,750**	**$1,813,735**	**$1,554,600**	**0.7%**

Capital Projects Fund

Revenues Summary

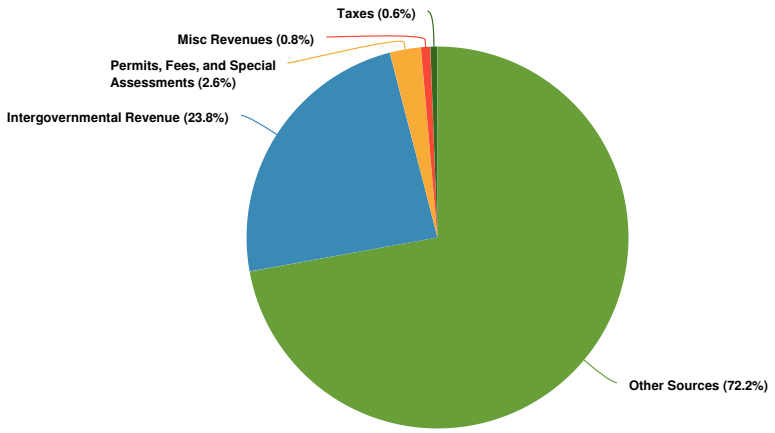
$69,710,635 $36,763,220
(111.58% vs. prior year)

Capital Projects Fund Revenue Budget vs. Actual

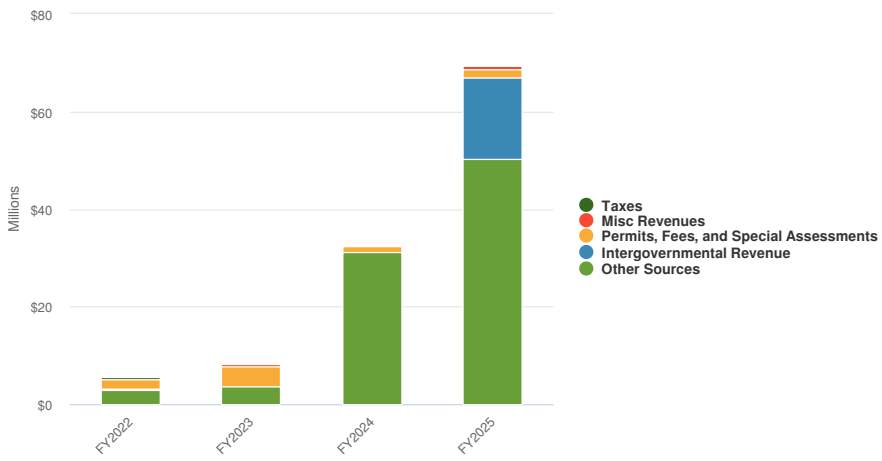


Revenues by Source

Capital Projects Fund Budgeted Revenues by Source



Capital Projects Fund Budgeted and Historical 2023 Revenues by Source

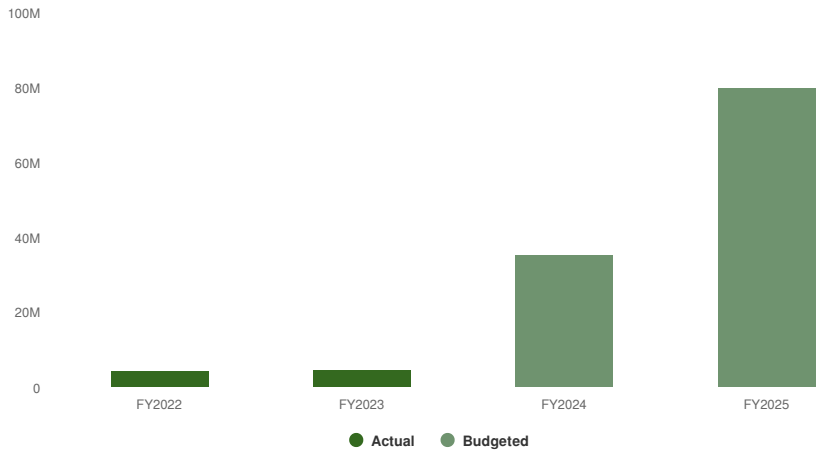


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Taxes						
Local Option Gas Tax 1-5 Cent	$410,830	$465,738	$435,250	$426,736	$415,000	-4.7%
Total Taxes:	**$410,830**	**$465,738**	**$435,250**	**$426,736**	**$415,000**	**-4.7%**
Permits, Fees, and Special Assessments						
Road Imp Fee-Residential	$1,088,534	$3,015,550	$750,000	$3,174,484	$1,250,000	66.7%
Road Imp Fees-Commercial	$625,881	$575,866	$225,000	$451,800	$400,500	78%
Park Imp Fees-Residential	$25,634	$382,215	$65,000	$392,360	$115,000	76.9%
Park Imp Fee-Commercial	$237,048	$120,774	$33,500	$94,670	$67,500	101.5%
Total Permits, Fees, and Special Assessments:	**$1,977,097**	**$4,094,405**	**$1,073,500**	**$4,113,314**	**$1,833,000**	**70.7%**
Intergovernmental Revenue						
Grant Funding	$114,670	$0	$0	$0	$16,600,600	N/A
Lee Cty Funding-Estero Prkway	$0	$40,651	$0	$0	$0	0%
Total Intergovernmental Revenue:	**$114,670**	**$40,651**	**$0**	**$0**	**$16,600,600**	**N/A**
Misc Revenues						
Interest Income-Gas Tax	$2,760	$1,249	$21,000	$118,309	$68,350	225.5%
Developer Contributions-Inters	$53,695	$19,913	$65,000	$190,637	$75,000	15.4%
Interest Income-Rd Impact	$14,186	$286,375	$72,500	$646,350	$368,400	408.1%
Interest Income-Com Prk Impact	$296	$2,722	$7,250	$5,653	$3,225	-55.5%
Interest Inc-Com Prk Contri	$147	$2,585	$6,250	$5,296	$1,575	-74.8%
Interest Inc-Public Land	$208	$3,664	$9,500	$7,510	$4,275	-55%
Interest Income-Park Imp	$1,010	$26,575	$11,250	$64,205	$36,595	225.3%
Total Misc Revenues:	**$72,303**	**$343,082**	**$192,750**	**$1,037,960**	**$557,420**	**189.2%**
Other Sources						
Cap Projects Trans from Gen Fd	$3,019,155	$3,620,030	$31,245,915	$17,311,765	$20,304,615	-35%
Cap Projects Trans from Debt Service	$0	$0	$0	$0	$30,000,000	N/A
Total Other Sources:	**$3,019,155**	**$3,620,030**	**$31,245,915**	**$17,311,765**	**$50,304,615**	**61%**
Total Revenue Source:	**$5,594,055**	**$8,563,906**	**$32,947,415**	**$22,889,775**	**$69,710,635**	**111.6%**

Expenditures Summary

$79,868,914 $44,413,011
(125.26% vs. prior year)

Capital Projects Fund Expenditures Budget vs. Actual



Expenditures by Expense Type

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Capital Outlay						
Estero Parkway Improvements	$229,791	$0	$0	$110,390	$0	0%
River Ranch Rd Improvements	$288,433	$250,738	$50,000	$50,650	$0	-100%
Corkscrew Rd Widening	$135,103	$502,274	$4,963,450	$76,000	$10,500,000	111.5%
Williams Rd Widening	$320,776	$5,250	$1,459,700	$0	$1,459,700	0%
Roadway/Sidewalk Eng Assessmen	$0	$5,321	$0	$131,060	$125,000	N/A
Broadway W Imrpovements	$0	$0	$1,264,800	$0	$1,300,000	2.8%
Miscellaneous Professional Services	$0	$0	$750,000	$187,500	$62,500	-91.7%
Williams Rd Intersection Impro	$216,492	$70,811	$100,000	$57,500	$2,500,000	2,400%
Coconut Rd Improvements	$0	$0	$187,500	$0	$0	-100%
Coconut Rd Crosswalks	$1,429	$0	$0	$9,150	$0	0%
Williams Rd Bike/Sidewalks	$62,828	$151,705	$218,040	$85,250	$0	-100%
Sandy Ln Bike-Ped Improv	$311,971	$287,180	$2,013,790	$217,200	$6,500,000	222.8%
US 41 FDOT Landscape	$3,167	$8,868	$0	$0	$0	0%
US 41 Landscaping Enhancement	$115,307	$32,630	$200,000	$0	$0	-100%
Corkscrew Rd Landscape	$0	$0	$0	$95,750	$200,000	N/A
US 41 Monument Signs	$29,001	$44,950	$240,000	$11,850	$100,000	-58.3%
Three Oaks Prkwy MonumentSigns	$420,000	$66,232	$210,000	$0	$0	-100%
Ben Hill Griff Pkwy Landsc Imp	$51,705	$93,256	$0	$13,320	$2,800,000	N/A
Landscaping Misc	$284,027	$0	$216,000	$0	$0	-100%
Estero Parkway Reuse Main Ext	$0	$35,470	$0	$43,500	$1,500,000	N/A
Estero on River Master Plan	$49,783	$191,299	$0	$0	$0	0%
Estero Com Prk Expansion	$0	$9,600	$6,800,000	$103,500	$7,220,000	6.2%
Estero on the River Improvemen	$27,905	$129,817	$2,250,000	$284,675	$4,500,000	100%
Williams Road Property Improv	$0	$488,202	$0	$638,600	$15,000,000	N/A
River Oaks Property Improv	$0	$112,280	$0	$105,850	$2,950,000	N/A
Estero River N Brnch Drainage	$101,547	$86,956	$500,000	$36,150	$500,106	0%
Broadway W UEP Design & Permit	$86,412	$510,604	$850,000	$82,450	$147,500	-82.6%
Broadway E Design & Permitting	$95,185	$692,846	$0	$400,850	$697,500	N/A
Package WWTP UEP Design & Permitting	$0	$0	$0	$0	$110,000	N/A
Estero Rvr Sediment Removal	$13,192	$20,189	$0	$1,855	$0	0%
UTL Expan-Estero Bay Village	$74,958	$293,006	$1,603,400	$0	$0	-100%
UTL Expan-Sunny Grove	$152,208	$230,100	$1,821,900	$175,680	$2,900,000	59.2%
UTL Expan-Cypress Bend	$76,921	$282,167	$401,800	$211,685	$1,700,000	323.1%
UTL Expan-Cypress Park	$0	$23,748	$320,000	$86,930	$552,485	72.7%
UTL Expan-See See St	$0	$9,873	$264,500	$89,220	$48,100	-81.8%
UTL Expan-Estero Heights	$0	$0	$7,023,521	$31,950	$10,773,521	53.4%

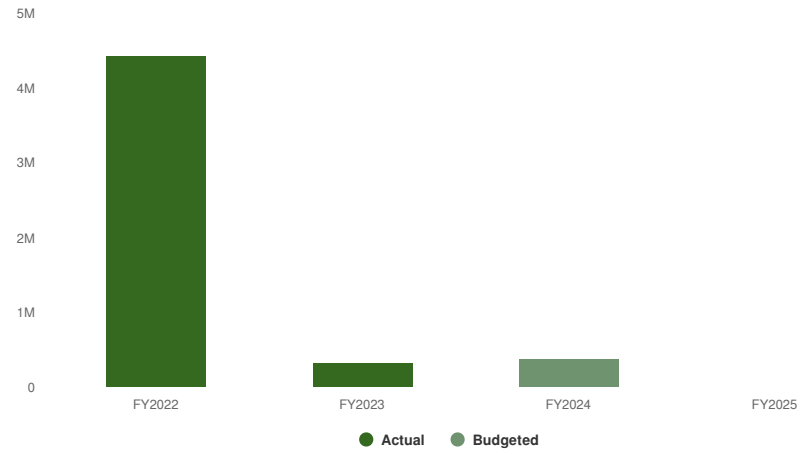
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
UTL Expan-Charring Cross	$0	$0	$1,747,502	$0	$5,497,502	214.6%
Miscellaneous Professional Services	$0	$0	$0	$0	$225,000	N/A
Capital Outlay	$1,238,356	$0	$0	$15,000,000	$0	0%
Total Capital Outlay:	**$4,386,495**	**$4,635,370**	**$35,455,903**	**$18,338,515**	**$79,868,914**	**125.3%**
Total Expense Objects:	**$4,386,495**	**$4,635,370**	**$35,455,903**	**$18,338,515**	**$79,868,914**	**125.3%**

Driving Range Fund

Revenues Summary

$5,015 -$364,490
(-98.64% vs. prior year)

Driving Range Fund Revenue Budget vs. Actual



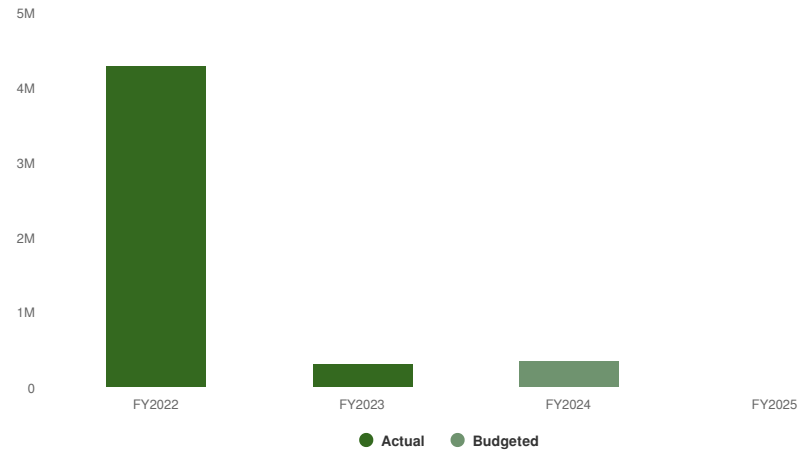
Revenues by Source

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Revenue Source						
Charges for Services						
Convenience Fee	$0	$5,322	$5,940	$5,811	$0	-100%
Charges for Svcs-Driving Range	$13,146	$321,004	$357,815	$272,015	$0	-100%
Total Charges for Services:	**$13,146**	**$326,326**	**$363,755**	**$277,826**	**$0**	**-100%**
Misc Revenues						
Interest Income	$193	$4,253	$5,750	$8,798	$5,015	-12.8%
Cash Over / Short	$0	-$79	$0	-$39	$0	0%
Total Misc Revenues:	**$193**	**$4,175**	**$5,750**	**$8,759**	**$5,015**	**-12.8%**
Other Sources						
Transfer from General Fund	$4,400,000	$0	$0	$0	$0	0%
Total Other Sources:	**$4,400,000**	**$0**	**$0**	**$0**	**$0**	**0%**
Total Revenue Source:	**$4,413,339**	**$330,500**	**$369,505**	**$286,585**	**$5,015**	**-98.6%**

Expenditures Summary

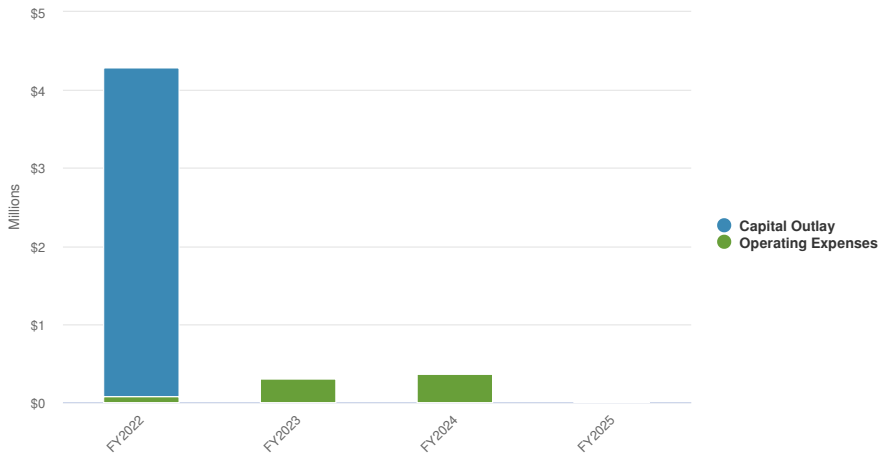
$10,800 -$346,705
(-96.98% vs. prior year)

Driving Range Fund Expenditures Budget vs. Actual



Expenditures by Expense Type

Budgeted and Historical Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted	FY2024 Projected	FY2025 Proposed	FY2024 Adopted vs. FY2025 Proposed (% Change)
Expense Objects						
Operating Expenses						
Misc Contracted Services	$24,926	$292,619	$330,155	$278,515	$2,500	-99.2%
Communications	$309	$1,702	$1,500	$1,800	$1,800	20%
Utilities	$627	$2,849	$3,000	$2,500	$3,000	0%
Repairs & Maintenance	$43,631	$1,908	$10,000	$500	$2,000	-80%
Credit Card Fees	$0	$9,122	$11,350	$7,980	$0	-100%
Operating Supplies	$1,500	$44	$1,500	$0	$1,500	0%
Total Operating Expenses:	**$70,993**	**$308,244**	**$357,505**	**$291,295**	**$10,800**	**-97%**
Capital Outlay						
Capital Outlay	$4,220,198	$0	$0	$0	$0	0%
Total Capital Outlay:	**$4,220,198**	**$0**	**$0**	**$0**	**$0**	**0%**
Total Expense Objects:	**$4,291,191**	**$308,244**	**$357,505**	**$291,295**	**$10,800**	**-97%**

CAPITAL IMPROVEMENTS

Roadway and Intersection Improvements

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	$ 9,100,000	RIF	$ -	$ -	$ -	$ -	$ 740,000	$ 740,000
2	(Drainage, Road, Bike/Ped)		GF	$ -	$ -	$ -	$ -	$ 4,460,000	$ 4,460,000
2			GT	$ -	$ -	$ -	$ -	$ 2,800,000	$ 2,800,000
3	Broadway W. Phase 1 Improvements (US41-Breckenridge)	$ 5,500,000	GT	$ -	$ -	$ -	$ -	$ -	$ -
3	(Road, Bike/Ped, Drainage)		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

	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

Bike-Pedestrian Improvements

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)	$ 5,553,200	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 (Oakwild to Via Coconut)	$ 1,085,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
5			RIF	$ -	$ -	$ 400,067	$ -	$ -	$ 400,067
5			FDOT	$ -	$ 330,000	$ 353,633	$ -	$ -	$ 683,633
6	Coconut Sidewalk (Via Coconut to U S41)	$ 815,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
6			RIF	$ -	$ -	$ -	$ 241,400	$ -	$ 241,400
6			FDOT	$ -	$ 190,000	$ -	$ 380,600	$ -	$ 570,600
7	Corkscrew Shared Use Path (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	$ -	$ -	$ -	$ -	$ -	$ -

	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	$ -	$ -	$ 383,459	$ -	$ -	$ 383,459
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	$ 783,526	$ 571,700	$ -	$ 8,085,226

Landscaping, Parks & Recreation, and Stormwater Improvements

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
7	Corkscrew Rd Landscaping (Corkscrew Woodlands to Ben Hill Griffin	$ 2,800,000	GF	$ 200,000	$ 2,500,000	$ -	$ -	$ -	$ 2,700,000
8	US41 Shoulder Landscape Improvements	$ 5,350,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
9	Three Oaks Parkway Landscape Improvements (Excluding Brooks)	$ 4,090,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
10	Corkscrew Road Landscape Improvements West (US-41 to I-75)	$ 4,360,000	GF	$ -	$ -	$ -	$ -	$ -	$ -
11	Estero Parkway Reuse Main - Phase 1	$ 1,605,000	GF	$ 1,500,000	$ -		$ -	$ -	$ 1,500,000
11			Grant - Reimburse	$ (802,500)					$ (802,500)
	Village of Estero Sub-total (all funding sources)			$ 4,600,000	$ 2,500,000	$ -	$ -	$ -	$ 7,100,000

	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
	Parks & Recreation								
1	Estero High School Improvements	$ 25,000,000	Partner	$ -	$ -	$ -	$ -	$ -	$ -
1			PIF	$ 1,720,000	$ 250,000	$ 250,000	$ 240,000	$ -	$ 2,460,000
1			RIF	$ -	$ -	$ -	$ -	$ -	$ -
1			GF	$ 5,500,000	$ 3,000,000	$ 4,000,000	$ 3,000,000	$ -	$ 15,500,000
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	$ 2,500,000	GF	$ 2,500,000	$ -	$ -	$ -	$ -	$ 2,500,000
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
			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)			$ 29,220,000	$ 6,250,000	$ 4,250,000	$ 3,390,000	$ -	$ 43,110,000

	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	$ 500,000	$ -	$ 3,119,447	$ 3,119,447	$ -	$ 6,738,894
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)	$ 766,800	GF	$ -	$ -	$ -	$ -	$ -	$ -
4	US-41 Drainage Improvements Design (Williams-Corkscrew)	$ 72,000	FDOT	$ -	$ -	$ -	$ -	$ -	$ -
5	Vulnerability Assessment	$ 450,000	GF	$ 225,000	$ 225,000	$ -	$ -	$ -	$ 450,000
5			Grant - Reimburse	$ (225,000)	$ (225,000)	$ -	$ -	$ -	$ (450,000)
	Village of Estero Sub-total (all funding sources)			$ 725,000	$ 225,000	$ 3,119,447	$ 3,119,447	$ -	$ 7,188,894

Utility Improvements

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	$ -	$ -	$ -	$ -	$ -	$ -
2	Broadway W UEP Design & Permitting	$ 1,475,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
2			PA	$ -	$ -	$ -	$ -	$ -	$ -
2			GF	$ -	$ -	$ -	$ -	$ -	$ -
3	Broadway E UEP Design & Permitting	$ 1,550,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
3			PA	$ -	$ -	$ -	$ -	$ -	$ -
3			GF	$ -	$ -	$ -	$ -	$ -	$ -
4	Estero Bay Village UEP	$ 1,924,080	Grant - Reimburse	$ -	$ (962,040)	$ -	$ -	$ -	$ (962,040)
4			PA	$ -	$ -	$ (962,040)	$ -	$ -	$ (962,040)
4			GF	$ -	$ 1,924,080	$ -	$ -	$ -	$ 1,924,080
5	Sunny Groves UEP	$ 2,900,000	Grant - Reimburse	$ (2,900,000)	$ -	$ -	$ -	$ -	$ (2,900,000)
5			PA	$ -	$ -	$ -	$ -	$ -	$ -
5			GF	$ 2,900,000	$ -	$ -	$ -	$ -	$ 2,900,000
6	Cypress Bend UEP	$ 1,700,000	Grant - Reimburse	$ (1,700,000)	$ -	$ -	$ -	$ -	$ (1,700,000)
6			PA	$ -	$ -	$ -	$ -	$ -	$ -
6			GF	$ 1,700,000	$ -	$ -	$ -	$ -	$ 1,700,000
	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**
7	Estero River Heights UEP	$ 10,773,521	Grant - Reimburse	$ (3,750,000)	$ -	$ -	$ -	$ -	$ (3,750,000)
7			PA	$ -	$ (5,386,761)	$ -	$ -	$ -	$ (5,386,761)
7			GF	$ 10,773,521	$ -	$ -	$ -	$ -	$ 10,773,521
8	Charring Cross UEP	$ 5,497,502	Grant - Reimburse	$ (3,750,000)	$ -	$ -	$ -	$ -	$ (3,750,000)
8			PA	$ -	$ (2,748,751)		$ -	$ -	$ (2,748,751)
8			GF	$ 5,497,502	$ -	$ -	$ -	$ -	$ 5,497,502
9	Sherrill & Luetich UEP	$ 7,739,585	Grant - Reimburse	$ -	$ -	$ (7,739,585)	$ -	$ -	$ (7,739,585)
9			PA	$ -	$ -	$ -	$ -	$ -	$ -
9			GF	$ -	$ -	$ 7,739,585	$ -	$ -	$ 7,739,585
10	Trailside UEP	$ 6,840,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
10			PA	$ -	$ -	$ -	$ -	$ -	$ -
10			GF	$ -	$ -	$ -	$ -	$ -	$ -
11	Broadway E-Highlands UEP	$ 4,200,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
11			PA	$ -	$ -	$ -	$ -	$ -	$ -
11			GF	$ -	$ -	$ -	$ -	$ -	$ -
12	Sandy Ln-Groves UEP	$ 5,160,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
12			PA	$ -	$ -	$ -	$ -	$ -	$ -
12			GF	$ -	$ -	$ -	$ -	$ -	$ -
13	Tanglewood UEP	$ 1,440,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
13			PA	$ -	$ -	$ -	$ -	$ -	$ -
13			GF	$ -	$ -	$ -	$ -	$ -	$ -
14	See See Street UEP	$ 1,070,000	Grant - Reimburse	$ -	$ 535,000	$ -	$ -	$ -	$ 535,000
14			PA	$ -	$ -	$ 267,500	$ -	$ -	$ 267,500
14			GF	$ 66,125	$ 1,070,000	$ -	$ -	$ -	$ 1,136,125
15	Cypress Park UEP	$ 1,820,000	Grant - Reimburse	$ -	$ -	$ -	$ -	$ -	$ -
15			PA	$ -	$ -	$ -	$ -	$ -	$ -
15			GF	$ 272,000	$ -	$ -	$ -	$ -	$ 272,000
	GF			$ 21,209,148	$ 2,994,080	$ 7,739,585	$ -	$ -	$ 31,942,813

Building Facilities, Land Aquisition, and Information Technology

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)			$ -	$ -	$ -	$ -	$ -	$ -

	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
	Information Technology								
1	Community Development Software	$ -	Building	$ -	$ -	$ -	$ -	$ -	$ -
2	Finance Software	$ -	GF	$ -	$ -	$ -	$ -	$ -	$ -
	Village of Estero Sub-total (all funding sources)			$ -	$ -	$ -	$ -	$ -	$ -
	Village total			$ 78,201,348	$ 23,024,080	$ 16,217,558	$ 7,081,147	$ 8,000,000	$ 132,524,133

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

DEBT

Debt Snapshot

The Village has no outstanding debt obligations.

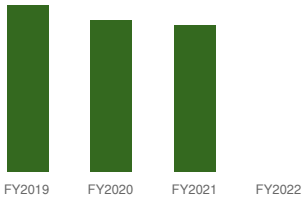
The Village had one obligation from the 2019 Revenue Note. The Village accumulated resources annually to pay additional principal every year. In FY 2021-202, the Village was able to pay off this debt seven (7) years prior to full maturity, saving the Village over $4 million in interest.

$0

-$16,919,830 (-100.00% vs. 2021 year)

Financial Summary	FY2022
Debt	—
2019 Revenue Note	$0
Total Debt:	**$0**

2019 Revenue Note



Financial Summary	FY2022
2019 Revenue Note	—
2019 Revenue Note	$0
Total 2019 Revenue Note:	**$0**

APPENDIX

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. regarding wages, hours and working conditions.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the

"surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking bodyof a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors’ analysis and consideration of many factors, including, but not limited to, the status of

the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account’s balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank’s reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders’ equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community’s assessed value on property must reflect its market, or full and fair cash value.

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

July 3, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Councilmember Fiesel

PLEDGE OF ALLEGIANCE

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, Community Development Director Mary Gibbs, Public Works Director David Willems, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

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Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Approved agenda.

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

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

4. CONSENT AGENDA

(a) June 19, 2024 Village Council Meeting Minutes

Motion: Motion to approve consent agenda with correction.
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Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fiesel

Action: Approved consent agenda correction.

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) Resolution No. 2024-12 Proposed Millage Rate for Fiscal year 2024-2025

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to adopt Resolution No. 2024-12.

Motion by: Councilmember Zalucki
Seconded by: Councilmember Fayhee

Action: Adopted Resolution No. 2024-12.

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

(b) Resolution No. 2024-13 FY 2024/2025 Budget Amendment

A Resolution of the Village Council of the Village of Estero, Florida, Approving the First Budget Amendment for Fiscal Year 2023-2024 to Approve the Use of Village Funds and to Recognize the Audited Carryforward in each Fund.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to adopt Resolution No. 2024-13.

Motion by: Councilmember Fiesel
Seconded by: Vice Mayor Ribble

Action: Adopted Resolution No. 2024-13.

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

(c) Resolution No. 2024-15 Disaster Response & Recovery Program

A Resolution of the Village Council of the Village of Estero, Florida, Adopting a Village Emergency Response Plan; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Zalucki and Mayor McLain.

Public Comments
None.

Motion: Motion to adopt Resolution No. 2024-15.

Motion by: Councilmember Lopez
Seconded by: Councilmember Ward

Action: Adopted Resolution No. 2024-15.

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

(d) Disaster Debris Monitoring Services ITB 100124

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None.

Public Comments
None.

Motion: Motion to approve award of Invitation to Bid 100124, Disaster Debris Monitoring Services for the Village of Estero to the apparent low bidder, Disaster Program Operations, Inc. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their bid, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fiesel

Action: Approved award of Invitation to Bid 100124, Disaster Debris Monitoring Services for the Village of Estero to the apparent low bidder, Disaster Program Operations, Inc. to provide on-call disaster debris monitoring services as provided in the contract for a one-year period, at the rates submitted on their bid, authorize the Village Manager to execute contract documents on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

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

(e) Disaster Debris Recovery Services ITB 100224

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Ward

Public Comments
None.

Motion: Motion to approve award of Invitation to Bid 100224, Disaster Recovery Services for the Village of Estero to CrowderGulf Joint Venture, Inc. to provide on-call disaster recovery services as provided in the solicitation. Authorize the Village Manager to execute a contract document on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Approved award of Invitation to Bid 100224, Disaster Recovery Services for the Village of Estero to CrowderGulf Joint Venture, Inc. to provide on-call disaster recovery services as provided in the solicitation. Authorize the Village Manager to execute a contract document on behalf of the Village of Estero Council. Grant the Village Manager the authority to renegotiate and execute the renewal of this contract for three (3) additional one (1) year terms under the same terms and conditions, if doing so is in the best interest of the Village of Estero.

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

(f) CDBG-DR Recovery and Resiliency continued Grant Management support task order.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Fiesel, Fayhee, Vice Mayor Ribble, and Mayor McLain.

Public Comments
None.

Motion: Approve EC Task Order in the amount of $188,921 for Hagerty Consulting, Inc. to assist the Village of Estero in CDBG-DR Recovery and Resiliency Planning Program Grant Management Support.

Motion by: Councilmember Fayhee
Seconded by: Councilmember Zalucki

Action: Approved EC Task Order in the amount of $188,921 for Hagerty Consulting, Inc. to assist the Village of Estero in CDBG-DR Recovery and Resiliency Planning Program Grant Management Support.

Vote: (Roll Call)

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

(g) Estero Utility Extension Projects Construction Manager at Risk Contract.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

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

Public Comments
None.

Motion: Motion to approve Contract EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Lopez

Action: Approved Contract EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

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

(h) Corkscrew Road Path, Landscaping & Lighting Project Construction Manager at Risk Contract

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments
Councilmember Zalucki

Public Comments
None.

Motion: Motion to approve Contract Number 24005 Construction Manager at Risk agreement between Village of Estero and Wright Construction Group and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

Motion by: Councilmember Lopez
Seconded by: Councilmember Zalucki

Action: Approved Contract Number 24005 Construction Manager at Risk agreement between Village of Estero and Wright Construction Group and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

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

(i) Brooks Community Development District Interlocal Agreement – Three Oaks Parkway Paths.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

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

Public Comments
None.

Motion: Motion to approve the Interlocal Agreement with The Brooks Community Development District (CDD) for improvements to the Three

Oaks Parkway paths and authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not increase cost above $380,000.

Motion by: Councilmember Ward
Seconded by: Councilmember Lopez

Action: Approved the Interlocal Agreement with The Brooks Community Development District (CDD) for improvements to the Three Oaks Parkway paths and authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not increase cost above $380,000.

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

(j) Sports Park Campus Hardcourt Installation Contract

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Presentation/Information by
Michael Comparato, Vieste

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

Public Comments
John Bodner, The Colony

Motion: Motion to approve Sourcewell Contract 031622-HLC in the amount of $2,429,079.00 for Hellas Construction, Inc. to install 8 tennis courts, 2 basketball courts, and 4 pickleball courts, approve a $242,907.90 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Fiesel
Seconded by: Councilmember Zalucki

Action: Approved Sourcewell Contract 031622-HLC in the amount of $2,429,079.00 for Hellas Construction, Inc. to install 8 tennis courts, 2 basketball courts, and 4 pickleball courts, approve a $242,907.90 contingency for additional services that may be required to complete the

project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

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

(k) Resolution No. 2024-14 Goodwill Town Commons, A replat of Tract A, Estero Town Commons (PLT2023-E003)

A Resolution of the Village Council of the Village of Estero, Florida, Approving Goodwill Town Commons, a Replat of Tract "A", "Estero Town Commons", Recorded in the Official Records of Lee County Instrument No. 200600411908; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development
Robert Eschenfelder, Village Attorney
David Willems, Public Works Director

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

Public Comments
None.

Motion: Motion to approve Resolution No. 2024-14.

Motion by: Councilmember Zalucki
Seconded by: Councilmember Fiesel

Action: Approved Resolution No. 2024-14.

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

Motion: Motion to direct the Village Attorney to work with the Village Manager to send kite an agreement for repayment to require that that agreement be executed by a certain date chosen by the manager and that if the

agreement is not executed by that date, to authorize the Village Attorney to take legal action to collect the money due.

Motion by: Councilmember Fiesel
Seconded by: Councilmember Fayhee

Action: Approved the motion to direct the Village Attorney to work with the village manager to send kite an agreement for repayment to require that that agreement be executed by a certain date chosen by the manager and that if the agreement is not executed by that date, to authorize the village attorney to take legal action to collect the money due.

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

7. FIRST READING

(a) First Reading Zoning Ordinance No. 2024-08, Plaza Del Sol CPD

An Ordinance of the Village Council of the Village pf Estero, Florida, Approving with Conditions and Deviations an Amendment to the Commercial Planned Development for a 7 Acre Tract of Property Located in the Plaza Del Sol Subdivision at the Northeast Corner of Three Oaks Parkway and Corkscrew Road; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

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

Public Comments
None.

Motion: Motion pass first reading and schedule second reading for September 11, 2024.

Motion by: Councilmember Zalucki
Seconded by: Councilmember Fiesel

Action: Passed first reading and schedule second reading for September 11, 2024.

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

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

9. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 11:45 am and Convene Workshop Items at 11:45 am.

11. WORKSHOP

(a) Munis Update

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director

Council Questions or Comments
Councilmember Ward

Public Comments
None.

(b) Fiscal Year 2024-2025 Proposed Budget Introduction

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Kevin Greenville, Finance Director

Council Questions or Comments
Councilmember Ward

Public Comments
None.

14. ADJOURNMENT at 12:08 pm

Motion by Councilmember Ward and seconded by Councilmember Fiesel.

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 SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Continue Second Reading of Zoning Ordinance No. 2024-08 Plaza Del Sol CPD to a future date.

Continue Second Reading to future date to be determined by staff.

Background:

This project is a proposed zoning amendment for mixed use including self-storage, hotel and other retail and office uses on a 7-acre site in Plaza Del Sol commercial subdivision, located off Arcos Avenue in the Northeast quadrant of Three Oaks Parkway and Corkscrew Road.

The Council held a first reading on this case on July 3, 2024 prior to its break. The Council had questions and items they wanted the applicant to address prior to the second reading which was scheduled for September 11, 2024. The applicant is continuing to work on revisions to documents including the Pattern Book, and needs additional time.

Description:

The Planning Zoning and Design Board reviewed the project at its July 9, 2024 meeting.

Action Requested:

Continue Second Reading for future date to be determined by staff.

Financial Impact:

The second reading has not been advertised.

Process and Timeline:

- Public Information Meeting February 13, 2024
- Planning Zoning and Design Board hearing July 9, 2024
- Council First Reading July 3, 2024
- Council Second Reading TBD

Financial Impact:

Minor cost for newspaper amendment for second reading.

Prepared By: Mary Gibbs

Attachments: None

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Sports Park Qualifications Evaluation:

Motion to approve the top three (3) rankings of firms for the master planning effort on the Estero Sports Park and authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Background:

The Village of Estero Master Plan, adopted in 1917, includes the development of an active sports and park node around the Estero High School. Consistent with that plan, the Village has worked to assemble an area of about 100 acres along Williams Road between the Estero High School and Seminole Railroad and Via Coconut.

The properties total about 99.56-acres and include:

- The 10.5-acre church-owned secured by an exchange of property, approved by Village Council on July 7, 2020,
- The approximately 10.5-acre site formerly used as a golf driving range for $4.25M by Village Council action on June 30, 2022,
- The 52.84-acre Lee County School District site secured by a 99-year lease for $10 per year, approved by Village Council on January 31, 2024, and
- The likely purchase of the approximately 25.50-acre Lee County parcels for $700K which will be the subject of a future Village Council action.

A map of the site is attached as a reference.

The Village issued a Request for Qualifications (RFQ) 100424 on 7/3/2024 for Design Services Sports Park Campus and received seven excellent proposals. On 8/27/2024 an Evaluation Team met and shortlisted four firms. The Evaluation Team heard presentations and conducted 45-minute interviews with all four shortlisted firms. On 9/4/2024 the Evaluation Team held a second public meeting and unanimous in the ranking of the three top firms. The final ranking is as follows:

1. Perez Planning + Design, LLC
2. Harvard Jolly/PBK
3. Osports.

The evaluations were based on the firms' ability and experience with sports field development, urban design of successful large scale parks complexes, experience with integrating private development opportunities with the public park components and the examples of similar projects completed.

Description:

While the Village has several park development concepts for this area that have been shared publicly, what is currently envisioned is a complete review of our objectives and the development of the Sports Park Campus Master Plan that will be the basis for our development as we move forward.

Action Requested:

Approve by motion to authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Process and Timeline:

If this proposed action is approved by the Village Council the Village Manager anticipates bringing to Council a final agreement to Council on as early as the September 18th meeting for final approval. The final agreement will include:

1. Financial terms and conditions
2. The scope of the work to be performed,
3. A timeline for the completion of the project and
4. An outline of the public process - which will likely be extensive.

Financial Impact:

There are no financial impacts with this agenda item, but a negotiated agreement will return to Council for your approval within the next three (3) weeks.

Prepared by: Steve Sarkozy

Attachments:

1. Perez Planning + Design LLC proposal
2. Harvard Jolly/PBK proposal
3. Osports proposal
4. Ranking List

Village of ESTERO

Request for Qualifications (RFQ) #100424

Design Services for Sports Park Campus





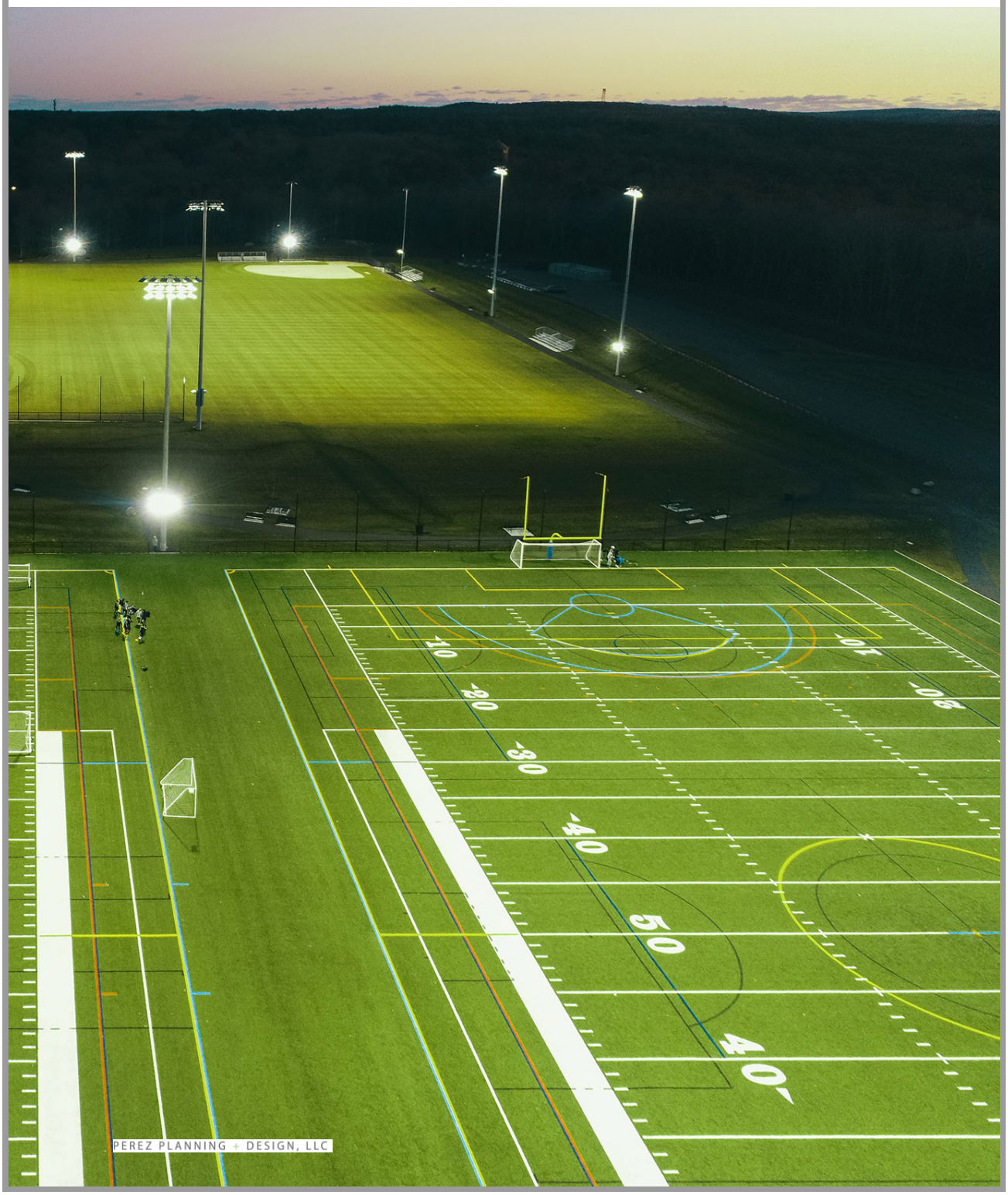






PEREZ PLANNING + DESIGN, LLC

August 5, 2024


PEREZ PLANNING + DESIGN, LLC

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1 Cover Letter

Monday, August 5, 2024

Mr. Steve Gillette - Procurement Manager
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Dear Mr. Steve Gillette,

We are living in times where it is clearer now than ever before, the important role that parks play in communities. Across the country, more people are turning to parks, recreation facilities, and trails to relieve stress, enjoy the health benefits of parks and recreation facilities, and leverage the economic development potential of parks than ever before. In fact, more people are recognizing that parks and recreation facilities are not "nice-to-have" community amenities; they are critical physical, social, and economic infrastructure.

During our work on the Village of Estero Parks, Recreation, and Open Space Master Plan in 2020, we saw firsthand how important parks are to Village residents and the desire to see more high-quality parks that not only provide passive recreation opportunities such as natural areas and multi-purpose trails, but also athletic facilities. Additionally, our Team explored opportunities with Village for how parks and recreation facilities could be provided collaboratively in a way that reflects the Village's "governmental-light" philosophy. It is exciting to see how the Village has moved forward with these opportunities to now be embarking in this very exciting project in collaboration with the Lee County School District.

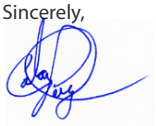
It is for these reasons that we could not be more excited to submit our qualifications for this exciting and very important project for the Village. The Perez Planning + Design (PP+D) Team is comprised of local, regional, and national thought leaders and experts on the various topics required to complete the Village's desired Approach.The following proposal provides information regarding the PP+D Team, our experience, expertise, and proposed project approach.

I, Carlos Perez will serve as the Agency's primary contact. I attest that PP+D is licensed in the State of Florida and the PP+D Team is qualified to provide all services requested under this Request for Qualifications (RFQ).

Furthermore, the PP+D Team understands the work to be done and if selected by the Village, commits to perform the work within the time period agreed upon with the Village, and is able to and will comply with all applicable laws, rules, regulations and ordinances of the Village of Estero, Lee County, the State of Florida, and the United States.

We are excited about the opportunity to be considered for the Design Services for Village of Estero Sports Park Campus Master Plan! We are also excited about the opportunity to collaborate once again with the Village and its residents and look forward to the opportunity to discuss our ideas with you in more detail.

Sincerely,



Carlos F. Perez, PLA - President
Perez Planning + Design, LLC
878 Peacthree Street NE, Suite 827, Atlanta, GA 30309
P. 404416.0114 E. cperez@perezpd.com

2 Executive Summary

PROJECT UNDERSTANDING

The Perez Planning + Design (PP+D) Team understands that the Village of Estero is seeking Design Professionals to provide Design Professional Services to develop a Sports Park Campus Master Plan. The Sports Park Campus Master Plan will encompass the 55 acres of property just south of Estero Community Park, leased from the School District in the Estero High School Property.

The PP+D Team understands that the Village has recently made improvements to the site, including upgrading the Stadium Field and Courts and is looking to build on those improvements by providing at minimum the following facilities based on the Shared Use Agreement - (1) Long Field (football, soccer, lacrosse), (1) Practice field (football, soccer, lacrosse), (1) Baseball Field, (1) Softball Field, Cross County Paths.

Additionally, the Master Plan should consider the top Parks and Recreation Needs identified through the Village of Estero Parks, Recreation, and Open Space Master Plan. Top facility needs were - Natural Areas/ Nature Parks, Multi-purpose Trails, Performance Arts Center, Sidewalks, Restrooms for Existing Parks, Community Gardens, Athletic Fields, and Boating Access, while top program needs were - Community Special Events , Fitness/Wellness Programs , Nature Programs/ Environmental Education, and Senior Leisure Programs.

TEAM OVERVIEW

The Perez Planning + Design (PP+D) Team is comprised of national, regional, and local thought leaders and experts in Parks Planning and Design, Sports and Recreation Facility Design, Civil Engineering, Landscape Architecture, Architecture, MEP Engineering, and Sports Tourism Pre-Development, Development, and Management Consulting. Specifically, the PP+D Team is comprised of the following firms:

- **Perez Planning + Design, LLC** – Parks Planning + Design, Landscape Architects
- **Sports Facilities Companies** - Sports Tourism Facility Pre-Development, Development, and Management Consultants
- **Weston & Sampson**– Sports and Recreation Facility Specialist, Landscape Architects, and Civil Engineers.
- **CPZ Architects, Inc.** - Architects
- **Bugess Brant Consulting Engineers** - MEP Engineering
- **MBP** - Cost Estimation

The Perez Planning + Design Team have completed hundreds of parks and recreation facility plans for communities throughout Florida and the United States - from Seattle, Washington, to our Nation's Capital - Washington, D.C., to small towns in Florida such as the City of Fernandina Beach, City of Kissimmee, the City of Ormond Beach, the Town of Jupiter, the Town of Palm Beach, and most importantly, the Village of Estero. We understand the anatomy of parks. We understand all the potential impacts and benefits they have in communities, and we excel in planning, designing, and managing them to unleash their power.

Additionally, we are thought leaders in the field of Parks Planning and Design and volunteer our time in national boards, speaking engagements, conferences, webinars, and academia that are at the forefront of the parks, recreation, public realm, and city planning field. Organizations that we are engaged with include the City Parks Alliance, Florida Recreation & Park Association, National Recreation & Park Association, University of Florida Department of Landscape Architecture, and Georgia Institute of Technology College of Design Construction and Planning.

Through our experience, training, and research we have become Park experts that happen to be trained as professional Landscape Architects, Urban Designers, Engineers, Architects, and City Planners; not Engineers or Landscape Architects that design parks. As such, we understand how to plan and design parks for user experiences, staff programming, operations and maintenance, and how to unleash the associated social, environmental, and economic benefits for parks.

Lastly, we completed the Village of Estero's Parks, Recreation, and Open Space Master Plans and have developed conceptual sites plans for this very site. We are intimately aware of parks and recreation needs of the Village, its residents, and the role that the Sports

Park Campus plays in addressing these needs and opportunities, all with the Villages' "government light" philosophy.

PROJECT APPROACH

As noted in the RFQ, the PP+D understands that the Village would like to accomplish this Scope of Work through the following major tasks:

1. Develop two (2) to three (3) community driven concept plans incorporating the facilities most desired by the community and supported by market studies.
2. Provide graphics including plans, perspectives, and elevation views of the proposed facilities.
3. Provide a Pattern Book including master plan graphics, zoning analysis, infrastructure capacity studies, cost estimates, and permitting analysis in order to provide an actionable master plan and path to facilities construction.
4. Manage and attend Public Information Meetings as needed.
5. Prepare an Order of Magnitude Cost and Phasing Plan (if needed) for the implementation of the Sports Park Complex.
6. Manage and attend progress meetings.

PROJECT SCHEDULE/IMPLEMENTATION PLAN

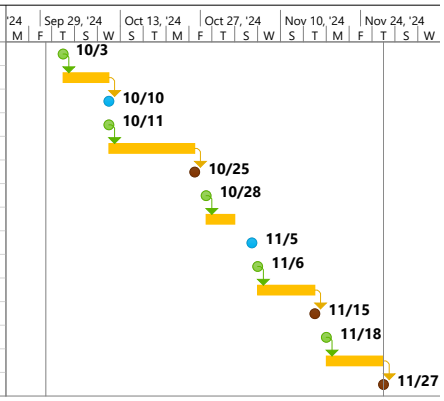
In order to meet the Village's schedule of October 3 to November 27 for the development of the Master Plan, the PP+D Team will need to work efficiently as illustrated in the schedule below with weekly Team Meetings.

To control construction costs and schedule, the PP+D Team will include MBP in all discussions from the Project Kick-off Meeting through the delivery of the Final Sports Complex Master Plan.

The PP+D team includes sufficient staff in order to meet the project schedule. The remainder of the proposal contains more detailed information about our Team.

Project Schedule

Task Name	Start	Finish
Project Kick-Off Meeting + Confirm available data	Thu 10/3/24	Thu 10/3/24
Review available data + Prepare for Public Meeting 1	Thu 10/3/24	Thu 10/10/24
Public Meeting #1	Thu 10/10/24	Thu 10/10/24
Review Public Meeting #1 Findings with Village Staff	Fri 10/11/24	Fri 10/11/24
Prepare 30% Schematic Design Documents	Fri 10/11/24	Fri 10/25/24
Submit 30% Schematic Design Documents	Fri 10/25/24	Fri 10/25/24
30% Schematic Design Review Meeting with Village Staff	Mon 10/28/24	Mon 10/28/24
Prepare for Public Meeting #2	Mon 10/28/24	Fri 11/1/24
Public Meeting #2	Tue 11/5/24	Tue 11/5/24
Review Public Meeting #2 Findings with Village Staff	Wed 11/6/24	Wed 11/6/24
Prepare 60% Schematic Design Documents	Wed 11/6/24	Fri 11/15/24
Submit 60% Schematic Design Documents	Fri 11/15/24	Fri 11/15/24
60% Schematic Design Review Meeting with Village Staff	Mon 11/18/24	Mon 11/18/24
Prepare 100% Schematic Design Documents	Mon 11/18/24	Wed 11/27/24
Submit 100% Schematic Design Documents	Wed 11/27/24	Wed 11/27/24



3 Qualifications

INTRODUCTION

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Additionally, the Master Plan should consider the top Parks and Recreation Needs identified through the Village of Estero Parks, Recreation, and Open Space Master Plan. Top facility needs were - Natural Areas/ Nature Parks, Multi-purpose Trails, Performance Arts Center, Sidewalks, Restrooms for Existing Parks, Community Gardens, Athletic Fields, and Boating Access, while top program needs were - Community Special Events , Fitness/Wellness Programs , Nature Programs/ Environmental Education, and Senior Leisure Programs.

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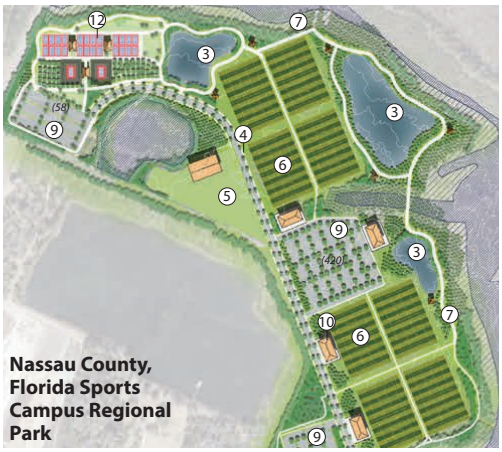
- **CPZ Architects, Inc.** - Architects
- **Bugess Brant Consulting Engineers** - MEP Engineering
- **MBP** - Cost Estimation

As noted in the following pages, the PP+D Team's comprehensive understanding of Sports Park Campus planning including current trends in sports tourism and community design practices will be invaluable for ensuing that the Village achieve its 6 goals for the project as noted in the RFQ:

1. Assemble and lead a team of qualified engineers and specialty design consultants
2. Comply with the Village's applicable Equal Business Opportunity Program
3. Creative design to comply with budget
4. Meet or exceed applicable Florida School Athletic Association Guidelines and best practices for all athletic programs
5. Maximize program spaces and flexible use for all areas
6. Minimize operating costs and inefficiencies.

PP+D Team members have also been recently involved in Construction Manager at Risk (CMAR) delivery method. Following is an overview of each of these firms and their proposed role in this important project for the village.



Nassau County, Florida Sports Campus Regional Park

PEREZ PLANNING + DESIGN, LLC

Perez Planning + Design, LLC (PP+D) is a researched-based planning and design firm that specializes in parks planning and design. Established in 2014, PP+D staff have completed hundreds of park master plans for communities throughout the United States - from Seattle, Washington, to our Nation's Capital - Washington, D.C., to small towns in Florida including the Village of Estero. Not only did our staff complete the Parks, Recreation, and Open Space Master Plan alongside Barth Associates for the Village of Estero, but our staff also developed Conceptual Site Plans for this very site. PP+D is intimately aware of parks and recreation needs of the Village, its residents, and the role that Sports Parks Campus plays in addressing these needs and opportunities.

Additionally, we are thought leaders in the field of Parks Planning and Design and volunteer our time in national boards, speaking engagements, conferences, webinars, and academia that are at the forefront of the parks, recreation, public realm, and city planning field.

PP+D would be serving as the Project Managers, Park Planners, and "Parks, Recreation, and Open Space Master Plan implementation "Vision Keepers" for this project. To supplement our experience with the Village, we have included regional and national thought leaders in Sports Facility Pre-Development, Design and Development, and Management.

THE SPORTS FACILITIES COMPANIES

The Sports Facilities Companies (TSFC) mission is to improve the health and economic vitality of the communities they serve. Since 2003, TSFC, comprised of Sports Facilities Advisory, Sports Facilities Management, and Sports Facilities Development, have become the trusted resource for communities who want to plan, develop, or operate sports, recreation, entertainment and fitness centers. They provided services to over 3,000 communities worldwide. They have conducted scores of market analyses, feasibility studies, and economic impact analyses, and have worked everywhere from rural communities to large metropolitan areas.

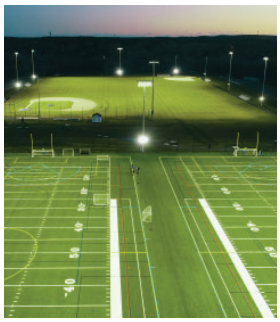
Their breadth of experience provides them with a deep knowledge of the Florida market, the unique needs of the state, and the ability to complete a thorough and realistic analysis of the local, regional, and state-wide opportunities and constraints that will drive their advisory services in the Village of Estero. For the Village of Estero Spots Park Campus project, TSFC will assist the team with pre-development, development, and management considerations, such as confirming the proposed program within the context of Village, School, and Sports Tourism opportunities and trends, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.



Nassau County, Florida
Regional Park

Weston & Sampson℠

restore | enhance | sustain | maintain






interdisciplinary design, engineering, and environmental services

Since 1899, Weston & Sampson has been providing municipalities, public agencies, and private sector clients with cost-effective and innovative solutions to their infrastructure and environmental challenges. They are a full-service multi-disciplinary consulting firm with more than 900 professionals along the East Coast. Employee-owned Weston & Sampson offers capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operation and maintenance.

Throughout their history, Weston & Sampson has been recognized for exceeding clients' expectations by providing attentive personal service, superior technical quality, and adherence to cost and schedule requirements.

They have more than 400 registered professionals in offices along the East Coast, including nearby Fort Myers, who hold licenses or certifications in their respective fields of expertise.

With their depth of professional and technical staff, Weston & Sampson is well-positioned to deliver professional services and meet the needs of their clients and their projects.

Weston & Sampson's **sports and recreation** team has decades of experience supporting master planning, new athletic field and sports complex design, and sports facility rehabilitation/improvement projects for municipal, private, and academic clients. Much of this work has involved the planning and design/redesign of public spaces, including increased/prioritized pedestrian circulation, parking and traffic-related designs, ADA compliance, stormwater/drainage management and green infrastructure, as well as comprehensive public engagement components.

To stay at the forefront of design and trends in recreational improvement, their team members are actively involved in the industry, including the American Society of Landscape Architects, Sports Field Management Association, and American Sports Builders Association.

For the Village of Estero Design Services for Sports Park Campus project, Weston & Sampson will serve as the Sports and Recreation Facility Specialist, Landscape Architects, Civil Engineers, and Structural Engineers.

They can meet the diverse needs of their clients and offer multidisciplinary capabilities and experience in a full range of services/service areas, including:

- Recreational Facility & Athletic Field/Complex Design
- Landscape Architecture
- Landscape Planning & Restoration
- Urban Design
- Infrastructure Design & Construction
- Climate Resilience
- Renewable Energy
- Sustainable Design & Green Infrastructure
- Public Facilities Planning & Design
- Community-Wide & Master Planning
- Architecture
- Watershed & Stormwater Management
- Transportation & Traffic Engineering
- Environmental Site Assessment/Demolition/Remediation
- Geotechnical & Structural Engineering
- Aquatics Design & Engineering
- Wastewater Collection & Treatment
- Wetlands Replication & Restoration
- Peer Review
- Environmental Compliance & Permitting
- Site/Civil Development
- GIS & Digital Mapping
- Regulatory & Enforcement Assistance
- Solid Waste Planning, Design & Management
- Hydrology & Hydraulics
- Water Supply Development/Treatment/Pumping/Distribution
- Construction Inspection, Oversight & Management
- Water/Wastewater System Operation/Maintenance/Repair

Celebrating 20 Years

AN ARCHITECTURAL LEADER AND CHAMPION FOR FLORIDA'S COMMUNITY SPACES, PUBLIC SAFETY FACILITIES, COMMERCIAL DEVELOPMENT, AND HOSPITALITY VENUES.

CPZ is a South Florida CBE architecture firm with a staff of 18 employees, 4 of which are registered Architects and 1 General Contractor. Their commitment to client satisfaction has built many long-term client/CPZ relationships and a reputation for superior, responsive client service.

Meeting their client's project goals through design solutions that achieve harmony of function, aesthetics, quality, budget and schedule is the guiding principle of CPZ Architects, Inc. Founded in 2002 as an S Corporation by Chris P. Zimmerman, AIA, the firm offers the full range of planning and architectural services. They have completed a multitude of Sports Facility Architectural Projects throughout the South Florida, including the on-going Nova Southeastern University Ball Fields. They will be serving as the Architects for the Village of Estero Sports Park Campus project.



BURGESS BRANT CONSULTING ENGINEERS

Burgess Engineering Inc., (dba – Burgess Brant Consulting Engineers) was established in Lee County in 1965, where it is the oldest and longest lasting MEP engineering firm in Southwest Florida. The firm specializes in electrical and mechanical engineering design for commercial, institutional, residential and health care facilities.

The staff at Burgess Brant Consulting Engineers brings over 80 years of design and field experience in the state of Florida. They offer a complete range of mechanical and electrical engineering design, construction administration, and inspection services. The following is a list of our experience related to Recreational/ Sports Facilities and Parks

Recreational/Sports Facilities/Parks

- Sports Park Lighting @ Harlem Heights
- Sports Park Lighting @ Estero High School
- Sports Lighting @ Fort Myers Beach Recreational Center
- Stars" Sports Facility, Fort Myers, FL.
- Ave Maria South Park Sports Field Lighting
- Ave Maria North Park Sports Field Lighting
- Ave Maria Tennis Facility
- Terry Park Sports Facility (Press Box, Restroom, Food Court and Partial Site Lighting)
- Florida Gulf Coast University Baseball Press Box
- South Florida Christian Academy Ball Field Lightin
- 30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Faciliities &
- Park Lighting
- 20+ Public Swimming Facilities with Site Lighting
- 30+ Clubhouse Tennis Facilities with Site Lighting

Burgess Brant Consulting Engineers will serve as the MEP Engineers for the Village of Estero Sports Park Campus project.

MBP

Established in 1989, MBP is a multi-disciplined consulting firm that provides a broad range of professional services designed to mitigate risk and optimize value within the built environment. Their diverse team of experts specializes in innovative solutions to address their clients' dynamic infrastructure and facility needs. They maximize an owner's investment by identifying performance enhancements and efficiency improvements which translate into reduced life cycle asset costs.

MBP's services include cost estimating, value engineering, constructibility review, CPM scheduling, risk management, commissioning/retro-commissioning, project management, scheduling, and dispute resolution. They provide cost estimating, value engineering, and cost avoidance reviews for many public and private clients. MBP's cost estimating team consists of construction professionals with backgrounds as architects, engineers, contractors, and construction managers. They understand the importance of completing the cost estimating tasks in a timely manner so as not to experience the impacts that late performance can have on a project.

MBP will be serving as the construction costs and schedule estimators for the project.

Depending on the outcomes and specific needs that emerge from the design of the facility, the PP+D Team would work with the Village to identify candidate firms for the remaining engineering and specialty design disciplines to support the design of the Facility.

The PP+D Team is comprised of thought leaders and experts in the disciplines required to complete this important project for the Village.

The organizational chart belows identifies the key professionals that will work on the project along with their respective roles. The resumes of these professionals are included in the following pages, each of which has a minimum of five years' experience on similar facilities.

CARLOS F. PEREZ, PLA **Perez Planning + Design**	Role: Project Manager + Parks Planner/Designer
YAN DUAN **Perez Planning + Design, LLC**	Role: Parks Planner +Designer
EVAN ELEFF **The Sports Facilities Companies**	Role: Sports Facility Management Expert
J.D. WOOD **The Sports Facilities Companies**	Role: Sports Facility Management Expert
CRISTOBAL BETANCOURT, PLA, AICP **Weston & Sampson**	Role: Lead Landscape Architect
BRANDON KUNKEL, RLA **Weston & Sampson**	Role: Sports Campus Technical Design Expert
JORDAN BOUGHNER **Weston & Sampson**	Role: Sports Campus Designer
JEFFREY SANTACRUCE, PE, PTOE **Weston & Sampson**	Role: Lead Civil Engineer
GARY FERRANTE, PE **Weston & Sampson**	Role: Site Civil Engineer
NATHAN SEIFERT, PE, LEED AP **Weston & Sampson**	Role: Lead Structural Engineer
CHRIS P. ZIMMERMAN, AIA **CPZ**	Role: Lead Architect
JOSEPH W. BROUGHTON, PE **BBCE**	Role: Lead Electrical Engineer
MARK A. BRANT, PE **BBCE**	Role: Lead Mechanical/ Plumbing Engineer
S. ALLAN SHAD **MBP**	Role: Senior Cost Estimator



CARLOS F. PEREZ, PLA (PP+D)

Project Manager + Parks Planner/ Designer

Carlos Perez is landscape architect who specializes in parks and recreation planning and design Carlos has worked with over 75 communities throughout the United States on parks and recreation design projects including Village of Estero, FL. Most recently, Carlos worked with St. John's County and Nassau County, FL on comparable Sports Park Campus Master Plans. Carlos will serve as the Project Manager/ Parks Planner+ Design for the project to ensure that the recommendations proposed in the Village of Estero Parks, Recreation, and Open Space Master Plan are carried forward through this project.

EDUCATION

Master in City and Regional Planning
Specialization in Transportation
Georgia Institute of Technology, 2015

Master of Science in Urban Design
Georgia Institute of Technology, 2015

Bachelor of Landscape Architecture
University of Florida, 2004

PROFESSIONAL REGISTRATIONS

Landscape Architect, Florida #6666902
Landscape Architect, Georgia #001824

TOTAL YEARS OF EXPERIENCE

20 years

RELEVANT RECENT EXPERIENCE

Historic Bagley/ Frankie Allen Baseball Complex and Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Project Manager + Parks Planner/ Designer

Piedmont Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner

Chastain Park Master Plan Update
Atlanta, GA | On-going
Role: Co-Project Manger + Parks Planner/ Designer

St. Johns County Four (4) County Park Master Plans
St. Johns County, FL | 2023
Role: Parks Planner

Nassau County Eight (8) Regional Conceptual Park Master Plans
Nassau County, FL | 2022
Role: Project Manager + Parks Planner/ Designer

Village of Estero Community Park Concept Plans
Estero, FL | 2021
Role: Parks Planner

Village of Estero - Estero On the River Park Plan
Estero, FL | 2021
Role: Parks Planner/ Designer

Village of Estero Parks, Recreation, and Open Space Master Plan
Estero, FL | 2020
Role: Parks Planner



YAN DUAN (PP+D)

Parks Planner + Designer

Yan Duan is a parks planner and designer with over 8 years of experience. Yan's expertise is in research, design, and visual communications. She combines these three strengths to develop thoughtful, practical, and innovative parks planning and design solutions and concepts. Yan will work collaboratively with the Team and will serve as a Parks Planner and one of the Designers on this project.

EDUCATION

University at Buffalo, the State University of New York (SUNY Buffalo) School of Architecture and Planning, Master of Urban Planning with Specialization in Urban Design and Physical Planning, 2016

Xi'an University of Technology, Xi'an, P.R., China School of Civil Engineering and Architecture, Bachelor of Engineering in Urban Planning, 2013

Summer Program, Harvard University, 2007

TOTAL YEARS OF EXPERIENCE

8 years

RELEVANT RECENT EXPERIENCE

Historic Bagley/ Frankie Allen Baseball Complex and Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner/ Designer

Piedmont Park Comprehensive Park Master Plan
Atlanta, GA | On-going
Role: Parks Planner/ Designer

Chastain Park Master Plan Update
Atlanta, GA | On-going
Role: Parks Planner/ Designer

Nassau County Eight (8) Regional Conceptual Park Master Plans
Nassau County, FL | 2022
Role: Parks Planner/ Designer

Village of Estero Community Park Concept Plans
Estero, FL | 2021
Role: Parks Planner

Village of Estero - Estero On the River Park Plan
Estero, FL | 2021
Role: Parks Planner/ Designer

Village of Estero Parks, Recreation, and Open Space Master Plan
Estero, FL | 2020
Role: Parks Planner



EVAN ELEFF (TSFC)

Sports Facilities Management Expert

Evan has been directly involved in the development, opening, programming, management, and/or optimization of more than 50 SF Companies venues. Evan is considered one of the country's foremost experts in the youth and amateur sports and recreation industry and is an authority on new facility planning, public-private partnership creation, sports tourism destination development, and operational optimization. He is a key resource and speaker for industry associations including International City/County Management Association (ICMA), International Association of Venue Managers (IAVM), National Association of Sports Commissions (NASC), The Aspen Institute Project Play, US Indoor Sports Association, and others.

EDUCATION

MBA, Sports Management
University of Florida

YEARS OF EXPERIENCE
17 years

Evan has served in key roles for several groundbreaking projects focused on expanding awareness of the social, educational, economic, and health-based impacts of sport and activity, including the multiple Project Play regional reports, the Florida Recreation and Park Association Parks Benefit Calculator, and the Pure Michigan Sports Economic Impact Report. Evan will serve as the Sports Facility Management Expert for the project and confirm the proposed program, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.

RELEVANT RECENT EXPERIENCE

Steele Creek Park Master Plan - Bristol, TN
Sunset Empire Parks and Recreation - Seaside, OR
The Bridge Sports Complex - Bridgeport, WV
Florida Recreation and Park Association Impact Calculator - Statewide, FL
University of Wisconsin-Eau Claire - Eau Claire, WI
Sand Mountain Park & Amphitheater - Albertville, AL
The HUB - Marion, IL



J.D. WOOD (TSFC)

Sports Facilities Management Expert

J.D. is now using all the industry knowledge that he has gained through his impressive career to help The Sports Facilities Companies (TSFC) improve communities all over the country as the Regional Vice President of Strategic Development.

EDUCATION

MS, Sport Management
Texas A&M University

BS, Sport Management
Texas A&M University

YEARS OF EXPERIENCE
15 years

In his role, J.D. is responsible for developing and executing business planning strategies that will allow TSFC to identify and take advantage of opportunities for growth in new markets. Through his experience and guidance, cities better understand the process for developing transformative sports, recreation, events, and fitness venues.

Previously, J.D. led the opening of Publix Sports Park (formerly Panama City Beach Sports Complex) as the general manager for the facility. As part of the Dallas Sports Commission, he was a part of the successful effort to bring the 2026 World Cup to the city.. J.D will also serve as the Sports Facility Management Expert for the project and work with Evan to confirm the proposed program, ensuring that the program maximize program spaces and flexible uses for all areas while minimizing operating costs and inefficiencies and maximize revenue generation.

RELEVANT RECENT EXPERIENCE

Publix Sports Park - Panama City Beach, FL
Publix Sports Park - Panama City Beach, FL
*2026 World Cup Dallas Host City Bid
*2023 NCAA Women's Final Four Local Organizing Committee
*Veterans Park & Athletic Complex - College Station, TX
*Texas Independence Ballpark - College Station, TX
*Note: Project completed prior to joining TSFC



CRISTOBAL BETANCOURT, PLA, AICP (W&S)

Project Lead Landscape Architect

Cristobal is a Senior Technical Leader in Weston & Sampson's design studio. A professional landscape architect with more than 25 years of experience, he provides high-level visioning and urban design, public engagement and outreach, site analysis and programming, site/master planning, construction documentation, and construction administration services. Cristobal's experience includes the design of hardscapes, landscapes, irrigation, lighting, water features, wayfinding, and site furnishings; land use entitlements, code compliance and regulatory review, and LEED documentation; as well as arborist services, benthic surveys and mapping, threatened and endangered species assessments, wetland assessments and mitigation, and urban forestry management. He has led and supported a range of project types, including parks and recreation, transportation, civic, cemeteries, healthcare, campus/institutional, residential, and resort and lifestyle. Cristobal will serve as the Lead Landscape Architect for the Project.

EDUCATION

Bachelor of Science, Landscape Architecture
Cornell University, 1995

Post Graduate Studies - Urban Design, Public Space Design, Urban Waterfront Renewal
Royal Danish Academy of Fine Arts, School of Architecture, 1996

PROFESSIONAL REGISTRATIONS

Landscape Architect, Florida #6666941
Landscape Architect, NC #1428

TOTAL YEARS OF EXPERIENCE

29 years

RELEVANT RECENT EXPERIENCE

Currie Park - Phase 1
West Palm Beach, FL
Role: Project Manager + Landscape Architect

Robert King High Park Master Plan
Miami, FL
Role: Project Manager + Landscape Architect

West End Park Master Plan
Miami, FL
Role: Project Manager + Landscape Architect

Sunset Park Master Plan
Hollywood, FL
Role: Project Manager + Landscape Architect

Improvements to Doral Glades Park (CMAR Project Delivery Project)
Doral, FL
Role: Project Manager + Landscape Architect

Westside Park Improvements
Deerfield Beach, FL
Role: Project Manager + Landscape Architect



BRANDON KUNKEL, PLA (W&S)

Sports Campus Technical Design Expert

Brandon is a landscape architect with more than 20 years of experience in innovative design and master planning. His areas of expertise include athletic field and court complex master planning and design, urban parks, and natural resource conservation and rehabilitation. He has managed projects associated with planning land use area development, including work with sensitive and complex issues related to environmental concerns, sustainability, and historic preservation. Brandon routinely collaborates with public officials, state agencies, and external consultants on multiple projects concurrently. Brandon will serve as Sports Facility Technical Design Expert for this project.

EDUCATION

Bachelor of Landscape Architecture
University of Rhode Island, 2001

PROFESSIONAL REGISTRATIONS

Landscape Architect, MA#4040
Landscape Architect, ME #5342
Landscape Architect, NH #00214
Landscape Architect, RI #0000735

TOTAL YEARS OF EXPERIENCE

23 years

RELEVANT RECENT EXPERIENCE

Route 1A Athletic Field Complex
Walpole, MA
Role: Project Manager + Landscape Architect

Community Field Complex
Portsmouth, NH
Role: Project Manager + Landscape Architect

Athletic Fields Master Plan
Kittery, ME
Role: Project Manager + Landscape Architect

New High School Athletic Complex
Danvers, MA
Role: Project Manager + Landscape Architect

Athletic Field Facilities Development, University of Massachusetts Lowell
Lowell, MA
Role: Project Manager + Landscape Architect

Cypress Street Playground & Athletic Field Improvements
Brookline, MA
Role: Project Manager + Landscape Architect



JORDAN BOUGHNER, AICP (W&S)

Sports Campus Designer

Jordan is a designer at Weston & Sampson with a range of experience, including planning and design projects for both public and private clients. Since graduating with a Bachelor of Science in Landscape Architecture, Jordan's project experience has involved, primarily, the planning and design of public spaces, including parks, plazas, athletic facilities, and streetscapes. She is also responsible for facilitating the stakeholder engagement component for many of her public projects. Jordan will work closely with the Team to serve as the sports campus designer.

EDUCATION

Bachelor of Science, Landscape Architecture
University of Georgia, 2021

TOTAL YEARS OF EXPERIENCE

3 years

RELEVANT RECENT EXPERIENCE

Lee County Sports Complex
Sanford, NC
Role: Designer

Recreation and Sports Complex Master Plan
Jacksonville, FL
Role: Designer

Yeargan Park
Garner, NC
Role: Designer

Biltmore Hills Tennis Complex Improvements
Raleigh, NC
Role: Designer

O'Donnell, Father Maguire, and North Commons Park
Lowell, MA
Role: Project Manager + Landscape Architect



JEFFREY SANTACRUCE, PE, PTOE (W&S)

Lead Civil Engineer

Jeff has 30 years of transportation and traffic engineering, design, management, and permitting experience on a wide variety of public and private projects. He has worked on rural, urban, and interstate roadway and traffic design projects, roadway reconstructions, traffic calming strategies, roundabouts, safety improvements, and Complete Streets. He also has experience in the management of interdisciplinary projects, cost estimating, QC/QA, constructability reviews, construction administration, and is adept at communicating and developing consensus with community stakeholders during the public engagement process. Jeffrey will serve as the Lead Civil Engineer for this project

EDUCATION

Bachelor of Science Civil Engineering
University of New Hampshire, 2001

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#85994
Professional Engineer, MA#50065
Professional Engineer, NH#10650
Professional Engineer, CT#0030580
Professional Engineer, VT#91133
Professional Engineer, ME#13637
Professional Engineer, SC#36732
Professional Engineer, NC#048917
Professional Engineer, DE#36732
Traffic Control Supervisor, FL#46880

TOTAL YEARS OF EXPERIENCE

30 years

RELEVANT RECENT EXPERIENCE

Access Road Feasibility Study
Lee County, FL
Role: Transportation Engineer

Dora Street Improvement
Fort Myers, FL
Role: Project Manager

Collier County Bridge Traffic Management Plans
Naples, FL
Role: Lead Traffic Engineer

Winkler Avenue Right Turn Lane at Colonial Boulevard
Fort Myers, FL
Role: Project Manager



GARY FERRANTE, PE (W&S)

Site Civil Engineer

Gary has more than 25 years of professional experience, with a broad background in various aspects of civil engineering. He has civil engineering experience in the areas of transportation, storm water, utilities, land development, and water and wastewater plant design. Additional technical experience consists of long-range planning and master planning projects for several clients. Gary will serve as the Site Civil Engineer for this project.

EDUCATION

Bachelor of Science, Civil Engineering
Case Western Reserve University, 1991

Master of Science
Case Western Reserve University, 1993

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#65011
Professional Engineer, IL#062.052676
Professional Engineer, OH#60495

TOTAL YEARS OF EXPERIENCE

25 years

RELEVANT RECENT EXPERIENCE

Neighborhood Park
Cape Coral, FL
Role: Project Site/ Civil Engineer

Sireia Vista Park
Cape Coral, FL
Role: Site/ Civil Engineer

Florida Gulf Coast University Off-Site Utilities, Lee County Utilities
Fort Myers, FL
Role: Project Manager

North 2 Utility Extension Project
Cape Coral, FL
Role: Project Design Team Lead

Picaya Bay Surgery Center, Private Developer
Estero, FL
Role: Project Site/ Civil Engineer



NATHAN SEIFERT, PE LEED AP (W&S)

Lead Structural Engineer

Nathan, a practice leader in Weston & Sampson's structural engineering department, has more than 30 years of engineering and construction experience. His areas of expertise include reinforced concrete, masonry, structural steel, and timber design, and he is well versed in the International Building Code. His project experience includes design for new construction and renovation of municipal, commercial, multi-unit residential institutional and pharmaceutical/ industrial buildings; water/wastewater treatment facilities; and bridges. Nathan also has construction management experience and is a LEED® Accredited Professional. Nathan will serve as the Lead Structural Engineer on this project.

EDUCATION

Bachelor of Science, Civil Engineering
Worcester Polytechnic Institute, 1994

PROFESSIONAL REGISTRATIONS

Professional Engineer, MA#41693
Professional Engineer, RI#7663
Professional Engineer, CT#29660
Professional Engineer, NH#16201
Professional Engineer, KY#29965
Professional Engineer, FL#79595
Professional Engineer, SC#35047
Professional Engineer, NC#048585
Professional Engineer, VT#018.01345531
LEED Accreditated Profssional

TOTAL YEARS OF EXPERIENCE

30 years

RELEVANT RECENT EXPERIENCE

Lee Civic Center Facility
North Fort Myers, FL
Role: Lead Structural Engineer

New High School Athletic Facility Design & Construction Documents
Danvers, MA
Role: Lead Structural Engineer

Route 1A Athletic Complex
Walpole, MA
Role: Lead Structural Engineer

Mill Brook Corridor & Wellington Park
Arlington, MA
Role: Lead Structural Engineer

Weir Village Riverfront Park
Taunton, MA
Role: Lead Structural Engineer



CHRIS P. ZIMMERMAN, AIA (CPZ)

Lead Architect

Chris serves as principal-in-charge of all projects undertaken by the firm, ensuring quality delivery of services and client satisfaction. Chris' client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Chris also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a fact that assures his clients that his designs have been developed to be economically buildable. His broad project experience ranges from governmental, commercial/office, cultural, healthcare, and public safety facilities, to parks and recreation, resorts, and private residences.

EDUCATION

Bachelor of Architecture
Carnegie-Mellon University , 1983

PROFESSIONAL REGISTRATIONS

Architect, FL #AR0010995
Architect, NC #9716
Architect, LA #6826

TOTAL YEARS OF EXPERIENCE

38 years

RELEVANT RECENT EXPERIENCE

Improvements to Doral Glades Park (CMAR Project Delivery Project)
Doral, FL
Role: Project Architect

Nova Southeastern University Ballfield
Davie, FL
Role: Project Architect

Miami Gardens Community Center
Miami Gardens, FL
Role: Project Architect

Howard Park Center
West Palm Beach, FL
Role: Project Architect

Holiday Park Tennis Facility
Fort Lauderdale, FL
Role: Project Architect

Beverly Park Community Center Renovation
Hollywood, FL
Role: Project Architect

JOSEPH W. BROUGHTON, PE (BBCE)

Lead Electrical Engineer

Joseh is the Principal Electrical Engineer at Burgess Brant, Consulting Engineers. He has been involved in the design of lighting systems (including photometric analysis and certification), lighting control system design and layout, power distribution system design (including secondary power sources), telecommunication system layout, and building inspections of the fore mentioned systems. Joseph will be the Lead Electrical Engineer for this project.

EDUCATION

B.S.E.E., Eletrical Engineering
Baton Rouge, Louisiana

PROFESSIONAL REGISTRATIONS

Professional Engineer, FL#63949
Professional Engineer, NC#32766

TOTAL YEARS OF EXPERIENCE

27 years

RELEVANT RECENT EXPERIENCE

Sports Park Lighting @ Harlem Heights
Sports Park Lighting @ Estero High School
Sports Lighting @ Fort Myers Beach Recreational Center
"Stars" Sports Facility, Fort Myers, FL.
Ave Maria South Park Sports Field Lighting
Ave Maria North Park Sports Field Lighting
Ave Maria Tennis Facility
Terry Park Sports Facility (Press Box, Restroom, Food Court and Partial Site Lighting)
Florida Gulf Coast University Baseball Press Box
South Florida Christian Academy Ball Field Lighting
30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Facilities & Park Lighting
20+ Public Swimming Facilities with Site Lighting
30+ Clubhouse Tennis Facilities with Site Lighting

MARK A. BRANT, PE (BBCE)

Lead Mechanical Engineer

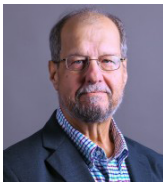
Mark has extensive experience in indoor air quality remediation, code interpretation, plumbing, fire sprinkler, electrical and HVAC design. His consultation and construction experience is extensive in • Single and Multifamily Residential (Low, Mid, and High Rise), Educational (Schools, Administrative, Universities), Commercial (Banks, Offices, Restaurants, Sports, Gymnasiums, Motels, Hotels, Parking Buildings), Industrial (Waste and Portable Water Treatment Facilities and Storage), Institutional/ Government (Jails, Government Office Buildings, Laboratories), Medical, and LEED certified design. Mark will be the Lead Mechanical and Plumbing Engineer for this project.

EDUCATION
B.S.M.E. (Mechanical Engineering)
Austin, Texas

PROFESSIONAL REGISTRATIONS
Professional Engineer, FL#54692

TOTAL YEARS OF EXPERIENCE
27 years

RELEVANT RECENT EXPERIENCE
"Stars" Sports Facility, Fort Myers, FL.
Ave Maria Tennis Facility
Terry Park Sports Facility (Press Box, Restroom, Food
Florida Gulf Coast University Baseball Press Box
30+ Collier County, Lee County and Charlotte County Park Restroom, Concessions Facilities &
Park Lighting
20+ Public Swimming Facilities with Site Lighting
30+ Clubhouse Tennis Facilities with Site Lighting



S. ALLAN SHAD

Senior Cost Estimator

Allan has 41 years of experience as an advanced estimator in commercial construction and a total of 34 years of experience in performing construction management services. His areas of expertise include cost estimating, budgeting, contract writing, and negotiations for a variety of projects and markets, as well as purchasing and project management. Allen understands both the financial and logistical aspects of construction and leverages that knowledge and experience to develop comprehensive, organized, and accurate cost estimates.

EDUCATION
Bachelor of Science Building Construction
University of Florida, 1982

Certificate in Graduate Studies for Historic Preservation
Goucher College, 2002

PROFESSIONAL ASSOCIATIONS
Member, Construction Management Association of America
Member, American Society of Professional Estimators
Member, AACE International

TOTAL YEARS OF EXPERIENCE
41 years

RELEVANT RECENT EXPERIENCE

Union County Public Schools, Forest Hills High School Replacement
Marshville, NC
Role: Senior Cost Estimator

Wake County Public School System, Swift Creek Elementary School
Raleigh, NC
Role: Project Manager

Union County Public Schools
Monroe, NC
Role: Senior Cost Estimator

Johnston County Public Schools, New High School
Smithfield, NC
Role: Project Manager

Cherokee County Schools, Consolidated High School
Murphy, NC
Role: Project Manager

Mooresville Graded School District, New Mooresville Graded Middle School
Mooresville, NC
Role: Senior Consultant

Wake County Public School
Cary, NC
Role: Cost Estimator

4 Experience

VILLAGE OF ESTERO COMMUNITY PARK CONCEPT

Estero, Florida









Perez Planning + Design, LLC (PP+D) served as Parks Planners/ Designers on the The Village of Estero Community Park Concept Plans alongside Barth Associates.

This concept is rooted in the Community Parks Subsystem Vision proposed in the Village of Estero Parks, Recreation, and Open Space Master Plan developed by PP+D alongside Barth Associates. The intent was to unite and transform the Estero Community Park and existing school properties to the South into the Village of Estero's signature urban park including a hard-edge promenade around the central lake, and connecting multi-purpose walks, additional multi-use fields, baseball/ softball fields, and additional recreation facilities and amenities such as tables games, pickleball courts food concessions, outdoor patios, community gardens, large and small picnic pavilions, and splash pad.

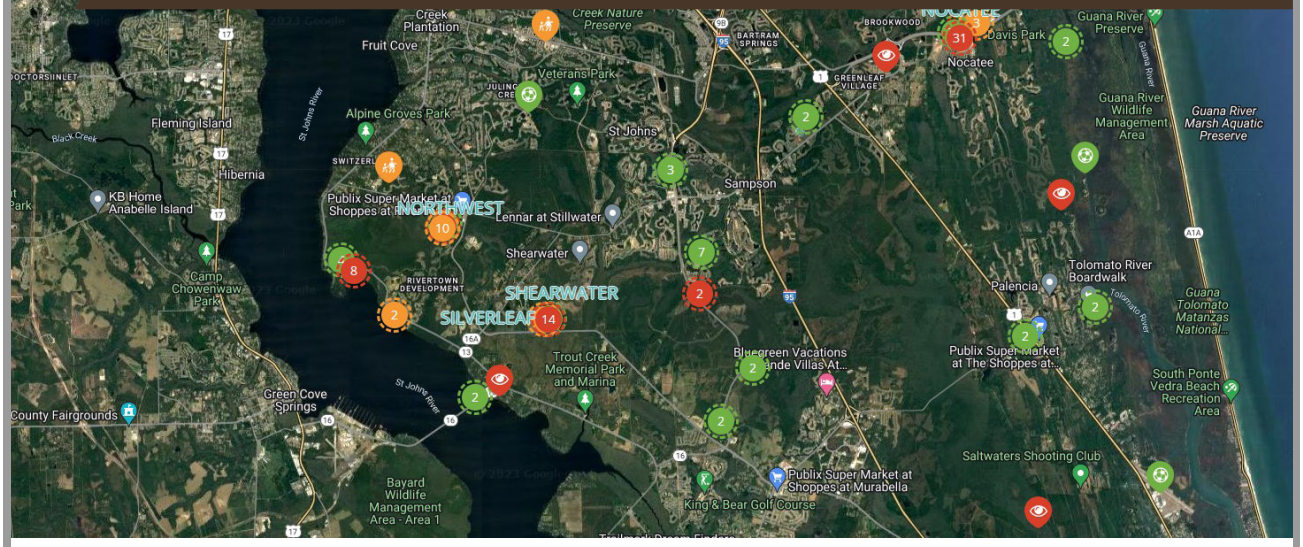
Working alongside Barth Associates, PP+D explored multiple conceptual site plans that included a commerical pickleball centered entertainment complex and mini-golf centered entertainment complex, recreation complex with walking trails with necessary support facilities, and future incorporation of the Estero Community Park and Center.

Client Contact

Steve Sarkozy
Village Manager - Village of Estero
239-221-5035
sarkozy@estero-fl.gov

ST. JOHNS COUNTY FOUR (4) COUNTY PARK MASTER PLANS

St. Johns County, Florida



Perez Planning + Design, LLC (PP+D) served as the Parks Planners for the St. John County Design Services for Four (4) County Parks. As a subconsultant to OSPORTS and Catalyst Design Group, PP+D provided public engagement, park programming, and park planning services.

PP+D worked with OSPORTS, Catalyst, and the County to develop a public engagement website using the platform Social Pinpoint to collect community input regarding the parks and recreation needs of county residents related to four county sites - Silverleaf Park, Nocatee Park, Shearwater Park, and Northwest Regional Park.

Based on the findings from the Social Pinpoint webiste, input collected from the St. Johns County Parks and Recreation Master Plan previously completed by Barth Associates and PP+D, and parks and recreation trends, PP+D developed park programs for each of the four sites. These programs were then translated into park concepts.



Client Contact

Bruce Hall, PLA
Catalyst Design Group Project Manager
407-318-6279
bhall@catalyst-dg.com

REGIONAL CONCEPTUAL PARK MASTER PLANS

Nassau County, Florida



Legend

1. Baseball Fields
2. Dog Park
3. Fitness Corral with Shade Sales
4. Floating Boardwalk
5. Group Pavilion
6. Lake (Total: 42 Acres)
7. Main Park Drive
8. Maintenance Compound
9. Multi-generation, Universally Accessible Playground with Shade Sales
10. Multi-Purpose Open Space
11. Multi-Purpose Trail
12. On-Street Parking
13. Outdoor Amphitheater Stage
14. Parking (Total: 1,159)
15. Pavilion
16. Pickleball Court
17. Pine Plantation
18. Recreation Center (57,800 sf.)
19. Restored Habitat with Canopy Trees
20. Soccer Field
21. Softball Fields
22. Splash Pad
23. Tennis Court

Notes:
(x) = Approximate number of parking spaces in each parking area within parking boundary, on-street parking along park boundary is not included.

Perez Planning + Design, LLC (PP+D) served as the Project Manager and Parks Planners/ Designers for the development of eight (8) Regional Conceptual Park Master Plans in Nassau County, Florida.

Nassau County is one of the fastest growing counties in the State of Florida. Critical to sustaining and enhancing the high-quality of life for existing and future residents is ensuring that existing and future residents have sufficient access to a range of active and passive parks and recreation experiences in the County. Based on the findings from the Nassau County Parks and Recreation Master Plan completed by Barth Associates and PP+D, parks and recreation trends, and County leadership engagement, PP+D worked collaboratively with the County to develop site programs and conceptual master plans for eight (8) Regional Parks. Two of these Regional Parks were designed as Sports Park Campuses with a range of facility complexes including a Baseball Field Complex to be managed by a Private Provider, Softball Field Complex, Rectangle Field Complex, and Pickleball, Tennis, and Basketball Court Complexes.

Integral to all the designs was to ensure that these parks provided a diversity of park experiences at all times of the day for users of all ages and abilities versus sports facilities that only function for sports on nights and tournament days.

Client Contact

Jay Robertson
Parks and Recreation Director
904-753-4035
jrobertson@nassaucountyfl.com

DORAL GLADES PARK

City of Doral, Florida



Cristobal Betancourt along with CPZ Architects worked with the City of Doral, Florida on the $10.5 million Glades Park & Nature Center Building project. This project is located on a 25-acre parcel and included full public park and sports amenities including lush landscape throughout, basketball & tennis courts, restroom building with storage rooms, sand volleyball court, picnic pavilions, decorative concrete walkways, jogging path, children playground, outdoor performance stage and large multipurpose field. Also included is a kayak launch, dock area for gatherings and fishing, protected wetlands area boardwalk for nature walks, ample Parking and a 9,000+ S.F. contemporary "Nature Center" building comprised of such finishes as stained large heavy timber roof beams and stone veneered walls.

The project was succesfully completed using a Construct Manager at Risk (CMAR) delivery method. Doral Glades Park took Honorable Mention at the 2019 Fort Lauderdale Chapter American Institute of Architecture Design Awards.



Client Contact

Lazero Quintero, P&R
Director, City of Doral
305-593-6600
Lazaro.Quintero@cityofdoral.com









4 Experience

ROUTE 1A ATHLETIC FIELDS RECREATION COMPLEX

Town of Walpole, Massachusetts



The Town of Walpole selected Weston & Sampson in 2016 to study and master plan the recreational possibilities of a town-owned parcel to alleviate over-use at other town-owned facilities. Over a four-year period, Weston & Sampson provided planning, final design, and construction services for this 30-acre, multi-sport and recreational activities complex.

Led by Brandon Kunkel, the master planned complex provides two full-size multi-sport synthetic turf fields; two full-size natural turf soccer fields, overlayed with full-size baseball and softball fields; two basketball courts; a universally accessible playground; a support building with concessions, restroom, and operational and storage space; infrastructure to construct a splash pad; walking paths; and parking for 265 vehicles.

Project construction began in late 2019 as a culmination of a town-wide recreation master plan led by Weston & Sampson in 2008 and the site-wide feasibility and master plan in 2016. Construction was complete in 2021.



Client Contact

Jim Johnson
Town Administrator
508-660-7304
jjohnson@walpole.ma.gov





Aerial Site Plan

ATHLETIC FIELD & STADIUM RENOVATIONS

Town of Wayland, Massachusetts



Weston & Sampson provided comprehensive design, engineering, and construction administration services for the renovation of the existing athletic complex at Wayland High School, in addition to permitting and public engagement services.

The project included the refurbishment and replacement of the outdoor track and synthetic turf field, a new turf field, new restroom and concession and ticket sales buildings, replacement of the bleachers and press box, a new softball field, tennis courts and sports field lighting, and associated parking improvements.

Client Contact

Kenneth "Ben" Keefe
Public Building Director
508-358-3786
bkeefe@wayland.ma.us



Athletic Stadium Facilities Perspective Plan



Aerial Site Plan





Athletic Stadium & Court Facilities

5 Approach

INTRODUCTION

As noted in the previous sections, based on our Team's local experience and knowledge of the Village coupled with our Team's national expertise, the PP+D Team understand the Goals that the Village has for this project along with specific Scope of Work that would be required to complete this important project for the Village. As noted in the RFQ, the PP+D understands that the Village would like to accomplish this Scope of Work through the following major tasks:

1. Develop two (2) to three (3) community driven concept plans incorporating the facilities most desired by the community and supported by market studies.
2. Provide graphics including plans, perspectives, and elevation views of the proposed facilities.
3. Provide a Pattern Book including master plan graphics, zoning analysis, infrastructure capacity studies, cost estimates, and permitting analysis in order to provide an actionable master plan and path to facilities construction.
4. Manage and attend Public Information Meetings as needed.
5. Prepare an Order of Magnitude Cost and Phasing Plan (if needed) for the implementation of the Sports Park Complex.
6. Manage and attend progress meetings.

PROJECT SCHEDULE/IMPLEMENTATION PLAN

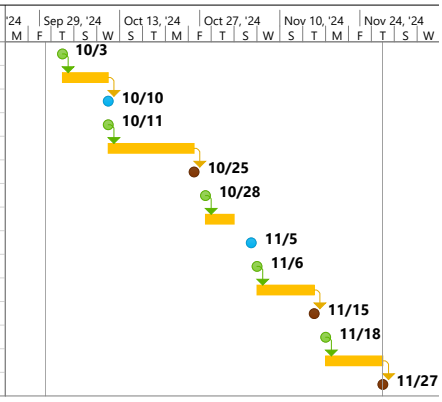
In order to meet the Village's schedule of October 3 to November 27 for the development of the Master Plan, the team will need to work efficiently as illusrated in the project schedule below. Weekly meetings will also help keep the project momentum.

In order to meet the Village's proposed schedule, and for the Village's consideration, we have eliminated the 90% Schematic Design submittal to meet the calendar date deadlines.

Based on our experience however, we recommend that the Village consider adding 15-20 calendar days to the project to meet public noticing requirements for public meetings and to provide Village staff with time to adequately review and comment on submitted work product.

Project Schedule

Task Name	Start	Finish
Project Kick-Off Meeting + Confirm available data	Thu 10/3/24	Thu 10/3/24
Review available data + Prepare for Public Meeting 1	Thu 10/3/24	Thu 10/10/24
Public Meeting #1	Thu 10/10/24	Thu 10/10/24
Review Public Meeting #1 Findings with Village Staff	Fri 10/11/24	Fri 10/11/24
Prepare 30% Schematic Design Documents	Fri 10/11/24	Fri 10/25/24
Submit 30% Schematic Design Documents	Fri 10/25/24	Fri 10/25/24
30% Schematic Design Review Meeting with Village Staff	Mon 10/28/24	Mon 10/28/24
Prepare for Public Meeting #2	Mon 10/28/24	Fri 11/1/24
Public Meeting #2	Tue 11/5/24	Tue 11/5/24
Review Public Meeting #2 Findings with Village Staff	Wed 11/6/24	Wed 11/6/24
Prepare 60% Schematic Design Documents	Wed 11/6/24	Fri 11/15/24
Submit 60% Schematic Design Documents	Fri 11/15/24	Fri 11/15/24
60% Schematic Design Review Meeting with Village Staff	Mon 11/18/24	Mon 11/18/24
Prepare 100% Schematic Design Documents	Mon 11/18/24	Wed 11/27/24
Submit 100% Schematic Design Documents	Wed 11/27/24	Wed 11/27/24



WORK DISTRIBUTION

To deliver the project, Carlos Perez of PP+D will serve as the Project Manager communicating with the Village, managing schedules, budgets, public engagement, subconsultant activities, and ensuring that the plans are consistent with the overall vision established through the Village of Estero's Parks, Recreation, and Open Space Master Plan.

The site design will be developed by Cristobal Betancourt of Weston & Sampson (WS) who will serve as the Lead Landscape Architect. Mr. Betancourt will be supported by his internal team of civil and structural engineers; the architectural team at CPZ Architects; and MEP services provided by Burgess Brant Consulting Engineers (BBCE) to develop the site designs to be vetted by the public and Village staff. PP+D staff will also support the WS internal Team.

Cristobal has worked with PP+D and Chris Zimmerman of CPZ to deliver parks and public facilities projects throughout Florida for two decade. Most recently, Cristobal worked with CPZ on the Doral Glades Park in the City of Doral, Florida, which was delivered through a Construction Manager at Risk (CMAR) strategy.

In addition to the information provided by the Village, WS and CPZ's work will be informed by market studies and economic data prepared by The Sports Facilities Companies (TSFC) and cost estimation services provided by McDonough, Bolyard, Peck (MBP) for the length of the project.

PUBLIC ENGAGEMENT

Effective stakeholder engagement is key to the success of any public project. We have included two public meetings in the project schedule as requested by the Village but are able to provide additional methods of engagement as deemed appropriate by Village staff.

Our mixed methods approach can include online surveys, project websites, printed updates to local media, or information distributed through the Village's public information office.

Our experience while developing the Village's Parks, Recreation, and Open Space Master Plan proved that Focus Group Meetings at a central Village location, or even at various gated community clubhouses was a valuable tool in communicating with the public.

Our recent and on-going experience on various comparable projects has also shown us that developing a project website, such as Social Pinpoint is also helpful in obtaining public input. We would welcome the opportunity to discuss these ideas with the Village in more detail.

COST AND SCHEDULE CONTROL MEASURES

MBP will provide cost and schedule control measures. MBP will be included in all discussions from the Project Kick-off Meeting through the delivery of the Final Sports Complex Master Plan. MBP will work closely with the site design team to inform design decisions with the real world cost data and schedule impacts for each project deliverable. They will develop project budgets, design phase estimates, and calculate risk for each concept developed through the design process.

STAFFING CAPACITY

The PP+D team includes sufficient staff in order to meet the project schedule. The majority of the work will be performed by professional services firms located in Southwestern Florida. The proposed team includes professional services firms with redundant in other offices should additional support be required to meet and exceed project deadlines.

6 Forms

FORM 3: LOBBYING AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

CARLOS PEREZ **being first duly sworn, deposes and says that he or she is the (sole owner) (general partner) (joint venture partner) (president) (secretary) or (authorized representative) (circle one) of** PEREZ PLANNING + DESIGN, LLC **(Bidder), maker of the attached bid and that neither the Bidder nor its agents have lobbied to obtain an award of the Agreement required by this Invitation to Bid from the Village of Estero, Council Members or employees of the Village, individually or collectively, regarding this ITB.**

AFFIANT

Notary Public
STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was signed and acknowledged before me this 5TH **day of** AUGUST, 2024, **by** CARLOS PEREZ **by means of ☒ physical presence or ☐ online notarization who produced the following as identification** DRIVER'S LICENSE **(type of identification) or is personally known to me.**

My Commission Expires 08-22-2027 **[stamp or seal]**

Dexter Leon Mitchell NOTARY EXPIRES GEORGIA 8/22/27 PUBLIC Clayton COUNTY

[Signature of Notary Public]

Dexter Leon Mitchell
[Typed or printed name]

NOTE: THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL BIDDERS AND, IN THE CASE OF A JOINT VENTURE, FROM EACH PARTNER

FORM 7: NON-COLLUSION AFFIDAVIT

STATE OF GEORGIA

COUNTY FULTON

CARLOS PEREZ, being duly sworn, deposes and says that:

(1) He/she is PRESIDENT (Title) of PEREZ PLANNING + DESIGN, LLC (Firm/Company), the Proposer that has submitted the attached Proposal.

(2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal.

(3) Such Proposal is genuine and is not a collusive or sham Proposal.

(4) Neither the said Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Proposer, firm or person, to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) _____

PRESIDENT

(Title)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 5TH OF AUGUST by CARLOS PEREZ, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did (did not) take an oath.

_____ (Signature of Notary Public)

Dexter Leon Mitchell (Name of Notary, typed, printed or stamped)

_____ (Serial Number)

(Notary's Seal)

Dexter Leon Mitchell NOTARY EXPIRES GEORGIA 8/22/27 PUBLIC Clayton COUNTY

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Perez Planning + Design, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

878 Peachtree Street NE, Suite 827

Requester's name and address (optional)

6 City, state, and ZIP code

Atlanta, GA 30309

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

[ ][ ][ ] – [ ][ ] – [ ][ ][ ][ ]

or

Employer identification number

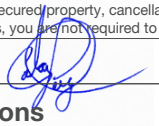
4 6 – 5 2 1 2 0 0 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date 04/04/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

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878 Peachtree Street, NE
Suite 827
Atlanta, GA 30309

www.perezpd.com



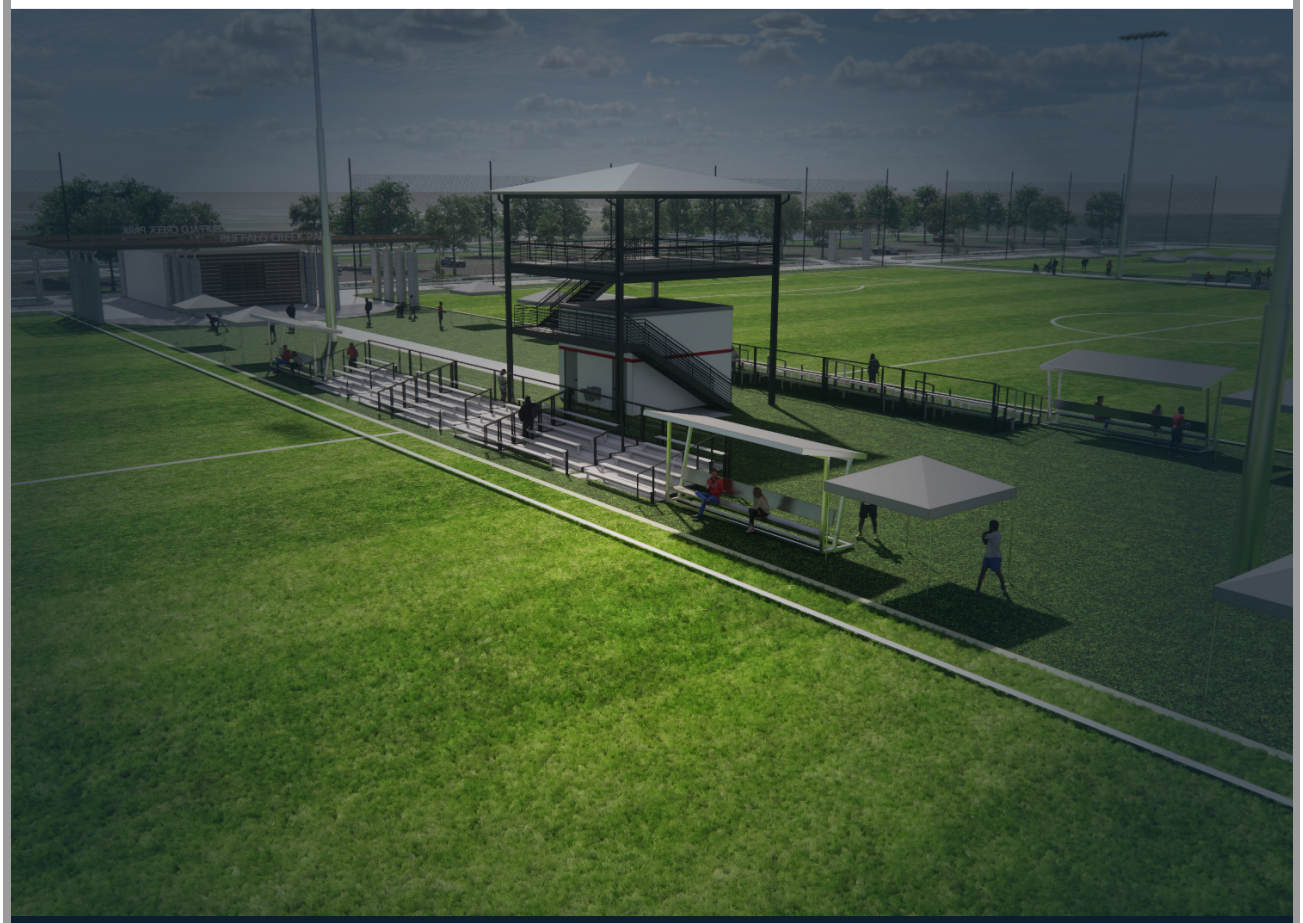
PEREZ PLANNING + DESIGN, LLC

PBK

DIGITAL SUBMISSION

DESIGN SERVICES | SPORTS PARK CAMPUS

Village of Estero
RFQ No. 100424



Stadiums • Ballparks • Arenas • Aquatics • Sport Surfaces • Court Sports
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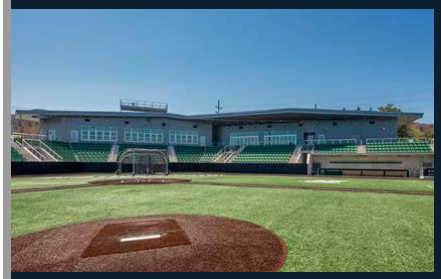
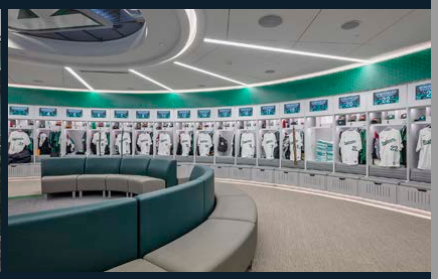






SECTION 1

COVER LETTER

August 5, 2024

Selection Committee
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Re: RFQ No. 100424 Design Services for Sports Park Campus

Dear Selection Committee:

On behalf of PBK and our dedicated Sports Group, I'd like to express our enthusiasm for the opportunity to collaborate with the Village of Estero on the Sports Park Campus Master Plan project. As a leading firm specializing in sports architecture, we are committed to delivering innovative, functional, and community-oriented designs that will meet the unique needs of Estero's residents and athletes.

Our team has carefully reviewed the scope of work and is fully prepared to deliver the requested services with precision and creativity. The deliverables, including the creation of multiple conceptual plans, elevations, perspectives, and a Pattern Book, align with our core strengths and extensive experience in sports facility design. Our process will involve close collaboration with the Village Council and the community to ensure the final concept reflects both functional requirements and the aesthetic vision of Estero.

Understanding the importance of community input, we are dedicated to facilitating public informational meetings to gather feedback and build consensus around the project's development. Our approach to these meetings will be proactive and inclusive, ensuring all voices are heard and considered in the final design.

We recognize the complexity of designing a Sports Park Campus that integrates multiple athletic fields, practice areas, cross-country paths, and essential infrastructure improvements. With a deep understanding of the Florida School Athletic Association Guidelines and our experience in designing flexible, phased construction plans, we are confident in our ability to meet and exceed the Village's expectations. Our past projects, such as Babcock Ranch's Regional Sports Park, also known as William & Mary Anne Smith Sports Park Complex, demonstrate our ability to manage similar undertakings, balancing immediate needs with long-term potential for expansion.

Additionally, we are prepared to deliver a comprehensive Order of Magnitude that will guide the Sports Park Campus Master Plan design and inform cost-effective decision-making throughout the project's life-cycle.

Our firm's expertise, coupled with a strong commitment to timely project delivery, ensures that we have the capacity and resources to meet the project's target dates and objectives. We are excited about the opportunity to contribute to the enhancement of Estero's recreational facilities and look forward to the potential to partner with you on this transformative project.

Thank you for considering PBK for this important initiative. We are eager to discuss our proposal further and demonstrate how our team can bring your vision for the Sports Park Campus to life.

Sincerely,

STEVE PADGETT AIA, NCARB, RA, LEED AP
SOUTHEAST DIRECTOR OF SPORTS; PRINCIPAL
941.320.3991
steve.padgett@pbk.com

SPORTS SOUTHEAST OFFICE
1255 N. Gulfstream Ave.
CU 2 & 3
Sarasota, FL 34236
941.320.3991

FORT MYERS OFFICE
12751 New Brittany Blvd.
Suite 401
Ft. Myers, FL 33907
AR0013140
239.275.7774

ADDITIONAL FL OFFICES IN
Jacksonville
Orlando
Sarasota
St. Petersburg
Tampa
West Palm Beach



SECTION 2

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Introduction

PBK is honored to submit our qualifications for the Sports Park Campus Master Plan project in the Village of Estero, FL. With a deep understanding of the Village's objectives and the unique requirements of this project, we aim to leverage our Sports Group's extensive national experience and strong local presence to deliver a comprehensive and visionary design that meets the community's needs while ensuring flexibility for future growth.

Scope Understanding and Approach

Conceptual Plans

PBK's Sports Group will develop two to three distinct conceptual plans, each crafted to reflect the Village's vision and community priorities. These plans will balance functionality, aesthetics, and future growth potential, ensuring that the final approved concept is robust, sustainable, and aligned with the Village's goals.

Conceptual Elevations and Perspectives

We will design conceptual elevations and perspectives for any vertical structures, including concession buildings, gated entryways, and other facilities. Our approach ensures these structures integrate seamlessly into the overall master plan, enhancing the user experience and creating a cohesive environment.

Pattern Book

Our team will establish a detailed Pattern Book to serve as a guiding document for the Sports Park Campus Master Plan review and permitting processes. This will include design standards, materials, color palettes, and other critical elements that ensure consistency and quality across all phases of development.

Public and Progress Meetings

Understanding the importance of community engagement, we will actively participate in two Public Informational Meetings to gather feedback and align the project with community expectations. Additionally, our team will attend weekly progress meetings, maintaining open communication with Village officials and other stakeholders to ensure the project stays on track and within budget.

Order of Magnitude

PBK's Sports Group will provide a comprehensive Order of Magnitude, offering an initial cost estimate for the Sports Park Campus Master Plan. This will enable the Village to make informed decisions regarding budgeting and phasing, ensuring that financial resources are allocated efficiently and effectively.

PBK's Qualifications and Local Suitability

PBK's Sports Group is a nationally recognized firm specializing in the design and development of sports and recreational facilities. Our extensive portfolio includes projects across the country, where we have successfully delivered innovative and functional designs tailored to the unique needs of each community.

Being locally based, we offer a deep understanding of Florida's regional context, regulations, and community expectations. Our proximity ensures we are readily available for on-site coordination and collaboration, facilitating a smooth and responsive design process. Our national experience, combined with our local presence, positions us as a uniquely qualified partner to deliver a project that aligns with the Village of Estero's aspirations.

Primary Assumptions and Program Understanding

We have thoroughly reviewed the Village's requirements, which include the demolition of existing structures, site and infrastructure improvements in accordance with the Florida School Athletic Association Guidelines, and the development of a multi-sport and community-focused campus. Key program elements are to include:

Athletic Facilities

Design of one long field for football, soccer, and lacrosse, one practice field, one baseball field, one softball field, and cross-country paths.

Community Amenities

Development of community walking paths, natural areas, multi-purpose trails, and support for community events, fitness programs, and environmental education.

Phased Construction Plan

Recognizing the importance of flexibility and long-term vision, we will develop a phased construction plan that allows the Village to execute the project efficiently while maintaining the potential for future expansion and adaptability.

Conclusion

PBK is committed to delivering a master plan that not only meets but exceeds the Village of Estero's expectations. With a focus on creating a vibrant, functional, and sustainable Sports Park Campus, we are excited to bring our blend of national expertise and local insight to this transformative project, ensuring it becomes a valuable asset to the community for years to come.

WHAT IS PBK'S SPORTS GROUP?

The Sports Group is a multi-discipline collection of passionate problem solvers within PBK that have a focused expertise on sports and recreation projects. Our team is comprised of architects, engineers, and industry experts with a relentless drive for bringing our client's vision to life.

PERFORMANCE INSPIRED

PBK Sports is proud to be a trailblazer in modern sports architecture. That reputation extends to our entire studio, who possess a wealth of experience designing sports facilities.

We understand the inner workings of an athletic facility and can meet the expectations of players, coaches, and fans. Regardless of a project's size or budget, we strive for robust and appealing design. Problem solving is a creative balance of engineering and art, leading to design solutions that elevate venues and improve how athletes play, interact, recover, and learn.

We firmly believe that by1 prioritizing our clients' needs over our own, we achieve performance-inspired design, driven by purpose and guided by a partner-centric approach.

PURPOSE DRIVEN

In the evolving landscape of sports architecture, where historic venues undergo modernization and cutting-edge science intersects with performance enhancement, building owners are keen on optimizing their properties. Our team of planners and designers is dedicated to maximizing value through collaborative programming and planning sessions, integrating the latest advancements in science, kinesiology, and data analytics. This approach results in functional, economical, and inspired sports-specific solutions tailored to the unique needs of each project.

PARTNER-CENTRIC DESIGN

At the core of our business philosophy lies an unwavering commitment to unparalleled customer service. Every aspect of our firm, from personnel selection to construction administration services, is strategically aligned to cater to our clients' unique needs. Regardless of project size, we ensure the delivery of world-class service to all. No matter how large or small the project, we ensure a world-class level of service is delivered to all.

BY THE #'S

4+ DECADES IN SPORTS

$4 BILLION IN SPORTS CONSTRUCTION

320+ ATHLETIC PROGRAMS IMPACTED

*The success of the Sports Park Campus Master Plan relies not only on **visionary design** but also on the **collaboration of a multidisciplinary team of consultants**. We have assembled a team of experts specializing in landscape architecture, sports/recreation market research & programming consultant, MEPF engineers and structural engineers.*

PLANNING TEAM

Sports Architecture, Playing Field and Civil Planning
PBK's Sports Group

Landscape Architecture
RVi Planning

Market Research, Programming, & Operations Consultant
The Sports Facilities Company

MEPF Engineering, Lighting, & Technology
TLC Engineering Solutions

Structural Engineering
Bennett + Pless







SECTION 3

QUALIFICATIONS



THE PROJECT TEAM

PBK *Project Architect, Playing Field Design & Civil Engineer*

Harvard Jolly, Inc. d/b/a PBK has called Florida's West Coast home for over 85 years. Since starting as a one-man firm in St. Petersburg, we have grown to eight offices in Florida. In May of 2023, a strategic partnership was established with PBK, bringing the Harvard Jolly team under the PBK Family of Companies. Shortly thereafter, a Southeast Office was opened North of Estero in Sarasota, FL.

Our team is dedicated to the health and well being of the communities we serve. One of the key components of this are recreational facilities that promote multi-generational activities and life-long participation. Our firm has provided these services throughout Florida since our inception in 1938. Our portfolio of work spans across 60+ government agencies in Florida alone. These include but are not limited to:

Lee County | Village of Estero | City of Fort Myers | Lee County Schools
Collier County | Collier County Schools | Charlotte County | Charlotte County Schools

Ranked #1 nationally for educational architecture and #11 in sports architecture, we have access to a deep bench comprised of more than 900 architects, engineers, and industry experts. Our Sports Group has designed more than 120 recreational sports complexes, 400 natural and synthetic turf fields, and 135 synthetic tracks, impacting 320+ athletic programs and resulting in $4 billion in sports-project construction. The Sports Group specializes in purpose-driven design, integrating performance-inspired solutions to elevate athlete performance and spectator experiences. Our collaborative approach fosters partnerships with clients, architects, engineers, and contractors, ensuring projects are delivered with precision, on time, and within budget.

RVi Planning *Landscape Architect & Community Planning*

As planners and landscape architects, RVi embraces every opportunity to advance its mission by creating memorable and engaging outdoor experiences. Founded in 1982, RVi has grown into a national firm with 12 offices across the country, including five locations in Florida such as Bonita Springs and Fort Myers. The firm offers a broad range of project experience that inspires its team to think creatively, approach each new opportunity with an adventurous spirit, maintain a collaborative mindset, and consistently raise the bar for clients and the communities it serves.

Bennett + Pless *Structural Engineer*

The demands of today's complex engineering environment require a highly skilled staff of specialists with real-world training in the required disciplines. Hees & Associates a division of Bennett & Pless incorporates an outstanding staff of qualified engineers with decades of practical design and construction experience dating back to 1964. Each of our projects is produced by a cohesive team that pairs technical skills and practical application within the framework of present-day scheduling demands. Our track record of successful projects completed on-time and on-budget demonstrates a commitment to overcoming structural engineering challenges and providing quality client deliverables.

TLC Engineering Solutions *MEPF Engineer*

TLC Engineering Solutions, Inc. is dedicated to continuous learning and growth, guided by a mission to THINK boldly, LISTEN attentively, and CREATE passionately. Established in 1955, TLC is a leading MEP and structural engineering firm with over 500 professionals and 20 offices nationwide, headquartered in Orlando, Florida. The firm provides high-performance engineering design, consulting, and energy services across diverse markets, including education, healthcare, and aviation.

PBK THROUGH THE YEARS

1938
Harvard Jolly established 1st FL office

1981
PBK is founded.

2011
Sports division is formed within PBK

May 2023
Harvard Jolly joins the PBK family

October 2023
PBK establishes a Southeast Office within the Sports Group

TLC has extensive experience in sports facilities, including professional athletic complexes, collegiate facilities, and community recreation parks. As a key design team member during the master planning phase, TLC specializes in developing electrical and technology concepts, understanding the infrastructure needs for campus facilities such as restroom and concession buildings, field sports lighting, security systems, and data networks. The firm has also worked on projects within the Village of Estero, including Estero High School and Hertz Global Headquarters, and recently completed a major renovation for the Lee South County Regional Library.

As the project develops, TLC's team is adept in potential technology integrations that my be required along with both sports and site lighting.

The Sports Facilities Company *Market Analysis Consultant*

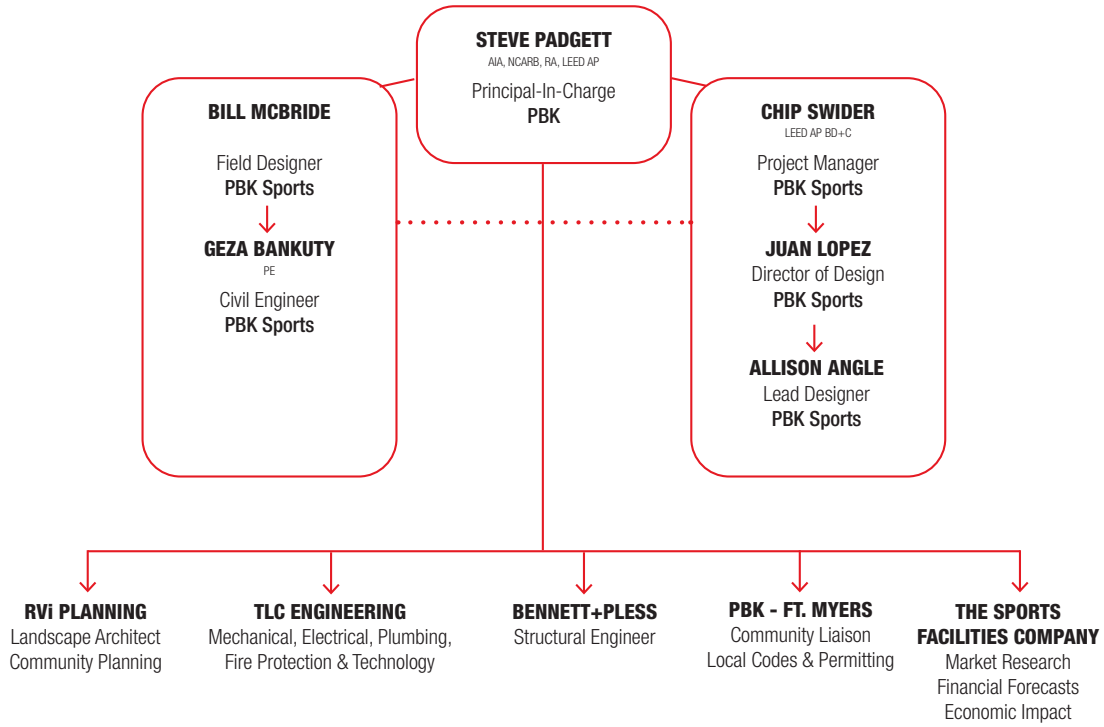
The mission of the Sports Facilities Companies is to improve the health and economic vitality of the communities they serve. Since 2003, the Sports Facilities Companies—which include Sports Facilities Advisory, Sports Facilities Management, and Sports Facilities Development—have become a trusted resource for communities seeking to plan, develop, and operate sports, recreation, entertainment, and fitness centers. The inclusion and utilization of the SFC will be at the discretion of the Village of Estero and is proposed to include pre-development services. These are comprised of market research, financial forecasts, economic impact, feasibility reports, community engagement, and partnership development.

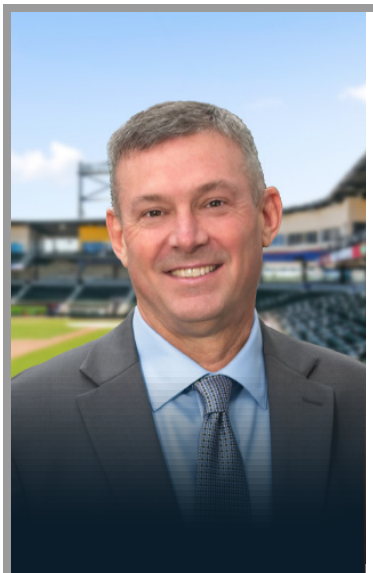
Additional Consultants

PBK has amassed a strong and widespread network of relationship throughout the sports industry. As the master planning process commences, it may be apparent that additional consultants are needed to best serve the Village of Estero. Examples include, but are not limited to:

- **Food Service** Potential firms are Fishman & Associates and Edward Don.
- **Lighting** PBK has extensive experience working directly with Musco, the leading manufacturer and installer of sports venue lighting.
- **Aquatics** Our team works with the likes of Counsilman Hunsaker and Martin Aquatics and Design.

TEAM ORGANIZATIONAL CHART





Principal-In-Charge

Qualifications

EDUCATION

Clemson University
Masters in Architecture
Bachelors in Architecture

REGISTRATIONS

Registered Architect:
Florida #AR95286

National Council of Architectural Registrations Board #68318

American Institute of Architects
Registration #38042948

AFFILIATIONS

US Green Building Council
LEED AP

Gulf Coast Builders Exchange
Board Member

STEVE PADGETT AIA, NCARB, RA, LEED AP

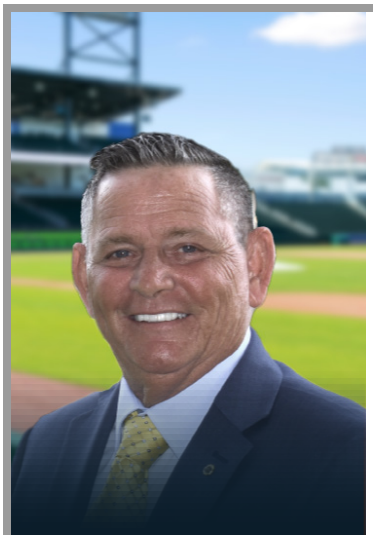
PRINCIPAL, FLORIDA DIRECTOR

Steve is a seasoned architect with 24-years of experience in. His expertise is in creating innovative, cost effective solutions for athletic venues and sports performance facilities. He excels in balancing the needs of administration, coaches, players, spectators, and maintenance staff to deliver projects that exceed client expectations. He is adept at managing schedules, budgets, and design requirements to achieve the desired project results.

RELATED EXPERIENCE

Seattle Mariners Spring Training Facility Master Plan • Peoria, AZ
Tennis Academy Feasibility Study • FL
LECOM Park Master Plan | Pittsburgh Pirates • Bradenton, FL*
Pirate City Master Plan | Pittsburgh Pirates • Bradenton, FL*
Atlanta Braves Spring Training Facility Test Fit & Site Selection • FL*
Atlanta Braves Spring Training Facility Master Plan • North Port, FL*
IMG Academy Master Plan • Bradenton, FL*
Premier Sports Campus Master Plan • Lakewood Ranch, FL*
Pine School Campus Expansion Master Plan • Hobe Sound, FL*
Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
Premier Sports Campus • Lakewood Ranch, FL*
DeSantis Park • Bradenton, FL*
Englewood Park • Englewood, FL*
IMG Academy Multi-Purpose Stadium • Bradenton, FL*
IMG Academy Team Business & Soccer Stadium • Bradenton, FL*
IMG Academy Baseball Complex • Bradenton, FL*
CoolToday Park | Atlanta Braves • North Port, FL*
Roger Dean Chevrolet Stadium Renovation | Miami Marlins/St. Louis Cardinals • Jupiter, FL*
LECOM Park Stadium Renovations | Pittsburgh Pirates • Bradenton, FL*
St. Louis Cardinals Spring Training Batting Tunnels • Jupiter, FL*
Jackie Robinson Training Complex Holman Stadium Press Box | MLB • Vero Beach, FL*
Jackie Robinson Training Complex Championship Hall | MLB • Vero Beach, FL*
Atlanta Braves Player Academy • North Port, FL*
Pirate City Player Academy | Pittsburgh Pirates • Bradenton, FL*
Pirate City Strength & Conditioning Building | Pittsburgh Pirates • Bradenton, FL*
Pirate City Agility Training Hill | Pittsburgh Pirates • Bradenton, FL*
Pirate City Training & Recovery Room Renovation | Pittsburgh Pirates • Bradenton, FL*
Detroit Tigers Player Academy Concept • Lakeland, FL*
Binghamton University Baseball Stadium & Fieldhouse • Vestal, NY*
Binghamton University Indoor Practice Training Facility • Vestal, NY*

**Projects performed by Steve Padgett as Managing Partner of Fawley Bryant Architecture.*



BILL MCBRIDE

PRINCIPAL, PLAYING FIELD SPECIALIST

Bill is a highly nationally and internationally recognized figure in the athletic sports field industry with over 34 years of experience as a lead civil and landscape designer specializing in the design and construction administration of athletic complexes and various types of high-performance natural and synthetic turf athletic playing fields. He has been responsible for the design of over 300 playing fields nationally and internationally. This level of competence allows him to be an effective leader and provide project oversight.

Field Design Specialist

Qualifications

EDUCATION

Pennsylvania State University
Turf Grass Management

University of Massachusetts
Liberal Arts

Groundskeeping Internship with Tampa Bay Rays, Texas Rangers & New England Patriots

REGISTRATIONS

American Sports Builders Association

Sports Turf Managers Association Member #1036

Sports Turf Managers Association Synthetic Turf Council

AFFILIATIONS

Florida Department of Environmental Protections (FDEP) Stormwater Inspector

FDEP Florida Green Industries

FIELD DESIGN EXPERIENCE

K-12 & Municipal Fields

Babcock Ranch Regional Sports Park • Babcock Ranch, FL
SouthShore Sportsplex • Apollo Beach, FL
City of Weston Vista Park Phase 1 • Weston, FL
Braden River High School Turf Conversion • Bradenton, FL
Southeast High School Turf Conversion • Bradenton, FL
Houston Astros Youth Academy • Houston, TX
Newfield Soccer Complex • Palm City, FL
Venice High School Turf Conversion & Stadium Enhancements • Venice, FL
Butler Sports Park • North Port, FL*
Charlotte County Regional Park • Port Charlotte, FL*
RL Taylor Multi-Purpose Field • Sarasota, FL*
Village of Wellington Super Pitch • Wellington, FL*
Collier County North Regional Park • Naples, FL*
Hillsborough County | 13 Synthetic Turf Fields • Hillsborough County, FL*
Palm Beach County | 19 Synthetic Turf Fields • Palm Beach County, FL*
Polk County | 12 Synthetic Turf Fields • Polk County, FL*
CoolToday Park | Atlanta Braves • North Port, FL*
Roger Dean Chevrolet Stadium Renovation | Miami Marlins/St. Louis Cardinals • Jupiter, FL*
Alonzo High School Synthetic Turf Field • Tampa, FL*
Gulliver Preparatory High School • Pinecrest, FL*
Bishop Verot High School • Fort Myers, FL*
Fort Myers High School • Fort Myers, FL*
Babcock Ranch High School • Punta Gorda, FL*
St Brendan Catholic High School • Miami, FL*
Lennard High School Synthetic Turf • Ruskin, FL*
Cardinal Mooney Stadium Field • Sarasota, FL*
Blake High School Synthetic Turf Field • Tampa, FL*
Oceanside Collegiate Academy Synthetic Turf • Mount Pleasant, SC*
Village of Wellington High School Stadium Field • Wellington, FL*
Doral Academy High School Synthetic Turf Field • Doral, FL*

**Projects performed by Bill McBride as Director of Land Development at prior firms.*



JUAN J. LÓPEZ
DIRECTOR OF DESIGN, PRINCIPAL

Director of Design

Education

University of Houston
Bachelors of Architecture

Centre D'Etude D'Architecture Et D'Urbanisme / Saintes,France

AFFILIATIONS

National Association of Collegiate Directors of Athletics (NACDA)

National Intramural-Recreation Sports Association (NIRSA)

RELATED EXPERIENCE

Seattle Mariners Spring Training Facility Master Plan • Peoria, AZ
Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
Huntsville Independent School District Athletic Complex • Huntsville, TX
City of Round Rock Recreation Center • Round Rock, TX
Texas A&M University Penberthy Recreation Complex • College Station, TX
Long Beach City College Stadium & Sports Venue Design Criteria Package • Long Beach, CA
Diamonds at Daily Park • Daily, TX
Texas A&M University Corpus Christi Momentum Sports Complex • Corpus Christi, TX



ALLISON ANGLE
SENIOR PROJECT DESIGNER

Lead Designer

Education

University of Florida
Masters in Architecture
Bachelors in Architecture

RELATED EXPERIENCE

Seattle Mariners Spring Training Facility Master Plan • Peoria, AZ
Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
City of Round Rock Recreation Center • Round Rock, TX
Westminster Christian School Athletics Master Plan • Palmetto Bay, FL*
Nathan Benderson Park Indoor Facility Complex • Sarasota, FL*
Binghamton University Baseball Stadium & Fieldhouse • Vestal, NY*
Binghamton University Indoor Practice Training Facility • Vestal, NY*
IMG Academy Multi-Purpose Stadium • Bradenton, FL*
IMG Academy Team Business & Soccer Stadium • Bradenton, FL*
IMG Academy Baseball Complex • Bradenton, FL*
CoolToday Park | Atlanta Braves • North Port, FL*
Roger Dean Chevrolet Stadium Renovation | Miami Marlins/St. Louis Cardinals • Jupiter, FL*

**Projects performed by Allison Angle while a Project Designer at Fawley Bryant Architecture.*



CHIP SWIDER LEED AP BD+C
SENIOR PROJECT MANAGER

Project Manager

Education

Murray State University
Bachelors of Science, Architecture & Industrial Engineering

AFFILIATIONS

US Green Building Council
LEED AP

RELATED EXPERIENCE

Seattle Mariners Spring Training Facility Master Plan • Peoria, AZ
Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
Premier Sports Campus Locker Rooms & Restroom Expansion Concept • Lakewood Ranch, FL*
Englewood Park Improvements • Englewood, FL*
LECOM Park Bullpen & Dugout Renovations • Bradenton, FL*
Atlanta Braves Spring Training Complex • North Port, FL*
St. Louis Cardinals Spring Training Facility Batting Tunnels • Jupiter, FL*
The Pickleball Club • Pinellas Park, FL*

**Projects performed by Chip Swider while a Project Manager at Fawley Bryant Architecture.*



GEZA BANKUTY PE
CIVIL ENGINEER

Civil Engineer

Education

University of Florida
Masters in Engineering; Civil
Bachelors in Engineering; Civil

REGISTRATIONS

Registered Professional Engineer: Florida #82295

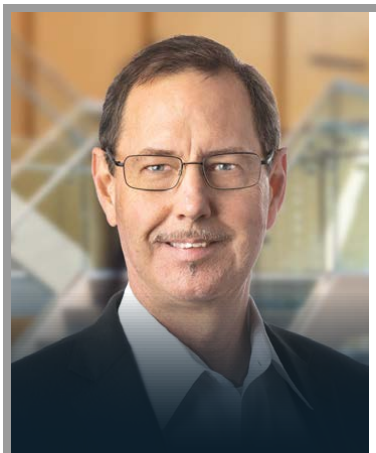
AFFILIATIONS

American Society of Civil Engineers (ASCE) Suncoast Branch
International Council of Shopping Centers (ICSC)

RELATED EXPERIENCE

Seattle Mariners Spring Training Facility Master Plan • Peoria, AZ
Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
Babcock Ranch Regional Sports Park • Babcock Ranch, FL
SouthShore Sportsplex • Apollo Beach, FL
Braden River High School Turf Conversion • Bradenton, FL
Southeast High School Turf Conversion • Bradenton, FL
Robinson Preserve Expansion "The Nest" • Bradenton, FL*
Blackstone Park Little League Baseball Expansion • Palmetto, FL*
Fort Hamer Park Boat Ramp Improvements • Parrish, FL*
Lincoln Park Concession Building & Pedestrian Bridge • Palmetto, FL*
17th Street BMX Facility Renovation • Sarasota, FL*

**Projects performed by Geza Bankuty while a Civil Engineer at BGE.*



TOM MAYO AIA, NCARB

PRINCIPAL, FORT MYERS OFFICE DIRECTOR

Local Liaison/ Office Director

Education

Florida A&M University
Masters of Architecture
Bachelors of Science in Architectural Studies

REGISTRATIONS

Registered Architect: Florida #AA0015895

AFFILIATIONS

American Institute of Architects

National Council of Architectural Registration Boards

RELATED EXPERIENCE

Palmetto Ridge High School • Naples, FL

Village of Estero Continuing Services • Village of Estero, FL

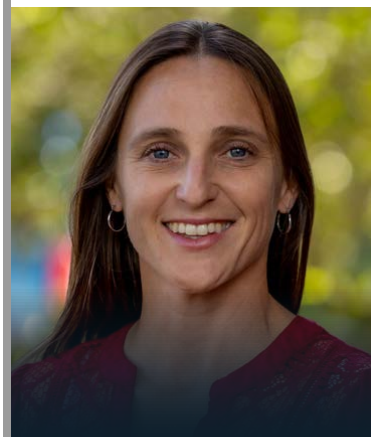
Shady Oaks Park Improvements • City of Fort Myers, FL

Lee County Port Authority Airport Rescue & Fire Fighting Facility • Lee County, FL

Lee County Port Authority TSA Offices Remodel • Lee County, FL

Lee County Port Authority Page Field General Aviation Terminal & Hanger • Lee County, FL

Florida Gulf Coast University Parking Garage One • Fort Myers, FL



SABRINA MCCABE PLA

DIRECTOR - LANDSCAPE ARCHITECTURE

Landscape Architecture Director

Education

University of Florida
Bachelors of Landscape Architecture

REGISTRATIONS

Professional Landscape Architect: Florida #6667231

AFFILIATIONS

American Society of Landscape Architects; Member

City of Naples' Design Review Board Member

RELATED EXPERIENCE

Estero Community Park 2019 Master Planning Study • Village of Estero, FL

Heritage Tree Survey and Yield Study for future "High 5" Site • Village of Estero, FL

Streetscape Inspection and Construction Observation for US41, Estero Parkway and Via Coconut Point • Village of Estero, FL

Streetscape Inspection and Construction Observation for future Corkscrew Interchange at Ben Hill Griffin Parkway • Village of Estero, FL

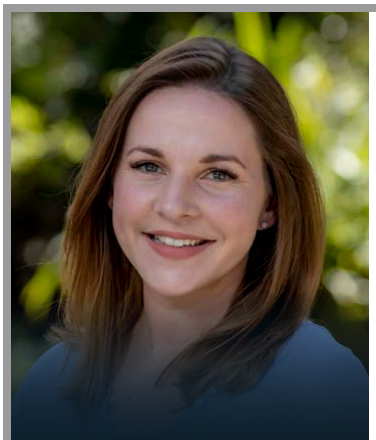
Everglades Wonder Gardens • City of Bonita Springs, FL

University Parkway Enhancements • Manatee County, FL

Alligator Lake Park • City of Naples, FL

Riverside Park • City of Bonita Springs, FL

Recreation Center Baseball Fields • City of Bonita Springs, FL



LAURAH WALKER PLA
PROJECT MANAGER - LANDSCAPE ARCHITECTURE

Local Liaison/ Office Director

Education

University of Georgia
Bachelors of Landscape Architecture

REGISTRATIONS

Professional Landscape Architect: Florida #6667582

RELATED EXPERIENCE

Babcock Ranch Regional Sports Park • Babcock Ranch, FL
Telegraph Linear Park • Babcock Ranch, FL
Babcock High School and Neighborhood School (K-8) • Babcock Ranch, FL
Babcock Ranch Streetscape Design • Charlotte County, FL
Fire EMS Station, Sheriff's Station and Bloom Building • Babcock Ranch, FL
U.S. 41 Landscape Enhancements • City of Fort Myers, FL
Pink Shell Beach Resort Pool and Spa Renovation • Fort Myers Beach, FL



FRED DROVDLIC AICP
DIRECTOR - LANDSCAPE ARCHITECTURE

Landscape Architecture Director

Education

University of Pittsburgh
Masters of Urban & Regional Planning

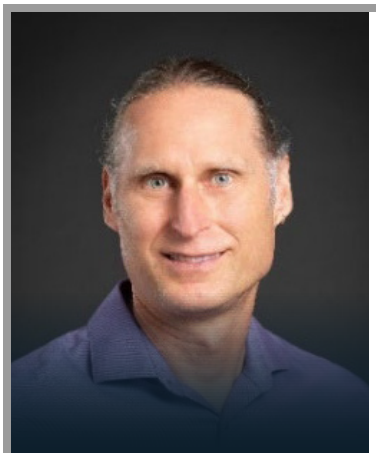
Ohio University
Bachelors of Business Administration-Economics

REGISTRATIONS

AICP - Certified Planner: # 01864

RELATED EXPERIENCE

Pavich Estero Planned Development (PD) Approval • Village of Estero, FL
Land Development Code Updates • City of Fort Myers, FL
Comprehensive Plan Updates • City of Marco Island, FL
Comprehensive Plan and Land Development Code Amendments • Hendry County, FL
Land Development Code Updates • City of LaBelle, FL
Community-Driven Economic and Disaster Resiliency Plan • City of LaBelle, FL
Peer Review and Expert Witness Testimony • City of Sunny Isles Beach, FL



KARL HEES PE
SENIOR STRUCTURAL ENGINEER

Structural Specialist

Education

University of South Florida
Bachelors of Science in Civil Engineering

REGISTRATIONS

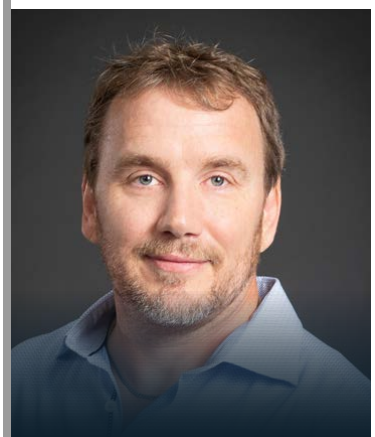
Professional Engineer: Florida #PE59795 AL, CO, GA, MI, MT, NY, NC, PA, SC, TX, VA

AFFILIATIONS

American Institute of Steel Construction
Florida Structural Engineers Association
American Society of Civil Engineers Fellow

RELATED EXPERIENCE

Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
IMG Academy Multi-Purpose Stadium • Bradenton, FL
IMG Academy Team Business & Soccer Stadium • Bradenton, FL
IMG Academy Baseball Complex • Bradenton, FL
CoolToday Park Major & Minor League Clubhouse | Atlanta Braves • North Port, FL
St. Louis Cardinals Spring Training Batting Tunnels • Jupiter, FL
Bradenton Christian School Athletic Complex • Bradenton, FL
Blackstone Park Improvements • Bradenton, FL
North Charlotte Regional Park Recreation Center • Port Charlotte, FL
GT Bray Park Improvements • Bradenton, FL
Anne Dever Memorial Recreation Center • Englewood, FL
Baltimore Orioles Batting Cages Structural Evaluation • Sarasota, FL
Palm View K-8 School Gymnasium Addition • Palmetto, FL



THOMAS C. WILDA PE
PROJECT MANAGER - SR STRUCTURAL ENGINEER

Structural Project Manager

Education

Southern Illinois University
Bachelors of Science in Civil Engineering

REGISTRATIONS

Professional Engineer: Florida #PE75658

RELATED EXPERIENCE

Venice High School Stadium Enhancements & Turf Conversion • Venice, FL
IMG Academy Multi-Purpose Stadium • Bradenton, FL
IMG Academy Team Business & Soccer Stadium • Bradenton, FL
IMG Academy Baseball Complex • Bradenton, FL
CoolToday Park Major & Minor League Clubhouse | Atlanta Braves • North Port, FL
St. Louis Cardinals Spring Training Batting Tunnels • Jupiter, FL
Bradenton Christian School Athletic Complex • Bradenton, FL
Palm View K-8 School Gymnasium Addition • Palmetto, FL
Riverview High School Scoreboard • Sarasota, FL
North Port High School Scoreboard • Sarasota, FL



LAWRIN T. ELLIS PE, LEED AP

PRINCIPAL, MECHANICAL OF RECORD

TLC

Mechanical Engineer

Education

University of Florida
Masters of Science in Mechanical Engineering
University of South Florida
Bachelors of Science in Mechanical Engineering

REGISTRATIONS

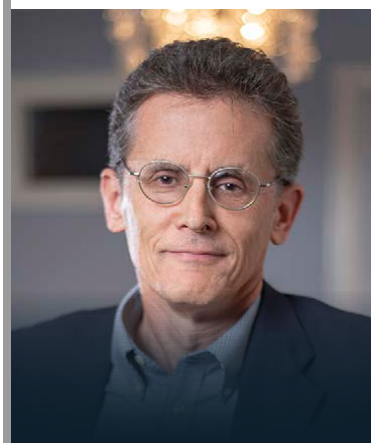
Professional Engineer: Florida #PE66383

AFFILIATIONS

LEED AP, GBC
ASHRAE Member
Acoustical Society of America; Associate Member

RELATED EXPERIENCE

Lehigh Acres Park Expansion • Lehigh Acres, FL
Cape Coral Festival Park • Cape Coral, FL
Cape Coral Lake Kennedy Park • Cape Coral, FL
Paradise Coast Sports Complex • Naples, FL
Toronto Blue Jays Spring Training Stadium & Development Complex • Dunedin, FL
Atlanta Braves Spring Training Complex • North Port, FL



BRETT SANDS PE, LEED AP

PRINCIPAL, ELECTRICAL ENGINEER OF RECORD

TLC

Electrical Engineer

Education

Pennsylvania State University
Bachelors of Science in Architectural Engineering

REGISTRATIONS

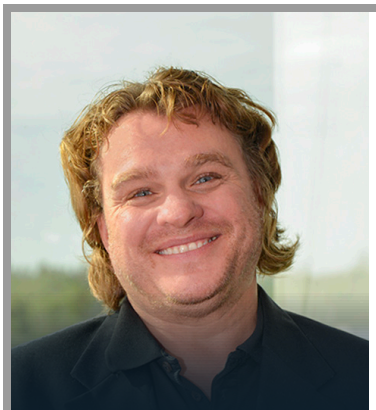
Professional Engineer: Florida #PE48477

AFFILIATIONS

LEED AP, GBC
USGBC Member

RELATED EXPERIENCE

Lehigh Acres Park Expansion • Lehigh Acres, FL
Cape Coral Lake Kennedy Park • Cape Coral, FL
JetBlue Park at Fenway South • Fort Myers, FL
CenturyLink Sports Complex & Hammond Stadium • Fort Myers, FL
Toronto Blue Jays Spring Training Stadium & Development Complex • Dunedin, FL
Atlanta Braves Spring Training Complex • North Port, FL



JEFFREY STASH LEED AP

SENIOR PLUMBING/FIRE PROTECTION ASSOCIATE

TLC

Plumbing & Fire Protection

Education

Maryland Drafting Institute
Coursework, Mechanical Drafting

Northern Virginia College
Coursework, Engineering

AFFILIATIONS

LEED AP, GBC
American Rainwater Catchment Systems Association
Accredited Professional; Member

American Society of Plumbing Engineers; Member

RELATED EXPERIENCE

Lehigh Acres Park Expansion • Lehigh Acres, FL
Wa-Ke Hatchee Park • Fort Myers, FL
Cape Coral Lake Kennedy Park • Cape Coral, FL
Paradise Coast Sports Complex • Naples, FL
Toronto Blue Jays Spring Training Stadium & Development Complex • Dunedin, FL
JetBlue Park at Fenway South • Fort Myers, FL
CenturyLink Sports Complex & Hammond Stadium • Fort Myers, FL



JD WOOD

REGIONAL VP, STRATEGIC DEVELOPMENT

SPORTS FACILITIES COMPANIES

Sports Tourism Strategic Development

Education

Texas A&M University
Masters in Science in Sports Management
Bachelors in Science in Sports Management

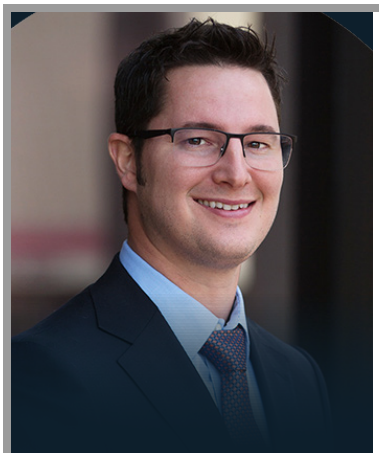
AFFILIATIONS

Sports Tourism Strategist (STS)
SafeSport Certified

Post-Crisis Leadership Certificate
Diversity, Equity, and Inclusion in the Workplace Certificate

RELATED EXPERIENCE

Publix Sports Park • Panama City, FL
Legends Event Center • City of Bryan, TX
2023 NCAA Women's Final Four Local Organizing Committee*
2026 World Cup Dallas Host City Bid*
Paradise Coast Sports Complex • Naples, FL
Veterans Park & Athletic Complex • College Station, TX*
Texas Independence Ballpark • College Station, TX*



Sports Facility Financial Forecasting

Education

University of Florida
Masters of Business Administration in Sports Management

EVAN ELEFF

PARTNER, FINANCIAL FORECASTING

THE SPORTS FACILITIES COMPANIES

AFFILIATIONS

Creator, National Recreation & Parks Association Calculator
Speaker & Content Contributor, ICMA
Speaker, US Indoor Sports Association
Diversity, Equity, and Inclusion in the Workplace Certificate

RELATED EXPERIENCE

Steele Creek Park Master Plan • Bristol, TN
Sunset Empire Parks & Recreation • Seaside, OR
Paradise Coast Sports Complex • Naples, FL
The Bridge Sports Complex • Bridgeport, WV
Florida Recreation & Park Association Impact Calculator • Statewide, FL
University of Wisconsin Eau Claire • Eau Claire, WI
Sand Mountain Park & Amphitheater • Albertville, AL
The HUB • Marion, IL

EXPERTS IN THE INDUSTRY

TEAM MEMBER	YEARS OF EXPERIENCE	TEAM MEMBER	YEARS OF EXPERIENCE
Steve Padgett Principal-in-Charge | PBK	25+	Sabrina McCabe Director of Landscape Architecture | RVi Planning	10+
Bill McBride Principal, Field Design Specialist | PBK	35+	Laurah Walker Landscape Architecture PM | RVi Planning	9
Juan Lopez Senior Principal, Director of Design | PBK	30+	Fred Drovdlic Planning & Stakeholder Engagment | RVi Planning	15+
Allison Angle Lead Designer | PBK	10+	Lawrin T. Ellis Mechanical Engineer | TLC Engineering Solutions	35+
Chip Swider Project Manager | PBK	30+	Brett L. Sands Electrical Engineer | TLC Engineering Solutions	40+
Geza Bankuty Civil Engineer | PBK	10+	Jeffrey J. Stash Plumbing & Fire Protection | TLC Eng. Solutions	30+
Tom Mayo Fort Myers Office Director | PBK	35+	Karl Hees Structural Engineer | Bennett + Pless	30+
JD Wood Sports Tourism Strategic Development | SFC	15+	Tom Wilda Structural Engineering PM | Bennett + Pless	20+
Evan Eleff Sports Facility Financial Forecasting | SFC	15+		



SECTION 4

EXPERIENCE



At PBK Sports, our approach to sports campus master planning is grounded in decades of experience and a commitment to excellence that has positioned us as leaders in the industry. Our multidisciplinary team, which includes architects, planners, engineers, and designers, brings a wealth of expertise to every project. We have a deep understanding of how to create dynamic, efficient, and sustainable sports environments that serve the needs of athletes, coaches, and communities alike.

VISIONARY PLANNING FOR COMPREHENSIVE SPORTS CAMPUSES

Our experience in sports campus master planning spans a broad range of facilities, from elite collegiate athletic complexes to community sports hubs. We understand that a successful sports campus is not just about the individual buildings; it's about creating a cohesive environment that supports peak performance, fosters community engagement, and enhances the overall user experience. Our planning process is highly collaborative, engaging stakeholders at every level to ensure that the final master plan aligns with the broader goals of the institution or community.

INTEGRATION OF MULTIDISCIPLINARY EXPERTISE

With PBK and RVi Planning under one umbrella, our team is uniquely positioned to provide a fully integrated approach to sports campus master planning. This integration allows us to seamlessly blend architecture, landscape architecture, civil engineering, and urban planning to create sports campuses that are not only functional and efficient but also aesthetically pleasing and environmentally responsible. Our experience includes designing state-of-the-art stadiums, practice facilities, training centers, and auxiliary buildings that all work in harmony to create a cohesive sports environment.

COMMITMENT TO INNOVATION AND SUSTAINABILITY

Innovation is at the heart of our master planning process. We leverage the latest technology and design practices to create sports campuses that are adaptable to future growth and changes in the sports landscape. Sustainability is also a key consideration in our projects; we prioritize the use of green building materials, energy-efficient systems, and environmentally sensitive site planning to minimize the ecological footprint of our developments.

PROVEN TRACK RECORD OF SUCCESS

Our extensive portfolio of successful projects is a testament to our ability to deliver on time and within budget while exceeding client expectations. From initial concept through to final construction, our team is dedicated to ensuring that every aspect of the project is meticulously planned and executed. Our experience includes working with a diverse range of clients, including major universities, school districts, and municipalities, each with its own unique set of requirements and challenges.

DEDICATION TO CLIENT-CENTERED SOLUTIONS

At the core of our approach is a commitment to understanding our clients' specific needs and translating them into innovative and practical design solutions. We recognize that each sports campus is unique, and our team is adept at tailoring our services to fit the distinctive character and objectives of each project. Whether it's creating a new master plan for a growing athletic program or reimagining an existing campus to meet the demands of modern sports, our team brings the expertise and vision needed to achieve outstanding results.

PBK Sports, along with our partners at RVi Planning, is dedicated to creating sports campuses that not only meet the immediate needs of athletes and spectators but also stand the test of time, providing enduring value to the communities they serve.

$4 BILLION
IN SPORTS CONSTRUCTION

400+ FIELDS
DESIGNED THROUGHOUT THE USA

50+
BASEBALL/SOFTBALL BALLPARKS

150
STADIUM COMPLEXES

320
ATHLETIC PROGRAMS IMPACTED

BABCOCK RANCH REGIONAL SPORTS PARK

Babcock Ranch, FL



Project Year
2024

Project Cost
$24m

Firm Role
Planning | RVi Planning
Landscape Architecture | RVi Planning
Field Design

Team Members
Bill McBride
Geza Bankuty
RVi Planning

Owner's Contact Information
Bill Moore
Babcock Property Holdings, LLC
Kitson & Partners
239.449.5920

Relevance
- SYNTHETIC TURF
- BALLFIELDS / ATHLETIC FIELDS
- COMMUNITY + HS USE
- RESTROOMS
- CONCESSIONS
- SITE LIGHTING

Project Description
This project involves the comprehensive design and development of the campus, also known as William & Mary Anne Smith Sports Park Complex, a 23-acre sports park. The scope includes site planning, landscape architecture, and the detailed design of sports fields and associated facilities. A primary objective is the creation of a state-of-the-art multi-sport turf field and track, suitable for soccer, football, lacrosse, and other athletic events. The field design will meet regulatory standards for each sport while providing flexibility for community use. Additionally, turf berms will be incorporated around the field to enhance spectator seating and event viewing. The project also includes the design of a flex field for soccer and other sports, ensuring that the space is adaptable to various athletic activities. The landscape architecture will carefully consider the surrounding environment, providing buffers for adjacent homes and using native vegetation to prioritize sustainability and water conservation, in keeping with the planting requirements of Babcock Ranch.







HUNTSVILLE BASEBALL & SOFTBALL COMPLEX

Huntsville, TX



Project Year

2024

Project Cost

$33m

Firm Role

Architecture
Civil Engineering
Field Design

Team Members

Juan Lopez

Owner's Contact Information

Scott Sheppard
Superintendent
Huntsville ISD
936.435.6300

Relevance

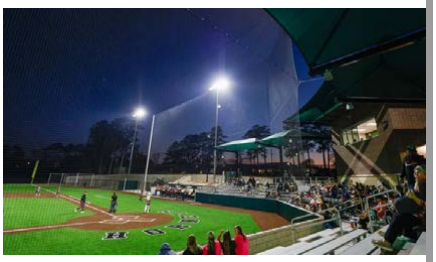
- SYNTHETIC TURF
- BALLFIELDS
- ATHLETIC FIELDS
- RESTROOMS
- CONCESSIONS
- SITE LIGHTING

Project Description

PBK's Sports Group designed Huntsville ISD's new athletic complex. The multi-phased project upgraded the football stadium and designed a new baseball and softball complex, featuring press boxes, bullpens, dugouts, and grandstands with a combined seating capacity of 975. The facility includes a concessions/restroom building, a field house with offices and locker rooms, and an open-air hitting cage. Canopies over the stadium seating provide shade for fans.







THE DIAMONDS AT DAILY PARK

Daily, TX



Project Year
2022

Project Cost
$15m

Firm Role
Architecture
Civil Engineering
Field Design

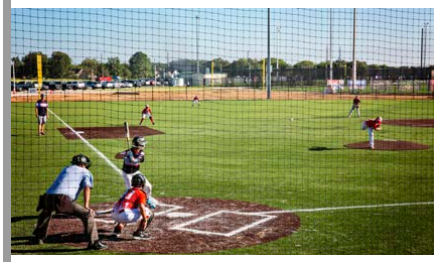
Team Members
Juan Lopez

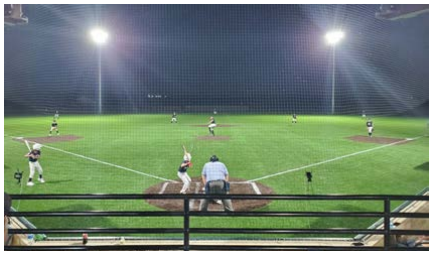
Owner's Contact Information
Jason Ford
RBP Sport, LLC
281.731.8289

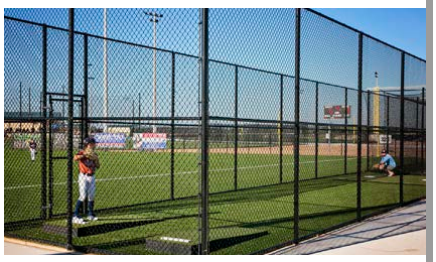
Relevance

- MASTER PLAN
- BALLFIELDS
- SPORTS TOURISM
- RESTROOMS
- CONCESSIONS
- SITE LIGHTING

Project Description
PBK's Sports Group designed the Diamonds of Daily Road with the traveling club tournament player and their families in mind. The spacious, multi-phased 94-acre tournament facility boasts eight synthetic turf fields, with the potential to expand to twenty. Located in Fort Bend County, Texas, the facility features LED lighting, ample Texas-sized parking spaces, shaded stadium seating, concessions, and air-conditioned restrooms. Each field is equipped with warm-up facilities, including batting cages and bullpens along the first and third baselines, spacious dugouts with pro-style benches, scoreboards, and custom synthetic turf.







ATLANTA BRAVES SPRING TRAINING COMPLEX*

North Port, FL



Project Year

2019

Project Cost

$108m

Firm Role

Architecture
Field Design
Structural Engineering | Bennett + Pless
MEPF | TLC Engineering Solutions

Team Members

Steve Padgett
Bill McBride
Chip Swider
Allison Angle
Bennett + Pless
TLC Engineering Solutions

Owner's Contact Information

Chip Moore
Executive VP of Florida Operations
Atlanta Braves
404.614.1330

Relevance

- SITE SELECTION
- MASTER PLANNING
- SPORTS TOURISM
- MULTI-FIELD DESIGN
- CONCESSIONS/RESTROOMS
- SITE LIGHTING

Project Description

The 80-acre complex includes a 6,200-seat stadium, a 55,000 SF clubhouse housing both Major and Minor league clubhouses, an athletic training facility, and executive offices. The stadium features a 360-degree boardwalk, diverse seating options, and unique amenities like a shaded tiki bar, all designed to enhance the fan experience. The facility also includes two Major league practice fields, four Minor league fields, shaded batting tunnels, pitching mounds, and an observation tower, making it a comprehensive training environment.

During the initial phase, the design team conducted extensive test fits and site selection analysis to determine the most suitable location for the complex. This involved assessing various layouts to optimize space utilization, field orientation, and accessibility while considering community integration and future growth. The overall master plan was developed with a focus on functionality, fan engagement, and community use, resulting in a thoughtfully designed facility that serves as both a premier sports venue and a valuable community asset.







**Project was performed by multiple team members while with a prior firm.*

IMG ACADEMY*

Bradenton, FL



Project Year

2022

Project Cost

$200m

Firm Role

Architecture
Field Design
Structural Engineering | Bennett + Pless
MEPF | TLC Engineering Solutions

Team Members

Steve Padgett
Bill McBride
Chip Swider
Allison Angle
Bennett + Pless
TLC Engineering Solutions

Owner's Contact Information

Chip McCarthy
Executive Advisor, Strategy, Planning & Capital Improvements | IMG Academy
941.752.2435

Relevance

- MASTER PLANNING
- SPORTS TOURISM
- MULTI-FIELD DESIGN
- STADIUMS
- CONCESSIONS/RESTROOMS
- SITE LIGHTING

Project Description

IMG Academy, a leading multi-sport boarding school in the United States, spans a 500-acre campus designed to meet the needs of over 1,000 students from more than 80 countries. The design team) was responsible for the master planning and implementation of the campus, which is divided into East and West areas. Each section includes academic and athletic training facilities, along with residence halls to accommodate students.

On the West Campus, Steve led the team that oversaw the design and construction of facilities such as the Academic Building, Campus Center, Performance and Sports Science Center, and the Gatorade Sports Science Institute. This area also includes the Baseball Complex, Multi-Sport Complex, Press Box, Fieldhouse, and Team Business Building, which are essential for the academy's training programs. The East Campus, home to the original Bollitieri Academy hosts racket and court sports. The most recent upgrade was a new 110,000 SF indoor facility with 4 basketball courts, 5 tennis courts, locker rooms, and meeting space.







**Project was performed by multiple team members while with a prior firm.*

FIRM HISTORY OF ACCURACY & ABILITY

PBK's Sports Group understands that designs must be cost effective. We take cost issues very seriously and follow procedures at the beginning of the design process to ensure that the budget is accurately estimated and effectively met, especially with "design-not-to-exceed" budgets. In addition to our in-house cost and constructibility managers, the firm works closely with independent cost estimators, construction managers, contractors and clients to monitor cost and budget in a systematic and continuous manner.

PROJECT NAME	PROJECT BUDGET	ACTUAL COST	SCHEDULE
Babcock Ranch Regional Sports Park	$15,000,000	$15,000,000	ON TIME
Huntsville ISD Athletic Complex (Inclusive of Football/Baseball/Softball)	$32,000,000	$32,858,765	ON TIME
Diamonds at Daily Park	$15,000,000	$15,000,000	ON TIME
Atlanta Braves Spring Training Complex	$108,000,000	$108,000,000	ON TIME
IMG Academy	$200,000,000	$200,000,000	ON TIME

ADDITIONAL RELEVANT PROJECTS



COLLIER COUNTY NORTH REGIONAL PARK*
Naples, FL
Four (4) FIFA Quality Certified Fields



TEXAS A&M UNIVERSITY PENBERTHY RECREATION COMPLEX
College Station, TX



PREMIER SPORTS CAMPUS*
Lakewood Ranch, FL



VILLAGE OF WELLINGTON SUPER PITCH*
Wellington, FL
FIFA Quality Certified Field



TEXAS A&M UNIVERSITY PHYSICAL EDUCATION & ACTIVITY BLDG
College Station, TX



VENICE HIGH SCHOOL STADIUM
Venice, FL



COMPASS MINERALS SPORTING FIELDS*
Kansas City, MO
Soccer • MLS Partner - Sporting KC



CITY OF ROUND ROCK RECREATION COMPLEX
Round Rock, TX

SEATTLE MARINERS SPRING TRAINING FACILITY MASTER PLAN
Peoria, AZ

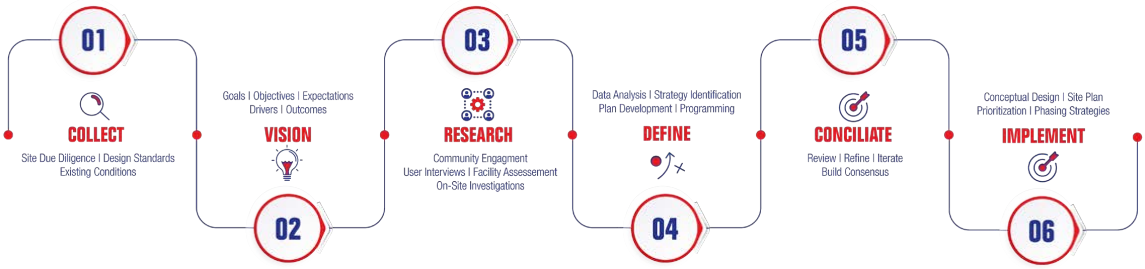
**Project was performed by multiple team members while with a prior firm.*



SECTION 5

APPROACH

SIX-STEP MASTER PLANNING PROCESS



At PBK, our dedicated Sports Group approaches every community sports complex project with a thorough and strategic master planning process designed to align with your community's unique needs and aspirations. Our method is built on a foundation of rigorous data collection, collaborative visioning, in-depth research, and thoughtful plan development, all aimed at creating a dynamic, functional, and future-proof sports facility. By engaging stakeholders at every stage and building consensus through open communication, we ensure that the final design is not only innovative and efficient but also deeply rooted in the community's values and goals.

COLLECT Understanding the Site

Our approach to data collection begins well before we are selected for a project. Featuring a sports-specific, in-house civil engineering team, we conduct comprehensive due diligence of the site. This involves evaluating the parcel to identify opportunities and challenges, such as wetlands, protected species, easements, and utilities. We also review any design standards required by the Village of Estero, the school district or other governing authorities. Upon selection, our team will visit the existing facilities to gain a thorough understanding of your current infrastructure and operational needs.

VISION Shaping What Should Be

A successful visioning process starts with a well-defined communication plan. This plan, detailed further in our documentation, ensures clarity on who to engage, whose input is essential, and who the decision-makers are. With these roles clearly defined, we facilitate a collaborative brainstorming process. Our goal is to align your community's needs and aspirations with the project's budget. This visioning step captures your objectives, the motivations behind them, and the outcomes you desire, forming the foundation for the entire project.

RESEARCH Understanding Why It Is

Building on data collection, our research phase delves deeper into gathering relevant information with the project's end goals in mind. We assess existing facilities to determine how they align with the master vision and conduct surveys with user groups, as guided by the decision-makers. This research is crucial in ensuring that the master plan is both informed and realistic.

DEFINE Crafting the Framework

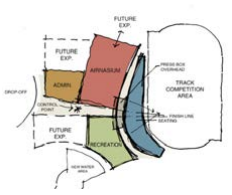
Using the data and insights gathered, our team collaborates with you to develop the master plan. This phase begins to shape how different elements of the sports complex will interact and function together. We explore programmatic strategies such as centralization versus decentralization, levels of access, adjacencies, flexibility, flow and circulation, and priorities for phasing. These strategies are often communicated visually through bubble diagrams, helping to translate concepts into clear, actionable ideas.

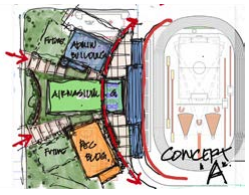
CONCILIATE Consensus Through Stakeholder Alignment

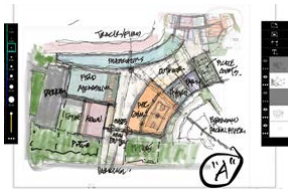
Our approach is deeply collaborative, ensuring that all stakeholders are actively involved throughout the plan's development. This iterative process encourages the free exchange of ideas and relies on visual communication to build consensus. Achieving stakeholder alignment is critical to the project's success, as it sets the stage for the next phase of conceptual design.

IMPLEMENT Turning Vision into Reality

The culmination of these steps is a comprehensive program for sports complex. This program serves as a guiding framework for the rest of the project, leading seamlessly into schematic design and ultimately, implementation. With a clear vision and a well-developed plan, the Village of Estero can move forward to bring your community sports complex to life.











TIMELINE OF EVENTS

The time associated with each step of the master planning process can vary great based on several key factors including but not limited to:

- Project Scope & Complexity
- Stakeholder & Community Engagement
- Site Conditions & Analysis
- Regulatory Approvals & Permitting
- Client Decision-Making Process
- Data Collection & Research
- Design Iterations & Revisions
- Project Funding & Budgeting
- External Factors (ie political changes, economic conditions, natural disasters)
- Project Team Coordination
- Seasonal Considerations
- Goals of the Master Plan

We have provided a sample schedule for each step of the master planning process. The durations of each step can range from one week to multiple months.

STEP	ACTION ITEMS	MEETING(S)	DURATION
Project Kick-Off		1 Meeting	1 Day
Collect	• Existing Conditions Document • Program Verification • Similar Complex Comparison • Site Conditions • Identify Opportunities & Constraints • Determine Design Standards	2 Meetings	1 Week to 2 Months
Vision	• Identify Goals, Objectives, Expectations, Drivers, and Outcomes (schedule, budget, phasing, etc.)	2 Meetings	1 Week to 2 Months
Research	• Perform Market Analysis • Conduct Facility Assessments • Engage Community • Conduct User Group Interviews		1 Week to 3 Months
Define	• Analyze Data, Identify Strategies, Provide High-Level Programming • Adjacency Studies • Site Plan Options	2 Meetings	1 Week to 2 Months
Conciliate	• Massing Diagrams • Block & Stack Diagrams • Consensus Building • Site Plan & Phasing • Determine Architectural Language • 3D Renders	2 Meetings	2 Weeks to 3 Months
Implement	• Develop Final Option(s) • Work With Selected Construction Manager to Develop Rough Order of Magnitude	1 Presentation Meeting	1 Week to 1 Month

STAKEHOLDER ENGAGEMENT OPPORTUNITIES

PUBLIC WORKSHOPS & FORUMS

Hosting in-person or virtual workshops where community members can provide input, ask questions, and discuss concerns. This allows for direct interaction and feedback.

SURVEYS & QUESTIONNAIRES

Distributing surveys to gather input from a broad audience, including online or paper formats, to understand community needs and preferences.

SITE TOURS

Offering guided tours of the project site or similar completed projects to help stakeholders and community members visualize potential outcomes and discuss them on the spot.

STAKEHOLDER INTERVIEWS

Conducting one-on-one or small group interviews with key stakeholders, such as local leaders, business owners, or representatives from community organizations.

COMMUNITY ADVISORY COMMITTEES

Establishing committees made up of community representatives to provide ongoing input and serve as a liaison between the community and the planning team.

INTERACTIVE WEBSITES OR PLATFORMS

Creating online platforms where community members can view plans, provide feedback, and participate in discussions, allowing for continuous engagement.

TOWN HALL MEETINGS

Organizing formal meetings where the planning team presents updates and gathers feedback from the community, often followed by a Q&A session.

CHARRETTES

Hosting intensive, multi-day collaborative design sessions involving stakeholders, community members, and the design team to develop ideas and solutions together.

INTERACTIVE DISPLAYS & EXHIBITIONS

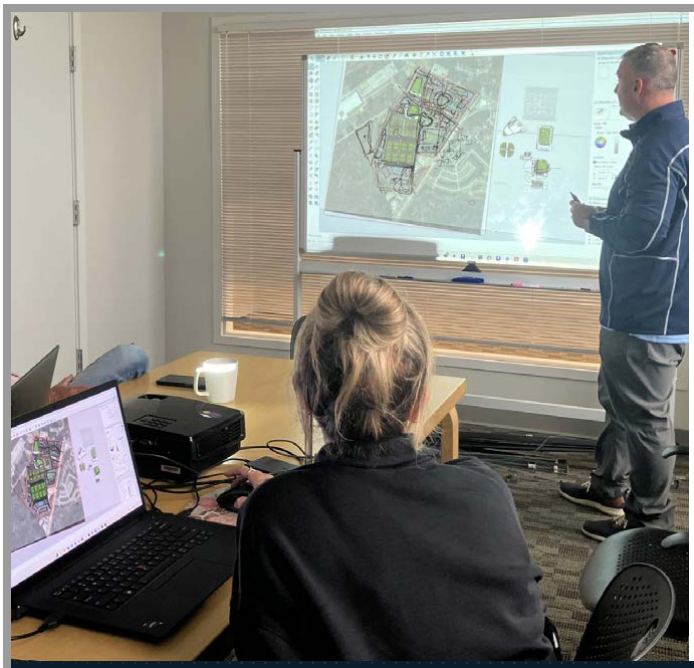
Setting up displays in public spaces that showcase plans, models, or concepts, with opportunities for community members to leave comments or suggestions.

PARTICIPATORY MAPPING

Engaging the community in mapping exercises where they can identify key areas of concern, opportunities, or important community assets on a map of the project area.

LOCAL ORGANIZATION PARTNERSHIPS

Collaborating with community groups, schools, or businesses to reach a broader audience and ensure diverse perspectives are included in the planning process.



CAPACITY TO PERFORM

At PBK, we are fully committed to meeting the needs and expectations of the Village of Estero. We understand the importance of completing the master plan within the targeted time frame from October 3rd to November 27th. Our team is equipped with the expertise, resources, and strategic processes necessary to expedite this planning process while maintaining the highest standards of quality. With a proven track record of managing complex projects and a dedicated team focused solely on this initiative, we are confident in our ability to deliver a comprehensive, community-focused master plan that aligns with your goals.

Upon selection, our team will collaborate closely with the Village of Estero to develop a detailed plan of action, ensuring efficient and effective progress. Two critical components of this success are establishing an agreed-upon schedule and creating a clear communication plan. Based on the feedback from the project kick-off, we will implement the most suitable methods to expedite the process, as outlined below.

EXPEDITING THE PROCESS

ESTABLISH CLEAR OBJECTIVES EARLY
Clearly defining the project's goals, scope, and key deliverables at the outset helps streamline decision-making and reduces the likelihood of scope creep.

ENGAGE KEY STAKEHOLDERS FROM THE START
Involve key stakeholders early in the process to ensure their input is integrated upfront, minimizing delays caused by late-stage revisions or disagreements.

PARALLEL PROCESSING
Run tasks concurrently instead of sequentially when possible. For example, conduct site analysis while simultaneously beginning stakeholder engagement.

USE OF PRE-EXISTING DATA & STUDIES
Leverage existing data, previous studies, and reports to minimize the time spent on data collection and research. This can include utilizing GIS data, zoning information, and environmental reports.

PRELIMINARY SITE VISITS & ASSESSMENTS
Conduct initial site visits and assessments early in the process to identify potential challenges or opportunities, reducing the time needed for later revisions.

EFFECTIVE COMMUNICATION & COORDINATION
Foster clear, consistent communication among the project team & stakeholders. Regular updates, streamlined channels of communication, & dedicated project managers can reduce delays.

SIMPLIFIED DECISION-MAKING STRUCTURE
Streamline the decision-making process by limiting the number of decision-makers or establishing a small, empowered core team that can make timely decisions.

PHASED PLANNING APPROACH
Break the master plan into manageable phases, allowing certain elements to move forward while others are still in development. This can help maintain momentum and meet shorter-term deadlines.

SET REALISTIC TIMELINES & MILESTONES
Establish clear, achievable timelines with set milestones to keep the project on track. Regularly review progress against these milestones and adjust as needed.

UTILIZE DIGITAL TOOLS & TECHNOLOGY
Employ digital tools like Building Information Modeling (BIM), Geographic Information Systems (GIS), and collaboration platforms to speed up data processing, visualization, and communication.

INCORPORATE FLEXIBLE DESIGN PRINCIPLES
Design with flexibility in mind to accommodate potential changes or unforeseen issues without requiring significant redesigns.

PRE-APPROVED DESIGN ELEMENTS
Where possible, incorporate pre-approved design elements or standards that align with regulatory requirements to reduce the time spent on obtaining approvals.

DEDICATED PROJECT TEAM
Assemble a dedicated team focused solely on the master plan to avoid distractions and ensure that the project receives continuous attention.

REGULAR PROGRESS REVIEW
Hold frequent progress reviews to quickly address any issues, make necessary adjustments, and maintain momentum throughout the project.

ESTABLISH CONTINGENCY PLANS
Prepare for potential delays by having contingency plans in place, such as alternative workflows or backup resources, to keep the project moving forward.

STRATEGIC PARTNERSHIPS
Form strategic partnerships with experienced consultants, contractors, or firms who have a track record of delivering similar projects efficiently.

COST CONTROL MEASURES

At PBK's Sports Group, we recognize that effective cost control is crucial to the successful delivery of your sports campus master plan. From the outset, we prioritize establishing a clear project scope and budget, collaborating closely with stakeholders to define the core features and priorities. This proactive approach ensures our design aligns with your budget and minimizes the risk of scope creep.

During the design phase, our team utilizes value engineering techniques to select materials, systems, and design solutions that offer the best value for your investment. We explore alternative materials and construction methods to reduce costs while maintaining high standards of performance and aesthetics. Additionally, we incorporate flexible design elements that allow for phased construction or future expansions, effectively managing costs over time.

Our commitment to cost control is further strengthened by rigorous cost estimating and regular budget reviews. By partnering with cost estimators and construction managers, we ensure that our estimates are accurate and reflective of current market conditions. Frequent budget reviews allow us to identify potential cost overruns early, enabling timely adjustments to keep the project on track.

As a national sports firm, PBK's Sports Group leverages extensive historical data from recent projects, providing a solid foundation for cost control and budgeting. Our broad experience across various sports complex developments enables us to benchmark costs accurately and identify potential budgetary risks early in the planning process. Additionally, our established relationships with leading sports-specific vendors such as Musco, GT Grandstands, Southern Bleachers, Astroturf, and SCG Fields provide us with direct access to current market pricing and insights into long lead items. These partnerships not only help us secure competitive pricing but also allow us to anticipate and mitigate supply chain challenges, ensuring that our projects stay on schedule and within budget.

Effective communication and coordination with other disciplines are integral to our cost control strategy. We ensure that our design decisions are seamlessly integrated with site infrastructure and systems, preventing costly changes or conflicts during construction. By addressing potential issues early and aligning our design choices with budget constraints, we maintain financial control throughout the planning and implementation phases.

PBK's Sports Group is dedicated to managing costs effectively by establishing a clear project scope, employing value engineering techniques, conducting regular budget reviews, and coordinating with all project disciplines. These measures ensure that your sports campus plan reflects your desired budget while meeting the needs and expectations of all stakeholders.



ROLES & RESPONSIBILITIES

In preparing a master plan for the Village of Estero's Sports Park Campus, each proposed discipline plays a critical role in the project's success.

PBK's Sports Group, led by Steve Padgett, is primarily responsible for the overall vision and design of the complex. This includes creating the master plan layout, designing sports-specific facilities, and ensuring that the complex meets the needs of athletes, spectators, and other users. Our Sports Group also coordinates with other disciplines to ensure that the design is cohesive and aligns with the project's goals.

Our **PBK Fort Myers office** director, Tom Mayo, will act as a liaison between the project team and the local community, ensuring that the design complies with local building codes, zoning regulations, and cultural considerations.

In the preliminary planning phase, our **in-house civil engineer**, Geza Bankuty and **playing field designer**, Bill McBride, are responsible for conducting initial site assessments, including evaluating topography, soil conditions, and existing infrastructure. They play a crucial role in developing preliminary site plans that address essential factors such as grading, drainage, and utility connections. Their work ensures that the site is suitable for construction and aligns with the overall master plan. During the field design phase, Bill refines these plans, focusing on detailed aspects like stormwater management, erosion control, and site access. As part of our Sports Group, they seamlessly collaborate with our architectural staff to ensure that the site design supports the complex's functionality and integrates effectively with other disciplines' work, while also complying with local regulations and environmental considerations.

RVi Planning focuses on the outdoor spaces, designing elements such as pathways, green spaces, seating areas, and parking lots. They ensure that the landscape design enhances the user experience, promotes sustainability, and integrates seamlessly with the built environment. As the team's designated landscape architect, they will also address issues related to environmental impact, such as preserving natural habitats and selecting appropriate plantings.

TLC Engineering Solutions, as the MEP engineer (Mechanical, Electrical, and Plumbing) is responsible for designing the complex's internal systems, including HVAC, lighting, power distribution, and water supply. They ensure that these systems are efficient, sustainable, and capable of supporting the complex's various functions. TLC collaborates with our Sports Group to integrate these systems into the overall design, ensuring that they do not interfere with the aesthetics or functionality of the sports facilities.

Bennett + Pless, the structural engineer, is tasked with ensuring the stability and safety systems proposed for any buildings and structures. This includes designing the framework for stadiums, bleachers, lighting poles, scoreboards, and other facilities, taking into account factors such as load-bearing capacity, seismic activity, wind loads, and material selection. The structural engineer works closely with the our Sports Group to ensure that the design is not only functional and aesthetically pleasing but also structurally sound and compliant with safety standards.

And finally, an optional component of our team is T**he Sports Facilities Company (SFC)**. Should the Village of Estero desire their services, SFC is adept in providing highly valuable market research. This can include a comprehensive assessment of neighboring facilities and existing community assets to aid in the programming and planning process. Their assessments can be used in refining the campus plan to maximize the return on investment for the Village of Estero.

Together, these disciplines collaborate to develop a comprehensive master plan that meets the needs of the community, aligns with the project's goals, and ensures a successful and sustainable sports complex.

PBK LAWS *OF OBSESSIVE CUSTOMER SERVICE*

1 KNOW YOUR REAL JOB
Your job at PBK is to serve clients in a superior way.
And remember, co-workers are clients too.

2 BE A LEADER
Stay on top of your game. Be knowledgeable. Show up with an agenda.
Do meeting minutes the same day.

3 BE RESPONSIVE
Return client calls in less than a minute. Respond immediately to emails.
Beat every deadline.

4 BE A "WARRIOR" FOR YOUR CLIENT
Always fight for your client and put their interests before your own.

5 ALWAYS MAKE YOUR CLIENT "THE HERO"
Give your client full credit for every success.
Take all of the blame if something goes wrong.

6 BE A FRIEND TO YOUR CLIENT
Be trustworthy. Be like-able. Be faithful.

7 DRESS LIKE A LEADER
Your appearance should always exude professionalism & convey respect.

8 WHEN YOU MAKE A MISTAKE THAT CAUSES A PROBLEM...
Never make excuses. Own up to it.
Then solve the problem at no cost to your client.

9 TREAT YOUR CLIENT'S MONEY AS IF IT IS YOUR OWN
If you're very strict and responsible with it, everyone reaps the benefits of the savings!

10 BE THE EASIEST PERSON TO DO BUSINESS WITH
Be agreeable. Proactively solicit needs and always respond,
"Absolutely. No problem. I'll take care of it."

11 TAKE IMMEDIATE OWNERSHIP OF YOUR CLIENT'S PROBLEM
Don't wait for them to ask. Seek out and solve problems.
Solve "additional" problems free of charge.

12 NEVER SETTLE FOR SIMPLY "SATISFYING" YOUR CLIENT
Invent ways to over-impress and exceed expectations.



SECTION 6

APPENDIX

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Arthur J. Gallagher Risk Management Services, LLC 2618 E Broadway Pearland TX 77581	PHONE (A/C, No, Ext): 281-485-7500	FAX (A/C, No): 281-485-6933
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Casualty Company	20443
INSURER B : LM Insurance Corporation	33600
INSURER C : Liberty Insurance Corporation	42404
INSURER D :	
INSURER E :	
INSURER F :	

INSURED PBKARCH-01
Harvard Jolly, Inc.
2714 Dr. Martin Luther King Jr St N
St Petersburg, FL 33704

COVERAGES **CERTIFICATE NUMBER:** 1135549752 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			TB5-Z91-472898-024	4/25/2024	4/25/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			AS7-Z91-472898-034	4/25/2024	4/25/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			TH7-Z91-472898-054	4/25/2024	4/25/2025	EACH OCCURRENCE AGGREGATE 	$ 9,000,000 $ 9,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC5-Z91-472898-014	4/25/2024	4/25/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability Claims Made Form Retro Date 08/01/2017			AEH591912035	8/1/2024	8/1/2025	Each Claim Aggregate	$5,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability and Auto policies include a Blanket additional insured endorsement that provides additional insured status when there is a written contract, agreement or permit between the named insured and the certificate holder that requires such status.

The General Liability, Auto, Professional Liability and Workers Compensation policies include a Blanket waiver of subrogation endorsement that provides this feature when there is a written contract, agreement or permit between the named insured and the certificate holder that requires such status.

General Liability is primary & non-contributory when required by written contract, agreement or permit.

See Attached...

CERTIFICATE HOLDER

For Proposals Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

HARVARD JOLLY, INC.

2 Business name/disregarded entity name, if different from above.

dba HARVARD JOLLY | PBK

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

2714 Dr. Martin Luther King, Jr. Street North

Requester's name and address (optional)

6 City, state, and ZIP code

St. Petersburg, FL 33704

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

5	9	–	1	4	3	0	5	7	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Ward J Jolowski Date June 26, 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G23000056203

Fictitious Name to be Registered: HARVARD JOLLY ARCHITECTURE & PBK

Mailing Address of Business: 2714 DR MLK JR. ST. N.
ST. PETERSBURG, FL 33704

Florida County of Principal Place of Business: MULTIPLE

FEI Number: 59-1430579

FILED
May 03, 2023
Secretary of State

Owner(s) of Fictitious Name:

HARVARD JOLLY, INC.
2714 DR. MLK JR. ST. N.
ST. PETERSBURG, FL 33704
Florida Document Number: 603450
FEI Number: 59-1430579

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

WARD J FRISZOLOWSKI — Electronic Signature(s)

05/03/2023 — Date

Certificate of Status Requested ( ) **Certified Copy Requested ( )**

FORM 3: LOBBYING AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

Ward J. Friszolowski **being first duly sworn, deposes and says that he or she is the (sole owner) (general partner) (joint venture partner) (president) (secretary) or (authorized representative) (circle one) of** Harvard Jolly, Inc. d/b/a PBK **(Bidder), maker of the attached bid and that neither the Bidder nor its agents have lobbied to obtain an award of the Agreement required by this Invitation to Bid from the Village of Estero, Council Members or employees of the Village, individually or collectively, regarding this ITB.**

Ward J Friszolowski

AFFIANT

Notary Public
STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was signed and acknowledged before me this 5th **day of** August**, 20**24**, by** Ward J. Friszolowski
by means of ☐ physical presence or ☐ online notarization who produced the following as identification _____ **(type of identification) or is personally known to me.**

My Commission Expires August 11, 2027 **[stamp or seal]**

Susan Malusky

[Signature of Notary Public]

Susan Malusky

[Typed or printed name]

SUSAN MALUSKY
MY COMMISSION # HH 422607
EXPIRES: August 11, 2027

NOTE: THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL BIDDERS AND, IN THE CASE OF A JOINT VENTURE, FROM EACH PARTNER

FORM 7: NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA

COUNTY LEE

WARD J. FRISZOLOWSKI, being duly sworn, deposes and says that:

(1) He/she is SENIOR PRINCIPAL (Title) of HARVARD JOLLY, INC. D/B/A PBK (Firm/Company), the Proposer that has submitted the attached Proposal.

(2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal.

(3) Such Proposal is genuine and is not a collusive or sham Proposal.

(4) Neither the said Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Proposer, firm or person, to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) Ward J. Friszolowski

SENIOR PRINCIPAL
(Title)

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 08/05/24 by Ward J. Friszolowski, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Susan Malusky (Signature of Notary Public)

Susan Malusky (Name of Notary, typed, printed or stamped)

HH 422607 (Serial Number)

(Notary's Seal)

SUSAN MALUSKY
MY COMMISSION # HH 422607
EXPIRES: August 11, 2027



PBK

SPORTS SOUTHEAST OFFICE
1255 N. Gulfstream Ave.
CU 2 & 3
Sarasota, FL 34236
941.320.3991

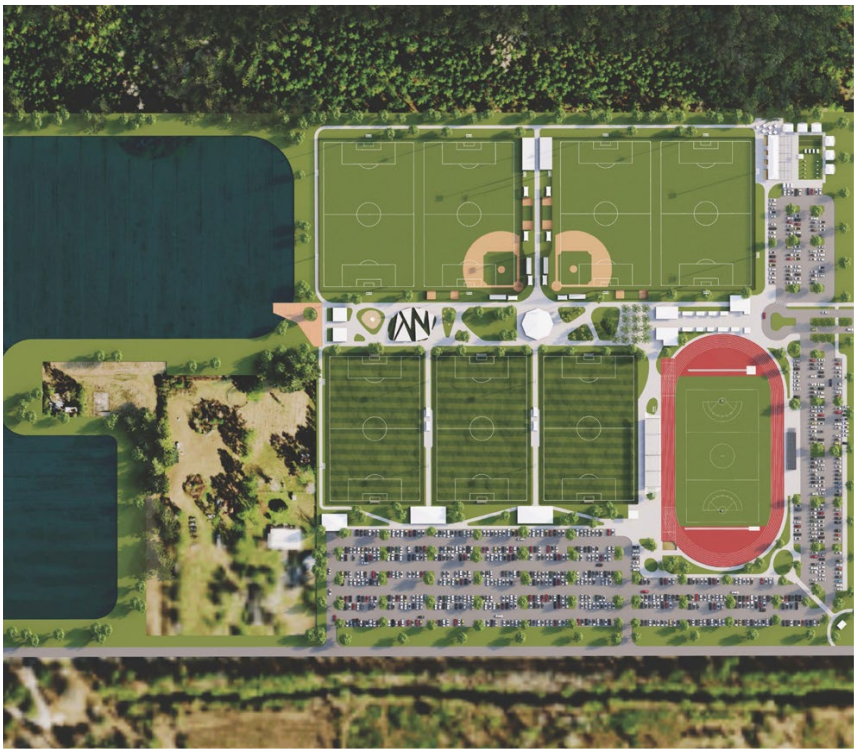
FORT MYERS OFFICE
12751 New Brittany Blvd.
Suite 401
Ft. Myers, FL 33907
AR0013140
239.275.7774

WWW.PBK.COM

Stadiums • Ballparks • Arenas • Aquatics • Sport Surfaces • Court Sports
Indoor Practice • Recreation • Health + Wellness

OSPORTS

RVi | RWA ENGINEERING

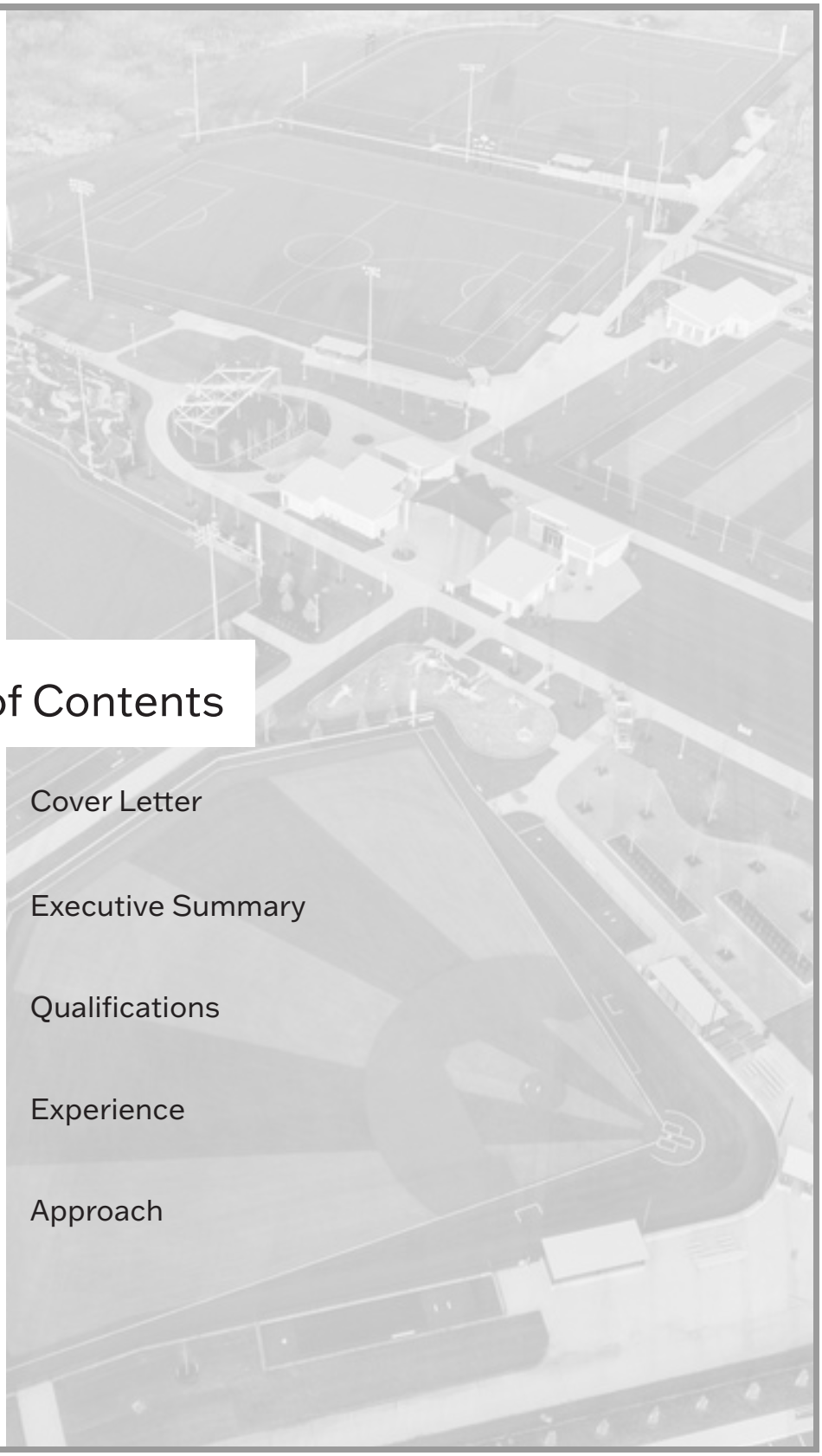


Sports Park Campus

Village of Estero

RFQ for Design Services

#100424



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2 Executive Summary

3 Qualifications

4 Experience

5 Approach

OSPORTS

August 5, 2024

Village of Estero
Steve Gillette, Procurement Manager
9401 Corkscrew Palms Cir.
Estero, FL 33928

Re: RFQ#100424 Design Services for Sports Park Campus

Dear Mr. Gillette:

OSPORTS, a DBA of The Osborn Engineering Company, is excited to submit our qualifications for Design Services for the Village of Estero's Sports Park Campus. As a dedicated sports architecture and sports engineering firm committed to enhancing community environments, we would be honored to be your partner in bringing this project to fruition.

Here are some reasons why partnering with OSPORTS would be advantageous for the Village of Estero:

- **Dedicated Field Design Practice:** A distinct advantage of OSPORTS is that we have a standalone field design practice within our company that is solely dedicated to the design of athletic fields, tracks, and courts. In 2023 alone, our Sports Field Group oversaw significant construction projects spanning 55+ acres of fields and 4.68 acres of new running track surfaces. Our projects extend from Florida to the Midwest and East Coast, serving diverse markets including Community, Education, and Professional sports. With a team of devoted professionals, our sports field division operates with full support from Osborn Engineering and other key disciplines and can commit to meeting the proposed project timeline.

- **Safety and Liability Reduction:** We understand the paramount importance of ensuring the safety of park visitors within your community. Our field design solutions prioritize durability, accessibility, and compliance with safety regulations, thereby minimizing the risk of accidents and potential liability.

- **Enhanced Facilities:** Well-designed athletic facilities play a crucial role in fostering community engagement and enhancing the overall visitor experience. By implementing turf and drainage improvements using efficient, sustainable systems, we can create high-performance fields and green spaces that inspire excellence and reflect the Village of Estero's commitment to providing top-tier facilities.

- **Innovative Solutions:** We understand the importance of exploring inventive and forward-looking approaches. Our commitment to providing innovative design solutions perfectly aligns with this objective. We are poised to offer creative and cutting-edge field designs that not only meet but exceed the Village of Estero's evolving needs and challenges.

We look forward to the possibility of working together and making a meaningful impact on the lives of the Village of Estero community members and visitors. Please let us know if you have any questions.

Thank you for your consideration.

OSPORTS

Gary Hribar
CEO | Principal in Charge | Primary Contact
216.406.8863 | ghribar@osborn-eng.com

Jon Ziegan, PE
Manager of Civil Engineering | Infrastructure Group
440.785.4691 | jziegan@osborn-eng.com

TAMPA 400 N. Tampa Str, Ste 2230, Tampa, FL 33602
t 813 868 4100 | **www.OSPORTS.com**

Executive Summary 2



Northeast Regional Parks Baseball Fields - Polk County, FL



Executive Summary

OSPORTS, RVI and RWA are excited about the opportunity to support the Village of Estero with the further development of a Sports Park Campus area (shown below).

The recent completion of the Jeff Sommer Stadium, renovations of the hardcourt area and the Village support of the Entertainment District which is located two parcels west of the Campus all demonstrate the Village's goal to make this area of Estero a jewel of an amenity for the community and students. For the near term focus the development of the program identified in the RFQ (new long fields, a baseball and softball fields, training fields, cross country and walking paths, entrances, landscaping, parking lot, and other community amenities.).

On a broader scale, including the potential acquisition of the single-family parcel directly west of the site and combining multiple parcels all the way to the community center to the north a contiguous public and recreational area with adjacency to private pickleball and other mixed-use amenities.



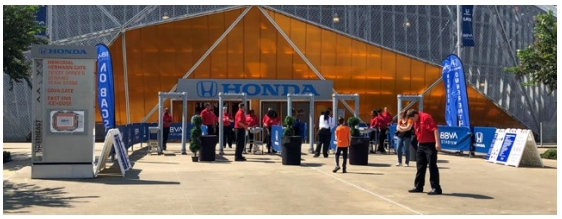


This mix or program of athletic fields and park amenities is quite broad and seeks to attract regional tournaments, accommodate uses such as soccer, baseball, softball as well as passive trail activities. Additionally, with tournament level playing and practice fields, Village residents can enjoy a new mix of sports entertainment. The OSPORTS/Osborn team understands that as such, this is a unique project that requires an experienced team that understands the drivers associated with these types of broad goals.

OSPORTS/Osborn, established in 1892, is a 132-year-old, fully integrated, multi-disciplined design firm that uses a specialized team approach to projects. These teams are built from a staff of over 350 professionals that provide designs for all phases of a wide range of projects. Osborn has specialists in sports, civil, structural, mechanical, electrical, plumbing, fire protection, life safety, technology, lighting design, and transportation engineering, as well as commissioning. As an employee-owned firm, each Osborn employee is committed to education and advancement, ensuring that every project is completed with a sense of pride. Osborn's strength lies with its people. We are innovative thinkers, ready to creatively overcome challenges and push the boundaries of design. Our mission is to design for your success.

Osborn started assembling resources in Florida in 2016 and currently has 5 offices and over 90 professionals located throughout the state. We currently have over 200 open projects in Florida including parks or athletic field projects in multiple counties throughout the state. Our OSPORTS team is one of the most recognized and long-standing specialty sports practices in the country with storied venues such as Wrigley Field, Ben Hill Griffith Stadium and Fenway Park. Our Florida OSPORTS designers are in Tampa, St. Pete and Orlando and doing sports, field and park-related projects from Miami to Jacksonville and Orlando to the Tampa/St. Pete area.



Our Key Project Team members include:

- Gary Hribar, CEO and President of OSPORTS
- Jon Ziegan, Project Manager with Sports, Village of Estero and SFWMD Experience
- Dan Kelbach, our Nationally recognized Athletic Field Design Expert
- Our OSPORTS team of architects that are dedicate to Sports Projects and Emerging Trends
- Our Osborn Engineering design team with Specialized Experience in Lighting, Field Drainage, Acoustics, Sound and Video, Life Safety and Runout, Turf and Player Performance

WHY THE OSPORTS/OSBORN TEAM

We understand the importance of this project for Village of Estero. Below we highlight the strengths of our team as it relates to their role on this project:

OSPORTS/Osborn's extensive experience in sports engineering and facility design informs our innovative approach to projects, keeping us at the forefront of industry trends and prepared for unique challenges in design and construction. In addition, we have vast experience working for municipal clients in architectural and more specifically our infrastructure practice. We understand that budgets and design decisions involve input from the public, Planning/ Zoning, City Council
and other stake holders.

With five offices in Florida, including nearby locations in Tampa and St. Petersburg, Osborn Engineering ensures prompt and responsive support to meet on-site requirements efficiently.

RVI, located in located in Bonita Springs Florida has teamed with OSPORTS on other successful projects. Their experience for multiple park development with a wide variety of active and passive programs in Florida is significant and in particular, their work in Winter Haven and Lakeland.

RVi's local experience includes Landscape Architecture and Planning Continuing Miscellaneous services agreements with the following local municipalities: City of Bonita, Village of Estero (Planning), City of Ft. Myers, City of Naples, Lee County & Collier County. They currently serve as a consultant to Village of Estero for the inspection of landscape & irrigation on several main right-of-ways & an I-75 interchange. Their planners have provided support in zoning and policy review, as well as community outreach and have provided feedback on Master Concept Plans within Village of Estero. The LA team has provided existing heritage tree inventories and exhibits for Village properties. They are a passionate team that engages in local activities and community events.

RWA is a multidisciplinary consulting firm offering services to local governmental agencies in southwest Florida. We have designed a variety of projects in Lee County, the Village of Estero, and the surrounding areas for over 25 years. RWA is well-positioned to tackle the complexities of the proposed Sports Complex project envisioned by the Village of Estero. Our extensive experience in the region, especially with the current Entertainment District project and our understanding of the local dynamics will certainly be advantageous.

RWA has teamed with OSPORTS on similar assignments and OSPORTS understands the value of local knowledge, application of that knowledge to the submittal process and all aspects of the government and regulatory interface. Informed by past experience, CHW has existing relationships that will lead to the necessary approvals. CHW has real-time understanding of the growing demand on infrastructure and traffic surrounding the sites. On our team, this will be their focus while other team members manage the overall design.

In Summary, OSPORTS is an expert in athletic field design. With RVI and RWA knowledge of Estero and the surrounding landscape and infrastructure we make an extremely strong team.

Qualifications 3



Cedar Point Sports Center and Sports Force Park - Sandusky, OH



OSPORTS, a DBA of Osborn Engineering, offers full architectural, planning, and design services for sports, recreation, and entertainment facilities with a rich century-long history. Our roots date back to 1909, contributing to iconic stadia like Detroit Tiger Stadium, Fenway Park, and Yankee Stadium, and we continue to bring a fresh perspective to sports and entertainment design.

What sets OSPORTS apart is not only our expertise but also our strong presence and deep roots in Florida. We have a unique position in the industry with a staff offering national experience and value, serving clients such as the University of South Florida, Jacksonville Jaguars, Orlando Venues and Camping World Stadium, and St. Johns County.

Our portfolio includes sports and recreation projects such as a $25 million Youth Park Multi-Use Sports Complex in Pinellas Park, the 260,000 SF Cedar Point Sports Center and Sports Force Park, and a +160-acre multi park project for St. Johns County.

With over 90 professionals across five offices, our Florida team serves high profile projects across the state. As a result, OSPORTS has the expertise to navigate Florida's stringent coastal building codes, ensuring facilities are durable and prepared for hurricanes, flooding, and extreme weather events.

47
Florida-Registered/ Licensed Professionals

2.4 M SF
New Fields Designed and Built in 2023

204 K SF
New Running Tracks Designed and Built in 2023

+1,000
Sports Projects Completed

OFFICES

- **Tampa**
- **St. Petersburg**
- **Orlando**
- **Cleveland** (*Headquarters*)

+8 Additional Offices Nationwide

SERVICES

- Architecture and Interior Design
- Tracks, Turfs, and Green Spaces
- Master Planning
- Concept and Feasibility Studies
- Sports Engineering
- Field Houses and Training Facilities
- Facility Condition Assessments
- Fan Experience Technology
- eSports

OSPORTS.com



Osborn's sports field design practice brings the project an unmatched level of experience in athletic facility/venue design process and execution. Our dedicated sports staff have a keen understanding of the intricacies of sports field and venue design including a knowledge base on the following:

- **Compliance with Governing Bodies**
  - *Little League, PONY, Bronco League, Little League Softball Facilities*
  - *US Youth Soccer*
    Guidance on small sided game planning (i.e. 5v5, 7v7, 9v9 fields)
  - *National Federation of State High Schools (NFHS)*
  - *Florida High School Athletic Association (FHSAA)*
- **Industry Awareness and Expertise**
  - *Natural grass and synthetic turf surfacing systems*
    Design plans, details and specifications.
    Procurement approaches
  - *Court Surfacing Systems*
    Design plans, details and specifications.
    Procurement approaches
  - *Sports Field Lighting*
    Design and layout for glare zone and lighting level compliance
- **Facility Planning**
  - *Active Space Design (warmup fields, batting cages, etc)*
  - *Passive Space Design (playgrounds, walking paths, splash pads, etc.)*
- **Design Efficiencies**
  - *Utilizing synthetic turf fields for stormwater management features*
  - *Prefabricated element use (dugout units, shade sails, bleacher seating)*

110
Professional Engineers

+2,000
Projects Completed in Florida in the Past 10 Years

350
Total Employees

1892
Date of Formation

OFFICES

- **Tampa**
- **St. Petersburg**
- **Orlando**
- **Cleveland** (*Headquarters*)

+8 Additional Offices Nationwide

MARKETS

Corporate, Cultural, Federal, Healthcare, Education, Hospitality, Justice, Manufacturing, Mixed Use & Residential, Parking Structures, Recreation & Community, Retail, Transportation, Urban Infrastructure, Water Resources

SERVICES

Building Technology, Engineering (Civil, MEP, Structural, Sports, Transportation, Water),Commissioning, Energy Consulting, Facility Assessments, Fire Protection & Life Safety, Lighting Design, Green Infrastructure

osborn-eng.com

RVi Planning + Landscape Architecture

Landscape Architecture / Stakeholder Engagement / Signage & Wayfinding

Our purpose is to inspire people to be outside and engage in the community around them.

As planners and landscape architects, we embrace every opportunity to advance this mission by creating memorable and engaging outdoor experiences. Founded in 1982, RVi has grown into a national firm with 12 offices across the country - with five locations in Florida including Bonita Springs and Fort Myers. We offer a broad range of project experience that inspires our team to think creatively, and approach each new opportunity with an adventurous spirit, collaborative mindset, and a desire to consistently raise the bar for our clients and the communities we serve.

We believe that great municipalities are founded on thoughtful planning. RVi currently serves 18 municipalities in Florida for planning and landscape architecture services, including the Village of Estero.

We strive to embrace new ways of utilizing public resources sustainably, protecting the integrity of municipal budgets and inspiring local stakeholders to engage in community planning. RVi offers a range of municipal services that include:

- Stakeholder Engagement
- Land Planning & Policy Planning
- Environmental Signage & Wayfinding
- Landscape Architecture & Streetscape Design
- Parks & Open Space Design
- Digital Innovation (3D Renderings, GIS Data, Spatial Analysis, etc.)

Our landscape architecture team at RVi had the opportunity to work on several sports facilities of different sizes and programs within our local communities. We worked with City of Bonita Springs to renovate their Baseball complex located in the heart of Bonita. The design included full resurfacing, grading, locating Concession, dugout, bleachers and pedestrian connections and paving. Our services include a design development package for presentation, construction documentation and observation. Our team is currently working with staff to develop the design for the new Leitner Soccer complex consisting of youth soccer fields, multi-use fields, shaded pedestrian trails parking expansion and enhanced landscaping.

RWA ENGINEERING

Civil Engineering / Surveying

Since our inception in 1997, RWA has become one of the most respected civil engineering, landscape architecture, and surveying consulting firms in Southwest Florida. We are a cohesive team of highly skilled professionals with a broad range of expertise and a commitment to making a positive difference in our professions and communities. With locations in Naples, Fort Myers, and Venice, RWA offers professional consulting services that integrate principles of Civil Engineering, Landscape Architecture, Surveying and Mapping, and Construction Management to provide interdisciplinary solutions for our clients.

Over the past 27 years, RWA has built a reputation for experience, innovation, and professional expertise, making us one of the area's most reputable consulting firms. Our core focus is to serve and shape our communities. We have a diverse project portfolio, having completed numerous public and private sector projects throughout Southwest Florida as both a prime and sub-consultant. We currently hold 12 fixed-term professional services contracts with various municipalities. Our team has exceptional working knowledge and relationships with local, state, and federal agencies, with whom we interact daily.

We have designed a variety of projects in Lee County, the Village of Estero, and the surrounding areas for over 25 years. RWA is well-positioned to tackle the complexities of the proposed Sports Complex project envisioned by the Village of Estero. Our extensive experience in the region, especially with the current Entertainment District project and our understanding of the local dynamics will certainly be advantageous.

Civil engineering group forms the backbone of RWA's qualifications to serve as your design consultant. All three of RWA's offices are staffed with professionally licensed civil engineers. At RWA, our professionals are experienced in park and recreational facilities design, utility engineering, site planning and master planning, site grading, surface water management, and hydraulic/hydrologic modeling, among other areas of expertise. RWA has the in-house capabilities to satisfy any civil engineering need required; this depth of resources means that clients will benefit from experienced professionals who deliver civil engineering services to public sector clients every day in Southwest Florida.

Organizational Chart

Village of ESTERO

Team Leadership

Gary Hribar
Principal in Charge
OSPORTS

Project Manager

Jon Ziegan, PE
Project Manager
OSPORTS

Architecture + Engineering

Daniel Kelbach, PE
Lead Sports Field Designer/ Subject Matter Expert
OSPORTS

Jarrod Tatum, PE
Lead Mechanical/ Plumbing Engineer
Osborn Engineering

Jacob Hunt
Project Architect/Lead Architectural Team Member
OSPORTS

Robert Chrachol, PE
Lead Electrical Engineer
Osborn Engineering

Jonathan Gotwald, PE
Lead Civil Engineer
Osborn Engineering

Marian Perez, WELL AP, LC
Lead Lighting Engineer
Osborn Engineering

Joel Figueroa Vallines, PE
Lead Structural Engineer
Osborn Engineering

Sebastian Forbis, RCDD
Lead Technology Engineer
Osborn Engineering

Landscape Arch + Planning

Sabrina McCabe, PLA
Lead Landscape Architect
RVi

Laurah Walker, PLA
Project Manager - Landscape Architecture
RVi

Fred Drovdlic, AICP
Planning & Stakeholder Engagement
RVi

Chris Shaw
Graphics/Wayfinding
RVi

Civil + Survey

Timothy Roane, PE
Lead Civil Engineer
RWA

Michael Ward, PLS
Surveyor
RWA

Candidates for Specialty Disciplines

Transportation
Johnson Engineering

Food Service
First Star Solutions

Environmental
Passarella and Associates
EarthTec
Atwell (DexBender)
SES Environmental
Resource Solutions



OSPORTS

Daniel Kelbach, PE

Sports Field Designer/Subject Matter Expert | 11 Years of Experience

Dan has over a decade of experience in project management, site planning, site development, athletic field design, utility coordination, traffic signalization, and stormwater management. Over the past 11 years, Dan has compiled an extensive resume designing outdoor sports venues and playing surfaces for a variety of clients in recreational/community, K-12, NCAA (DI-DIII) and professional markets. Dan oversees the design and construction of most of Osborn's athletic fields projects and is our synthetic and natural grass field design specialist. Dan is a member of the American Sports Builder Association.

Education

BS Civil Engineering, University of Toledo

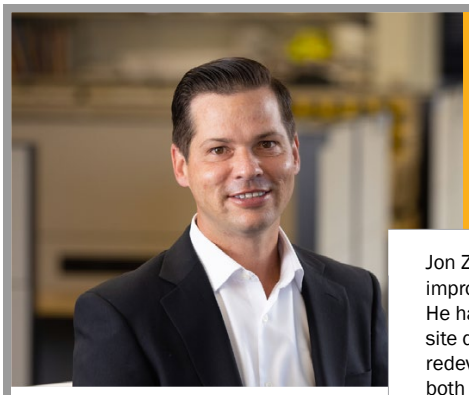
Registrations/Affiliations

Professional Engineer (OH PE.84417)

American Sports Builders Association

Relevant Experience

- **New Park Systems (5 Parks) - St. Johns County | St. Augustine, FL**
- **Multi-Use Sports Complex - City of Pinellas Park | Pinellas, FL**
- **Northeast Regional Park Baseball Complex - Polk County | Davenport, FL**
- **Chain of Lakes Park (Phase II) - City of Winterhaven | Winterhaven, FL**
- **Chamberlain High School Stadium Modifications - Hillsborough County Public Schools | Tampa, FL**
- **Manatee and Palmetto High Schools Field Turf Replacements - School District of Manatee County | Bradenton, FL**
- **Countywide Track and Field Assessments - Pinellas County Schools (PCSB) | Various Locations, FL**
- **MLS Academy Training Complex - Philadelphia Union | Chester, PA**
- **Hilliard Athletic Complex (Phase 1) - City of Hilliard | Hilliard, OH**
- **Multipurpose Track and Field Stadium - Belmont Abbey College - Charlotte, NC**
- **Parkside Athletic Field Design – City of Westlake | Westlake, OH**
- **Marietta College - Don Drumm Stadium & Marietta Field – Football and Soccer Field Replacement, Marietta, Ohio – Synthetic Turf**
- **City of Hilliard – Hillard Athletic Complex (Phase 1) | Hilliard, OH**
- **All Star Field at Luke Easter Park – City of Cleveland, OH**
- **Clague Park Youth Baseball Fields – City of Westlake, OH (Natural Grass)**
- **Loew Park Turf Soccer Field – City of Cleveland | Cleveland, OH**
- **FDR Academy - New Youth Soccer Field | Cleveland, OH - Synthetic Turf**
- **Cleveland Metropolitan School District – JFK High School Track and Field Replacement | Cleveland, OH**
- **Carl P. Munson Outdoor Track and Field Improvements - College of Wooster | Wooster, OH**
- **Case Western Reserve University - Field Replacements | Cleveland, OH**
- **Eastern Michigan University - Rynearson Stadium – Field Replacement | Ypsilanti, MI – Synthetic Turf**
- **The Ohio State University - Woody Hayes Football Outdoor Practice Fields 1, 2, 3, & 4 | Columbus, OH**
- **The Ohio State University - Comprehensive Field Replacements | Columbus, OH**
- **Indoor Field House Turf Replacement - Kent State University - Kent, OH**
- **French Field House Indoor Track Replacement - The Ohio State University - Columbus, OH**



OSPORTS

Jon Ziegan, PE

Project Manager | 18 Years of Experience

Education
BS Civil Engineering, Ohio University

Registrations/Affiliations
Professional Engineer (FL 73067)

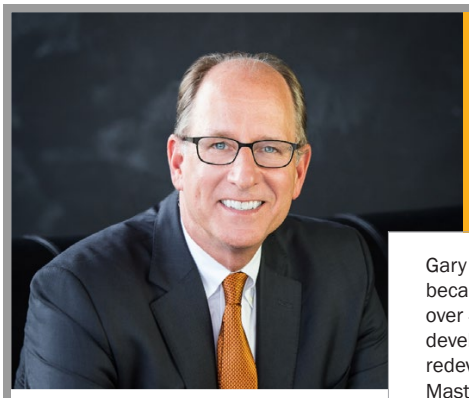
National Council of Examiners for Engineering and Surveying
National Society of Professional Engineers; American Society of Civil Engineers (ASCE)

Jon Ziegan has a history of successfully planning, design, and permitting site improvement projects on budget and on schedule, especially in Southwest Florida. He has been a licensed Professional Engineer in Florida since 2011. A picture of the site development projects he has designed is a kaleidoscope of new development, redevelopment, and infill projects, ranging from one to 1,000+ acres in size, for clients both public and private. As the Project Manager, Jon provides a single point of contact for the Village of Estero. Jon is a seasoned PM and is accustomed to following project management guidelines, as well as the enhanced management procedure, guidelines and tools that are components of Osborn's Quality System. Communication is extremely important to Jon and he works hard to keep the proper people up to date as to schedule, budget and results of design reviews and expectations.

Relevant Experience

- **Cedar Point Sports Center - Cedar Fair Entertainment Group| Sandusky, OH**
- **Multi-Use Sports Complex - City of Pinellas Park | Pinellas, FL**
- **Northeast Regional Park Baseball Complex - Polk County | Davenport, FL**
- **United Soccer League - New Franchise Soccer Stadium Planning | Cleveland, OH**
- **Battery Park / Sandusky East Bay Development | Sandusky, OH**
- **Hacienda Lakes Development - Naples, FL***
- **West Lake Park Splash Pad Replacement Design - Broward County | Fort Lauderdale, FL**
- **West Lake Park - Splash Pool Replacement | Fort Lauderdale, FL**
- **Bonita Trail Feasibility Study | Bonita Springs, FL***
- **Resource Recovery Park | Collier County, FL***
- **Collier County CAT Intermodal Facility | Collier County, FL***
- **Collier County CAT Bus Transfer Station | Collier County, FL***
- **Naples Reserve | Naples, FL***
- **Pelican Preserve Community | Fort Myers, FL***
- **Fort Myers Beach Library Expansion | Ft. Myers Beach, FL***
- **Pinellas County Schools - 74th Street Elementary Campus | Pinellas, FL**
- **Parma City School District - Byers Field | Parma, OH**
- **City of Cleveland - Mall C Extension Land Bridge Study | Cleveland, OH**
- **Mill Creek Metroparks - Fellows Riverside Gardens Outdoor Education Building | Youngstown, OH**
- **Portage Park District - Portage Park Shelter | Ravenna, OH**
- **Lorain Port Authority - Black River Landing | Lorain, OH**
- **Vista View Park - Splash Pad | Hollywood, FL**
- **Parma City School District - Shiloh Middle School - Grading and Erosion Control | Parma, OH**
- **Jordan Community Resource Center - Permeable Parking Lot Grant App | Cleveland, OH**
- **Bedrock Management Services - Cleveland Riverfront Development | Cleveland, OH**

** Denotes work with previous firm.*



OSPORTS

Gary Hribar

Principal in Charge | 42 Years of Experience

Gary Hribar earned his Bachelor of Science in Civil Engineering from Ohio University and became a Professional Engineer in 1992. Now CEO of Osborn Engineering, Gary has over 40 years of industry experience, focusing on strategic implementation and project development. He served as an economic development consultant for projects like the redevelopment of 190 acres of Brownfield Land in Paulsboro, NJ, the Lorain Waterfront Master Plan, and the Cleveland-Cuyahoga County Port Relocation Study. Gary has also worked on various collegiate athletic master plans and fields for Hiram, NDC, OSU, Oberlin College, Tiffin University, Miami University, Ohio University, and the University of Toledo.

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Education
BSCE - Ohio University

Registrations/Affiliations
President, VL Property Ventures, LTD

Greater Cleveland Growth Association/Economic Development Council

Professional Engineer, State of Ohio - Inactive

Relevant Experience

- **New Park Systems (Five Parks) - St. Johns County | St. Augustine, FL**
- **Stadium and Mixed-Use Development Concepts - USL 2 JAX | Jacksonville, FL**
- **Cedar Point Sports Center - Cedar Fair Entertainment Group | Sandusky, OH**
- **Red Bull Arena | New York Red Bull Soccer Club | Harrison , NJ***
- **Master Plan & Field Design | University of South Florida | Tampa, FL**
- **Fan Experience Upgrades Progressive Field - Cleveland Guardians | Cleveland, OH**
- **City of Chicago Waterfront Master Plan Sustainability Program | Chicago, IL**
- **High School Athletic Fields | Cleveland Hts, Columbus, Warrensville Heights, Cincinnati and Philadelphia Public Schools**

** Denotes work with previous firm.*



OSPORTS

Jacob Hunt

Project Architect/Lead Architectural Team Member | 11 Years of Experience

Jacob has 11 years of experience in designing, managing, and leading teams to successfully complete projects of all types including Federal, Healthcare, Historical Preservation, Educational, and more. He is well-versed in all phases of project management, operations, and design and experienced with working with team members across multiple disciplines such as engineering, interior design, and construction services. Prior to his time at OSPORTS, he served as Director of Operations at the pinnacle of his nearly 8-year tenure at Spur Design in Oklahoma City, Oklahoma.

Education
Bachelor of Architecture Architecture, University of Oklahoma

Registrations/Affiliations
Registered Architect (FL 99838)

American Institute of Architects (AIA)

Relevant Experience

- **Multi-Use Sports Complex - City of Pinellas Park | Pinellas, FL**
- **New Park Systems (Five Parks) - St. Johns County | St. Augustine, FL**
- **Ace Adams Field Enhancements - University of Pennsylvania | Philadelphia, PA**
- **University of South Florida - University of South Florida - Baseball & Softball Player Performance Center | Tampa, FL**
- **Holistic Health and Fitness (H2F) Soldier Readiness System Arenas - United States Army | Multiple Locations**
- **Sports Complex - City of Victoria, Texas | Victoria, TX**



Jonathan Gotwald, PE

Lead Civil Engineer | 6 Years of Experience

Jon Gotwald's experience includes the site design, permitting, and construction of stormwater management systems, drainage, roadways, structured parking, parking lots, sanitary sewer systems, and water distribution systems. Jonathan has extensive permitting experience with local, regional, state, and federal agencies including FDEP, Florida Water Management Districts, FDOT, Florida Fish and Wildlife Conservation Commission, the US Environmental Protection Agency, and the US Army Corps of Engineers.

Education
MS Engineering Management, University of Florida
BS Civil Engineering, University of Toledo

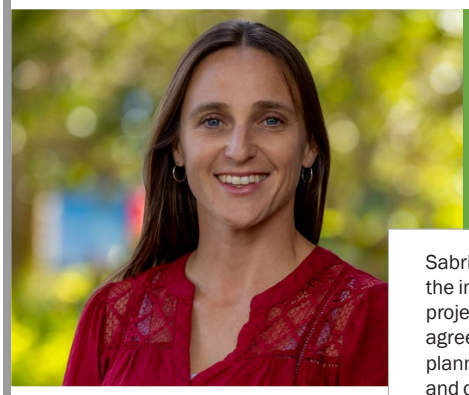
Registrations/Affiliations
Professional Engineer (FL 35531)

Florida Engineering Society (FES)

Relevant Experience

- **City of Pinellas Park - Multi-Use Sports Complex | Pinellas, FL**
- **Manatee and Palmetto High Schools Field Turf Replacements - School District of Manatee County | Bradenton, FL**
- **Chamberlain High School Athletic Renovations ($1.85 Million) - Hillsborough County School System | Tampa, FL**
- **Pinellas Park Pickleball Park | Pinellas, FL**
- **Track Assessments for 16 High Schools - Pinellas County Schools | Multiple Locations**
- **John S. Burks Memorial Park - Pasco County, Dade City, FL***
- **Highland Recreation Complex- City of Largo, FL***

** Denotes work with previous firm.*



Sabrina McCabe, PLA

Lead Landscape Architect | 13 of Years of Experience

Sabrina leads the landscape architecture team in RVi's Bonita Springs office, and oversees the implementation of landscape and hardscape project design for private and public-sector projects across southwest Florida. Sabrina has also managed RVi's continuing services agreement with the Village of Estero in recent years. Her project experience includes master planning, parks design and planning, community design and branding, amenity programming and design, construction documentation and observation, and the preparation of large-scale graphic renderings and marketing materials.

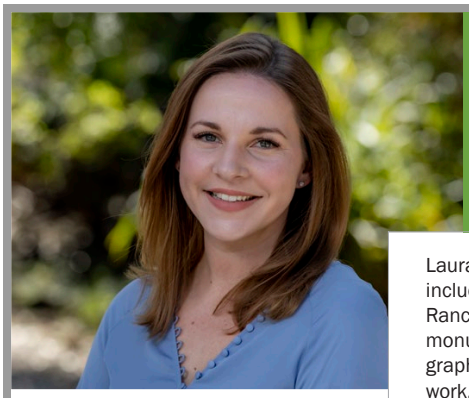
Education
Bachelor of Landscape Architecture, University of Florida

Registrations/Affiliations
Professional Landscape Architect - Florida (6667231)

Community Involvement
American Society of Landscape Architects, Member; City of Naples' Design Review Board, Member

Relevant Experience

- **Estero Community Park Master Planning Study (2019) | Village of Estero, FL**
- **Heritage Tree Survey and Yield Study for future "High 5" Site | Village of Estero, FL**
- **Streetscape Inspection and Construction Observation for US41, Estero Parkway and Via Coconut Point | Village of Estero, FL**
- **Streetscape Inspection and Construction Observation for future Corkscrew Interchange at Ben Hill Griffin Parkway | Village of Estero, FL**
- **Everglades Wonder Gardens | City of Bonita Springs, FL**
- **Recreation Center Baseball Fields | City of Bonita Springs, FL**



Laurah Walker, PLA

Project Manager - Landscape Architecture | 9 Years of Experience

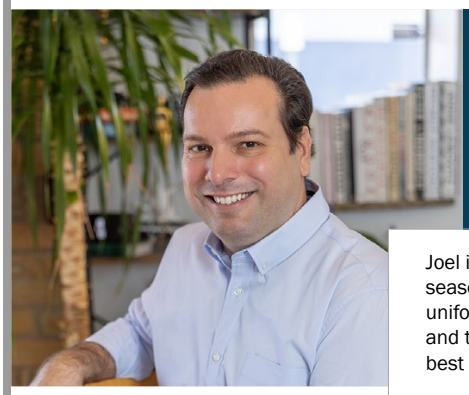
Laurah has worked on a variety of public and private-sector projects across southwest Florida including public schools, a fire station and community parks in Charlotte County's Babcock Ranch master-planned community. Her areas of expertise include landscape, hardscape and monument design, construction documentation and observation, as well as production of graphic rendering presentation packages. Laurah has recently pursued more site planning work, and has a been vital asset in providing site planning services to current and new clients.

Education
Bachelor of Landscape Architecture, University of Georgia

Registrations/Affiliations
Professional Landscape Architect - Florida (6667582)

Relevant Experience

- **William & Mary Anne Smith Sports Park Complex | Babcock Ranch, FL**
- **Telegraph Linear Park | Babcock Ranch, FL**
- **Babcock High School and Neighborhood School (K-8) | Babcock Ranch, FL**
- **Babcock Ranch Streetscape Design | Charlotte County, FL**
- **Fire EMS Station, Sheriff's Station and Bloom Building | Babcock Ranch, FL**
- **U.S. 41 Landscape Enhancements | City of Fort Myers, FL**
- **Pink Shell Beach Resort Pool and Spa Renovation | Fort Myers Beach, FL**



Joel Figueroa Vallines, PE, SI, F.ASCE

Director of Structural Engineering | Florida | 25 Years of Experience

Joel is the Director of Structural Engineering for Osborn's Florida Division. He is a seasoned executive with a unique leadership approach proven to be effective in creating uniformity and efficiency across corporate footprints. Joel is an effective communicator and tactful relationship builder across internal and external communities with a focus on best practices, client retention, and quality control implementation.

Education
BS Civil Engineering, Structural Concentration, Northeastern University

Registrations/Affiliations
Professional Engineer - (FL 63730)
Florida Engineering Society (FES); American Society of Civil Engineers (ASCE); National Society of Professional Engineers (NSPE)

Relevant Experience

- **121 Financial Ballpark Outfield Expansion - Jacksonville Jumbo Shrimp | Jacksonville, FL**
- **Vance Harmon Community Park Phase 1 | Poinciana, FL***
- **St Leo University Library Renovation | Saint Leo, FL***
- **Pinellas County Schools - Leadership Center | Largo, FL**
- **Hope Lutheran Phase 2- Community Center | The Villages, FL***
- **University of Florida Chemistry and Biology Building | Gainesville, FL***
- **Gainesville Administrative and Data Control Center | Gainesville, FL***
- **Warner University Academic Complex | Lake Wales, FL***
- **Harvey Gantt Cultural Center | Charlotte, NC***

** Denotes work with previous firm.*



Jarrod Tatum, PE

Lead Mechanical/Plumbing Engineer | 6 Years of Experience

Education
BS Mechanical Engineering, University of South Florida

Registrations/Affiliations
Professional Engineer - Mechanical
(FL 96156)

Mr. Tatum is a mechanical engineer with Osborn Engineering. He handles HVAC, Plumbing and Fire Protection of both private and public-sector projects. Jarrod's experience includes offices, multi-family and mixed-use developments, K-12, sports and recreational facilities, and entertainment venues. Responsibilities have included conceptualization, project management, project design, plan preparation, specifications, drafting and modeling, construction administration, construction inspections, project scheduling, cost estimating, and management of client meetings.

Relevant Experience

- **City of Pinellas Park - Multi-Use Sports Complex | Pinellas, FL**
- **White Course Park - City of Doral, FL**
- **White Course Park Restroom Design - City of Doral, FL**
- **TMRW Sports Arena - SoFi Center | Palm Beach Gardens, FL**
- **Central St. Johns Sportsplex - St. Johns County | St. Augustine, FL**
- **Central Community Park - St. Johns County | St. Augustine, FL**
- **Northeast Community Park - St. Johns County | St. Augustine, FL**
- **Northwest Community Park - St. Johns County | St. Augustine, FL**
- **Detroit Tigers Player Development Academy - Olympia Development | Lakeland, FL**



Robert Chrachol, PE, LEED AP

Lead Electrical Engineer | 20 Years of Experience

Education
BS Electrical Engineering Technology, Northern Illinois University

Registrations/Affiliations
Professional Engineer
(FL 93581) and also Registered in AZ, CO, NV, SC, TX, WI

Certifications
USGBC LEED Accredited Professional (LEED AP)

Robert, as Associate Director of Electrical Engineering in Osborn's Florida Division, is a seasoned project manager, working on facilities projects in the commercial, governmental, institutional, educational and retail markets. His experience in power distribution includes lighting and fire alarm design. Robert is proficient in AutoCAD, Autodesk Revit, Project Management, Construction, and Sustainable Design and is detail-oriented with the ability to successfully manage multiple projects with competing deadlines on time, within budget, and per specific client criteria.

Relevant Experience

- **The Pickleball Club Pinellas Park | Pinellas Park, FL**
- **Indoor Soccer Facility - TOCA Social | Dallas, TX***
- **Bloomingdale Park District Johnston Recreation Center | Bloomingdale, IL***
- **Schaumburg Park District Community Recreation Center | Schaumburg, IL***
- **Detroit Tigers Player Development Academy - Olympia Development | Lakeland, FL**
- **Pine Island Aquatic and Fitness Center Renovations | Davie, FL**

** Denotes work with previous firm.*



Fred Drovdlic, AICP

Planning & Stakeholder Engagement | 19 Years of Experience

Fred has been a certified planner with the American Institute of Certified Planners (AICP) since 1998 and has 19 years of experience in zoning, comprehensive plan writing and development consulting in both the public and private sectors. As RVi's Director of Planning in Fort Myers, Fred brings a unique mix of team leadership, problem-solving and project management to each project, including a relatable nature with mature public presentation and community outreach and consensus-building skills.

Education
Masters of Urban & Regional Planning, University of Pittsburgh

Bachelors of Business Administration – Economics, Ohio University

Registrations/Affiliations
AICP-Certified Planner (no. 014864)

Relevant Experience

- **Pavich Estero Planned Development (PD) Approval | Village of Estero, FL**
- **Land Development Code Updates | City of Fort Myers, FL**
- **Comprehensive Plan Updates | City of Marco Island, FL**
- **Comprehensive Plan and Land Development Code Amendments | Hendry County, FL**
- **Land Development Code Updates | City of LaBelle, FL**
- **Community-Driven Economic and Disaster Resiliency Plan | City of LaBelle, FL**
- **Peer Review and Expert Witness Testimony | City of Sunny Isles Beach, FL**



Chris Shaw

Graphics & Wayfinding (Senior Brand Designer) | 20 Years of Experience

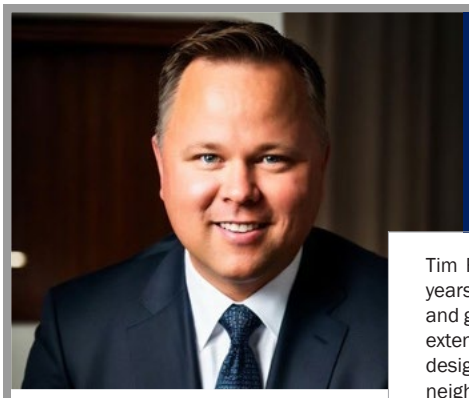
Chris is a senior brand designer skilled in creating brands and monumentation design. Chris began his design journey creating apparel, music ephemera, and candy packaging, exploring inspiring design. His illustration background allows him to quickly sketch concepts and guide a team. He appreciates the character in older things and is inspired to create art with a story. He enjoys the fast-paced nature of private projects and multifamily community efforts. An Adobe Creative Cloud expert, Chris never stops learning. With 20 years in graphic design, Chris provides stylistic input that inspires new thinking around the built environment. From presentation layout to brand activation, his work brings feeling forward.

Education
Associates in Graphic Design, Colorado Mountain College

Community Involvement
Conscious Alliance Artist

Relevant Experience

- **City of Englewood Municipal Signage | Englewood, CO**
- **City of Phoenix Salt River Western Canal Signage | Phoenix, AZ**
- **Pirate's Cove Branding & Signage | Englewood, CO**
- **Yunker Farms Branding | Fargo, ND**
- **Breckenridge Ski Resort Signage Masterplan | Breckenridge, CO**
- **Pine at Wildroot Branding & Signage | Missoula, MT**



Timothy Roane, PE

Senior Civil Engineer | 20 Years of Experience

Tim Roane is a licensed professional civil engineer in the state of Florida with over 20 years' of experience ranging from project management, stormwater design, utility design, and general site/civil engineering to permitting and construction management. Through his extensive knowledge of design aids, such as Auto CAD, ICPR, Modret, and Water CAD he has designed and permitted a diverse background of development services projects ranging from neighborhood communities and parks to regional stormwater facilities, schools, roadways, and utilities. During his career, Mr. Roane has permitted numerous projects through the South Florida Water Management District, the Department of Health, the Florida Department of Environmental Protection, and the United States Army Corps of Engineers.

Education
University of South Florida | BS, Civil Engineering

Registrations/Affiliations
Professional Engineer, State of FL # PE63113

Relevant Experience

- **Siesta Beach Park | Sarasota County FL**
- **Port Charlotte Beach Park | Charlotte County FL**
- **William R. Gaines, Jr. Veterans Memorial Park (Phase I) | Charlotte County, FL**
- **Myakka River Park | Charlotte County, FL**



Michael Ward, PLS

Surveyor | 30 Years of Experience

Mr. Michael A. Ward, P.L.S. has more than 30 years of experience as a Professional Land Surveyor and 39 years in the profession. Mr. Ward has extensive experience with boundary surveys, topographic surveys, hydrographic design, rights-of-way, construction layout, platting, condominium documents and project coordination. Mr. Ward's notable project experience includes surveying for the Southwest Florida International Airport Expansion, Florida Gulf Coast University Phases I, II, the Sports Complex and Arena, numerous Florida Department of Transportation (FDOT) surveys and construction projects, Cape Coral Utility Expansion, and Hanson Street Extension.

Education
University of Florida | BS, Surveying and Mapping

Registrations/Affiliations
Professional Land Surveyor, State of FL # LS5301

Relevant Experience

- **Estero Entertainment District | Estero, FL**
- **Community School of Naples Athletic Stadium and Field | Naples, FL**
- **Myakka River Park Master Site Plan | Charlotte County, FL**
- **Florida Gulf Coast University Phases I, II, Sports Complex and Arena | Estero, FL**
- **Lister Park | Port Charlotte, FL**
- **Brooks Park | Lee County, FL**
- **Caribbean Gardens Zoo | Naples, FL**

4 Experience



St. Johns County - New Northwest Community Park

Cedar Point Sports Center and Sports Force Park

Cedar Fair Entertainment Group | Sandusky, OH

OSPORTS provided architecture and full engineering design services for a new 260,000 SF athletic complex. The complex includes nine basketball courts (convertible to 20 volleyball courts), a championship court arena with retractable seating, a sports medicine facility and community fitness center. This was a design-build project.

The complex contains the Lee Jewett Sport Medicine Center, a Firelands Regional Medical Center facility. The facility is enhanced by a physical therapy gym that has a dedicated sports performance area complete with a completion-level track and turf area. Imaging is also on-site to support scheduled patient and real-time evaluation of injuries.

The Aquatic Therapy Center utilizes two plunge pools and a large hydrotherapy pool to provide various treatments. The center is visually connected with the rehab and training gym with a glass wall, but utilizes custom transparent graphics to allow daylight and views while maintaining patient privacy.

Build Method - Design Build

Key Stakeholders on the project consisted of representatives from Cedar Fair Entertainment Group and Erie County.

Completed: 2020

Firm's Role on Project:
OSPORTS - AOR; Osborn: CSMEPT/FP

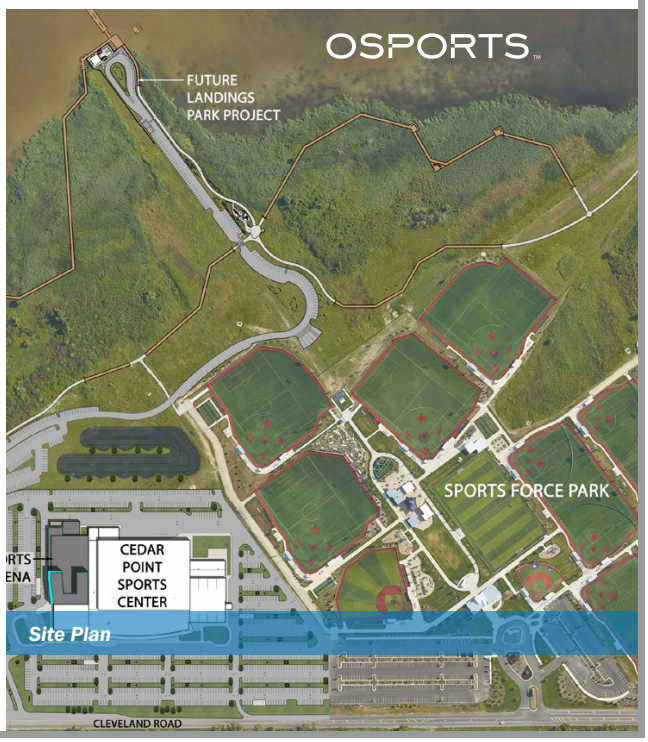
Overall Project Budget and Final Cost:
$12 Million

Key Project Staff and Roles
Gary Hribar - Principal in Charge
Jon Ziegan - Primary Civil Engineer
Nick Bradac - Project Architect

Client's Point of Contact Information
Duff Milkie - Cedar Point Entertainment Company *(now currently with Waste Dynamics)*
419-680-4283 (Cell)







Site Plan

Manatee County School District - Field Replacements

Manatee County School District | Bradenton, FL and Lakewood Ranch, FL

Manatee and Palmetto High Schools Synthetic Field Turf Replacements

OSPORTS/Osborn Engineering provided design and engineering services to convert the athletic fields at Manatee and Palmetto High Schools from natural grass to synthetic turf. The scope included assessing and replacing/improving fencing, concrete curbs, drainage systems, floodplain considerations, and electrical/ communication needs.

Lakewood Ranch Field Replacement

Osborn Engineering also upgraded Lakewood Ranch High School's grass field to synthetic turf. All infrastructure within the track limits, including the storm system and field events, were relocated to protect the new turf and its warranty. The existing track remained and was protected will remain and be protected during construction. Services include site-civil design, permitting, and construction administration, all within a design-build project model.

Key Stakeholders on the project consisted of representatives from the Manatee County School District.

Completed:
Manatee & Palmetto HS: Nov. 2022- July 2023 (Substantial Completion); Lakewood Ranch: Jan. 2024 – June 2024

Firm's Role on Project:
Civil, Playing Field Design, Electrical

Overall Project Budget and Final Cost:
Manatee & Palmetto High School:$2,220,000

Lakewood Ranch: $ 1,400,000

Key Project Staff and Roles
Dan Kelbach - Subject Matter Expert
Jon Gotwald - Civil Engineer
Adam Barker - Project Manager
Scott Vura - Principal in Charge

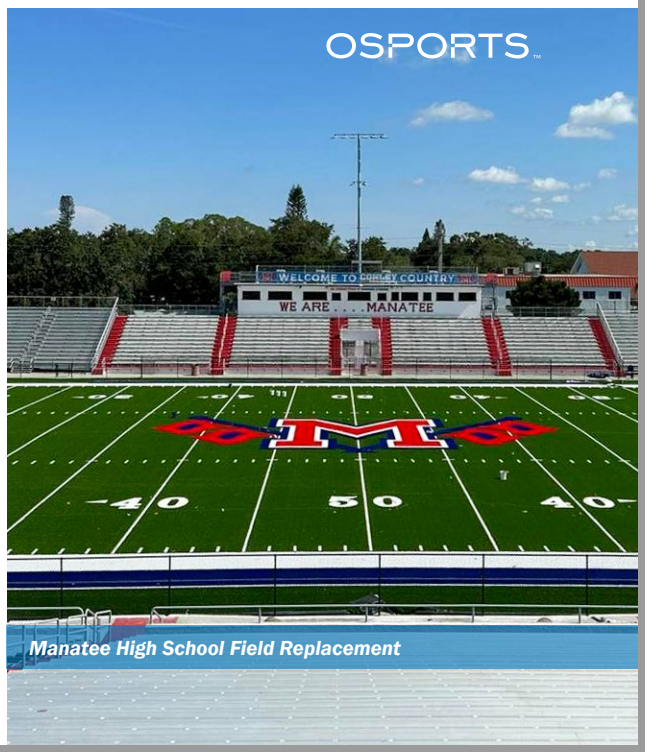
Client's Point of Contact Information
David Wildes, Project Director - School :
941-708-8800 X44015
wildesd@manateeschools.net



Palmetto High School Field Replacement



Lakewood Ranch High School Field Replacement



Manatee High School Field Replacement

USF Master Plan and Field Design

University of South Florida | Tampa, FL

OSPORTS conducted a comprehensive visioning and planning study to define and showcase the future athletic campus of USF. Key components included a new 35,000-seat on-campus football stadium with a full indoor turf field, locker rooms, strength training, and sports medicine facilities. A centrally located home for the new beach volleyball team, a new home team 9-hole golf course layout, and dedicated training and locker spaces for Baseball & Softball teams are planned.

As part of the program, the Lee Roy Selmon Center will undergo a large renovation, and the track and field program will receive a new track resurfacing effort supported by a new press box and scoreboard.

Red McEwen Field, home of USF Baseball and Softball, will undergo a comprehensive predesign and concept study to evaluate options for renovation and addition, including top-tier player performance spaces, weight rooms, locker rooms, sports medicine areas, and VIP observation decks.

As part of OSPORTS' master planning services, we developed a website for USF to aid in fundraising efforts. This approach captured multiple donor groups for both the overall athletic campus and specific sports/venues.

Key Stakeholders on the project consisted of representatives from the University of South Florida including the Athletics Department and the Special Projects Department.

Completed: 2022

Firm's Role on Project:
Master Planning; Architecture; Sports Planning

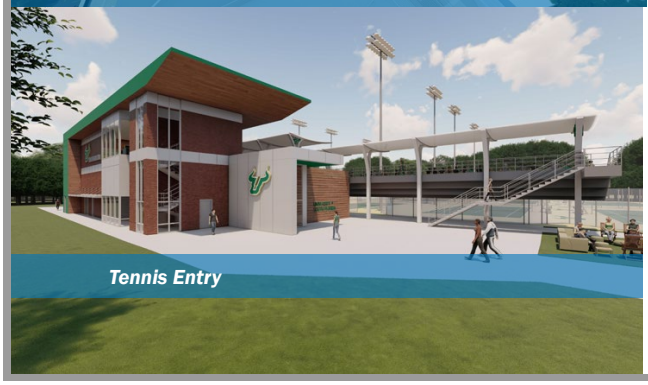
Firm Fee: $56,500 (2022 Master Plan)

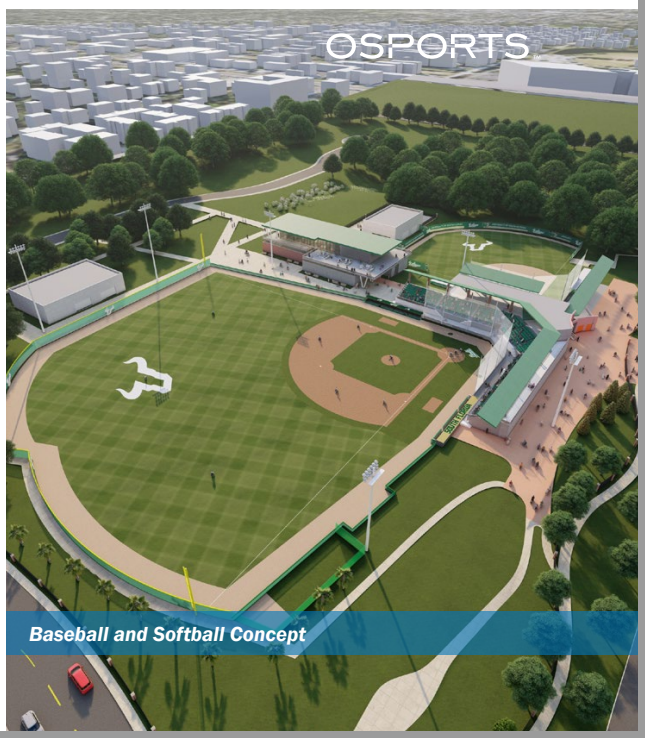
Key Project Staff and Roles
Gary Hribar - Principal in Charge
Thom Chuparkoff - Project Manager
Matt Levitan - Architect

Client's Point of Contact Information
Barry Clements | Deputy AD - University of South Florida
813-974-2011
clements@usf.edu



Main Aerial


Tennis Entry



Baseball and Softball Concept

NERP Baseball Fields

Polk County | Davenport, FL

The OSPORTS/Osborn team served as a sports field design consultant for planned upgrades to Polk County's Northeast Regional Park (NERP) in Davenport, Florida. Catalyst was the landscape architectural lead for the entire park. OSPORTS provided architectural, synthetic turf and field drainage design services for all four baseball fields and was the design lead for the fields, dugouts, and sports specific planning.

The NERP project consists a collegiate-level baseball complex, composed of four full-size synthetic turf baseball fields, new dugouts, backstops, scoreboards, sports field lighting, locker room, center concessions building, dog park, expanded parking lot, and stormwater management systems.

The new facility was programmed by Polk County Sports Marketing staff to hold the annual RussMatt Invitational tournament for DI, DII, DIII and NAIA level of play. The facility is also designed to accommodate NCAA softball and Little League games with provisions for temporary fencing and removable pitching mounds.

Completed: 2022

Firm's Role on Project:
Sports Fields, Civil, Architecture, Structural

Overall Project Budget and Final Cost:
$7.4 Million

Key Project Staff and Roles
Gary Hribar - Principal in Charge
Dan Kelbach - Project Manager
Jon Ziegan - Civil Engineer
Thom Chuparkoff - Project Architect

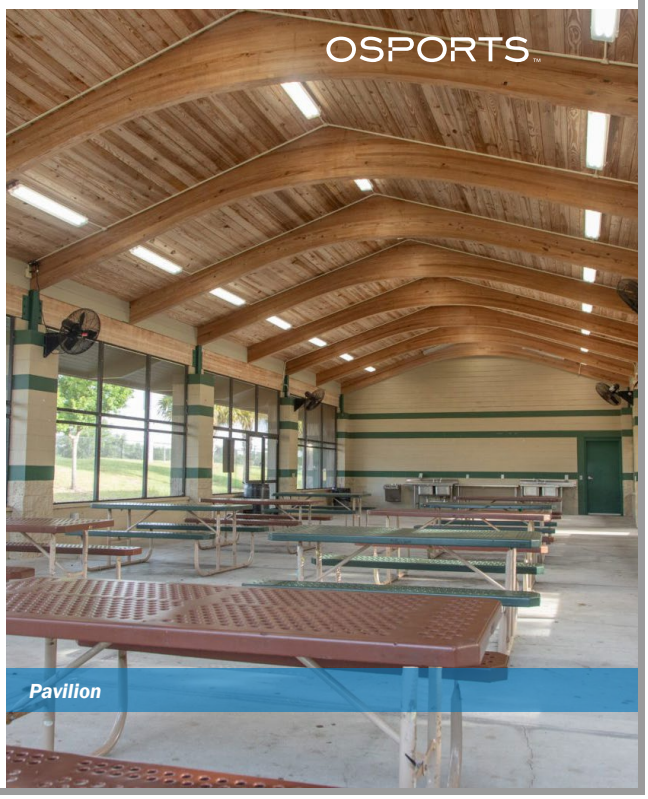
Client's Point of Contact Information
Steve McMillan | Architectural Services Manager
Polk County
863-534-5511
stevemcmillan@polk-county.net



Baseball/Softball Fields Aerial



Dugout and Concessions Building



Pavilion

Clague Park Fields

City of Westlake | Westlake, OH

The Clague Playhouse Ball Fields project involved the demolition of the existing maintenance building and removal of three existing baseball fields. Work included the construction of four new youth baseball and softball fields, dugouts, backstops, scoreboards, bleachers, playground and a central restroom, concessions and storage building. Additionally, an existing maintenance building and parking lot were removed and replaced with a new asphalt parking lot with site lighting.

Extensive regrading efforts and a new storm sewer infrastructure was installed to improve overall drainage for the site and adjacent residential properties. Perimeter landscaped berms were installed as part of the project. Construction began in mid-July of 2019 and was completed in time for the Summer of 2020.

Completed: 2020

Firm's Role on Project:
Master Planning; Architecture; Sports Planning, Civil, Structural and MEP Engineering

Overall Project Budget and Final Cost:
$1.9 Million

Key Project Staff and Roles
Gary Hribar - Principal in Charge
Dan Kelbach - Project Manager

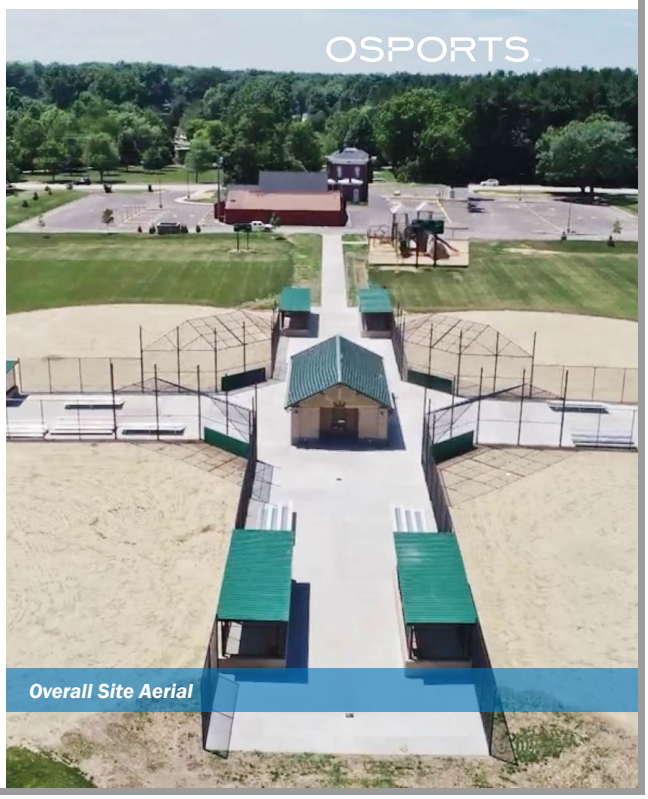
Client's Point of Contact Information
Jim Smolik, PE - Director of Engineering,
City of Westlake
440-617-4145
jsmolik@cityofwestlake.org



Baseball/Softball Fields Aerial



Park Playground



Overall Site Aerial



Additional Experience

Master Planning

Our current economy demands strategic planning as a priority for owners. OSPORTS' Master Plans offer phased short-term, mid-term, and long-term project goals or options, complete with estimated costs for future targeting.

Services include evaluating and planning new/existing facilities for various purposes, delivering reports with recommendations, 3D designs, and budget estimates. We also prioritize growth strategies, focusing on sports prioritization and multi-sport venues to boost fundraising. A sample of our recent master planning efforts include:

- ***Athletic Visioning Master Plan and Concept Design Services – University of South Florida | Tampa, FL***
- ***Chain of Lakes Park Master Plan – City of Winter Haven, FL***
- ***Multi-Use Sports Complex – City of Pinellas Park, FL***
- ***St. Johns County – Central Community Park | St. Augustine, FL***
- ***St. Johns County – Central St. Johns Sportsplex | St. Augustine, FL***
- ***St. Johns County – David Park Turf Replacement | St. Augustine, FL***
- ***St. Johns County – Northeast Community Park | St. Augustine, FL***
- ***St. Johns County – Northwest Community Park | St. Augustine, FL***
- ***Athletic Facility Master Plan – Kent State University | Kent, OH***
- ***Magnificat High School - Master Planning Design for New High School Track and Field | Rocky River, OH***
- ***NCAA D1 Perry Stadium – Phase II Upgrades Study – Bowling Green State University | Bowling Green, OH***
- ***Soccer Stadium Master Plan – University of Akron | Akron, OH***
- ***USL Cleveland Stadium Master Plan | Cleveland, OH***



New Sports Complex - Pinellas Park, FL



USF Baseball/Softball Master Plan



Chain of Lakes Master Plan - City of Winter Haven, FL



Additional Experience

Multipurpose Fields

OSPORTS has vast experience designing natural grass and artificial turf fields, completing over 125 fields in the past decade, including many multipurpose fields.

Our dedicated field design practice, formed in 2023, focuses solely on athletic fields, tracks, and courts. Supported by Osborn Engineering, we offer flexible specifications for competitive bidding, ensuring owners select the best system. Our projects span nationwide, serving professional, collegiate, high school, and community markets. Here are some of our recent multipurpose field projects:

- ***Multi-Use Sports Complex – City of Pinellas Park, FL***
- ***St. Johns County – Central Community Park | St. Augustine, FL***
- ***St. Johns County – Central St. Johns Sportsplex | St. Augustine, FL***
- ***St. Johns County – David Park Turf Replacement | St. Augustine, FL***
- ***St. Johns County – Northeast Community Park | St. Augustine, FL***
- ***St. Johns County – Northwest Community Park | St. Augustine, FL***
- ***City of Hilliard – Hillard Athletic Complex (Phase 1) | Hilliard, OH***
- ***Loew Park Turf Soccer Field – City of Cleveland | Cleveland, OH***
- ***Marietta College - Don Drumm Stadium & Marietta Field – Football and Soccer Field Replacement, Marietta, Ohio – Synthetic Turf***
- ***Parkside Athletic Field Design – City of Westlake | Westlake, OH***
- ***Tuttle Park Lower Field - Columbus Rec & Park, Ohio***
- ***MLS Academy Training Complex – Philadelphia Union | Chester, PA***
- ***Multipurpose Track and Field Stadium - Belmont Abbey College - Charlotte, NC***
- ***Pace University – Ianello Field House and Athletic Venues – Pleasantville, NY***



Philadelphia Union MLS Academy Training Complex



City of Westlake - Parkside Park Design



Central St. Johns Sportsplex - St. Johns County, FL



Additional Experience

Softball/Baseball

Osborn/OSPORTS boasts unparalleled expertise in designing baseball and softball facilities. With a legacy dating back to the early 20th century, Osborn Engineering designed most of the nation's major league ballparks in the 1920s and 1930s, and led the nation in stadium design from 1909 to 1970.

Our rich history and ongoing commitment to excellence in baseball facility design—emphasizing player amenities, spectator experience, field drainage systems, and lighting for night games—position us as the premier choice for delivering state-of-the-art baseball and softball complexes. A sample of our projects can be found below:

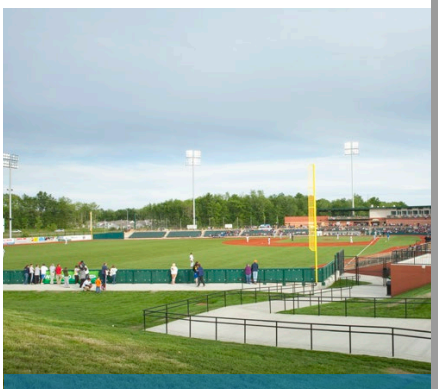
- ***Miami Marlins - Youth Academy Concept Planning – Miami, FL***
- ***Northeast Regional Parks Baseball Complex Expansion – Polk County | Davenport, FL***
- ***121 Financial Ballpark Outfield Expansion – Jacksonville Jumbo Shrimp | Jacksonville, FL***
- ***All Pro Freight Stadium (Crushers Stadium) – Lake Erie Crushers/ City of Avon | Avon, OH***
- ***Canal Park Renovations and Improvements – Akron Rubberducks Baseball | Akron, OH***
- ***All Star Field at Luke Easter Park – City of Cleveland, OH***
- ***Clague Park Youth Baseball Fields – City of Westlake, OH (Natural Grass)***
- ***Cleveland Guardians – Progressive Field Renovations and Improvements | Cleveland, OH***
- ***Huntington Park Renovations and Improvements – Columbus Clippers | Columbus, OH***
- ***Marietta College - Don & Sue Schaly Baseball Field – Marietta, OH – Synthetic Turf***
- ***Miami University - McKie Field at Hayden Park – Baseball Field Replacement | Oxford, OH – Synthetic Turf***
- ***Schoonover Baseball Stadium Master Plan and Upgrades – Kent State University | Kent, OH***
- ***The Ohio State University – Bill Davis Baseball Field | Columbus, OH – Synthetic Turf***
- ***Wright State University - Baseball Field Replacement | Dayton, OH – Synthetic Turf***
- ***Mirabito Stadium - Drainage Improvements – Binghamton Rumble Ponies | Binghamton, NY***
- ***Pace University - Finnerty Baseball Field, Football/Soccer Field, and Softball Field | Pleasantville, NY – Synthetic Turf***
- ***Wrigley Field Renovations and Improvements – Chicago Cubs | Chicago, IL***



Miami Marlins Youth Academy Concept



NERP Baseball Complex



Lake Erie Crushers' Stadium



Additional Experience

High School/Collegiate/ Community Fields

OSPORTS has extensive experience in designing and upgrading athletic facilities for high schools, colleges, and communities. We value community engagement and are committed to collaborating with stakeholders and residents to ensure project success.

Additionally, our commitment to innovative solutions ensures we provide creative and cutting-edge turf replacement designs that meet and exceed evolving needs and challenges, ensuring each facility meets the highest standards for player safety, spectator enjoyment, and long-term durability. A sample of our projects can be found below:

Community:

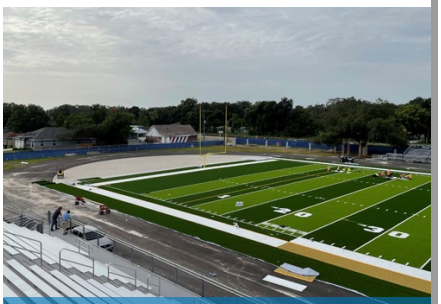
- ***Loew Park Turf Soccer Field – City of Cleveland | Cleveland, OH***
- ***All Star Field at Luke Easter Park – City of Cleveland, OH***
- ***Clague Park Youth Baseball Fields - City of Westlake, OH***
- ***MLS Academy Training Complex – Philadelphia Union | Chester, PA***

High School:

- ***Chamberlain High School Track and Field Replacement (Synthetic Turf) - Hillsborough County Public Schools | Tampa, FL***
- ***FDR Academy - New Youth Soccer Field | Cleveland, OH - Synthetic Turf***
- ***Cleveland Metropolitan School District – JFK High School Track and Field Replacement | Cleveland, OH***
- ***Mentor High School - Soccer/ Football Field | Mentor, OH - Synthetic Turf***
- ***North Royalton High School - Track & Field Replacement | North Royalton, OH – Synthetic Turf***
- ***Norton High School - New Stadium Complex and Field | Norton, OH – Synthetic Turf***
- ***Riverside High School - New Football Field | Painesville, OH – Synthetic Turf***

Collegiate:

- ***Carl P. Munson Outdoor Track and Field Improvements - College of Wooster | Wooster, OH***
- ***Case Western Reserve University - Field Replacements | Cleveland, OH***
- ***Eastern Michigan University - Rynearson Stadium – Field Replacement | Ypsilanti, MI – Synthetic Turf***
- ***The Ohio State University - Woody Hayes Football Outdoor Practice Fields 1, 2, 3, & 4 | Columbus, OH***
- ***The Ohio State University - Comprehensive Field Replacements | Columbus, OH***



Chamberlain High School Track + Field



Loew Park Soccer Field - Cleveland, OH



Luke Easter Park Baseball Field



Additional Experience

Walking Trails/Paths

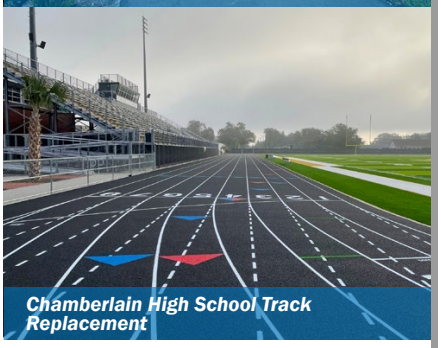
OSPORTS has extensive experience in designing walking trails, paths, and tracks that enhance the functionality and appeal of parks and recreational spaces.

Walking trails and tracks play complementary roles in parks, with trails offering scenic, leisurely routes and tracks providing dedicated spaces for athletic training and events. Our designs ensure that both elements are aesthetically pleasing and functional, reflecting our expertise in creating versatile, user-friendly spaces that meet the unique needs of each project. Some of our recent projects are listed below:

- ***Chain of Lakes Park Master Plan – City of Winter Haven, FL***
- ***Glades Park Nature Center and Park - City of Doral | Doral, FL***
- ***Pinellas County School District - District Wide Track Assessment - Largo, FL - 14 Tracks***
- ***St. Johns County – Central Community Park | St. Augustine, FL***
- ***St. Johns County – Central St. Johns Sportsplex | St. Augustine, FL***
- ***St. Johns County – David Park Turf Replacement | St. Augustine, FL***
- ***St. Johns County – Northeast Community Park | St. Augustine, FL***
- ***St. Johns County – Northwest Community Park | St. Augustine, FL***
- ***Cuyahoga Community College - Metro and West Campus New Tracks, Cleveland, OH***
- ***Martin Luther King Jr. Cultural Gardens – City of Cleveland | Cleveland, OH***
- ***Public Square Redevelopment – City of Cleveland | Cleveland, OH***
- ***Sports Force Park – Erie County | Sandusky, OH***
- ***The Ohio State University – 2023 Jesse Owens Track Replacement | Columbus, OH***
- ***Track Replacement - Dublin City School District | Dublin, OH***



Doral Nature Center and Park

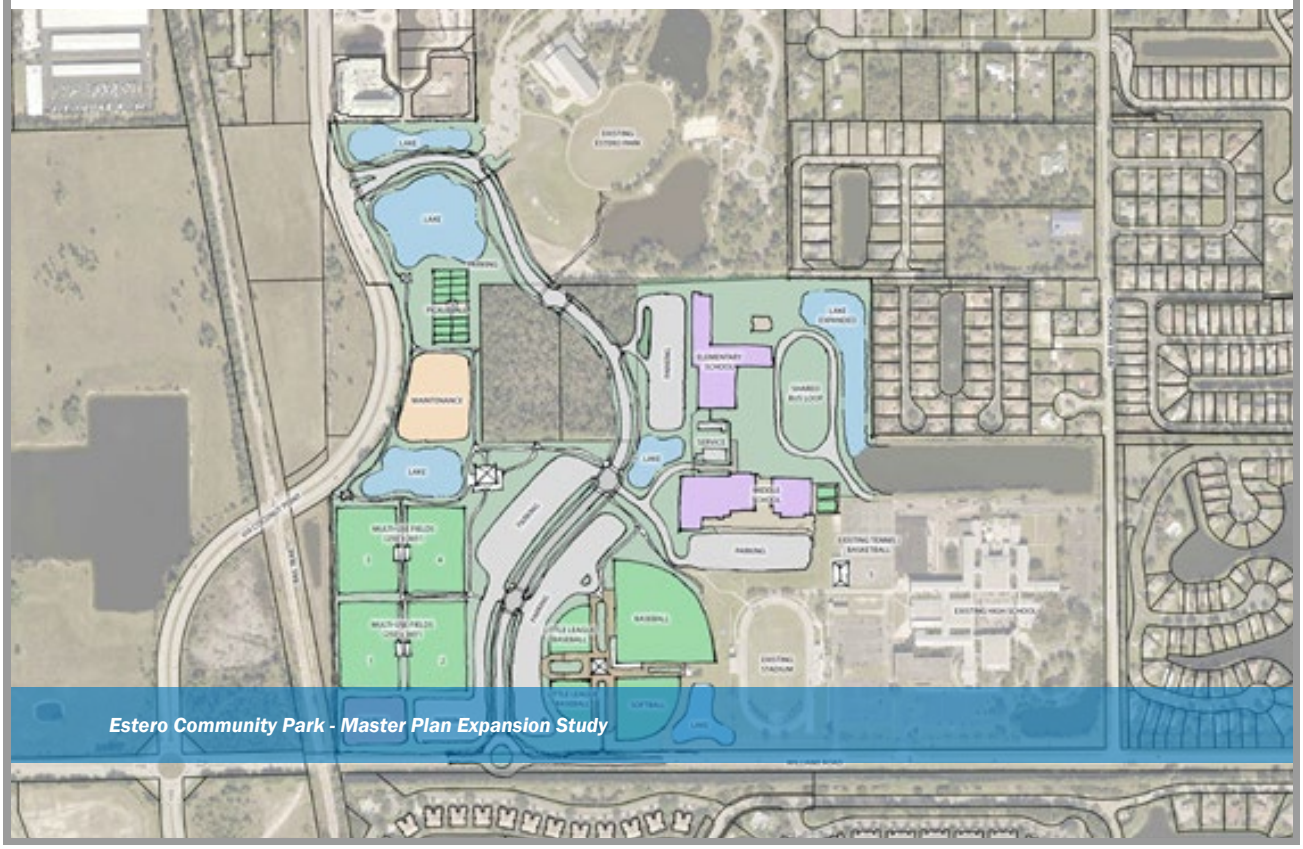


Chamberlain High School Track Replacement



Northeast Community Park - St. Johns County, FL

Approach 5



Project Approach

PROJECT UNDERSTANDING

The Village of Estero with the support of partners such as Vieste and Kemper Sports is currently developing a Sports Park Campus area including the recent completion of the Jeff Sommer Stadium and the current renovations of the hardcourt area. Additionally, the Village has supported the Entertainment District which is located two parcels west of the Campus. The village is also interested in obtaining property control of a single family parcel directly west of the site. The Sports Park Campus contemplates new long fields, a baseball and softball fields, training fields, cross country and walking paths, entrances, landscaping, parking lot, and other community amenities.

It is The Village of Estero's intent to design and construct the maximum scope allowable consistent with available funding. Currently the SOW and associated amenities anticipated include:

Development includes demolition of the existing field and structures, site and infrastructure improvements with the Florida School Athletic Association Guidelines, anticipating the following minimum program requirements based on the Shared Usage Agreement.

- (1) Long Field (football, soccer, lacrosse)
- (1) Practice field (football, soccer, lacrosse)
- (1) Baseball Field
- (1) Softball Field
- Cross County Paths
- Entrances, parking, and amenities will need to be designed within the Sports Park Campus.
- Community walking paths.

Facility Priorities:
- Natural Areas/Nature Parks
- Multi-purpose Trails
- Performance Arts Center
- Sidewalks
- Restrooms for Existing Parks
- Community Gardens
- Athletic Fields
- Boating Access

Program Priorities:
- Community Special Events
- b) Fitness/Wellness Programs
- c) Nature Programs/Environmental Education.
- d) Senior Leisure Programs



Visioning Process - Prioritization

Implementation Plan (includes Stakeholder Engagement Approach)

TASK 1 - Master Plan Confirmation and Options Review

Throughout the course of the project (see schedule later in this section), OSPORTS/RVI/ RWA will lead the master planning confirmation and options review.

Stakeholder Engagement

The process shall include a Public Involvement Program that is decided jointly with the Village and could include on-line and Open Houses, Focus Groups and Key Stakeholder Meetings, Engagement of Diverse Communities, Design Charrettes and Master Plan Documentation and Confirmation. A review of successful approaches completed by OSPORTS that would be recommended for consideration by the Village on this project are identified below.

Public Involvement (Public Engagement Plan)

- Online Public Engagement Platform
  - o A Social Pinpoint online public engagement platform with direct links to the County's website. This platform can incorporate the following:
    - An overview narrative
    - Drone aerial imagery



- Site plan
- Development Program
- Graphic Deliverables
- Timelines & Schedule
- Community Input Postings

o OSPORTS reviews the public engagement platform on a weekly basis and can provides updates to the Village.

- Open Houses

OSPORTS can lead the following Open Houses:

- Internal: OSPORTS & Administration and School Staff. One day of on-site meetings to review field and walking trail and present programming concepts with the identified groups.
- Presentation: OSPORTS & Administration and School Staff jointly present at the end of site walk.

At a minimum, OSPORTS will attend two (2) Public Informational Meetings.

Master Plan Confirmation and Options Review

- A kickoff meeting with the Village Administration and HS and design team will be held to discuss the project programming, schedule, opportunities & constraints, Village priorities, public involvement, and communication channels. An agenda will be prepared in advance of the kickoff meeting for the design team and Village to review.
- Following the kickoff meeting, the project team will conduct a thorough review other relevant fields and parks in the Village as well as the site with Village personnel to observe materials, design character, do's and don'ts, and understand levels of maintenance desired.
- In preparation, the design team will prepare a base map utilizing Client/civil engineer provided and other ready-available information. The base map will reflect Client/civil engineer provided planned improvements, existing utilities, boundary, trees, wetlands, flood plain, environmental threatened and endangered wildlife locations and other existing conditions which may impact the design.
- The design team will decide with the Village on the following scope of services during the planning phase:
  - o Perform boundary, topographic, tree surveys to meet the Standards & Practices as set forth in Florida Administrative Code 5J-17 adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statute 472.027. All drawings will be produce using the Florida State Plane Coordinate System. The survey will include the location of all visible improvements, such as, fencing, above ground visible utilities, roadways, drives etc.
  - o A preliminary wildlife survey of the project area for the presence of state-listed or federally-listed threatened or endangered species and critical wildlife habitat.
  - o A jurisdictional wetlands analysis pursuant to the current regulations and guidance of the SWFWMD, FDEP, and USACE.



Visioning Process - Assessment & Data Gathering



Visioning Process - Benchmarking



Visioning Process - Ideation

  - Review topographic data from readily available LiDAR information and perform an initial traffic analysis to confirm that the concepts developed in the Master Plan are feasible and that overall project costs can be accurately identified and confirmed.
- The project team will collect and share project imagery that represents design elements similar to those anticipated on the project.

Design Charrette

- The team will lead a one (1) day design charrette with the Village and the HS, near the site; the project team will prepare for the sessions, facilitate discussion and creative ideas and provide summary presentations of findings and progress of the day's design session.
- The agenda for each day of the design charrette shall include the following:
  - Program Discussion, Opportunities & Precedent Imagery
  - Design Session
  - Working Lunch
  - Design Session
  - Pinup
  - Informal Design Discussion/Presentation

- Following the charrette, OSPORTS will incorporate input received and develop a hand drawn master plan supported by precedent/comparable imagery.
- OSPORTS will participate in one (1) virtual meeting with the Village and HS to review options and update master plan concepts.
- Based upon input received the team will make minor refinements to the master plan for confirmation and moment into the design phase.
- OSPORTS will develop an estimate of probable construction costs.
- Based upon the approved master plan, OSPORTS will develop a CAD site plan reflecting the master plan programming and provide it to the civil engineer for their use in the engineering of the site and creating the site plan for the construction document phase.
- OSPORTS will provide the following deliverables as requested by the Village in their RFQ:
  - Creation of and no less than two (2) but no more than three (3) conceptual plans, ultimately resulting in one (1) final concept plan to be approved by Council.
  - Creation of conceptual elevations and perspectives for any possible vertical structures implicit in the Master Plan (i.e., concession buildings, gated entryways, etc.)
  - Establish a Pattern Book to be used for the Sports Park Campus Master Plan review and permitting requirements.

TASK 2 – Design Services

Additional Traffic Analysis (where applicable)

Geotechnical Testing & Recommendations

To better understand the existing soil conditions at site:

- Mobilize to the site with all-terrain drilling equipment.
- Advance Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface within proposed structure areas.
- Advance auger borings to depths of 15 feet below land surface (bls) within the proposed stormwater management facility locations.
- Advance auger borings to depths of 10 feet below land surface (bls) within the pavement, fields, etc.
- Perform visual classification of the soil samples obtained from the soil borings to confirm field classifications.
- Perform soil laboratory classification tests on representative samples, as considered appropriate. These tests may include the percent soil fines passing the No. 200 sieve determinations, natural moisture content determinations, organic content tests, Atterberg Limits tests, and constant head permeability tests.

Environmental Permitting (where applicable)

- State Environmental Resource Permitting, Chapter 62-330, F.A.C.
  - Prepare all necessary documentation and graphics required for submittal of a permit application to SWFMD. This task includes assisting the client with permit application preparation, mitigation plan preparation, conservation easement and mitigation bank coordination (as needed), responses to agency Requests for Additional Information, and attendance at meetings with the regulatory agency as needed.
- Federal Clean Water Act Section 404 Permitting (If required)
  - If a FDEP Section 404 permit is needed, prepare all necessary documentation and graphics required for submittal of a federal Clean Water Act Section 404 permit application. This task includes assisting the client with permit application preparation, mitigation plan preparation, conservation easement and mitigation bank coordination (as needed), responses to agency Requests for Additional Information, and attendance at meetings with the regulatory agency as needed.

- Environmental Permitting Required for Wildlife Removal or Relocation.

Submittal #1 – 30% Construction Documents (CD's)

OSPORTS, working in concert with all its consultants, will produce a 30% Construction Documents (CD's) Package for Owner review and construction. These documents will further define the exterior portions of the project as well as any interior building systems for verification of site and building programs. The documents will include construction details, systems and assembly descriptions. Our team will also prepare a complete definition of the architectural elements and site circulation, as well as elements which meet the local codes, ADA requirements and Permitting requirements.

Building Components deliverables will include:

- Refined building programming and spatial adjacencies
- Preliminary floor/roof plans noting location of:
  - Rooms, doors, corridors, equipment rooms, etc.
- Exterior building elevations
- Supporting preliminary structural, mechanical, electrical, and plumbing narratives and details to support preliminary opinions of probable cost of respective facilities.

Site Components deliverables will include:

- Refined site programming and spatial adjacencies
- Development of the following:
  - Overall site demolition plans
  - Preliminary site and field area layout plans
  - Preliminary site and field area utility plans
  - Preliminary site and field area grading plans
  - Hardscape and site furnishings plans
  - Landscape planting plans; including tree, shrub and ground cover palettes
  - Basis of design layout for park elements
  - Preliminary site and field details
- Supporting narratives to support preliminary opinions of probable cost of respective park locations.

We anticipate having Village review upon the completion of this phase. OSPORTS will lead a page-turn review as necessary.

Submittal #2 - 60% Construction Documents (CD's)

OSPORTS, working in concert with all its consultants, will produce a 60% Construction Documents (CD's) Package for Owner review and construction. These documents will further define the exterior portions of the project as well as any interior building systems for verification of site and building programs. The documents will include construction details, systems and assembly descriptions. Our team will also prepare a complete definition of the architectural elements and site circulation, as well as elements which meet the local codes, ADA requirements and Permitting requirements.

Building Components deliverables will include:

- Develop interior design strategy for any buildings or structures
- Develop detailed code plans.
- Review code plans with the AHJ for interpretations of all applicable codes, rules, and regulations.
- Investigate utility company requirements and interview utility company personnel to review and confirm compliance of all applicable rules and regulations.
- Establish detailed design criteria with client for all program areas.
- Generate design development drawings for the exterior and interior architectural design. Drawings to include:
  - General information sheets
  - Site plan
  - Floor plan
  - Reflected ceiling plan
  - Roof plan
  - Exterior elevations
  - Major interior elevations
  - Building sections
  - Major wall sections
- Supporting preliminary structural, mechanical, electrical, and plumbing narratives and details to support preliminary opinions of probable cost of respective facilities.

Site Components deliverables will include:

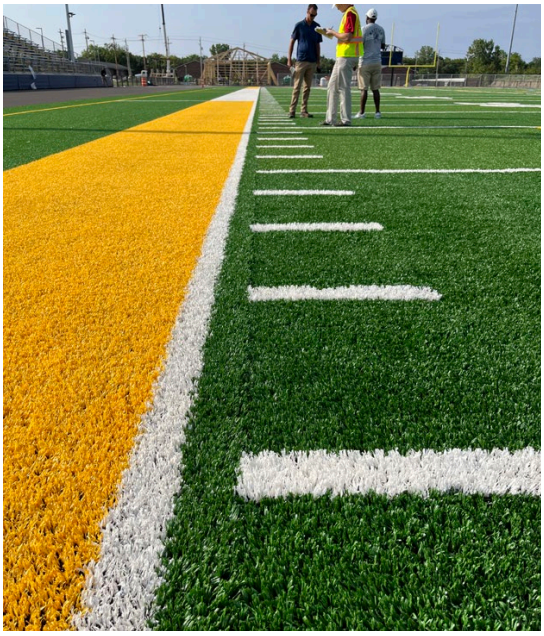
- Refine and advance the following:
  - Overall site demolition plans
  - Preliminary site and field area layout plans
  - Preliminary site and field area utility plans
  - Preliminary site and field area grading plans
  - Hardscape and site furnishings plans and schedules
  - Irrigation mainline plans and details
  - Landscape planting plans; including tree, shrub and ground cover palettes and schedules
  - Basis of design layout for park elements
  - Refine site and field details
- Supporting narratives to support preliminary opinions of probable cost of respective park locations.
- It is anticipated that 60% civil plans will be utilized to start the site development permit process.

We anticipate having Village review upon the completion of this phase. OSPORTS will lead a page-turn review as necessary.

Submittal #3 - 90% Construction Documents (CD's)

OSPORTS, working in concert with all its consultants, will produce a 90% Construction Documents (CD's) Package for Owner review and construction. These documents will further define the exterior portions of the project as well as any interior building systems for permit and construction. The documents will include construction details, systems and assembly descriptions. Our team will also prepare a complete definition of the architectural elements and site circulation, as well as elements which meet the local codes, ADA requirements and Permitting requirements.





Building Components deliverables will include:

- Finalize interior design and finishes.
- Finalize exterior envelope design.
- Finalize all technical specifications.
- Finalize all code plans.
- Finalize load calculations.
- Finalize and provide utility service load letters.
- Generate project manual.
- Generate construction drawings for the exterior and interior architectural design. Drawings to include:
  - General information sheets
  - Site plan
  - Floor plan
  - Reflected ceiling plan
  - Roof plan
  - Exterior elevations
  - Interior elevations
  - Building sections
  - Wall sections
  - Details
  - Finish/door/window schedules
- Generate construction drawings for all building engineering systems. Drawings to include:
  - General information sheets
  - Site plans
  - Floor plans
  - Lighting plans
  - Elevations
  - Details
  - One-line diagrams
  - Equipment/system schedules

Site Components deliverables will include:

- Finalize the following:
  - Overall site demolition plans
  - Site horizontal and vertical control plans
  - Site and field area layout plans
  - Site and field area utility plans
  - Site and field area grading plans
  - Hardscape and site furnishings plans and schedules
  - Irrigation mainline plans and details, including controls, weather sensors, head layout, etc.
  - Landscape planting plans; including tree, shrub and ground cover palettes and schedules
  - Finalize design layout for park elements
  - Finalize site related details and specifications

Permitting Submittals and Related Assumptions

- Prepare site development plans. Documents levels including:
  - Regulatory agency cover sheet.
  - Demolition plan.
  - Stormwater pollution prevention plan/notes.
  - Site/horizontal control site plan.
  - Grading/drainage site plan.
  - Utility site plan including a lift station(s).
  - Site improvement details and specifications.
  - Offsite improvement plans.
- Offsite improvements are assumed to consist of potentially water, wastewater, reclaimed water and sidewalk connections. It is assumed that the facility will need a new access point from Williams Road.

Submittal #4 - 100% Construction Documents (CD's)

OSPORTS, working in concert with all its consultants, will finalize all plans and specifications in 100% Construction Documents (CD's) Package for Owner review and construction activities. The 100% Construction Documents package will incorporate and respond to any final and relevant AHJ review comments, as well as align with necessary budget adjustments as determined by the Village.

TASK 3 – Bidding, Construction Administration and Post Construction (not included in the RFQ, however, identified below for reference if the Village decides to move forward)

Bidding Support (TBD)

- OSPORTS will perform contractor outreach to promote a competitive pricing effort
- OSPORTS will support the Village during the solicitation/ award phase included and not limited to the following:
  - Provide signed and sealed construction drawings and Technical Specifications to accompany the Village's "front-end" Contract Documents;
  - Participate in a Pre-bid conference
  - Respond to Technical Questions from Contractors

Construction Administration (TBD)

OSPORTS anticipates the following construction administration scope of work:

1. Attend one pre-construction kickoff meeting.
2. Review any submittals/shop drawings and respond to RFI's throughout construction activities.
3. Attend a bi-weekly virtual OAC meeting to review progress on all four parks.
4. Make visits to the site to align with construction milestones as requested by the Owner. After each site visit, a field observation report will be developed to note compliance with project plans and specifications.
5. Upon substantial completion, perform a final walkthrough of the site and develop a final punch list per park.

Post Construction Administration Phase (TBD)

Post all Construction Administration services, OSPORTS will represent the Village in the close out process. This process covers representation to the Village for Punch List Administration, Certification of Substantial and Final Completion.

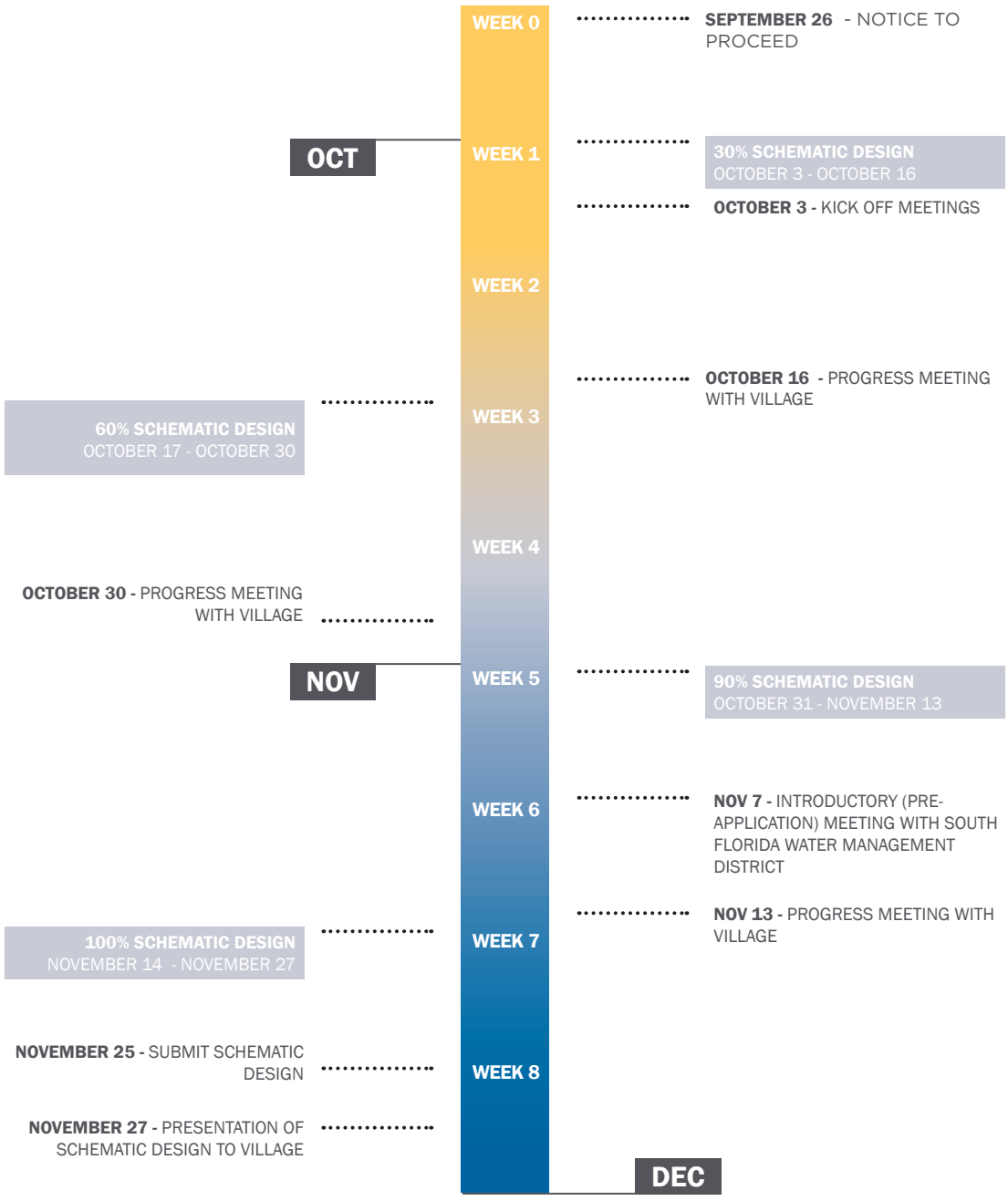
Schedule and Cost Control

The project schedule is included on the following page. The OSPORTS team has the capacity to begin work immediately and meet the anticipated deadlines identified in the RFQ.



Existing Site Conditions

Project Schedule



** Our team will review the schematic design schedule and provide further recommendations at the progress meetings. The Village of Estero may consider extending the schematic design schedule to enable wider or more detailed program, schedule, and budget analysis.*

Distribution of Tasks and Capacity to Perform the Work

OSPORTS, RVI and RWA have agreed to team on this project and have the full capacity to conduct the work. Below we identify the team assignment of work for the project.

- Jon Ziegan will serve as Project Manager
- The OSPORTS team in the proposal will lead all athletic field and architectural work
- RVI will support with local knowledge and Landscape design, Wayfinding and Signage and planning and public engagement support
- RWA will support for local civil engineering and SWFWMD activities
- Osborn Engineering will lead the following engineering disciplines
  - Lead Structural Engineering Team Member
  - Lead Mechanical/Plumbing Engineering Team Member
  - Lead Electrical Engineering Team Member

Per the categories as identified in the RFQ, we offer the following:

- Lead firms
  - Architect of Record – OSPORTS
  - Architectural Design including Sports Facilities - OSPORTS
  - Interior Design – OSPORTS
  - Demolition Bid Documents for existing fields and exterior buildings – OSPORTS
  - Presentation drawings for Owner's use including 3D modeling like "Sketch-up" – OSPORTS
  - Landscape Design (Hard Scape and Planting) -RVI
  - Civil Engineering – RWA
  - Structural Engineering – Osborn Engineering
  - HVAC Engineering – Osborn Engineering
  - Plumbing Engineering – Osborn Engineering
  - Fire Protection Engineering – Osborn Engineering
  - Electrical engineering – Osborn Engineering
- Remaining engineering and specialty design consultants
  - Playing Field Design - OSPORTS
  - Vertical Transportation – TBD (if necessary)
  - ADA Design, Life Safety & Code Analysis (third party consultant required)
  - Acoustical Design – Osborn Engineering
  - Wayfinding and Signage Design - RVI
  - Building Information Modeling (BIM) for all phases of Design - OSPORTS
  - Lighting Design - OSPORTS
  - Food Services and Concessions Design – TBD (if necessary)
  - Merchandising and Retail Design- TBD (if necessary)
  - Security System Design including, Access Control, Intrusion Detection, CCTV – Osborn Engineering
  - Sound System Design - – Osborn Engineering
  - Video Display Design, including Scoreboard(s), Ribbon Board(s) Exterior Marquee and Advertising Displays – TBD (if necessary)
  - Broadcasting System Design, including Television, Radio and In-House Systems Converged Network, Structured cabling High Density Wi-Fi, etc. – Osborn Engineering Furniture, Fixtures & Equipment – TBD (if necessary)

OSPORTS suggests that the best method for cost control includes:

- Develop a clear SOW
- Allow for good planning, design and construction process.
- Hire a team qualified to conduct the work
- Work collaboratively as a team to establish reasonable budgets for the program desired and then develop market based approaches to complete the work.

While this has been difficult to do in post Covid market conditions especially in Florida, OSPORTS has several projects in progress and can share historical cost and market conditions for similar athletic field and park projects.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/31/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lauren Haney
The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114	PHONE (A/C, No, Ext): 216-487-3169 FAX (A/C, No): 216-839-2815 E-MAIL ADDRESS: lhaney@oswaldcompanies.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Valley Forge Insurance Co.	20508
INSURER B : National Fire Insurance Co of Hartford	20478
INSURER C : Continental Casualty Company	20443
INSURER D : Transportation Insurance Co.	20494
INSURER E :	
INSURER F :	

INSURED
The Osborn Engineering Co.
1111 Superior Ave. East, Suite 2100
Cleveland OH 44114-1503

COVERAGES **CERTIFICATE NUMBER:** 1085569965 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Al Primary & X Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	B 7013583267	11/1/2023	11/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	BUA 7011801436	11/1/2023	11/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	Y	Y	B 7013583432	11/1/2023	11/1/2024	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC 7 12527007	11/1/2023	11/1/2024	X PER STATUTE X OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	Ohio Stop Gap $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER

Specimen
For Purposes of Evidencing
Coverage Only -- -------

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Steven Galica

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
19689 7th Ave NE, Ste 183 PMB #369
Poulsbo WA 98370

License#: 6003745

CONTACT NAME: Allison Barga
PHONE (A/C, No, Ext): 360-626-2007 **FAX (A/C, No):** 360-626-2007
E-MAIL ADDRESS: Allison.Barga@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hudson Insurance Company	25054
INSURER B : Scottsdale Insurance Company	41297
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
The Osborn Engineering Company
1111 Superior Avenue, Suite 2100
Cleveland OH 44114

OSBOENG-01

COVERAGES **CERTIFICATE NUMBER:** 889272136 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab; Claims Made		Y	PRB0619117557	11/1/2023	11/1/2024	5,000,000 Per Claim	5,000,000 Agg.
B	Retro Date: Full Prior Acts Prof Excess Liab; Claims Made			PZH0000005	11/1/2023	11/1/2024	5,000,000 Per Claim	5,000,000 Agg.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured Status is not available on Professional Liability Policy.
Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract.

CERTIFICATE HOLDER

Specimen
For Purposes of Evidencing
Coverage Only OH 44114

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

The Osborn Engineering Company

2 Business name/disregarded entity name, if different from above

Print or type. See Specific Instructions on page 3.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1111 Superior Avenue, Suite 2100

Requester's name and address (optional)

6 City, state, and ZIP code

Cleveland, OH 44114

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	4	–	0	4	4	5	0	3	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Julie Shorwood Date ▶ 1/4/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

FORM 3: LOBBYING AFFIDAVIT

STATE OF ____Ohio _____
COUNTY OF ____Cuyahoga____

_____Scott Vura_____**being first duly sworn, deposes and says that he or she is the (sole owner) (general partner) (joint venture partner) (president) (secretary) or (authorized representative) (circle one) of** _____
The Osborn Engineering Company_____ **(Bidder), maker of the attached bid and that neither the Bidder nor its agents have lobbied to obtain an award of the Agreement required by this Invitation to Bid from the Village of Estero, Council Members or employees of the Village, individually or collectively, regarding this ITB.**

AFFIANT

Notary Public
STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was signed and acknowledged before me this 31st **day of** July, **20**24**, by** Scott A. Vura
by means of ☑ physical presence or ☐ online notarization who produced the following as identification _____ **(type of identification) or is personally known to me.**

My Commission Expires May 3, 2028 **[stamp or seal]**

JULIE SHERWOOD
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2018-RE-721589
My Commission Expires May 3, 2028

Julie Sherwood
[Signature of Notary Public]
Julie Sherwood
[Typed or printed name]

NOTE: THIS FORM MUST BE COMPLETED AND SUBMITTED BY ALL BIDDERS AND, IN THE CASE OF A JOINT VENTURE, FROM EACH PARTNER

FORM 7: NON-COLLUSION AFFIDAVIT

STATE OF Ohio

COUNTY Cuyahoga

Scott Vura, being duly sworn, deposes and says that:

(1) He/she is Executive Vice President & CFO (Title) of The Osborn Engineering Company (Firm/Company), the Proposer that has submitted the attached Proposal.

(2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal.

(3) Such Proposal is genuine and is not a collusive or sham Proposal.

(4) Neither the said Proposer nor any of its officers, partners, owners, agent representatives, employees or parties in interest including this affiant, has in any way, colluded, conspired, or agreed, directly or indirectly, with any other Proposer, firm or person, to submit a collusive or sham Proposal in connection with the Agreement for which the attached Proposal has been submitted or to refrain from proposing in connection with such Agreement, or has in any manner, directly or indirectly, sought by Agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance or unlawful Agreement any advantage against the Village or any person interested in the proposed Agreement.

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, or unlawful Agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties of interest, including affiant.

(Signed) _____

Executive Vice President & CFO
(Title)

STATE OF ~~FLORIDA~~ Ohio
COUNTY OF ~~LEE~~ Cuyahoga

The foregoing instrument was acknowledged before me this 31st of July by Scott A. Vura, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

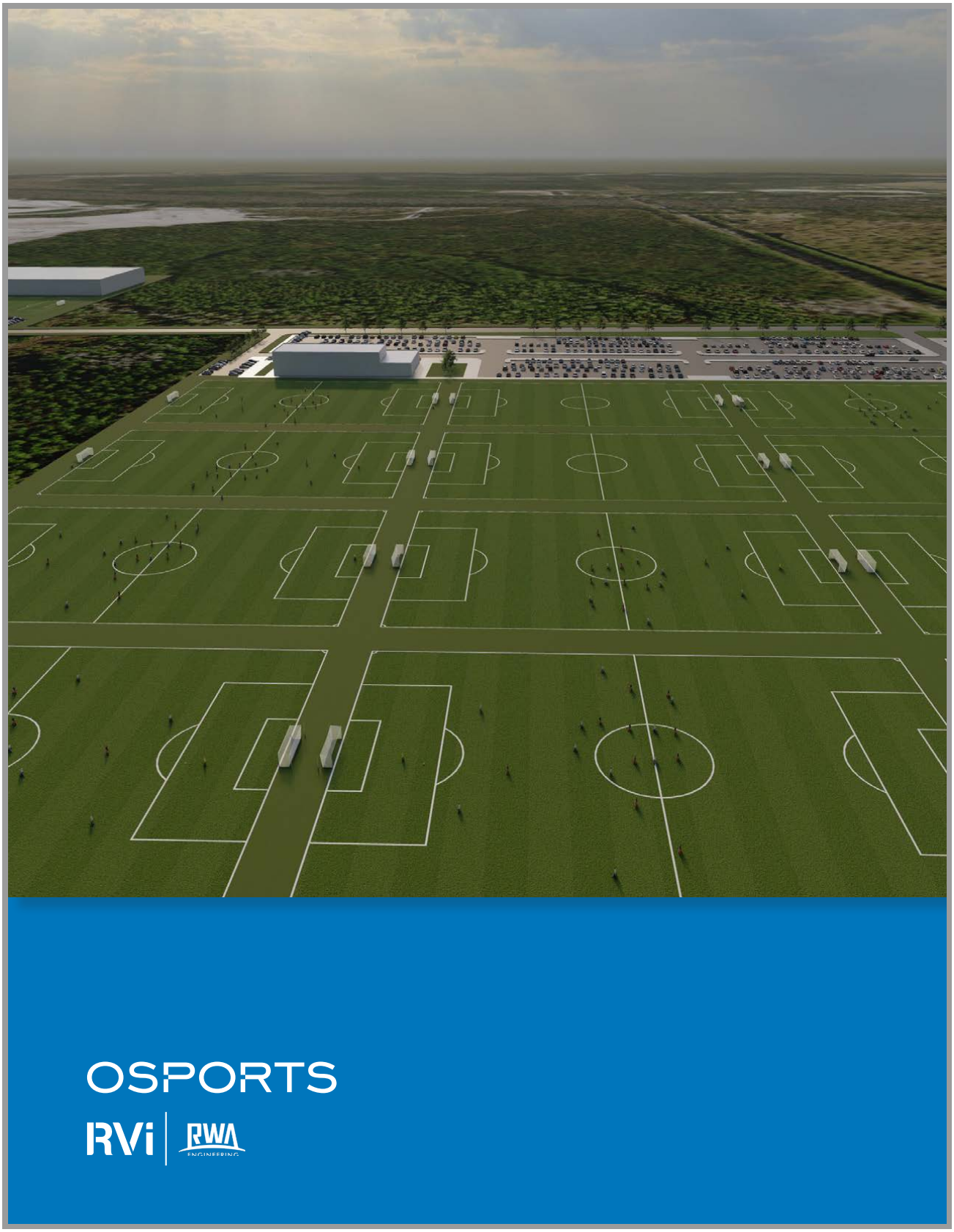
Julie Sherwood (Signature of Notary Public)

Julie Sherwood (Name of Notary, typed, printed or stamped)

2018-RE-721589 (Serial Number)

(Notary's Seal)

JULIE SHERWOOD
NOTARY PUBLIC • STATE OF OHIO
Comm. No. 2018-RE-721589
My Commission Expires May 3, 2023


OSPORTS
RVi
RWA
ENGINEERING

RFQ 100424 Design Services Sports Park Campus Round 2 9/4/2024

VENDOR	Qualifications Ranking				Avg Total Points	Final Ranking
	Team Ranking Score (average of individual's ranking	Team Ranking Score (average of individual's ranking	Team Ranking Score (average of individual's ranking	Team Ranking Score (average of individual's ranking		
Harvard Jolly, Inc. dba, Harvard Jolly/PBK	2.0				2.00	2
Perez Planning + Design, LLC	1.0				1.00	1
Saltz Michelson Architects, Inc.						
The Osborn Engineering Company dba OSPORTS Tampa	3.0				3.00	3

David Willems Ranking

Harvard Jolly, Inc. dba, Harvard Jolly/PBK	2
Perez Planning + Design, LLC	1
Saltz Michelson Architects, Inc.	
The Osborn Engineering Company dba OSPORTS Tampa	3

Kevin Greenville Ranking

Harvard Jolly, Inc. dba, Harvard Jolly/PBK	2
Perez Planning + Design, LLC	1
Saltz Michelson Architects, Inc.	
The Osborn Engineering Company dba OSPORTS Tampa	3

Steve Sarkozy Ranking

Harvard Jolly, Inc. dba, Harvard Jolly/PBK	2
Perez Planning + Design, LLC	1
Saltz Michelson Architects, Inc.	
The Osborn Engineering Company dba OSPORTS Tampa	3

Procurement Manager

Witness

9/4/2024

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Village of Estero & Lee County Utilities Interlocal Agreement for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement

Motion to approve the Interlocal Agreement Between the Village of Estero and Lee County Utilities (LCU) for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement.

Authorize the Village Manager to sign the Interlocal Agreement for the Village and submit it to Lee County for final approval and recording.

Background:

The Village of Estero is working to extend water and sewer to eliminate existing private sewage treatment plants and septic systems. The goal of the program is to improve surface and groundwater quality and connect these systems to the public sanitary sewer collection system operated by Lee County Utilities (LCU).

Description:

Where proposed utilities are located on private property, The Village will need to obtain utility easements for LCU. These easements will allow the improvements that are built on the property to be owned, operated and maintained by LCU after the project is completed.

The standard LCU utility easements allow LCU to use the easements, but they do not allow the Village to use the easements.

The proposed Interlocal Agreement has been developed to establish a means for the Village and LCU to mutually agree upon LCU cost reimbursements to the Village for expenses incurred to construct and/or relocate LCU infrastructure when determined necessary by the Village or when requested by LCU. The Interlocal Agreement also grants authorization for the Village to work within LCU easements as a part of the construction and/or relocation of existing or new LCU infrastructure.

Action Requested:

Motion to approve the Interlocal Agreement Between the Village of Estero and Lee County Utilities (LCU) for Relocation and/or Replacement of LCU Infrastructure Cost Reimbursement.

Authorize the Village Manager to sign the Interlocal Agreement for the Village and submit it to Lee County for final approval and recording.

Financial Impacts:

There are no financial impacts directly attributable to approval of this Interlocal Agreement. The implementation of future construction projects approved by Village Council will have financial impacts that will be presented to Village Council at that time.

Prepared by: Robert Wiley, Project Manager

Attachments:

1. Interlocal Agreement

INTERLOCAL AGREEMENT BETWEEN
VILLAGE OF ESTERO AND LEE COUNTY UTILITIES
FOR RELOCATION AND / OR REPLACEMENT OF LCU INFRASTRUCTURE
COST REIMBURSEMENT

This Interlocal Agreement has been entered into on _____, 2024, by and between the Lee County Board of County Commissioners, a Charter County, (hereinafter referred to as County), and the Village of Estero, a Florida municipal corporation, acting by and through its Village Council (hereinafter referred to as Village), collectively "The Parties".

Recitals

WHEREAS, Florida Statutes § 163.01, the Florida Interlocal Cooperation Act of 1969 (the Act), was enacted to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and,

WHEREAS, the Act provides that a Florida public agency "may exercise jointly with any other public agency of the state, of any other state, or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately", and that such joint exercises of power "shall be made by contract in the form of an interlocal agreement"; and,

WHEREAS, the Village has identified that County owned and maintained water, wastewater, and reuse infrastructure (herein referred to as LCU Infrastructure) may be in conflict with the Village's improvement projects located within the corporation limits of the Village; and

WHEREAS, the County may desire to replace certain aging LCU infrastructure at the same time as the Village improvements are under construction; and

WHEREAS, the Village and the County wish to coordinate the relocation or replacement of LCU infrastructure in the affected areas; and

WHEREAS, it is the intent of the Parties that the County will fund the

replacement or relocation of LCU infrastructure and connections made necessary by the Village's public works improvements; and

WHEREAS, the Village may desire to construct new LCU infrastructure within existing or new Lee County utility easements as a part of the Village's septic to sewer projects; and

WHEREAS, the Parties mutually desire to enter into an Agreement that identifies their respective responsibilities and obligations related to the LCU infrastructure located within the Village's corporation limits; and

WHEREAS, the Village will assume all initial financial responsibility and by way of a County Project Authorization (CPA), the Village and County will agree to a not-to-exceed reimbursable amount per project; and

WHEREAS, the County will reimburse the Village all actual reasonable costs associated with the relocation and / or replacement of LCU infrastructure; and

WHEREAS, the Village will assume all financial responsibility for actual costs associated with the construction of new (not relocation and/or replacement) LCU infrastructure and will turn it over to LCU for acceptance upon completion of construction and inspection; and

WHEREAS, the County authorizes the Village to perform LCU infrastructure work within existing or new Lee County utility easements.

Now therefore, in consideration of the mutual covenants, terms, and provisions herein the Parties agree as follows:

1. Recitals. The Recitals set forth above are incorporated into this Agreement as findings of fact.

2. Purpose. The purpose of this Agreement is to outline the respective rights and responsibilities of the County and Village relative to the replacement, relocation, and / or new construction of LCU infrastructure within the corporation limits of the Village.

3. Projects. The geographic area covered by this Agreement is defined by the map attached hereto as Exhibit A. Each CPA, Exhibit B, or County Project Modification (CPM), Exhibit C, will outline the specific project

details, including but not limited to estimated project costs and the project area, which must be within the Village's corporation limits in which LCU infrastructure is impacted.

4. Project Management. The Village will legally Procure vendor(s) that shall design, construct, and may provide Engineering oversite (where necessary) for the Village's projects, and if the County's infrastructure must be relocated or replaced, the Village will collaborate with the County to relocate or replace said LCU infrastructure. The Village shall serve as the project manager with the primary responsibility for permitting, procurement, management and engineering supervision of the contractor and construction work within the project area.

5. Design Standards. The Parties agree that the design, construction, and Engineering oversite of the relocation or replacement of LCU infrastructure, also referred to as Construction Engineering Inspection (CEI) services, shall be performed in compliance with the Lee County Utilities Design Manual. The County's designated project manager will participate in all phases of each project to the extent provided in this Agreement. In addition, County Utilities' staff will have the opportunity to review the design plans at design intervals established by the Village's contracts and prior to construction. At each interval, the County will have 21 calendar days from receipt to provide comment.

6. Cooperation in Management and Oversight. County agrees to cooperate and provide staff assistance and oversight upon the request of the Village as well as cooperate as necessary in the management and oversight of authorized projects. The County will have unrestricted access to construction sites to inspect construction progress and accomplish any required maintenance of existing infrastructure.

7. Scheduling of Improvements. The Village agrees to be responsible for scheduling the County infrastructure relocation, replacement, or new construction in a coordinated manner with the Village's proposed construction project.

8. Contract Costs. The County agrees to fund the reasonable associated cost of the LCU infrastructure replacement or relocation as desired or made necessary by the Village's improvement project(s). The reasonable costs should be related to required relocations or new facilities due to functional improvements and / or mutually agreed upon

by both parties. The Village's contract(s) will provide not-to-exceed (NTE) line items for each phase, with the ability to revise costs based upon mutually agreeable change order(s) documents if necessary. The County's allocated funds, including any amount established by County as contingency, will be reimbursed to the Village as agreed upon, with no more than one (1) reimbursement pay application packet submitted monthly. The County will only reimburse actual agreed upon costs. Reimbursement will be issued based upon verified engineering invoices and progress summaries provided to the County. Payment for permitting fees for the replacement or relocation of LCU infrastructure will be the responsibility of the County.

9. Changes in Scope. The Village agrees to furnish the County with copies of all proposed changes in scope pertaining to and affecting LCU infrastructure within the project area. The County agrees to review and respond to the Village within 21 calendar days after receiving, in writing, the proposed change in scope. If a proposed change in scope results in the need for additional funds, the funds will be reimbursed using the contingency funds established within the NTE amount, upon County staff authorization. If the proposed change in scope exceeds the contingency within the NTE amount or contingency was not included within the NTE amount, additional time will be necessary to obtain Lee County Board of County Commissioners' review and approval. When time permits, the Parties agree to meet and discuss alternatives to the proposed changes in scope. The Parties agree that the County must approve/authorize changes directly pertaining to the County's infrastructure improvements prior to the commencement of work contemplated by the change.

10. Verification of Design and Permitting Costs. Design and permitting costs eligible for reimbursement by County include, but are not limited to, engineering, surveys, permit fees, permit and compliance with all regulatory agencies having jurisdiction over the replacement or relocation of LCU infrastructure, and compliance with the permitting requirements of the Village (if required). Costs must be verified by a licensed engineer and approved by LCU prior to payment. All general conditions, mobilization, CEI services and other costs associated with projects that are not associated with specific line items for LCU infrastructure and are considered shared costs will be assigned as a percentage of the total actual project construction costs. Each project shall complete a comprehensive true-up at project

completion.

11. Ownership of LCU Infrastructure. Upon completion and acceptance of the work, the County agrees to take title to, own, maintain and control LCU infrastructure improvements within the rights-of-way and/or utility easements, where applicable. The Village will furnish to the County, in a form acceptable to the County, record drawings of the LCU infrastructure.

12. Dispute Resolution. As a condition precedent to termination of this Agreement by a Party or to either Party filing suit for breach of this Agreement, the Party terminating or filing suit must first notify the other Party in writing of the nature of the dispute and seek in good faith to resolve the dispute through negotiation. If the Parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute resolution with a qualified third party who is acceptable to both Parties. The Parties will each pay fifty percent (50%) of all costs for the services provided by such third party as such costs are incurred. The existence of a dispute will not excuse the Parties from performance pursuant to this Agreement. This remedy will be supplemental to other remedies available by law.

13. Applicable Law. This Interlocal Agreement will be construed in accordance with the Laws of the State of Florida. Venue for actions under this Agreement is in Lee County. The prevailing party will be entitled to recover attorney's fees and costs in any litigation arising hereunder.

14. No Joint Liability. The Parties agree that this Agreement will not be interpreted to establish joint liability among the Parties acting pursuant to the terms of the Agreement. Each party agrees to be responsible for and bear its own costs in defending claims or litigation arising out of this Agreement. Nothing in this Agreement will be construed or intended to waive the protections of sovereign immunity.

15. Notices. Notices or demands under this Interlocal Agreement will be deemed given by the noticing Party and received by the noticed party:
    - Upon hand delivery to the noticed party at the address provided below; or
    - Electronic notification to the LCU Project Manager identified on each CPA, who will obtain Director approval; or

- Three days after deposit of the notice with the United States Mail, certified mail, returned receipt requested, properly addressed to the noticed party at the addresses provided below:

As to the County:
Lee County Attorney
Lee County Attorney's Office
2115 Second Street, 6th Floor, PO Box
398 Fort Myers, FL 33902-0398
With a copy to:
Director, Lee County Department of Utilities
1500 Monroe Street, 3rd Floor
Fort Myers, FL 33901
As to Village:
Village Manager
9401 Corkscrew Palms Circle
Estero, FL 33928
With a copy to:
Village Attorney
9401 Corkscrew Palms Circle
Estero. FL 33928

16. Termination. In recognition of certain industry standard uncertainties inherent in projects and the estimated cost projections herein, this Agreement may be terminated upon the mutual consent of all parties, should satisfactory project completion become unfeasible due to the need for increased additional funding for reasons which are unavoidable through the exercise of due diligence and beyond the lawful control of the parties. Prior to termination, the parties agree to coordinate with and discuss between themselves and make a good faith effort to reasonably resolve the outstanding funding and completion issues.

In the event of termination pursuant to the paragraph above, County will fully compensate Village for all authorized and accepted work performed through the termination date.

17. Entire Agreement, Modification. This Agreement including all its exhibits, constitutes the entire Agreement between the Parties. Modifications to

this Agreement will be accomplished by documents entitled County Project Authorization (CPA) and / or County Project Modification (CPM) and must be executed in accordance with the LCU Procurement Policy.

18. Effective Date. This Agreement will be effective following filing the fully executed Agreement with the Lee County Clerk of Court in accordance with Section 163.01(11), F.S.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Mike Greenwell, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
County Attorney's Office

VILLAGE OF ESTERO

BY: _____
Steve Sarkozy, Village Manager

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Approval of Ordinance No. 2024-10 regarding approval path for Village projects

Motion to adopt Ordinance No. 2024-10

Background:

The Village from time to time acquires ownership or long-term control over lands within the Village's boundaries and may, from time to time, determine that the development of such lands for recreational, public works, public safety, economic development, environmental protection, stormwater management, or similar public purposes is in the Village's best interests.

Such initial decisions are made by the Village Council. Currently, once the Village Council approves the development of Village owned or controlled land (either directly by the Village or under a public-private partnership), the Village would be required to comply with the procedural review and approval steps set forth in the Land Development Code. These steps are in place to ensure that private developers develop their properties according to Estero's exacting community standards.

As to projects the Village is, itself, developing, the Village staff will already know and be bound to apply the Village's standards, as refined by the Council when the Council initially approves of any given Village development proposal. Therefore, expediting such development projects such that the community benefits to be gained by them is in the Village's best interests.

The amendments to the Village's Land Development Code set forth in the proposed Ordinance achieve an appropriate balance between ensuring the goals and objectives of the Village's Comprehensive Plan and LDC are achieved, while eliminating the costs and logistical constraints associated with standard development approval procedures.

Action Requested:

Motion to adopt Ordinance No. 2024-10

Process and Timeline:

If the Ordinance is adopted by Council, the Village Manager will work with the Community Development Department to implement its provisions in the manner that insures the Village's development standards are adhered to while expediting the approval process for Village projects.

Financial Impact:

The Ordinance is not expected to have a significant financial impact on the Village.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2024-10

ORDINANCE NO. 2024 - 10

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING § 1-402 AND § 2-303 OF THE VILLAGE LAND DEVELOPMENT CODE REGARDING DEVELOPMENT OF VILLAGE OWNED OR CONTROLLED PARCELS; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Village of Estero (the Village) from time to time acquires ownership or long-term control over lands within the Village's boundaries; and

WHEREAS, the Village may, from time to time, determine that the development of such lands for recreational, public works, public safety, economic development, environmental protection, stormwater management, or similar public purposes is in the Village's best interests; and

WHEREAS, once the Village Council approves the development of Village owned or controlled land, either directly by the Village or under a public-private partnership arrangement, the Village Council finds that expediting such development projects is in the Village's best interests; and

WHEREAS, the amendments to the Village's Land Development Code (LDC) set forth herein achieve an appropriate balance between ensuring the goals and objectives of the Village's Comprehensive Plan and LDC are achieved while eliminating the cost and logistical constraints associated with standard development approval procedures; and

WHEREAS, the provisions in this Ordinance are in the best interests of the Village and its residents and business community.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Section 1-402 of the Village Land Development Code is hereby amended as follows:

1-402. - Application to Governmental Units.

A. Except as to the alternative approval provisions provided for in § 2-303(C), the provisions of this LDC apply to development by the Village or its departments, and to land owned by the Village.

B. To the extent allowed by law, the provisions of this LDC also apply to development by any county, the State of Florida or its agencies, and the federal government or its agencies or departments.

Section 2. Section 2-303 of the Village Land Development Code is hereby amended as follows:

2-303. - Community Development Director (Director).

A. **General**. The Village Council has established the Community Development Department as the Village department responsible for the planning functions of the Village, and for administering this LDC. The Community Development Director (Director) serves as the head of the Community Development Department and serves at the direction of the Village Manager.

B. **Powers and Duties Under LDC**. The Community Development Department, through the Director, has the following general powers and duties under this LDC:

1. To make decisions on the following:

   A. Limited development orders and amendments (Sec. 2-502.B, Limited Development Order);

   B. Minor changes to development orders (Sec. 2-502.A, Development Order);

   C. Certificates of concurrency (Sec. 2-503, Certificate of Concurrency);

   D. Sign permits (except for monument signs) (Sec. 2-505.B, Monument Sign Permit);

   E. Temporary use permits (Sec. 2-505.C, Temporary Use Permit);

   F. Tree removal/vegetation permits (Sec. 2-505.D, Tree Removal/Vegetation Permit);

   G. Administrative deviations (Sec. 2-506.C.2, Administrative Deviation);

   H. Administrative interpretations (Sec. 2-507, Administrative Interpretation); and

   I. Other administrative permits (Sec. 2-508, Other Administrative Permits).

2. To compile and maintain an Administrative Manual;

3. To conduct pre-application conferences in accordance with Sec. 2-402, Pre-application Conference;

4. To conduct public information meetings (Sec. 2-401, Public Information Meeting);

5. To prepare a staff report to the Village Council or PZDB, as applicable, for the following applications for development permit:

   A. Comprehensive plan amendments (Sec. 2-501.A, Comprehensive Plan Amendments);

   B. LDC Text amendments (Sec. 2-501.B, LDC Text Amendments);

   C. Rezonings (zoning map amendments) (Sec. 2-501.C, Rezoning (Zoning Map Amendment));

   D. Planned developments and amendments (Sec. 2-501.D, Planned Development;

   E. Special exceptions (as part of a map amendment) (Sec. 2-501.E, Special Exception);

   F. Plats (Sec. 2-502.C, Plat Review);

   G. Vacation of easements, rights-of-way, or plats (Sec. 2-502.D, Vacation of Easement, Right-of-Way, or Plat);

   H. Vested rights (Sec. 2-506.E, Vested Rights);

   I. Final plan approvals (Sec. 2-501.F, Final Plan Approval);

   J. Bar special permits (Sec. 2-501.G, Bar Special Permit);

   K. Development orders (Sec. 2-502.A, Development Order);

   L. Certificates of appropriateness (Sec. 2-504, Historic Preservation Certificate of Appropriateness);

   M. Floodplain variances (Sec. 2-506.B, Flood Variance);

   N. Zoning variances (Sec. 2-506.A, Zoning Variance);

   O. Deviations (Sec. 2-506.C.1, Deviation);

6. To serve as professional staff liaison to the Village Council, the Planning Zoning and Design Board, and to provide technical assistance, as needed;

7. To enforce this LDC in accordance with adopted code enforcement procedures (Ordinance 2015-14); and

8. To provide such assistance in the conduct of the Village land development regulations and planning programs as directed by the Village Manager.

C. **Village Development Projects**. Unless a different approval method is required by state law, notwithstanding § 2-301 and § 2-302 of this code, the community development director is authorized to grant special exceptions, zoning variances, flood variances, planned development minor amendments, certificates of appropriateness, development orders, monument sign permits, permits to alter the exterior of commercial and multifamily buildings, and final plan approvals for any village development project. For purposes of this subsection, the term village development project shall mean any application to develop or redevelop any parcel of land within the village which is parcel is either owned or controlled by the village under a lease the term of which is at least twenty years, and where the development project has first been approved by the village council and is to be performed by the village directly, or through a public-private partnership where the parcel is, at the time of application, owned or controlled by the village.

Section 3. For purposes of codification of any existing section of the Estero Village Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. 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 5. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Sections 1 and 2 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. 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 7. 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 ___ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ___ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Approval of Ordinance No. 2024-12 regarding Village Property Security and Trespass Policies

Motion to approve Ordinance No. 2024-12

Background:

The Village owns or controls various lands and structures to allow the Village to perform the functions of a municipality, including providing cultural, entertainment and recreational spaces, transportation and utilities infrastructure, and the general administration of government functions. These lands and structures will, by virtue of their designated purposes, afford varying levels of access to members of the public, and varying rights as to how the public may use or conduct themselves on or in such lands and structures.

Florida's trespass statutes provide that if persons are sufficiently warned about being on land or in a structure where they are not permitted to be, they may be arrested for trespassing. However, as a municipal government, the Village does maintain certain lands and building areas which, due to their functions, are open during designated times and days to the public. The Village desires with the adoption of this Ordinance to put in place more specific rules related to the safety and security of its no or limited access lands and building areas, while also ensuring the constitutional rights of citizens is protected.

The Ordinance also seeks to prohibit a growing phenomenon occurring in public buildings relating to public employees being forcibly recorded in restricted work areas by citizens who act in disruptive ways to obtain footage to post on social media outlets. The Ordinance affirms that Village workplaces exist to accomplish the business of the Village, and the Village should make attempts to exercise control over access to access-restricted Village workplaces in order to avoid interruptions to the performance of the duties of its employees.

Action Requested:

Motion to approve Ordinance No. 2024-12

Process and Timeline:

If the Ordinance is adopted by Council, the Village Manager will work with the Village Attorney and other relevant Village staff members and contractors to ensure the Ordinance's provisions are implemented, and the staff are appropriately educated on the new rules and procedures.

Financial Impact:

The Ordinance may require some incremental investment in building interior signage or security equipment, but no new costs of significance are expected.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2024-12

ORDINANCE NO. 2024 - 12

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, CREATING ARTICLE II OF CHAPTER 2 OF THE VILLAGE CODE REGARDING SECURITY OF AND TRESPASSES FROM VILLAGE PROPERTIES AND FACILITIES; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

Findings Related to Trespassing on Village Property

WHEREAS, the Village owns or controls various lands and structures to allow the Village to perform the functions of a municipality, including providing cultural, entertainment and recreational spaces, transportation and utilities infrastructure, and the general administration of government functions; and

WHEREAS, these lands and structures will, by virtue of their designated purposes, afford varying levels of access to members of the public, and varying rights as to how the public may use or conduct themselves on or in such lands and structures; and

WHEREAS, Florida Statutes § 810.08 (trespass in structure) provides that whoever, without being authorized, licensed, or invited, willfully enters or remains in any structure or, having been authorized, licensed, or invited, is warned by the owner or lessee of the premises, or by a person authorized by the owner or lessee, to depart and refuses to do so, commits the crime of trespass in a structure; and

WHEREAS, Florida Statutes § 810.09 (trespass on property other than structure) provides that a person who, without being authorized, licensed, or invited, willfully enters upon or remains in any property other than a structure as to which notice against entering or remaining is given, either by actual communication to the offender or by posting, fencing, or cultivation, commits the crime of trespass on property; and

WHEREAS, the Village recognizes that, as a general rule, citizens have a constitutionally protected liberty interest to be in parks or on other municipal lands of their choosing that are open to the public generally, *City of Chicago v. Morales*, 527 U.S. 41, 119 S.Ct. 1849, 1858, 144 L.Ed.2d 67 (1999), but a person may forfeit this liberty right by trespass or other violation of law, *Church v. City of Huntsville*, 30 F.3d 1332, 1345 (11th Cir. 1994); and

WHEREAS, "the First Amendment does not guarantee access to property just because it is owned by the government", *Bloedorn v. Grube*, 631 F.3d 1218, 1230 (11th Cir. 2011); and

WHEREAS, "[t]he Government, like any private landowner, may preserve the property under its control for the use to which it is lawfully dedicated", *Sentinel Commc'ns Co. v. Watts*, 936 F.2d 1189, 1201 (11th Cir. 1991); and

Findings as to Video Recording in Village Offices

WHEREAS, "[t]he First Amendment protects the right to gather information about what public officials do on public property, and specifically, a right to record matters of public interest" but, like all First Amendment protections, this right is "subject to reasonable time, manner and place restrictions", *Smith v. City of Cumming*, 212 F.3d 1332, 1333 (11th Cir. 2000); and

WHEREAS, likewise, a government "workplace, like any place of employment, exists to accomplish the business of the employer", and "it follows that the Government has the right to exercise control over access to the [government] workplace in order to avoid interruptions to the performance of the duties of its employees", *Cornelius v. NAACP Legal Defense & Educ. Fund, Inc*., 473 U.S. 788, 809, 105 S.Ct. 3439, 87 L.Ed.2d 567 (1985).

WHEREAS, the Village Council finds that the purpose of Village Hall is to conduct legitimate public business of the Village, and that persons who seek to create sound or video recordings of Village employees or contractors performing their duties at Village Hall without the consent of such employees or contractors are disrupting Village business; and

WHEREAS, the Village Council is further aware of a growing phenomenon wherein persons will enter the workplaces of public employees or contractors while video recording and will provoke confrontations which are then posted online, and which have resulted in negative treatment and even threats toward those employees or contractors; and

WHEREAS, the case of *Sheets v. City of Punta Gorda*, 415 F.Supp.3d 1115 (M.D. Fla. 2019) confirms that a municipality has the right to prohibit video and sound recording of municipal employees in workplace settings within municipal business offices without the employees' consent; and

WHEREAS, the restriction on unconsented recording of Village employees or contractors set forth in this Ordinance is viewpoint neutral because it does not target any viewpoint, ideology, or opinion, but instead regulates the conduct of all Village Hall visitors equally without regard to viewpoint, and applies the same to everyone, no matter why they show up at Village Hall with a recording device; and

WHEREAS, the Village Council also acknowledges that the court in *Pinellas County School Bd. v. Suncam, Inc*., 829 So.2d 989 (Fla. 2d DCA 2002) has held that based upon the "spirit, intent, and purpose" of the Florida Sunshine Law, a municipality may not prohibit a citizen from videotaping the meetings of a local government governing board through the use of nondisruptive video recording devices; and

WHEREAS, the Village Council finds that the provisions in this Ordinance are in the best interests of the Village and its residents and business community.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Article II of Chapter 2 (Administration) of the Village Code is hereby created as follows:

ARTICLE II. – SECURITY OF AND TRESPASS FROM VILLAGE PROPERTIES

DIVISION 1. – DESIGNATION OF LANDS AND STRUCTURES

Sec. 2-25. – Purpose of village property and offices.

(a) How buildings, offices, and lands owned or controlled by the village are used, and which persons may gain access to such buildings, offices and lands, is based upon the intended uses and functions of each. For example, certain areas are intended primarily for the use of village employees in the conduct of their business. Other areas may, while primarily intended for the use of village employees in the conduct of their business, from time to time be utilized for the convening of public meetings. Other areas may have limited space which may be open to the public while engaging in legitimate business with village officers or employees. The mere fact that the village owns or controls a building or land does not mean that any person may gain access thereto whenever, and under whatever circumstances, such person may wish.

(b) The village council chambers and conference rooms in the village hall and any current or future village office annexes are hereby declared to be nonpublic forums unless or until a public meeting is convened in such areas pursuant to public notice. All village employee work areas within village hall or office annexes which are designated by appropriate signage as work areas shall be considered as nonpublic forums. Members of the public are prohibited from entering village employee work areas without being escorted by a village officer or employee. All other areas of the village hall and village office annexes are hereby designated as limited public forums and only persons who are present to engage in legitimate public business with village officers or employees shall be authorized. It shall be a violation of this section to be within a nonpublic forum or a limited public forum without authorization.

(c) Any person who engages in conduct that causes disruptions to the work of the village government shall be deemed to no longer be present within the village-owned or controlled property on legitimate public business. Unauthorized persons found by the village to be within a nonpublic forum or a limited public forum and who refuse to leave the premises upon request, shall be considered a trespasser. A responding law enforcement officer may, at the request of the village, issue a trespass warning notice for this conduct.

Sec. 2-26. – Village manager to allocate and designate property and office spaces.

Subject to the village's charter and code, and the direction of the village council, the village manager is authorized to allocate space in buildings and on lands owned or controlled by the village to village officials, staff, and contractors to allow such persons to engage in their various official duties.

Sec. 2-27. – Leases and licenses of village properties by third parties.

From time to time, the village may determine that it is in the village's best interest to grant a lease or license to a private person or entity to make some use of such village property. Examples may include the operation of a concession, or conducting a sports tournament, trade show, or charitable special event. In such cases, where the lease or license grants the right to the lessee or licensee to control the property, including the right to limit access thereto, then such property shall be deemed a non-public forum, and the right of any person to gain access to or to engage in conduct on such property shall be determined by the leassee or licensee.

Sec. 2-28. – Easement and license agreements.

(a) Unless otherwise provided by law, the village manager is authorized to approve and execute easement or license agreements to allow the village to gain access to property not owned or controlled by the village to allow the village to construct, install, repair, replace or maintain infrastructure, landscaping, or other public improvement projects.

(b) Unless otherwise provided by law, the village manager is authorized to approve and execute easement or license agreements to allow other government agencies or third parties to gain access to property owned or controlled by the village to allow such third parties to construct, install, repair, replace or maintain infrastructure, landscaping, or other improvements which the manager or council determines to be in the village's best interests.

(c) If the village manager or village attorney determine that any such easement or license agreement contains terms or conditions which would create an abnormal legal or financial risk to the village, or would require a budget amendment, such agreements shall be brought to the council for review.

DIVISION 2. – SECURITY AND CONTROL OF PROPERTY

Sec. 2-30. – Authority of village manager.

The village manager is authorized to designate the level of access each village official, employee, contractor or member of the public may have to village owned or controlled buildings and lands, and to take all such measures as the manager determines are necessary to ensure access restrictions are effectively implemented. These measures may include, but are not limited to, the installation of signage indicating given buildings, offices, lands or other spaces are 'authorized personnel only' or similar wording, the installation of walls, doors, or other physical barriers, and the installation of cameras and electronic locking and door-access systems.

Sec. 2-31. – Recording in village facilities.

(a) Except within the council chambers, conference rooms, and other locations in which a public meeting is being conducted pursuant to a public notice, it shall be unlawful to record video and/or sound within village-owned or controlled offices without the expressed prior consent of all persons whose voice or image is to be recorded. This prohibition shall not apply to any law enforcement activities, nor to the operation of any equipment installed by the village pursuant to § 2-26(b).

(b) In addition to being a violation of this section, if anyone who is observed to be recording video and/or sound within village-owned or controlled offices without the express prior consent of all persons whose voice or image is being recorded, and such person refuses to cease such activity after being advised that such activity is prohibited, such refusal shall be considered to be a disruption to the work of village government and such person shall be deemed to no longer be present within the village-owned or controlled property on legitimate public business. Should such unauthorized person refuse to leave the premises upon request, he or she shall be considered a trespasser. A responding law enforcement officer may, at the request of the village, issue a trespass warning notice for this conduct.

(c) Persons recording video and/or sound within council chambers during a a public meeting being conducted pursuant to a public notice may not do so in a manner which is disruptive to the conduct of the meeting. The presiding officer of the meeting shall address the disruption in accordiance with the council procedures adopted pursuant to charter § 4(8)(a).

DIVISION 3. – TRESPASS FROM VILLAGE PROPERTY

Sec. 2-40. – Authority and basis to trespass.

(a) The village manager, village clerk, a department head, and any such other village employee or official designated by the village manager (the "issuer") is authorized to issue a trespass warning notice ("notice") to an individual on village owned or controlled property ("property") if:

(1) the issuer has first asked the individual to peacefully leave the property, and

(2) the issuer determines the facts support a finding that one or more of the following conditions has been met:

(A) The individual is on or in village property where posted signs and/or the village code prohibit(s) the individual from being on or in the property at that time. This shall include remaining in a place otherwise open to the public (such as a library or park) after the time the property closes.

(B) The individual is in violation of § 2-31 related to recording in village offices.

(C) The individual, while otherwise lawfully present on or in village property, is found to have engaged in or is engaging in conduct which would constitute a violation of

a village code or safety, building or program rules, council rule of conduct, or state or federal law, where such conduct:

(i) is, or is reasonably anticipated to become, disruptive to the program(s) or service(s) being provided on the property (such as intoxication, harassment (sexual or otherwise) of staff or patrons, sleeping or laying in locations not designated for same, expressions of anger, creating excessive or disruptive noise), massing of persons so as to not allow passage of persons or vehicles;

(ii) has damaged or is reasonably anticipated to damage the real or personal property of the village, another lawful occupant of the property, or of their staff, patrons, vendors or contractors (such as theft, graffiti, exposing computers to harmful software, vandalism); or

(iii) has endangered or is reasonably believed to endanger the life, health, security, welfare or peaceful use and enjoyment of the property, of staff, patrons, volunteers, vendors or contractors working at or using the property (such as assault, battery, bathing or washing clothes in restrooms, child abandonment, urination or defecation without using restroom facilities, removal of obstruction of official signs, consuming food or beverages in unauthorized areas, tampering with electrical, plumbing, alarm or mechanical systems).

(D) The individual, while otherwise lawfully present on or in village property, has engaged in verbal or non-verbal conduct which would cause a reasonably objective person to believe that she or he or another is or is likely to become in danger from the individual (such as if an employee being disciplined expresses an intent to return with a gun, or a patron or citizen making or posting comments suggesting she or he is contemplating violent actions against a person or persons regularly working or present on or in said property). Citizens retain their right to express displeasure with their government and governmental staff. Therefore, mere harsh criticism of a village official, policy or employee, including threats that the individual will "see that you get fired", which are not reasonably understood to include a threat of physical violence shall not be a cause for trespass.

(b) A village employee or official shall not exercise any authority to trespass a member of her or his own family member, a business associate (as that term is defined in Florida Statute § 112.312), or an individual with whom the staff member has a friendship, or romantic relationship.

Sec. 2-41. – Procedures to trespass.

(a) In making decisions under this procedure, staff should consider the safety and comfort of all persons in or on village properties, including patrons, contractors, volunteers, vendors and staff; as well as the integrity of operations of the facility and/or program being conducted on or within such properties, and the preservation of village assets.

(b) If an individual refuses to peacefully leave the property after being asked to leave, the notice will be completed and issued. A copy of the notice should be made and retained prior to giving the original to the individual. Staff may at this point issue the notice to the individual, or contact the sheriff's office to witness the issuance of the notice and assist, if needed, in removal of the individual. Where a law enforcement officer is not able to timely respond to the request, staff should attempt to have at least one other village employee witness the issuance of the notice. However, staff should not attempt to physically remove a trespassed individual or otherwise engage in a physical confrontation, but rather should wait for the arrival of law enforcement to assist with removal or, if needed, arrest of the individual.

(c) The sheriff's office may be contacted either by dialing 911 or the non-emergency number for the sheriff's office, as circumstances dictate.

(d) Whenever a notice is issued for any reason, the issuer shall promptly thereafter report the incident to the village manager, alerting the manager to the facts supporting the decision to issue the notice and identifying any witnesses who may have witnessed the conduct.

(e) The period of trespass placed in the notice shall be a period reasonably calculated to remedy the threat or violation, and shall be reasonably consistent across time. A person shall not be trespassed for a period longer than one year without consulting first with the village manager and village attorney.

(f) Copies of each trespass notice should be forwarded to the village clerk for filing and retention. Additionally, if law enforcement was not involved, the notice shall be transmitted by the clerk to the individual designated by the sheriff's office to receive such notices.

(g) If a trespassed individual contacts the village manager indicating that he or she must conduct official business with a village department and can only do so in person, the manager is authorized to allow an exception under such conditions, including the presence of a law enforcement officer, as the manager determines is necessary to ensure the interaction is safe and not disruptive.

(h) If the trespassed individual returns to the property after having received a notice, staff shall contact the sheriff's office to obtain assistance in enforcement of the notice either by dialing 911 (if an emergency) or the sheriff's non-emergency number.

(i) No village official below the level of village manager may rescind a notice prior to the expiration of its term. Should an individual who has received a notice and who has either failed to appeal or lost an appeal, subsequently desires to be allowed to regain the right to visit the relevant property, the village manager is authorized to lift the notice if, in the sole judgment of the manager, the individual will behave in an appropriate manner and not again violate the conduct standards and laws applicable to village properties.

Sec. 2-42. – Appeal procedure.

(a) An Individual wishing to contest the legal or factual basis of the notice will be informed in the notice that he/she must do so in writing within seven days of the date the notice is issued. The village manager or designee will consider, in a prompt and timely manner (usually within 15 days of the date the appeal is received) any timely-filed appeal by a trespassed individual that the individual was not properly trespassed under this procedure.

(b) The manager or designee may affirm the notice, modify it as to scope or time, or rescind it. The manager or designee will provide a written notice of a decision to the appealing individual in a prompt and timely manner (usually within 15 days of the date the manager or designee meets with the appellant and receives all of the appellant's information.

Sec. 2- 44. – Implementation.

The village manager is authorized to administratively develop and promulgate such procedures and forms as to implement this division 2 which procedures and forms are not inconsistent with this division 2.

Section 2. For purposes of codification of any existing section of the Estero Village Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. 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 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. 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 6. 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 ___ day of _____, 2024.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the ___ day of _____, 2024.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Corkscrew Road Landscaping (Ben Hill Griffin to Corkscrew Woodlands Blvd) Project Update

Description:

The Village of Estero's Consultant, Johnson Engineering will provide an update on the landscaping design project. The presentation will include a summary of project constraints and a preliminary design for median landscaping.

Financial Impact:

No additional financial impacts are proposed with this agenda item. The final design, including construction costs will be brought back to Village Council for approval later this year.

Prepared by: David Willems P.E.

Attachments:

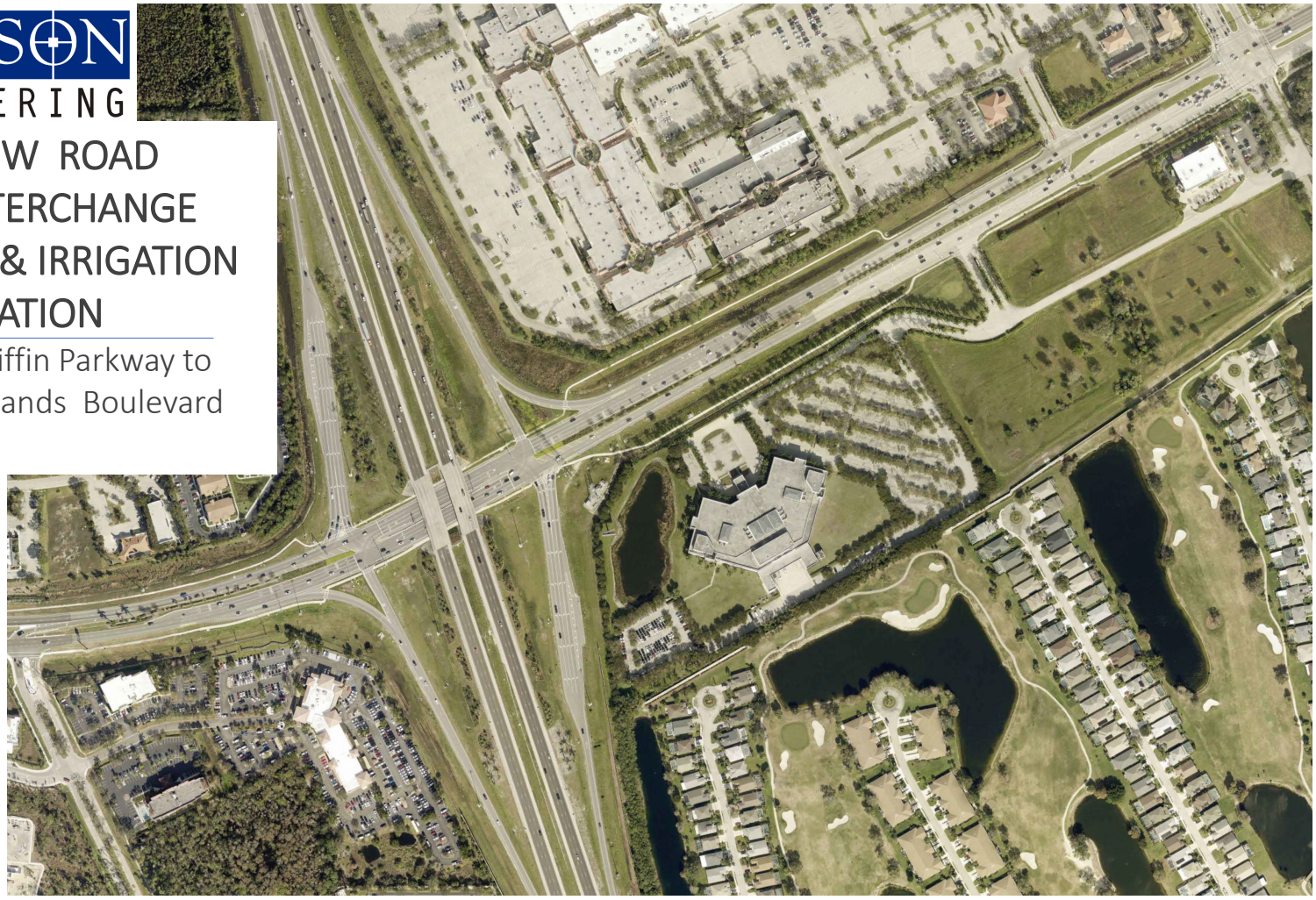
1. Presentation
2. Landscape Concept

JOHNSON ENGINEERING

CORKSCREW ROAD AND I-75 INTERCHANGE LANDSCAPING & IRRIGATION RENOVATION

From Ben Hill Griffin Parkway to Corkscrew Woodlands Boulevard

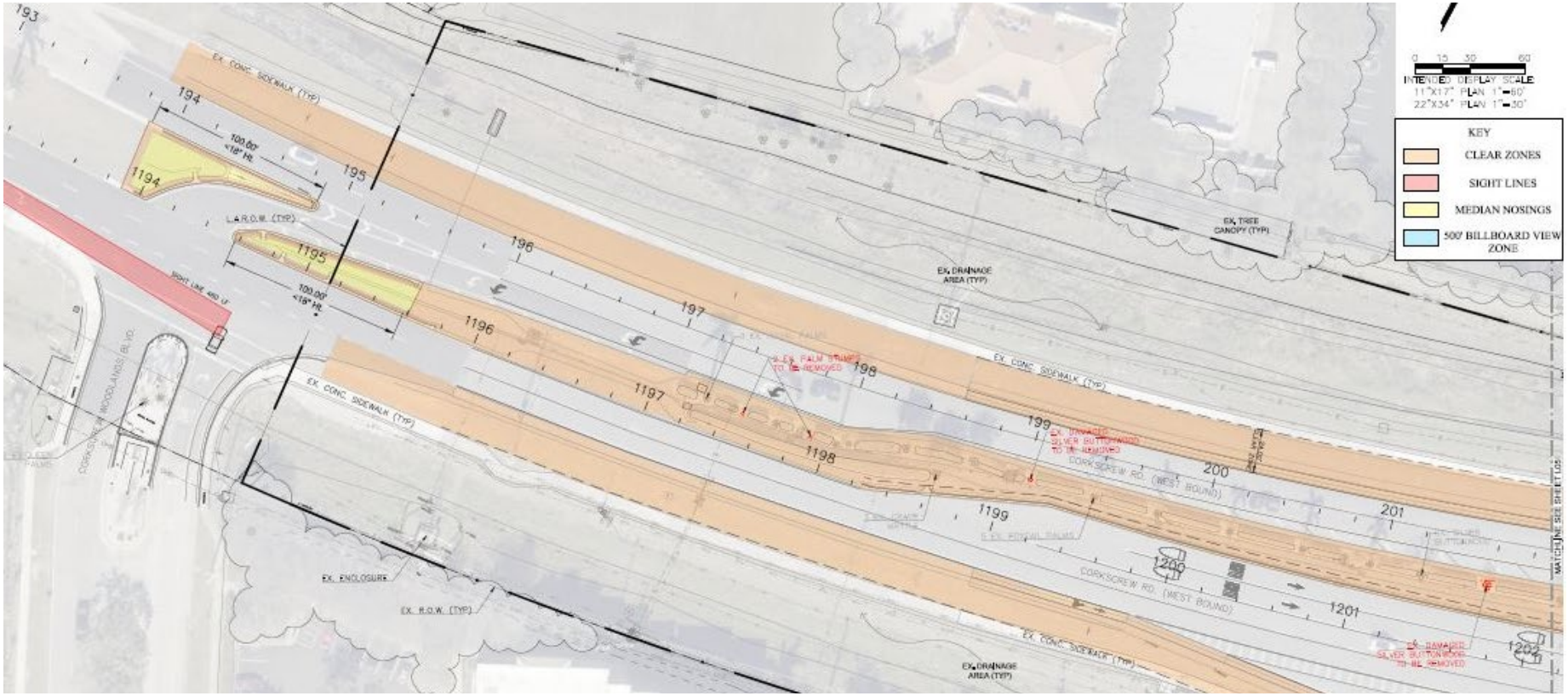
Village of ESTERO



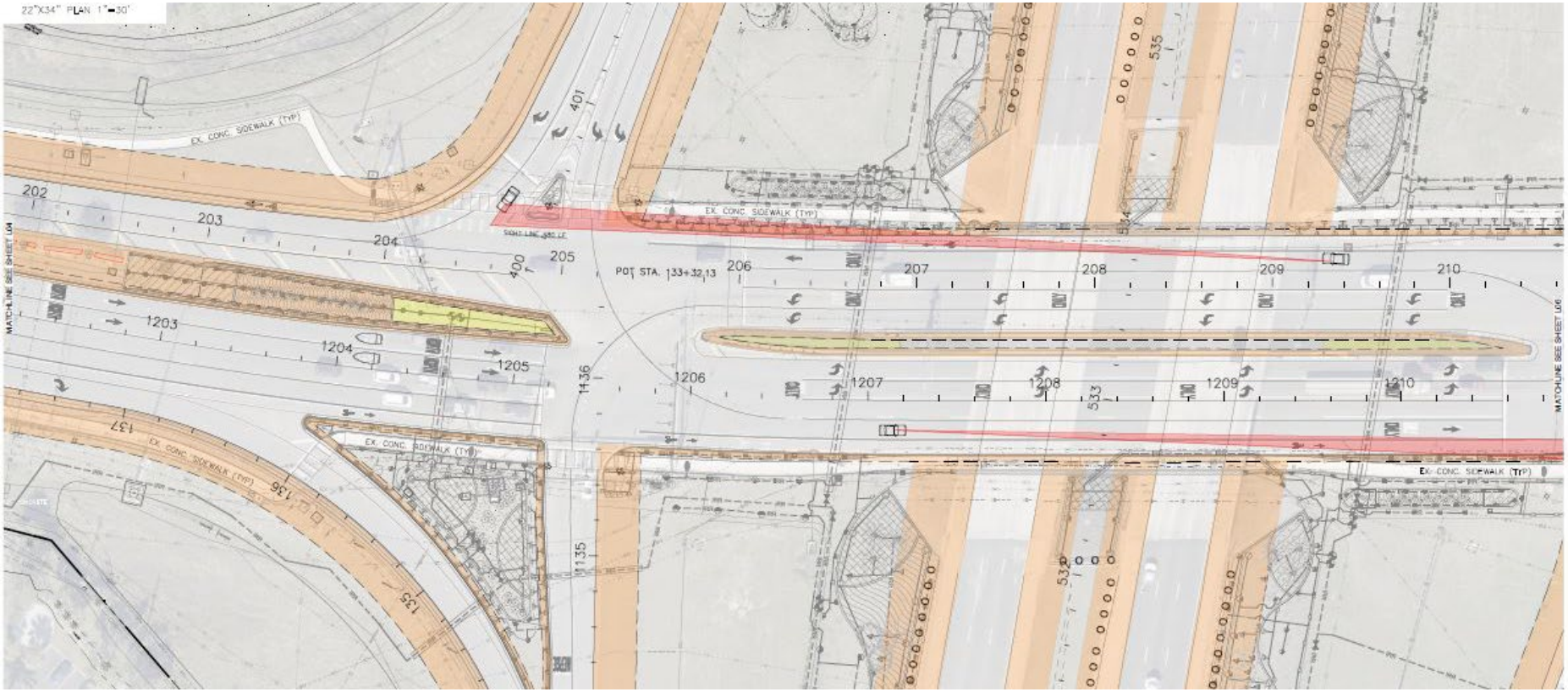
PROJECT LIMITS



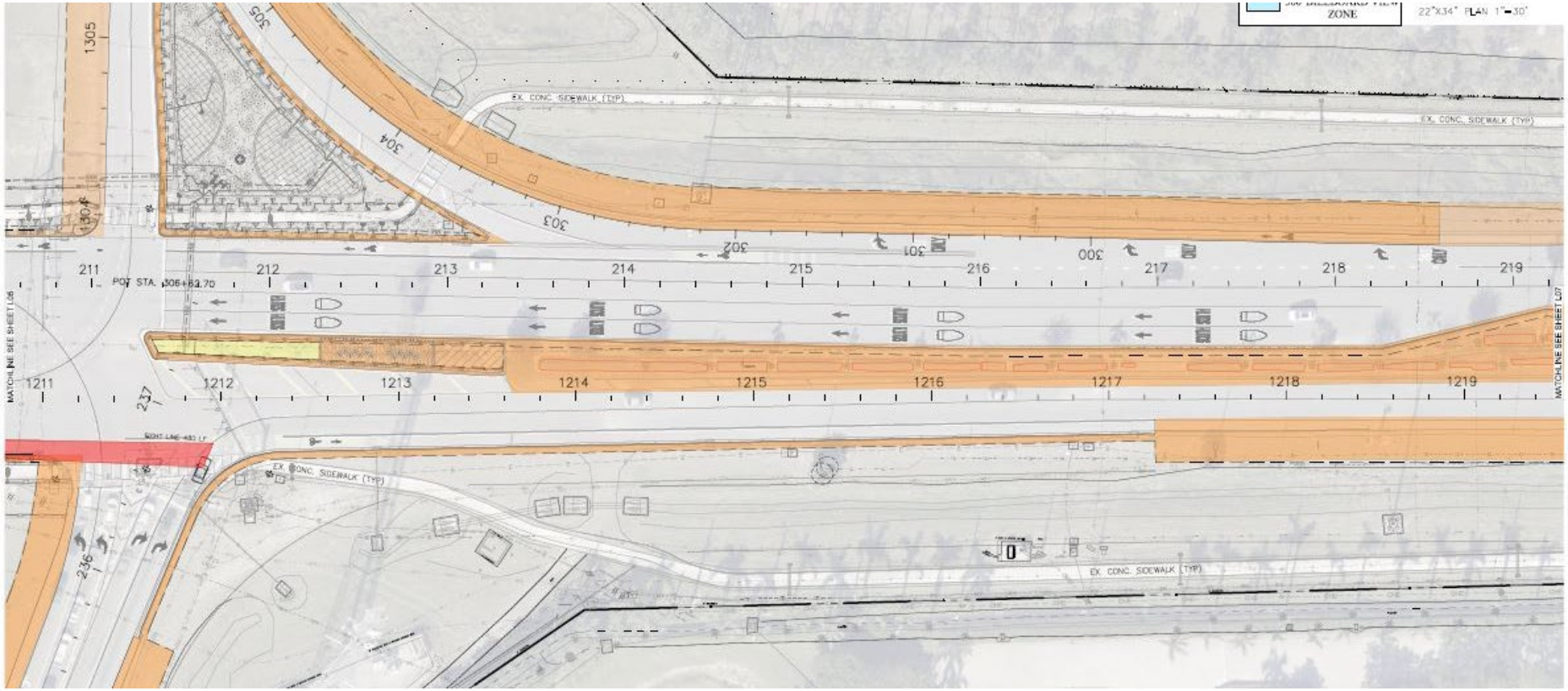
EXISTING CONDITIONS ANALYSIS CORKSCREW (WEST)



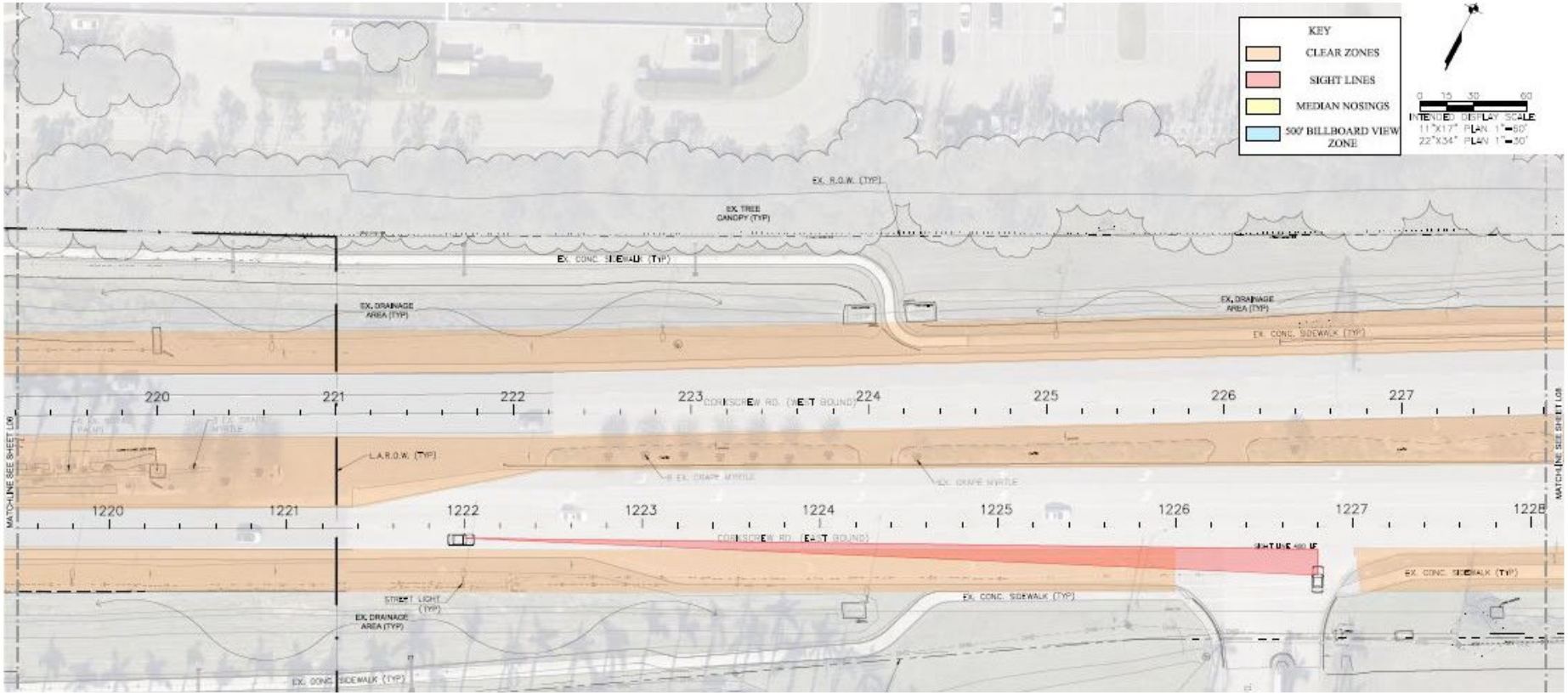
EXISTING CONDITIONS ANALYSIS CORKSCREW (WEST)



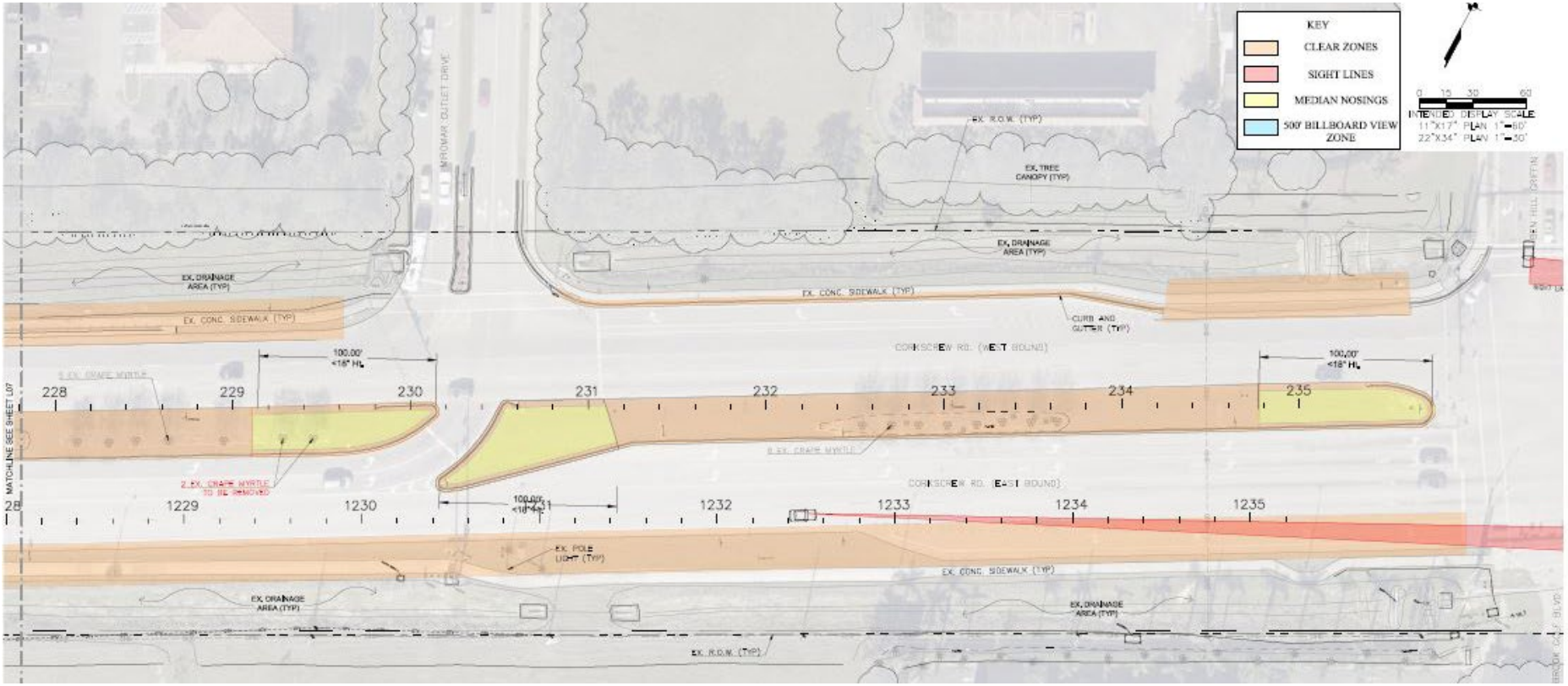
EXISTING CONDITIONS ANALYSIS CORKSCREW (EAST)



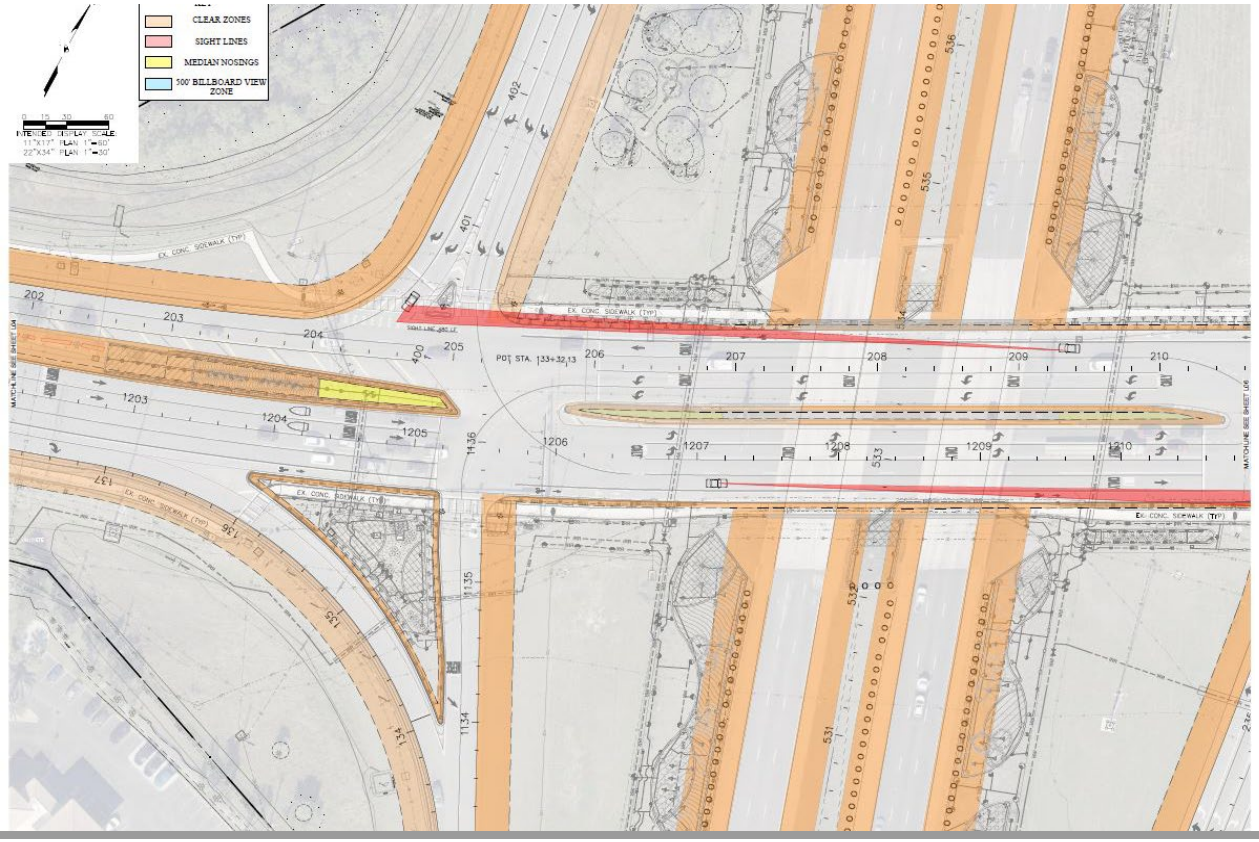
EXISTING CONDITIONS ANALYSIS CORKSCREW (EAST)



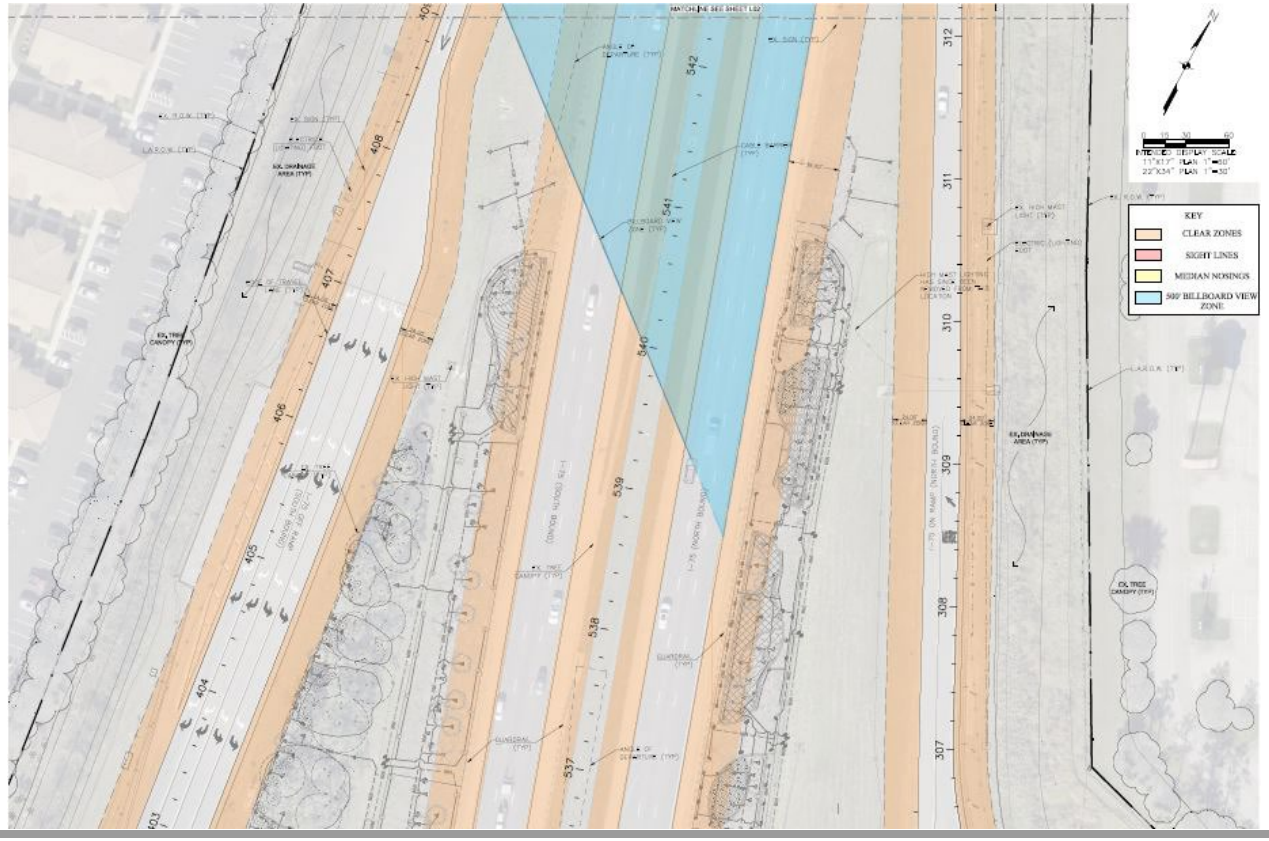
EXISTING CONDITIONS ANALYSIS CORKSCREW (EAST)



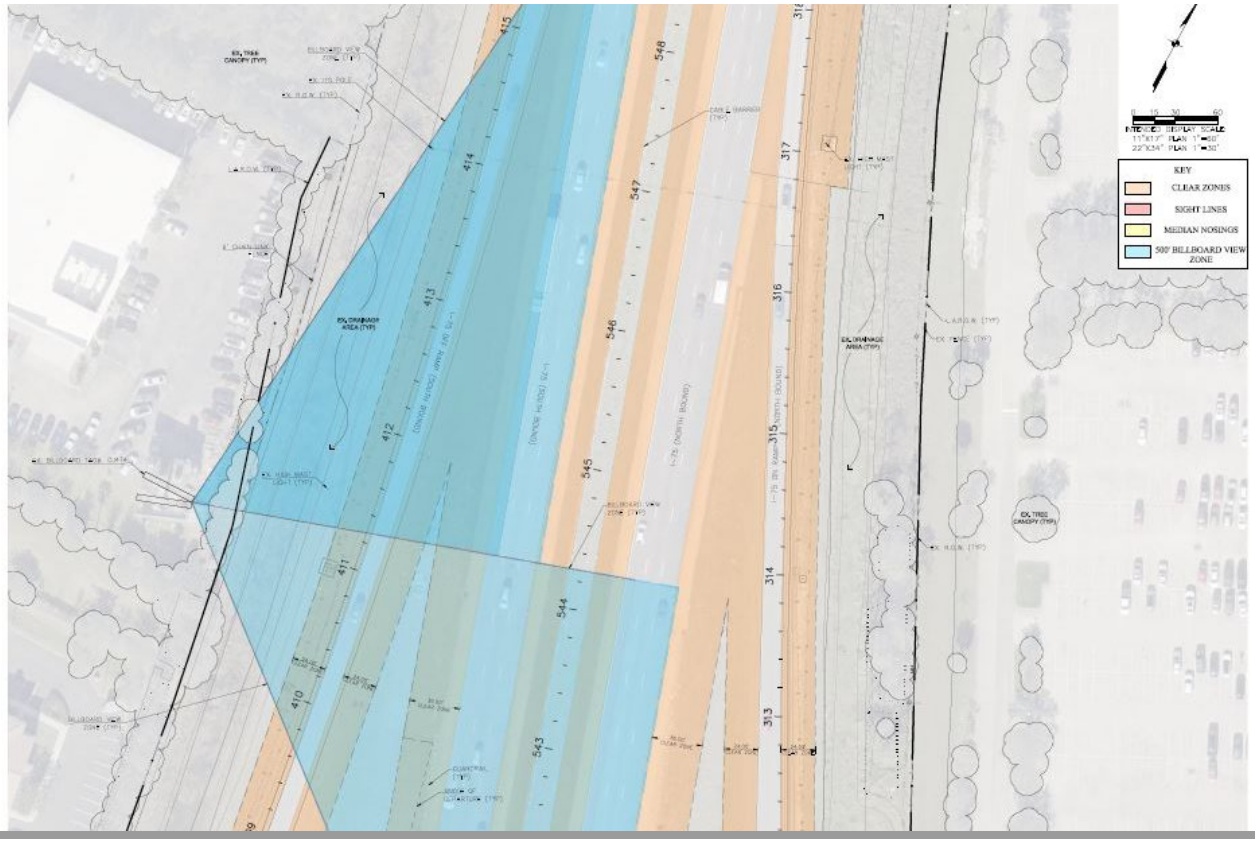
EXISTING CONDITIONS ANALYSIS I-75 (AT CORKSCREW)



EXISTING CONDITIONS ANALYSIS I-75 (NORTH)



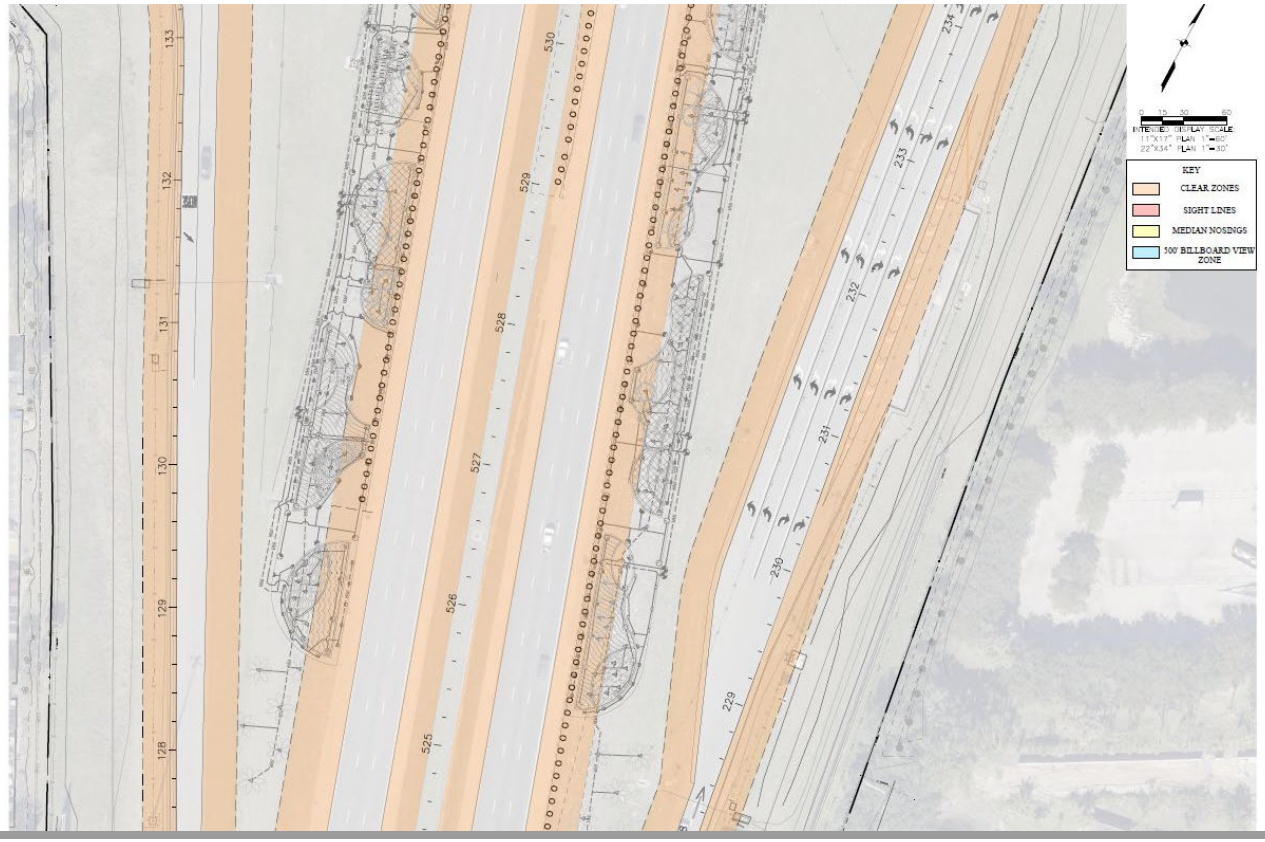
EXISTING CONDITIONS ANALYSIS I-75 (NORTH)



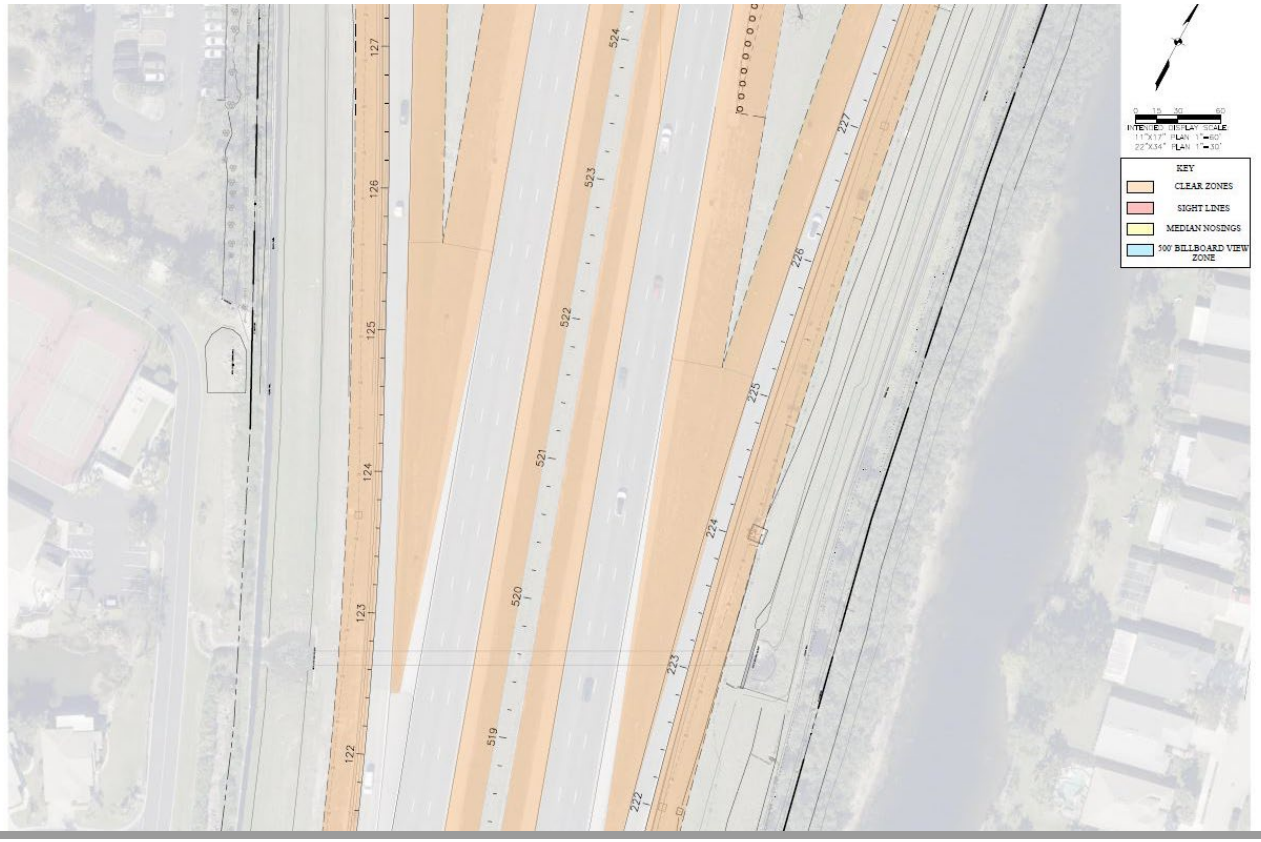
EXISTING CONDITIONS ANALYSIS I-75 (NORTH)



EXISTING CONDITIONS ANALYSIS I-75 (SOUTH)



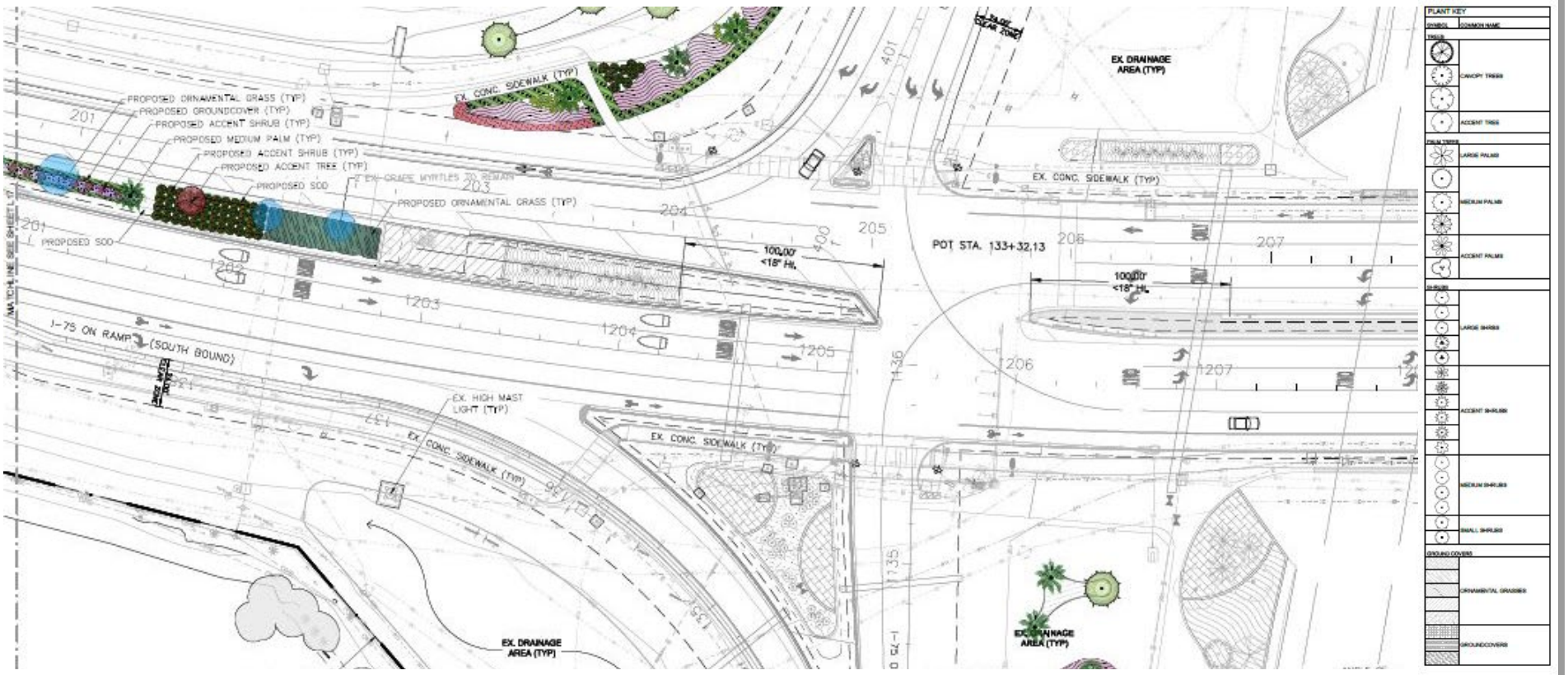
EXISTING CONDITIONS ANALYSIS I-75 (SOUTH)



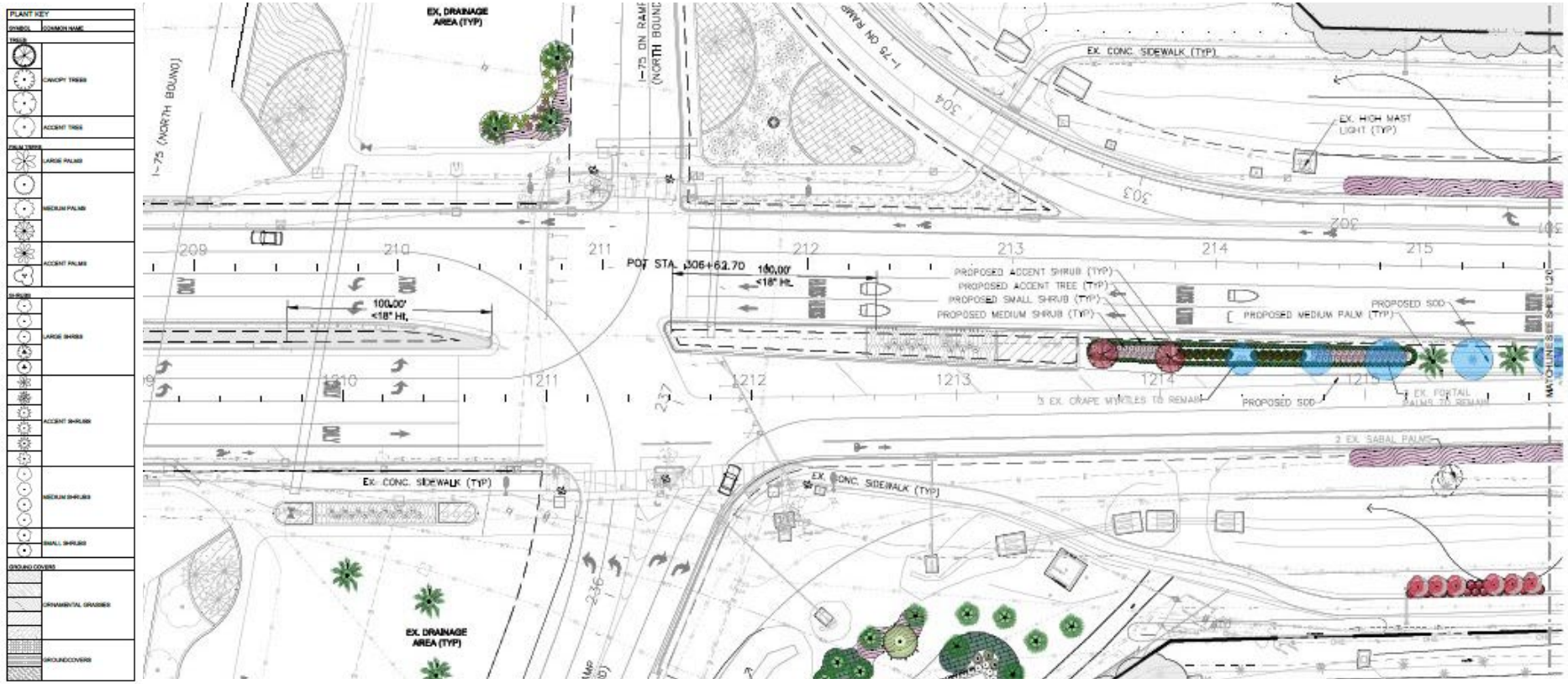
LANDSCAPE DESIGN (CORKSCREW MEDIAN WEST)



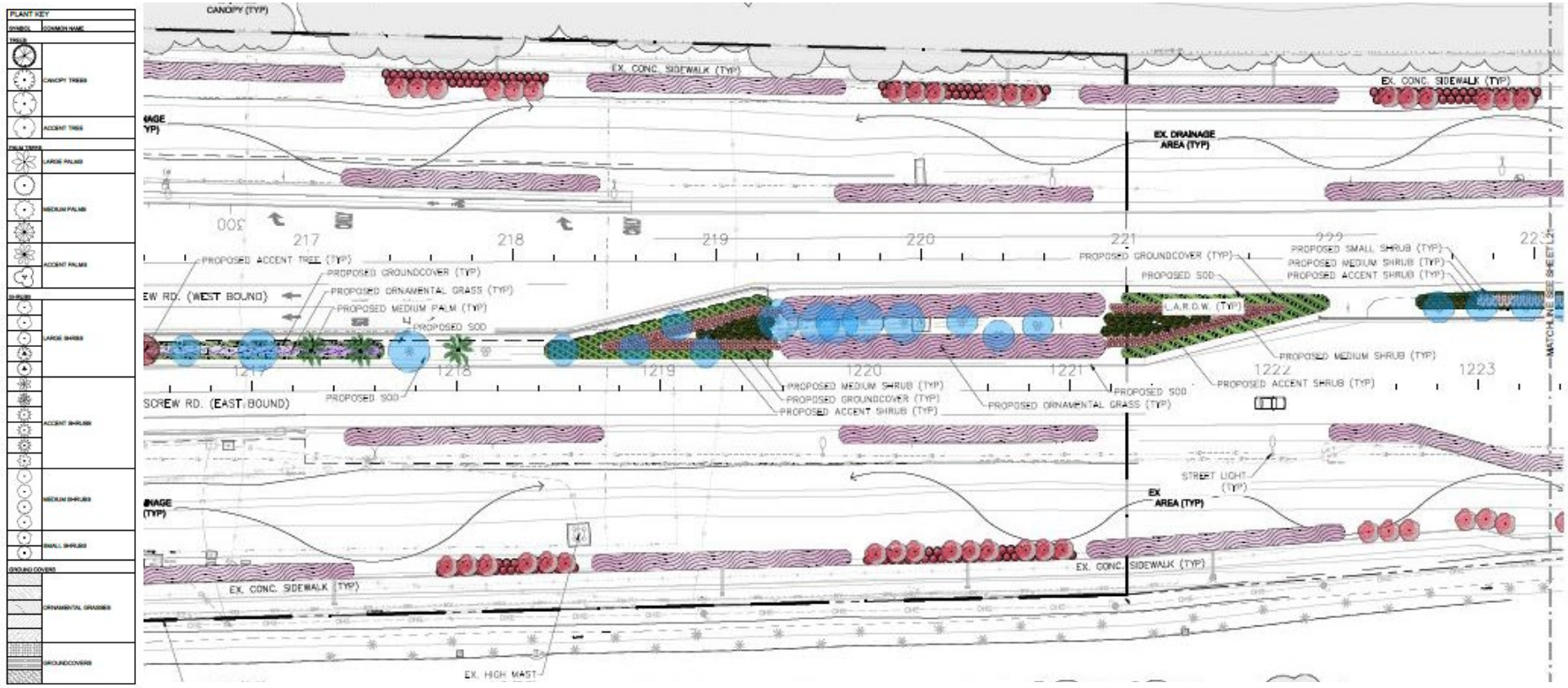
LANDSCAPE DESIGN (CORKSCREW MEDIAN WEST)



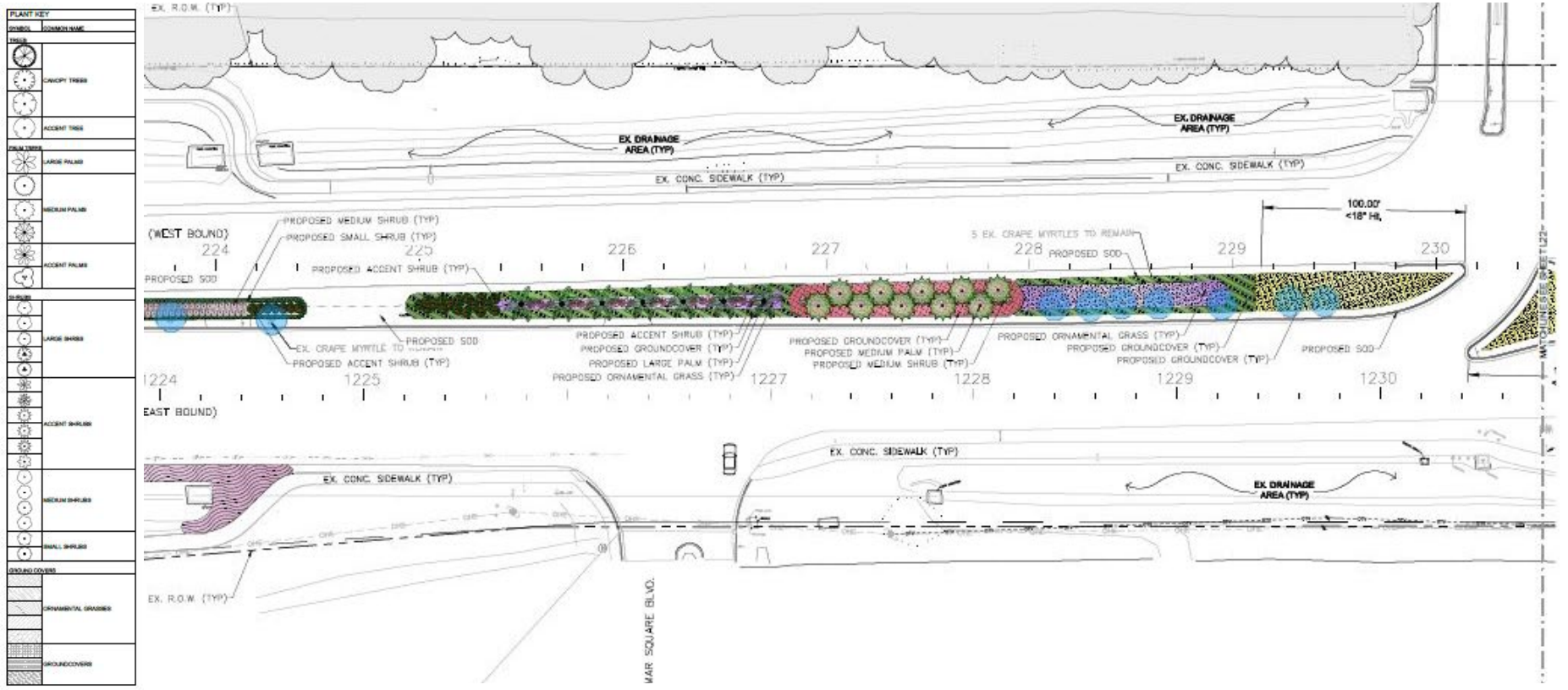
LANDSCAPE DESIGN (CORKSCREW MEDIAN EAST)



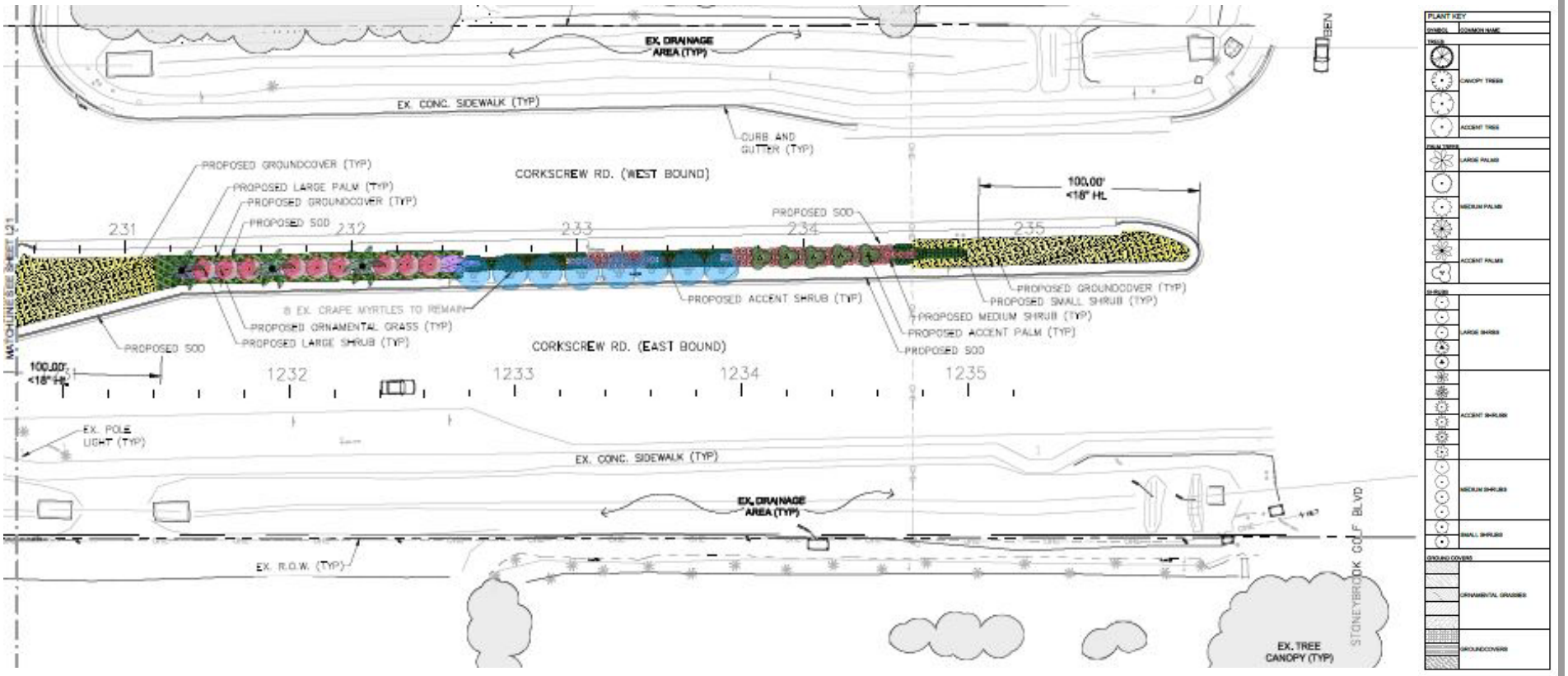
LANDSCAPE DESIGN (CORKSCREW MEDIAN EAST)



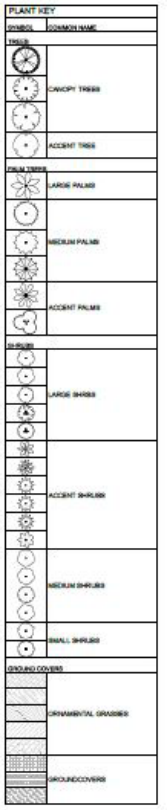
LANDSCAPE DESIGN (CORKSCREW MEDIAN EAST)

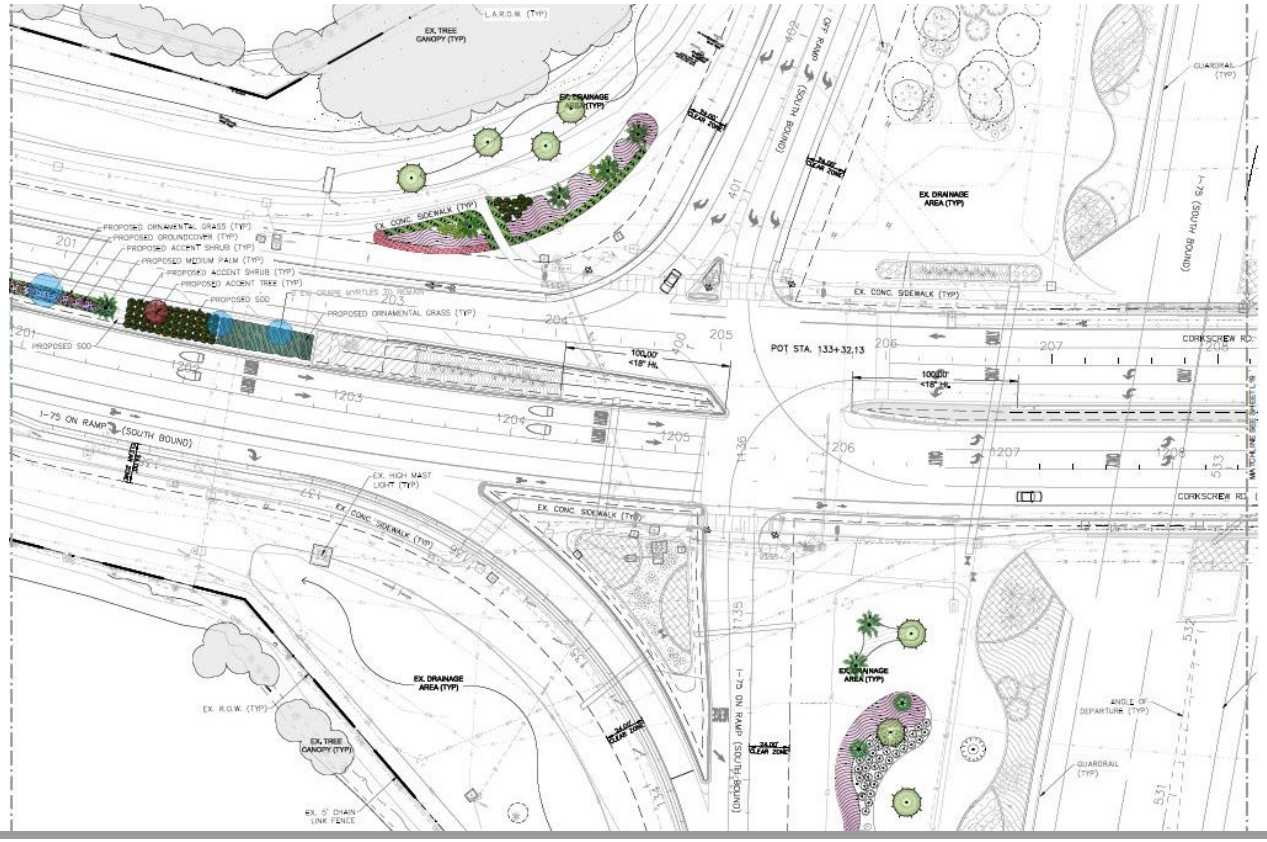


LANDSCAPE DESIGN (CORKSCREW MEDIAN EAST)

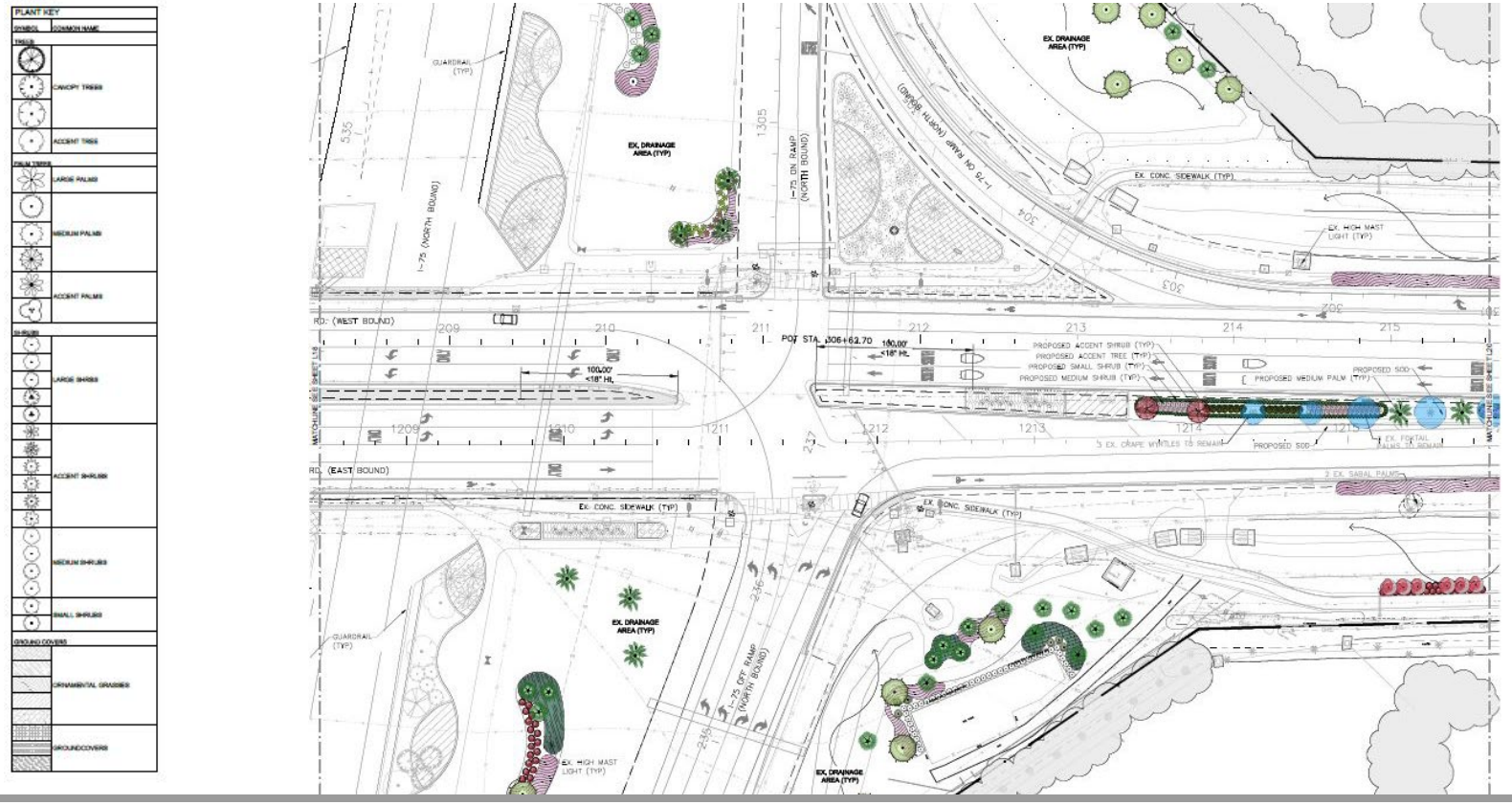


LANDSCAPE DESIGN (I-75 & CORKSCREW WEST)

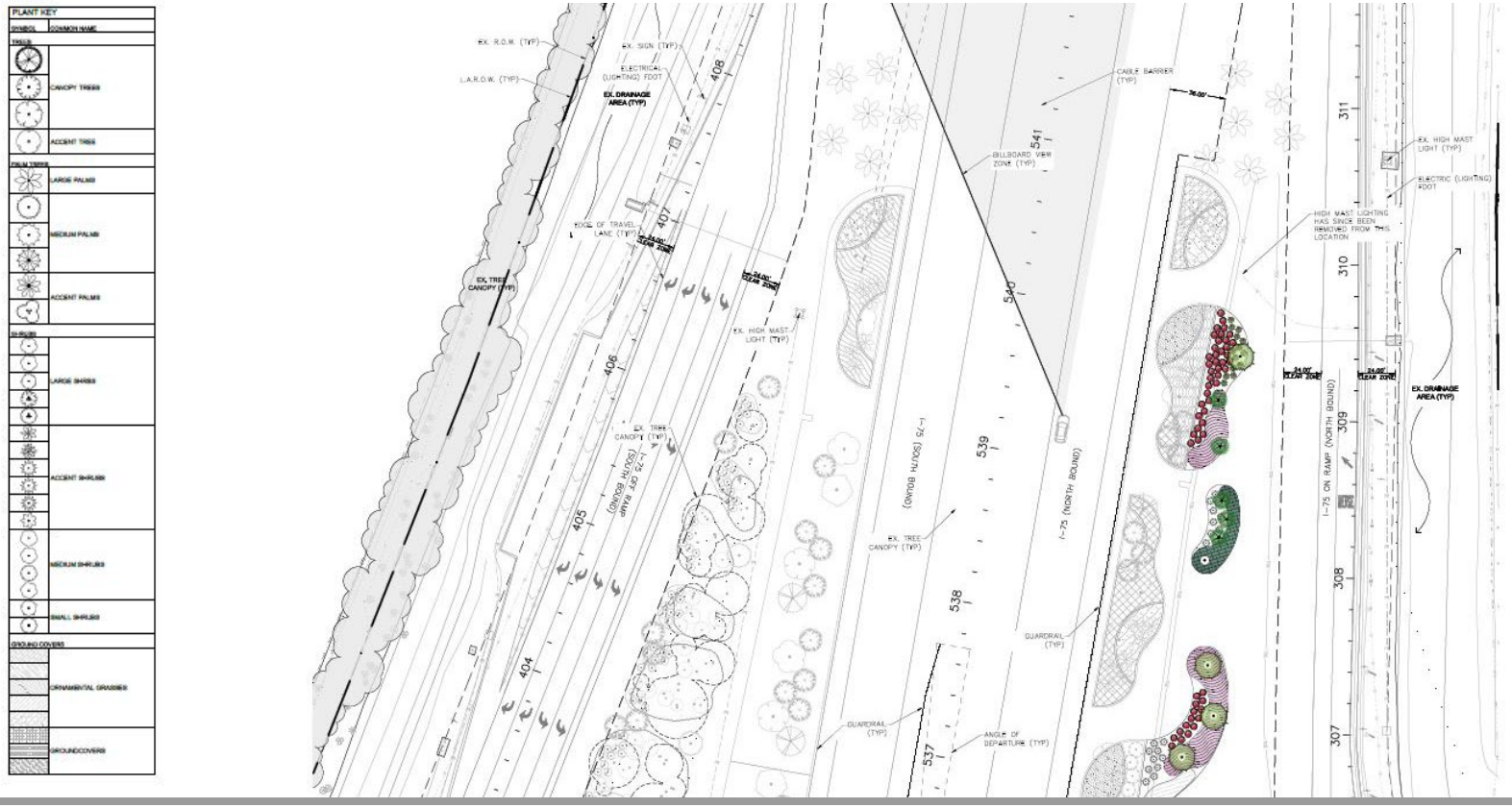




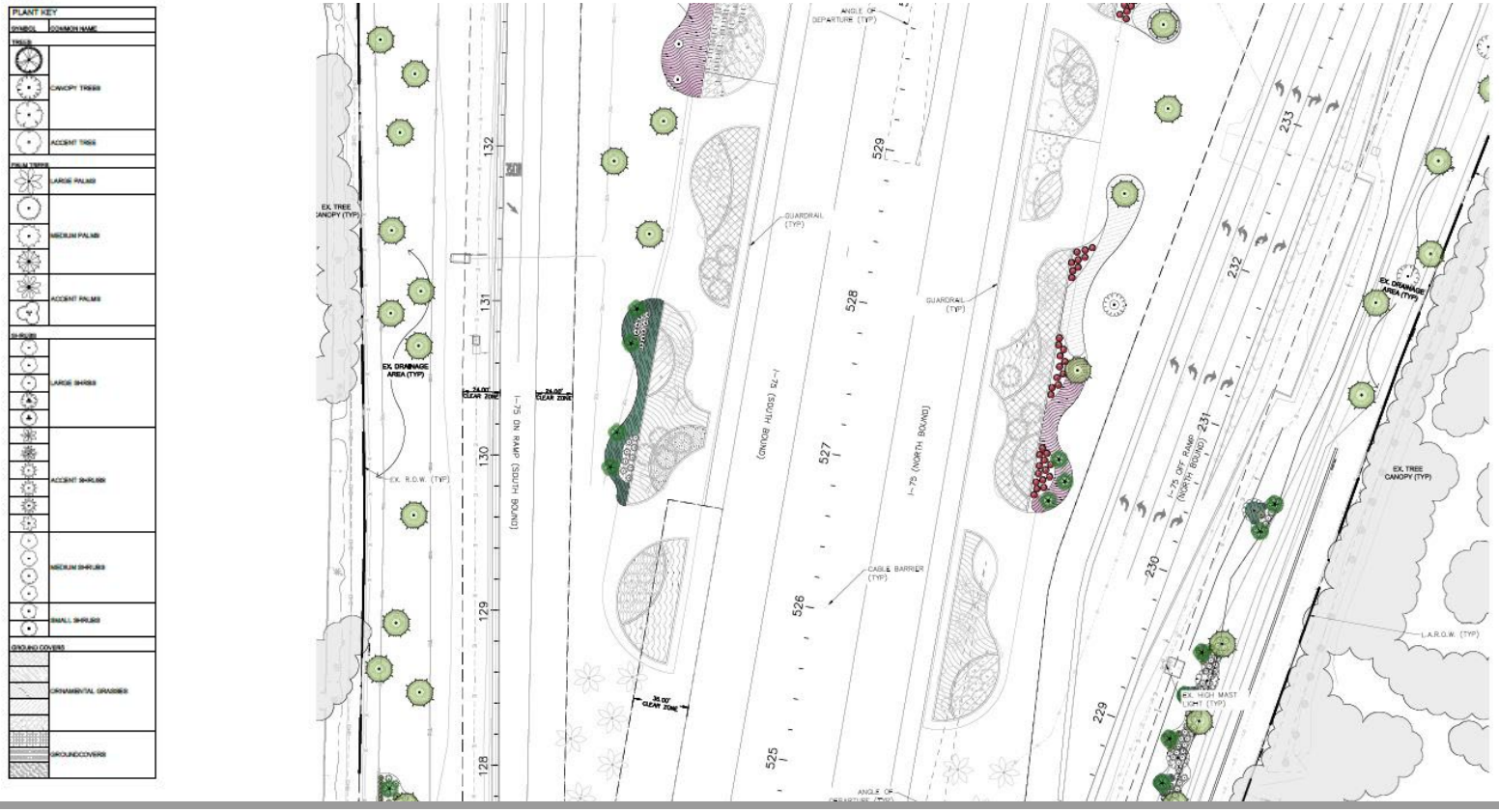
LANDSCAPE DESIGN (I-75 & CORKSCREW EAST)



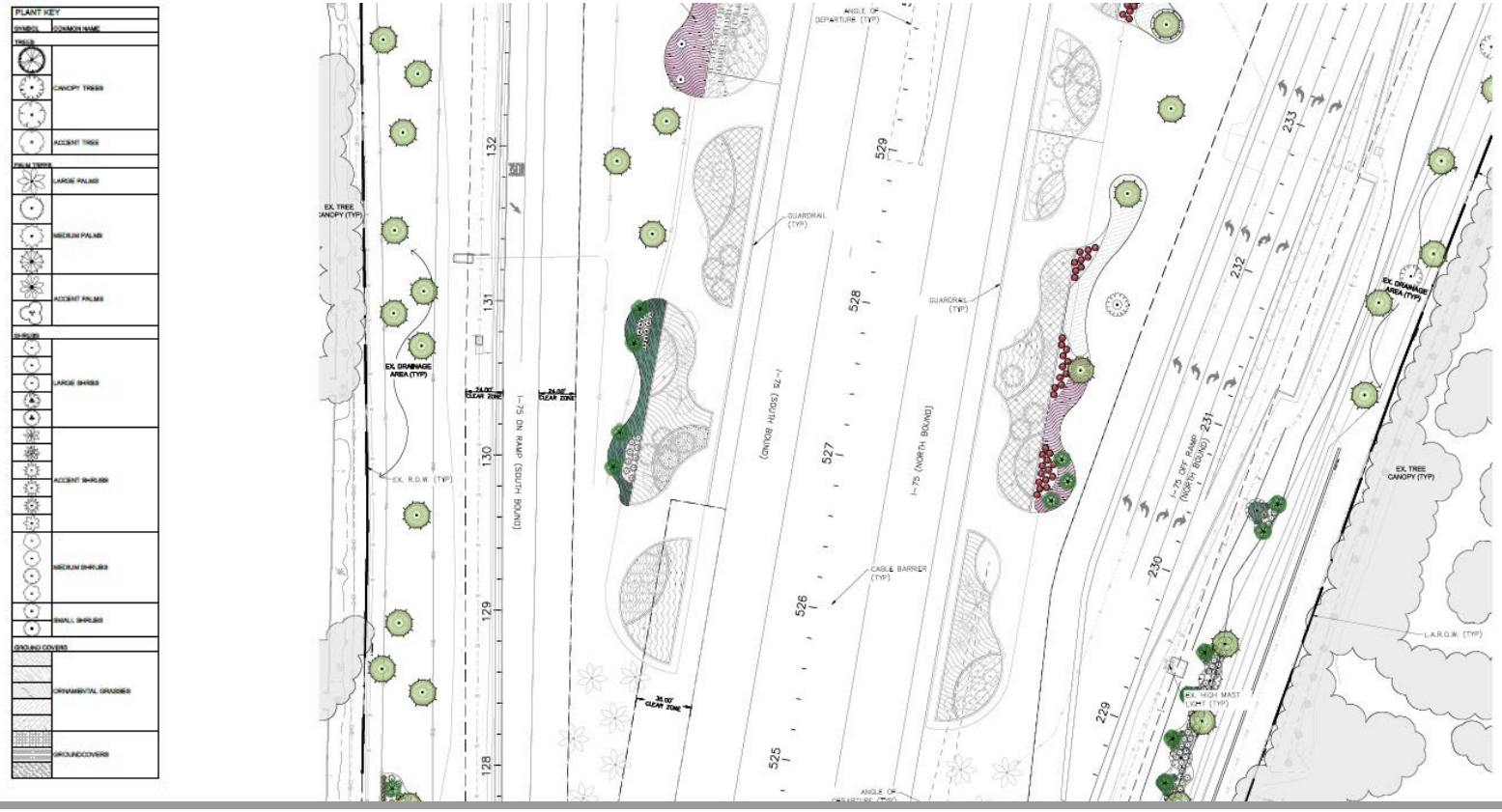
LANDSCAPE DESIGN (I-75 NORTH)



LANDSCAPE DESIGN (I-75 SOUTH)



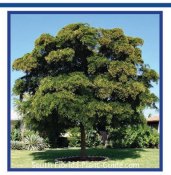
LANDSCAPE DESIGN (I-75 SOUTH)



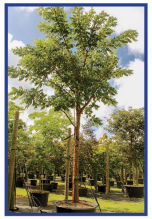
PLANT PALETTE SELECTIONS TREES & PALMS

CANOPY TREES


Bald Cypress (N, FF)


Shady Lady Black Olive (NN, FF) ●


Florida Red Maple (N, FF) ●


Gumbo Limbo (N, FF) ●


Southern Live Oak (N, FF) ●


Dahoon Holly (N, FF) ●


Pigeon Plum Tree (N, FF) ●


Green Buttonwood (N, FF) ●


Wax Myrtle Tee (N, FF) ●


SF Flash Pine (N, FF) ●


Laurel Oak (N, FF)

PALMS


Montgomery Palm (NN, FF)


Solitaire Palm (NN, FF)


Royal Palm (N, FF)
clear of roads and sidewalks


Sabal Palm (N, FF) ●

● Plant utlized on Estero Parkway project

Native (N)
Non-Native (NN)
Florida Friendly (FF)

PLANT PALETTE SELECTIONS ACCENT TREES & PALMS

ACCENT TREES



Crape Myrtle (NN, FF) ●



Japanese Blueberry ● Tree (NN)



Orange Geiger (N, FF)
limited use only



Queen Crape Myrtle (NN, FF)



Royal Poinciana Tree (NN, FF)
limited to large space only



Pink Trumpet Tree (N, FF)●



Silver Buttonwood Tree (N, FF)

ACCENT PALMS



Alexander Palm (NN, FF) ●



Bismark Palm (NN, FF) ●



Florida Thatch Palm (N, FF) ●



Chinese Fan-Palm (NN, FF) ●

● Plant utlized on Estero Parkway project

Native (N)
Non-Native (NN)
Florida Friendly (FF)

PLANT PALETTE SELECTIONS LARGE & SMALL SHRUBS

LARGE SHRUBS


Cardboard Plant (NN, FF)


Crinum Lily (NN, FF)


Downey Jasmine (NN, FF) ●


Dwarf Firebush (NN, FF)
limited to large space only


Green Saw Palmetto (N, FF) ●


Silver Buttonwood (N, FF) ●


Orange Bird of Paradise (NN, FF)


Simpson Stopper (N, FF)


Sweet Viburnum (NN, FF)

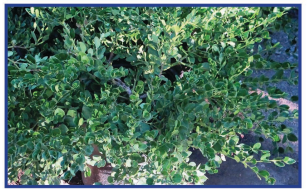

Green Buttonwood (N, FF) ●


Small Leaf
Clusia (NN)


Red Tip Cocoplum (N, FF)
limited to large space only ●


Silver San Palmetto (N, FF) ●

SMALL SHRUBS

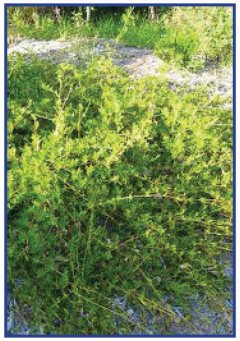

Emerald Blanket Natal Plum (NN, FF) ●


Coontie (N, FF) ●


Dwarf Blue Porterweed (N, FF) ●


Dwarf White Bougainvillea (NN, FF) ●
Miss Alice-White


Dwarf Pink Bougainvillea (NN, FF) ●
Helen Johnson - Pink Silhouette - Pink/Lavendar


Golden Creeper (N, FF)


Dwarf Small Leaf Clusia (NN)

● Plant utlized on
Estero Parkway project

Native (N)
Non-Native (NN)
Florida Friendly (FF)

PLANT PALETTE SELECTIONS GRASSES & GROUNDCOVER

GROUNDCOVER


African Iris (NN, FF)


Asiatic Jasmine (NN, FF) ●


Sword Fern (N, FF) ●


Perennial Peanut (NN, FF)


Sunshine Mimosa (N, FF)


Southern Shield Fern (N, FF) ●

GRASS


Elliotts Lovegrass (N, FF)


Muhley Grass (N, FF) ●


Purple Lovegrass (N, FF)


Fakahatchee Grass (N, FF) ●


Sand Cordgrass (N, FF) ●


Leather Fern (N, FF) ●
limited to large space only

● Plant utlized on Estero Parkway project

Native (N)
Non-Native (NN)
Florida Friendly (FF)

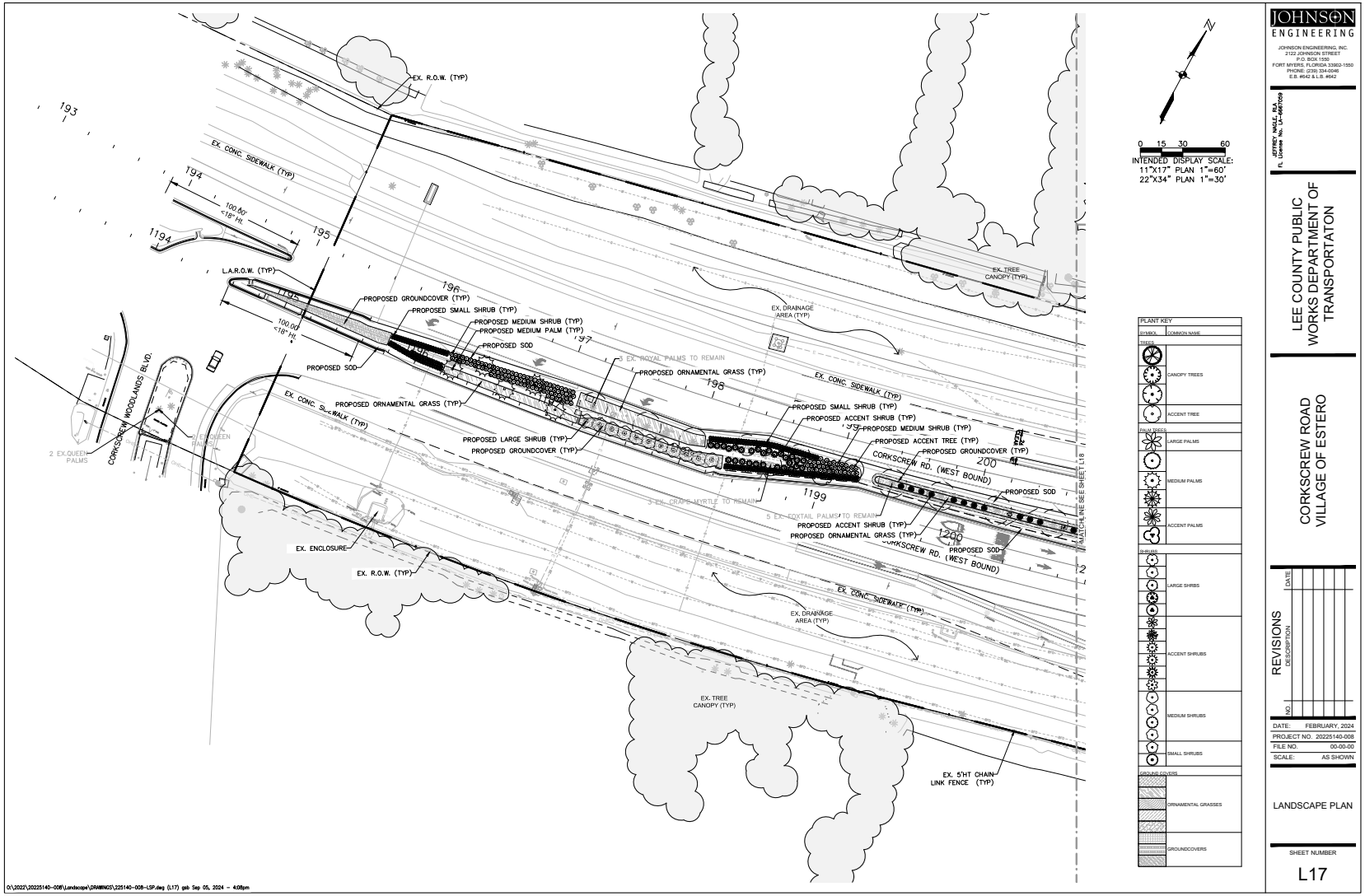
JOHNSON ENGINEERING

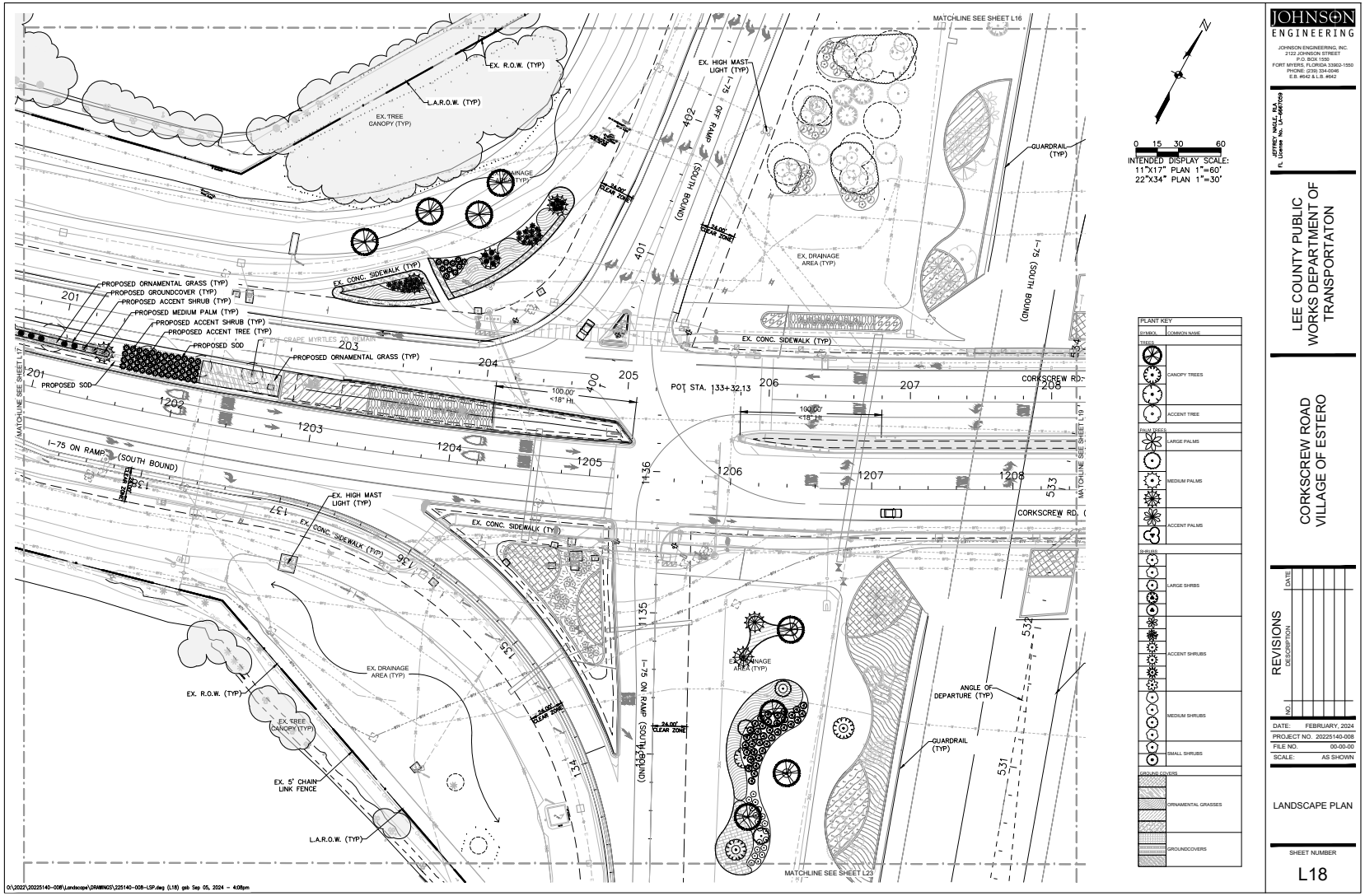
CORKSCREW ROAD AND I-75 INTERCHANGE LANDSCAPING & IRRIGATION RENOVATION

THANK YOU!

Village of ESTERO




EX. R.O.W. (TYP)
EX. CONC. SIDEWALK (TYP)
100.00' <18" Ht.
L.A.R.O.W. (TYP)
PROPOSED GROUNDCOVER (TYP)
PROPOSED SMALL SHRUB (TYP)
PROPOSED MEDIUM SHRUB (TYP)
PROPOSED MEDIUM PALM (TYP)
PROPOSED SOD
PROPOSED ORNAMENTAL GRASS (TYP)
PROPOSED LARGE SHRUB (TYP)
PROPOSED ACCENT SHRUB (TYP)
PROPOSED ACCENT TREE (TYP)
CORKSCREW WOODLANDS BLVD.
CORKSCREW RD. (WEST BOUND)
EX. ENCLOSURE
EX. DRAINAGE AREA (TYP)
EX. TREE CANOPY (TYP)
EX. 5'HT CHAIN LINK FENCE (TYP)
3 EX. ROYAL PALMS TO REMAIN
3 EX. CRAPE MYRTLE TO REMAIN
5 EX. FOXTAIL PALMS TO REMAIN
2 EX.QUEEN PALMS
MATCHLINE SEE SHEET L18
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
PLANT KEY
SYMBOL
COMMON NAME
TREES
CANOPY TREES
ACCENT TREE
PALM TREES
LARGE PALMS
MEDIUM PALMS
ACCENT PALMS
SHRUBS
LARGE SHRBS
ACCENT SHRUBS
MEDIUM SHRUBS
SMALL SHRUBS
GROUND COVER
ORNAMENTAL GRASSES
GROUNDCOVERS
JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642
JEFFREY WAGLE, PLA
FL License No. LA-6667004
LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATON
CORKSCREW ROAD VILLAGE OF ESTERO
REVISIONS
NO.
DESCRIPTION
DATE
DATE: FEBRUARY, 2024
PROJECT NO. 20225140-008
FILE NO. 00-00-00
SCALE: AS SHOWN
LANDSCAPE PLAN
SHEET NUMBER
L17



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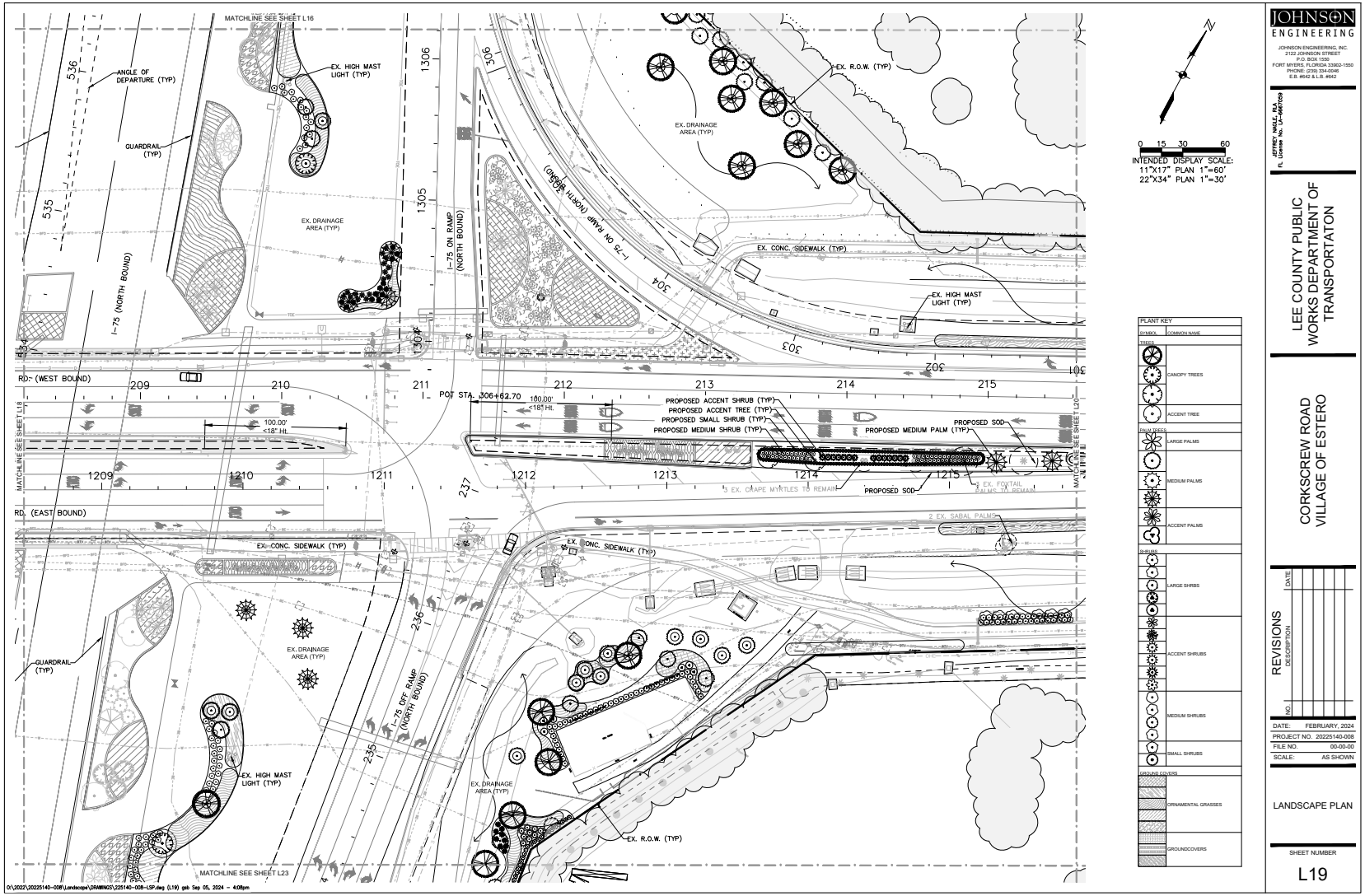
LANDSCAPE PLAN

SHEET NUMBER
L18



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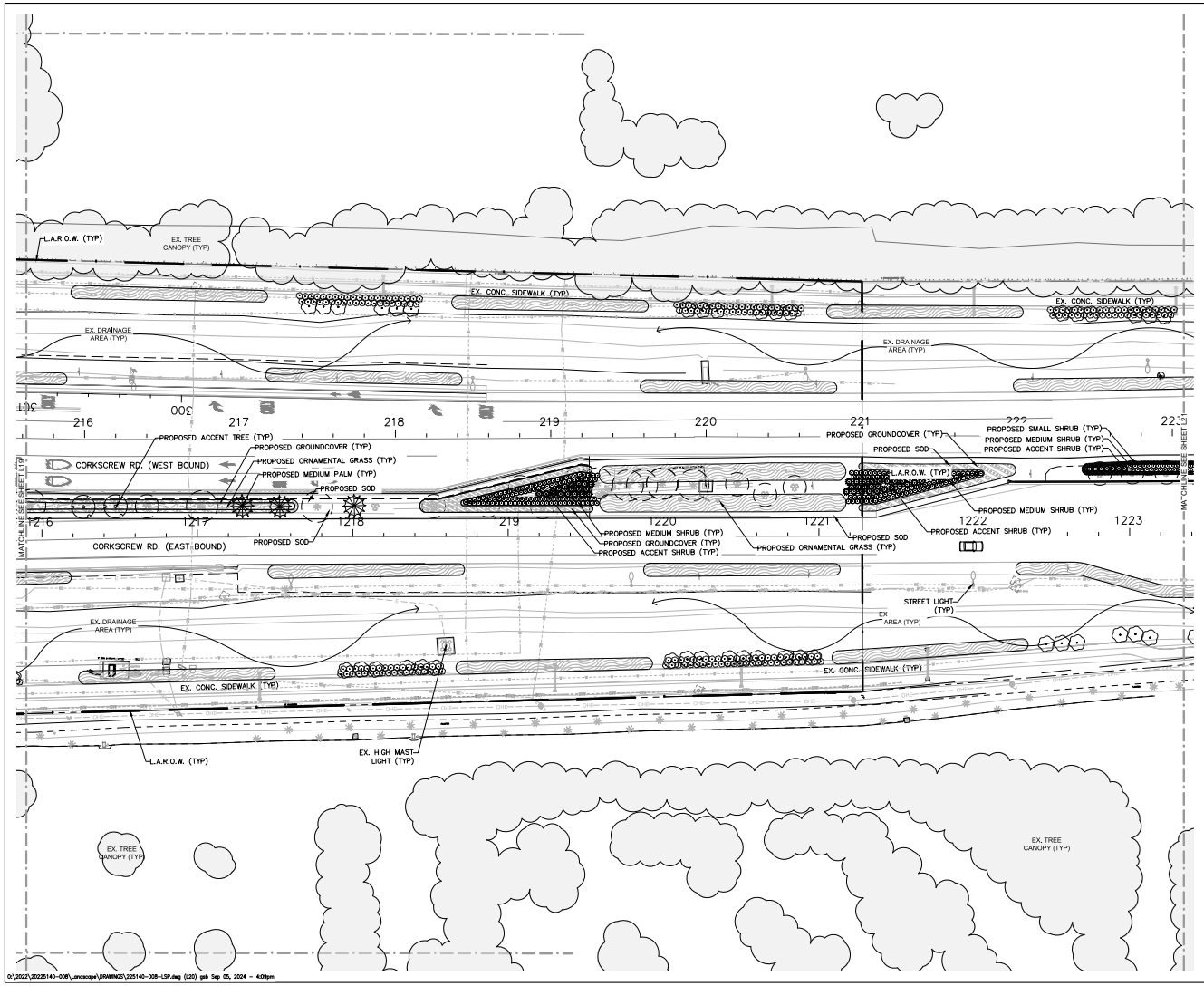
LANDSCAPE PLAN

SHEET NUMBER
L19



0 15 30 60

INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'

PLANT KEY

SYMBOL	COMMON NAME
TREES	
	CANOPY TREES
	ACCENT TREE
PALM TREES	
	LARGE PALMS
	MEDIUM PALMS
	ACCENT PALMS
SHRUBS	
	LARGE SHRBS
	ACCENT SHRUBS
	MEDIUM SHRUBS
	SMALL SHRUBS
GROUND COVER	
	ORNAMENTAL GRASSES
	GROUNDCOVERS

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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTAITON

CORKSCREW ROAD
VILLAGE OF ESTERO

REVISIONS

NO.	DESCRIPTION	DATE

DATE: FEBRUARY, 2024
PROJECT NO. 20225140-008
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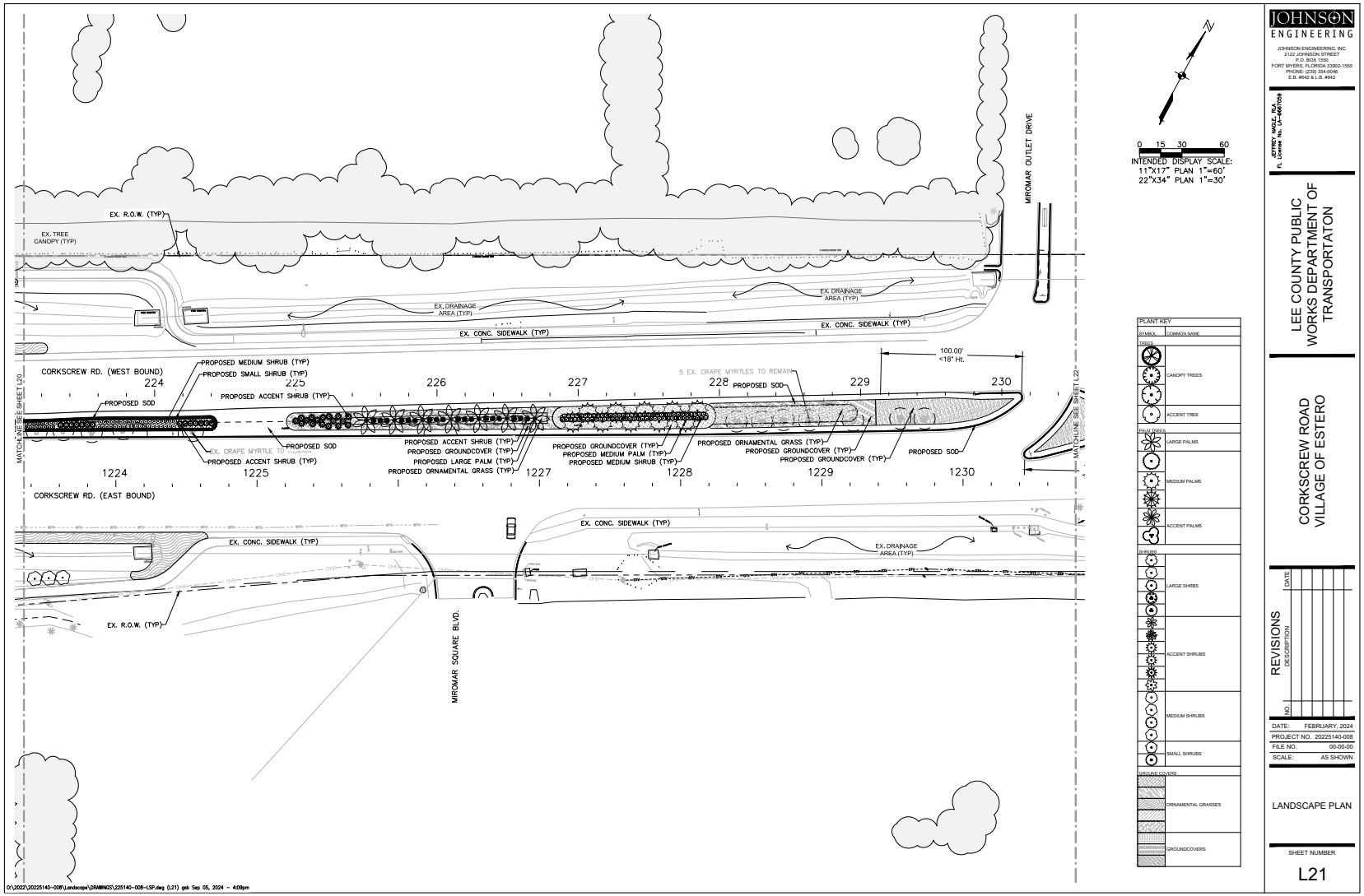
SCALE: AS SHOWN

LANDSCAPE PLAN

SHEET NUMBER
L20


EX. R.O.W. (TYP)
EX. TREE CANOPY (TYP)
MIROMAR OUTLET DRIVE
EX. DRAINAGE AREA (TYP)
EX. CONC. SIDEWALK (TYP)
CORKSCREW RD. (WEST BOUND)
PROPOSED MEDIUM SHRUB (TYP)
PROPOSED SMALL SHRUB (TYP)
PROPOSED ACCENT SHRUB (TYP)
PROPOSED SOD
100.00' <18' Ht.
5 EX. CRAPE MYRTLES TO REMAIN
EX. CRAPE MYRTLE TO REMAIN
PROPOSED ACCENT SHRUB (TYP)
PROPOSED GROUNDCOVER (TYP)
PROPOSED LARGE PALM (TYP)
PROPOSED ORNAMENTAL GRASS (TYP)
PROPOSED MEDIUM PALM (TYP)
PROPOSED MEDIUM SHRUB (TYP)
224
225
226
227
228
229
230
1224
1225
1227
1228
1229
1230
CORKSCREW RD. (EAST BOUND)
MATCHLINE SEE SHEET L20
MATCHLINE SEE SHEET L22
MIROMAR SQUARE BLVD.
0 15 30 60
INTENDED DISPLAY SCALE:
11"X17" PLAN 1"=60'
22"X34" PLAN 1"=30'
PLANT KEY
SYMBOL
COMMON NAME
TREES
CANOPY TREES
ACCENT TREE
PALM TREES
LARGE PALMS
MEDIUM PALMS
ACCENT PALMS
SHRUBS
LARGE SHRBS
ACCENT SHRUBS
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SMALL SHRUBS
GROUND COVER
ORNAMENTAL GRASSES
GROUNDCOVERS
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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTAITON
CORKSCREW ROAD VILLAGE OF ESTERO
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DATE
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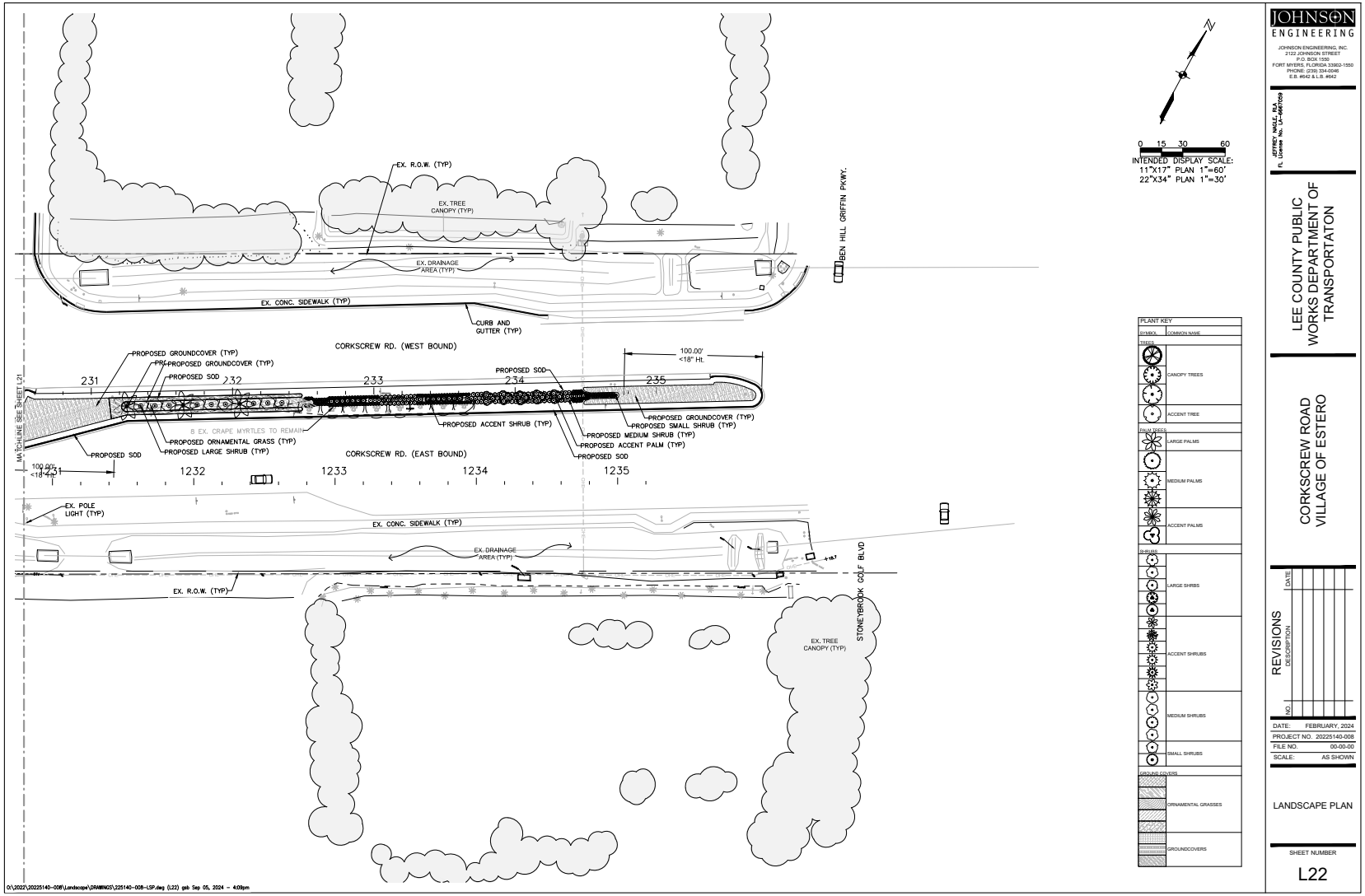
FILE NO. 00-00-00
SCALE: AS SHOWN
LANDSCAPE PLAN
SHEET NUMBER
L21
O:\2022\20225140-008\Landscape\DRAWINGS\225140-008-LSP.dwg (L21) gab Sep 05, 2024 - 4:09pm



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LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

CORKSCREW ROAD VILLAGE OF ESTERO

REVISIONS

NO.	DESCRIPTION	DATE

DATE: FEBRUARY, 2024
PROJECT NO. 20225140-008
FILE NO. 00-00-00
SCALE: AS SHOWN

LANDSCAPE PLAN

SHEET NUMBER
L22

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Williams Road Widening Project Update

Description:

Future growth in Estero and specifically the development of the North Point Property (property east of US 41 north of Williams Rd) is expected to required Williams Road from US 41 to Via Coconut to be widened in the future to accommodate increased traffic.

KCA was hired by the Village to provide preliminary design and engineering services for the project.

KCA will provide a project update which will include two design alternatives and an updated project schedule.

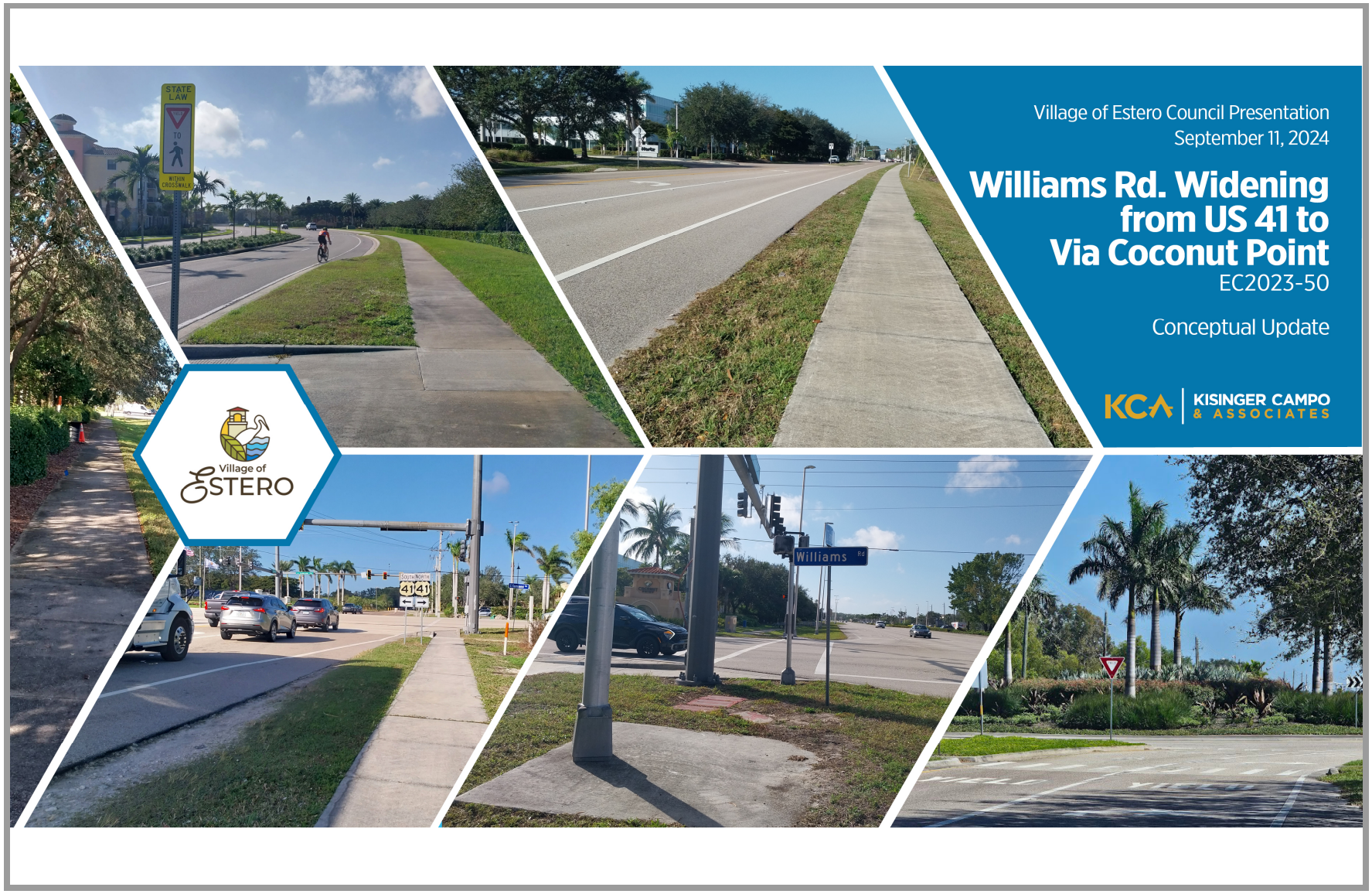
Financial Impact:

No additional financial impacts are proposed with this agenda item.

Prepared by: David Willems, P.E.

Attachments:

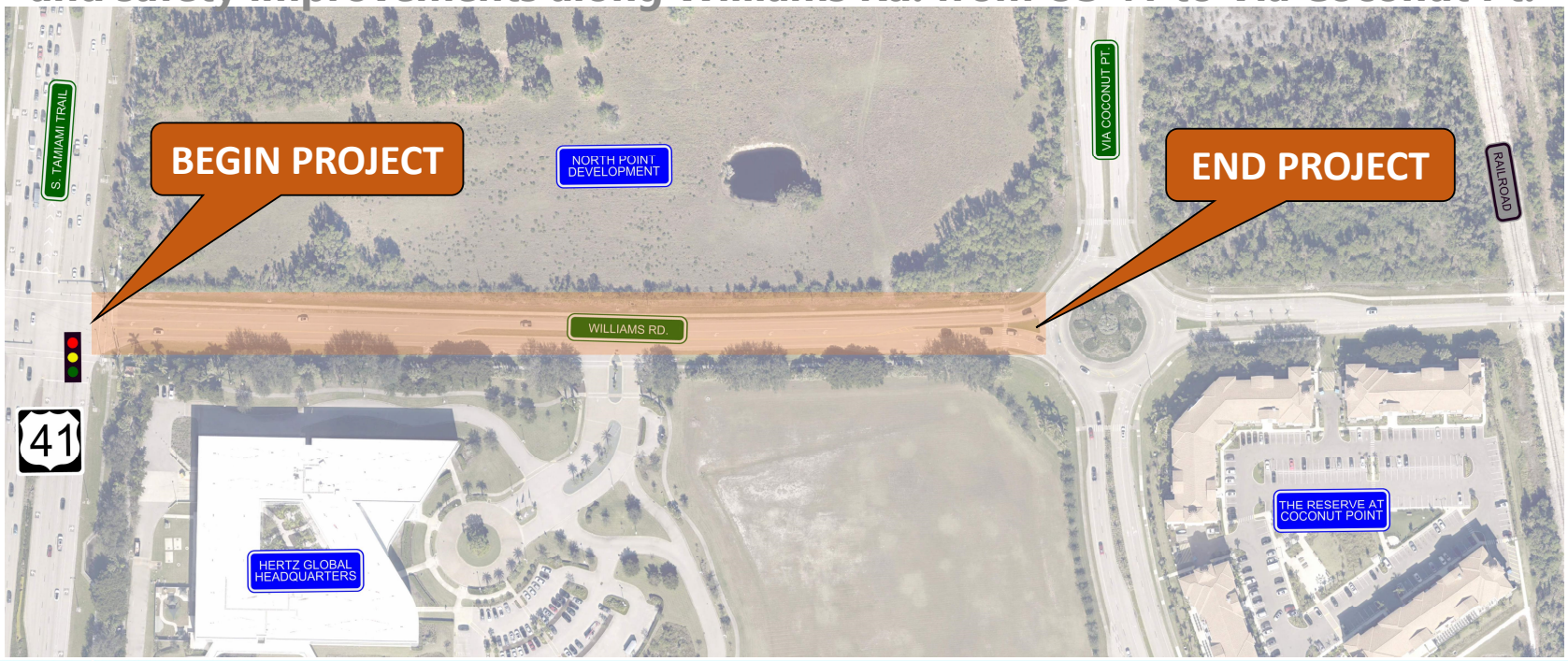
1. Presentation
2. Updated Project Schedule


STATE LAW
Village of ESTERO
Village of Estero Council Presentation
September 11, 2024
Williams Rd. Widening from US 41 to Via Coconut Point
EC2023-50
Conceptual Update
KCA
KISINGER CAMPO & ASSOCIATES
41
Williams Rd

OBJECTIVE

Village of ESTERO

Determine Preliminary Design and R/W needs for future roadway capacity and safety improvements along Williams Rd. from US 41 to Via Coconut Pt.



KCA KISINGER CAMPO & ASSOCIATES

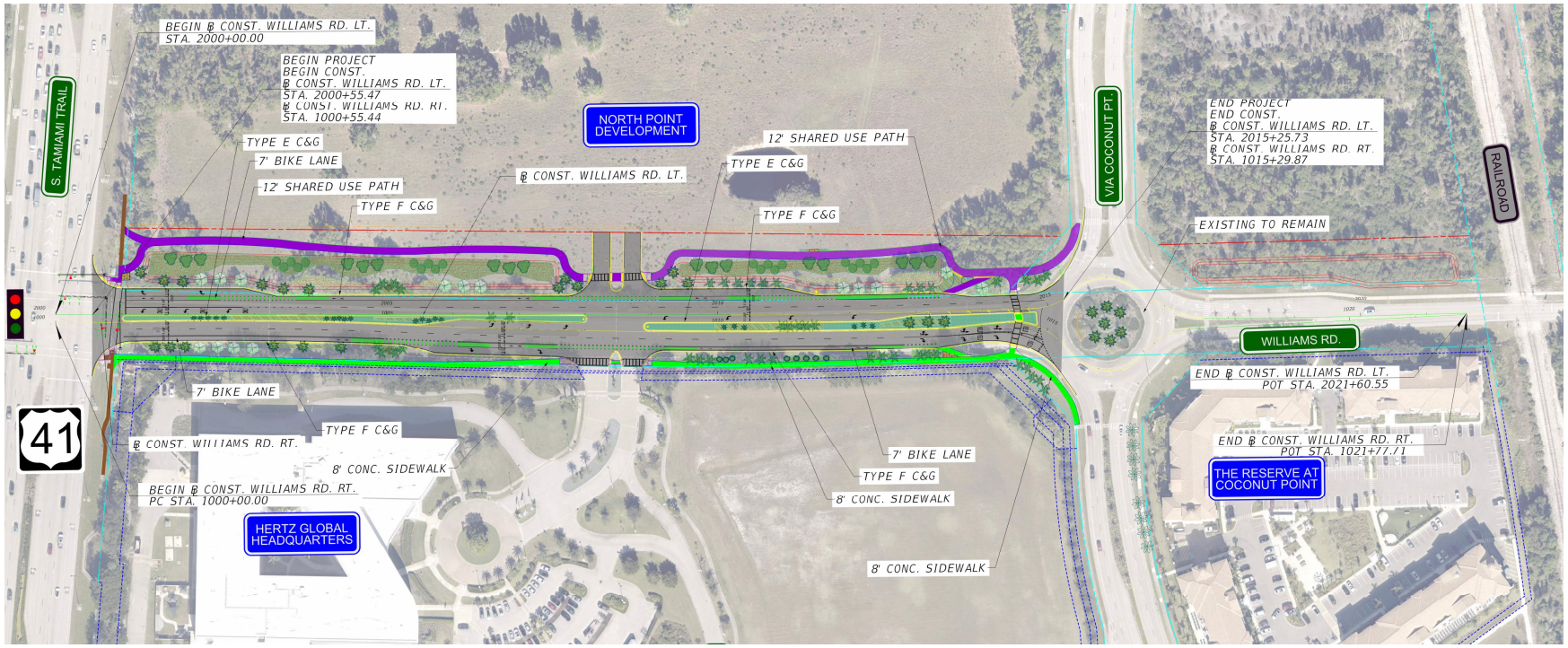
Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 2

DISCUSSION TOPICS

- ✓ Concept Alternative 1 On-Site Drainage
  - ❖ Conceptual Plan
  - ❖ Roadway Typical Section
  - ❖ Preliminary Right-Of-Way (R/W) Impacts
  - ❖ Landscaping
  - ❖ Lighting
  - ❖ Summary of Alternative 1
- ✓ Concept Alternative 2 Off-Site Drainage
  - ❖ Conceptual Plan
  - ❖ Roadway Typical Section
  - ❖ Preliminary R/W Impacts
  - ❖ Landscaping
  - ❖ Lighting
  - ❖ Summary of Alternative 2
- ✓ Existing Roundabout at Via Coconut Pt.
- ✓ Schedule Update



CONCEPT ALT 1 / ON-SITE DRAINAGE



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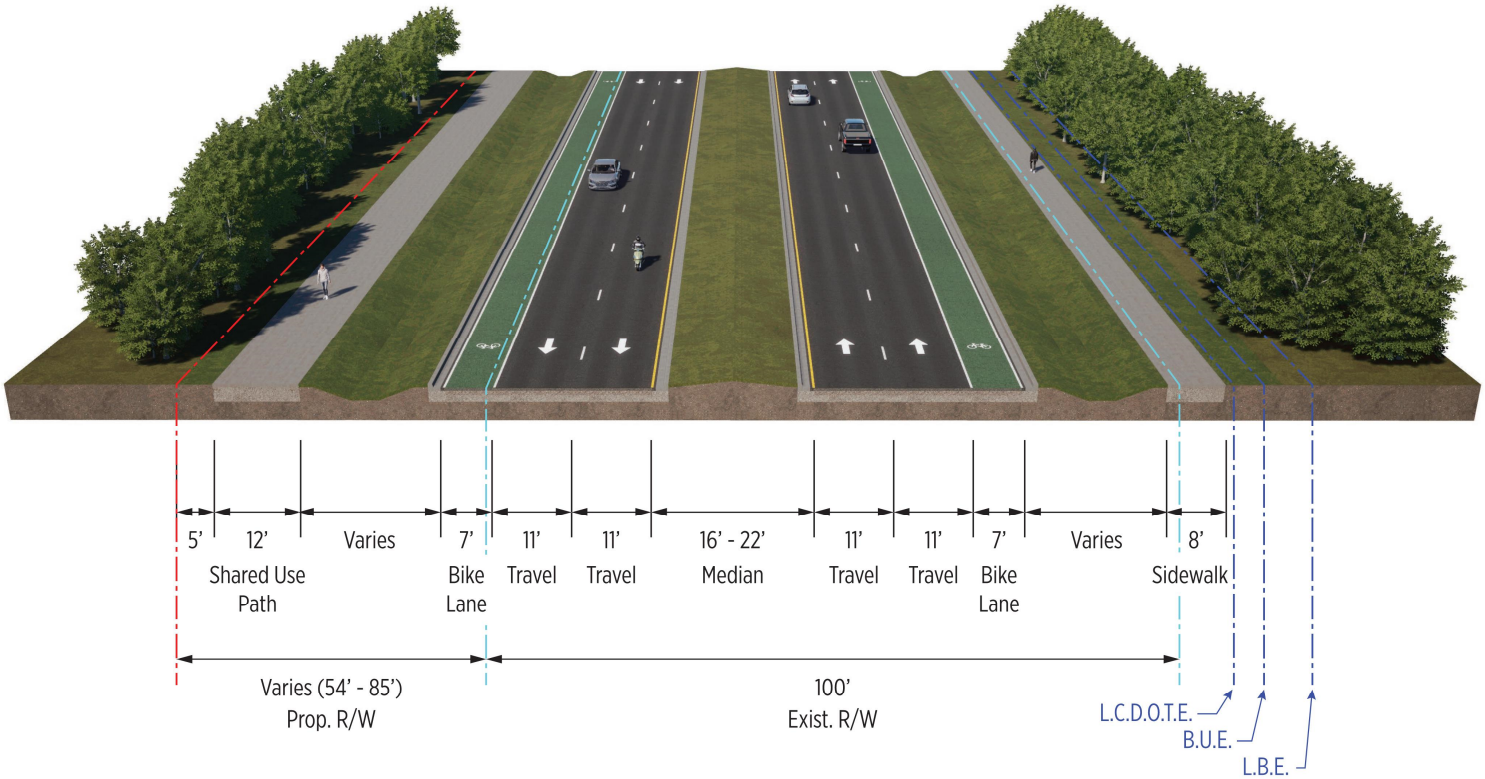
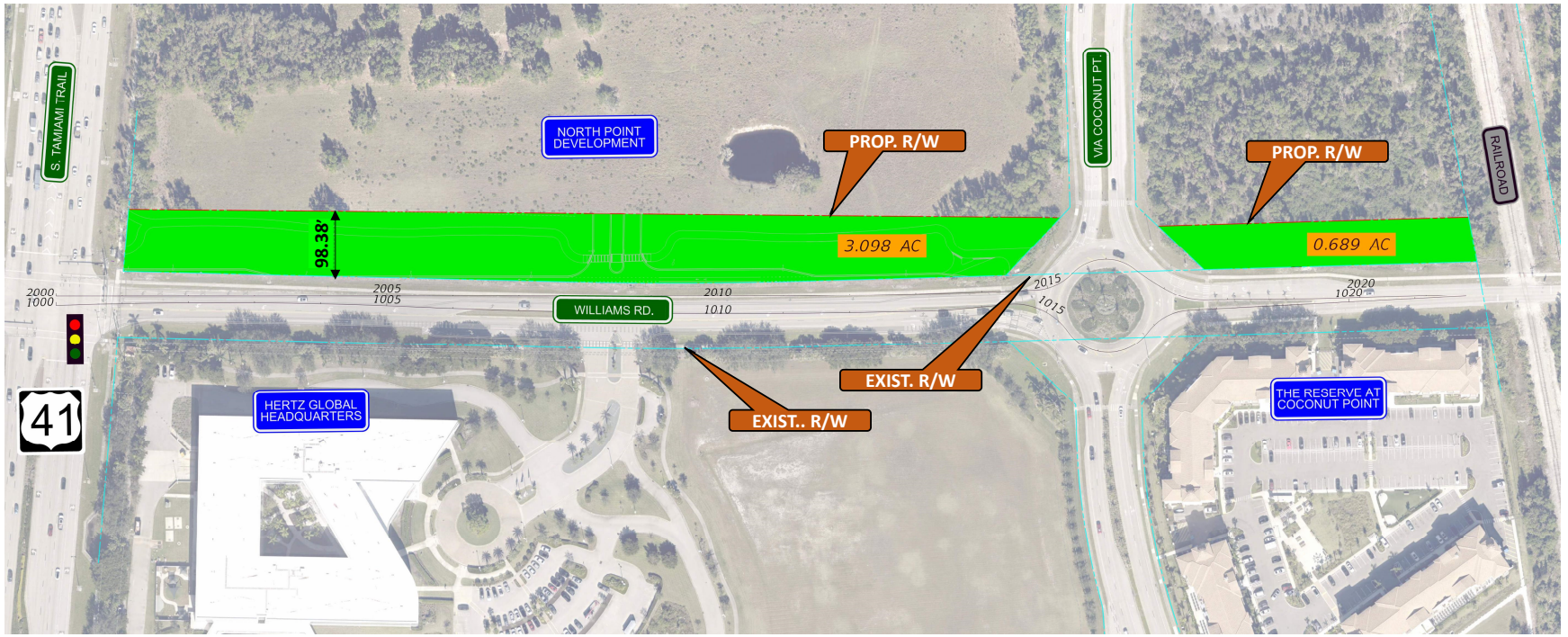
Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 4

ROADWAY TYPICAL ALT 1 / ON-SITE DRAINAGE



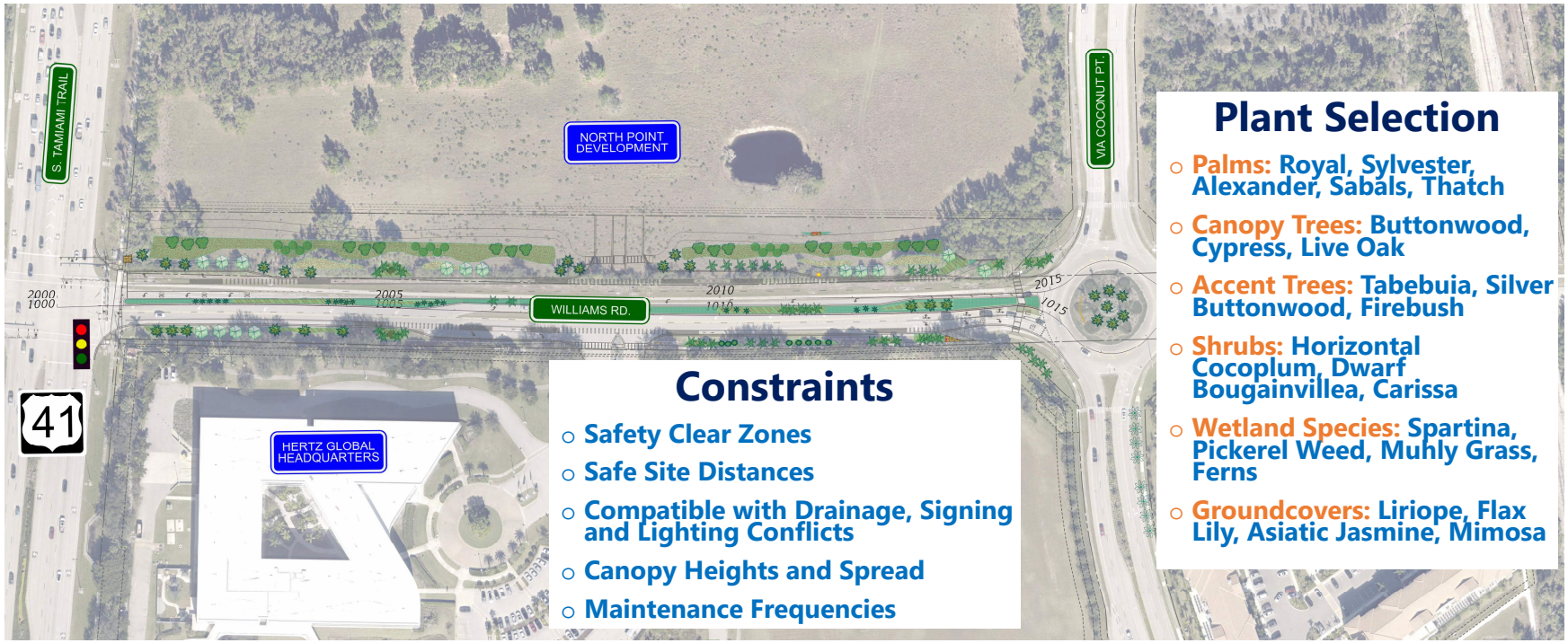
PRELIMINARY R/W IMPACTS ALTERNATIVE 1



KCA KISINGER CAMPO & ASSOCIATES

Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 6

LANDSCAPING ALT 1 / ON-SITE DRAINAGE



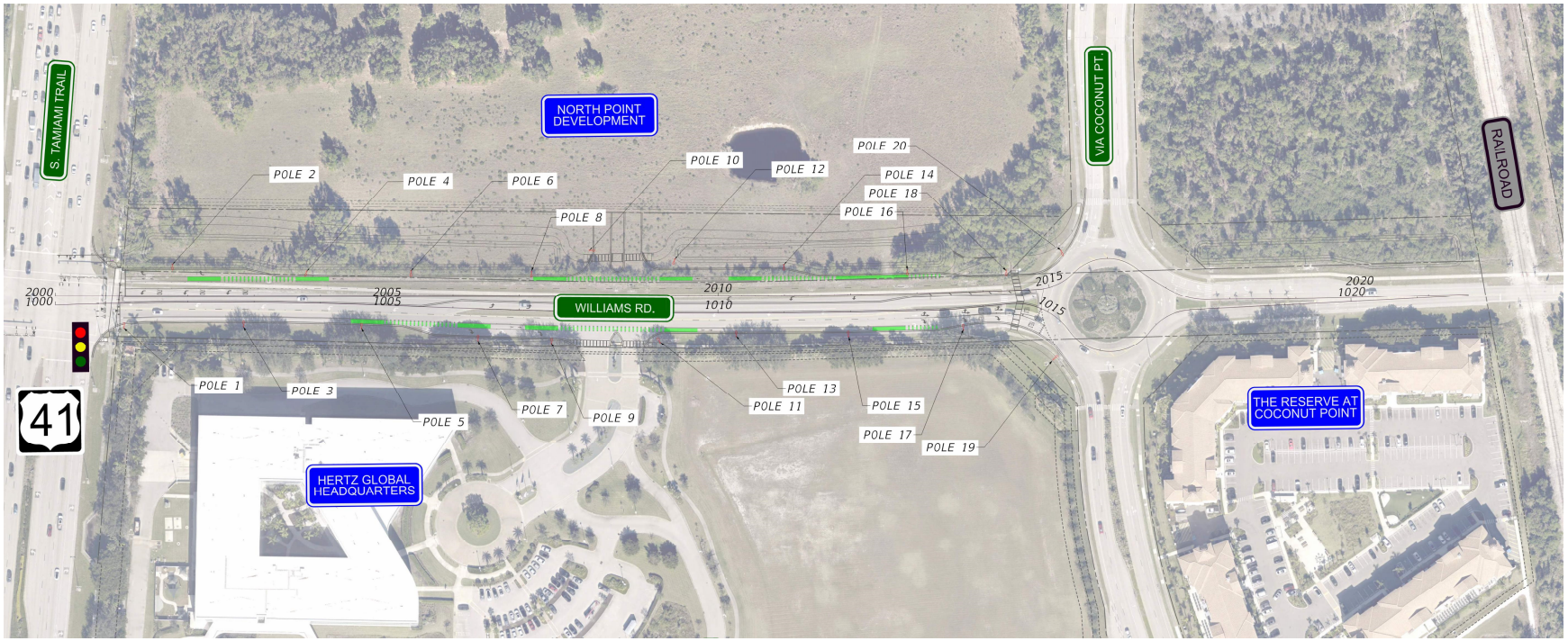
Constraints

- Safety Clear Zones
- Safe Site Distances
- Compatible with Drainage, Signing and Lighting Conflicts
- Canopy Heights and Spread
- Maintenance Frequencies

Plant Selection

- **Palms:** Royal, Sylvester, Alexander, Sabals, Thatch
- **Canopy Trees:** Buttonwood, Cypress, Live Oak
- **Accent Trees:** Tabebuia, Silver Buttonwood, Firebush
- **Shrubs:** Horizontal Cocoplum, Dwarf Bougainvillea, Carissa
- **Wetland Species:** Spartina, Pickerel Weed, Muhly Grass, Ferns
- **Groundcovers:** Liriope, Flax Lily, Asiatic Jasmine, Mimosa

LIGHTING ALT 1 / ON-SITE DRAINAGE



SUMMARY OF ALTERNATIVE 1

Roadway

- 12′ shared use path (north) and 8′ sidewalk (south) and 7′ bicycle lanes to improve user safety
- Shared use path meandering to offer pleasant walking environment and accommodate landscaping
- 4-lane divided typical section with 11′ lanes to increase traffic capacity and operations
- Curb & gutter to convert section into urban facility minimizing R/W impacts and reducing clear zone requirements

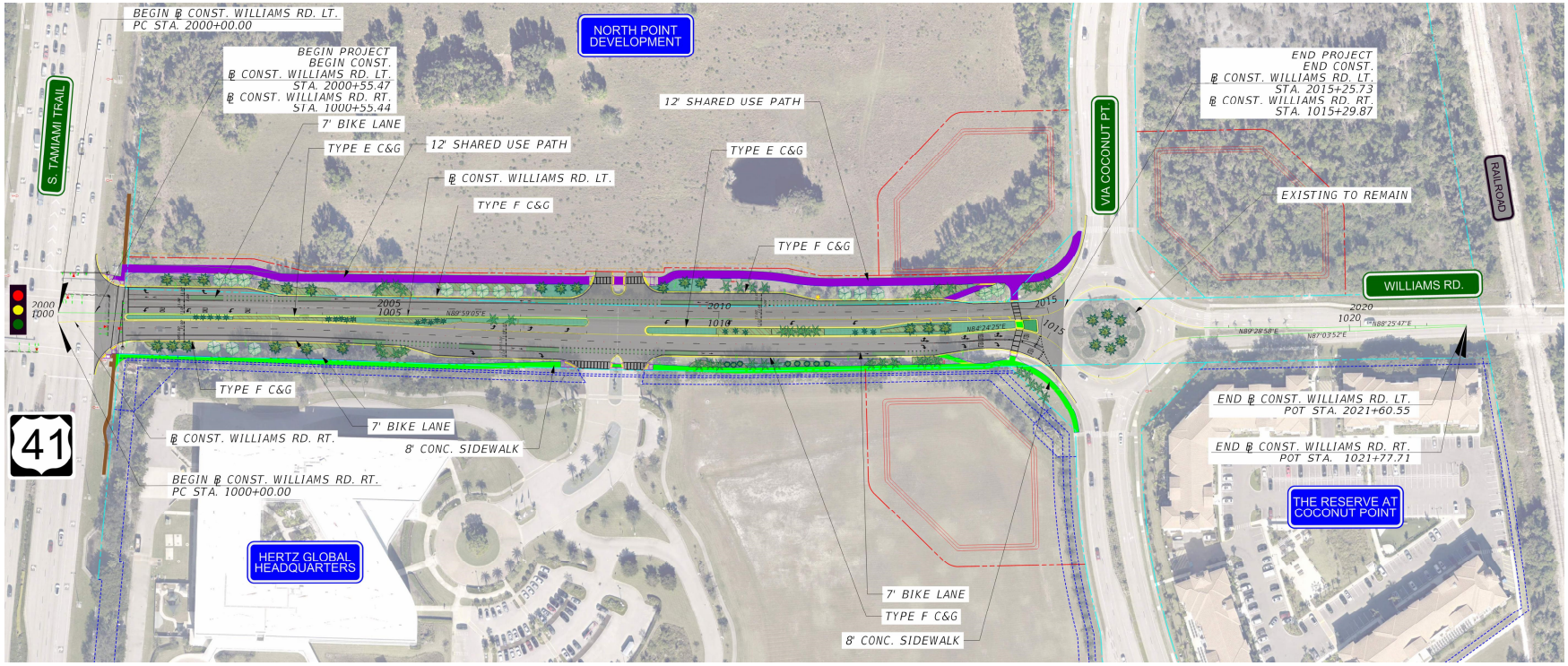
Drainage

- Linear ponds along roadside to avoid off-site floodplain compensation
- Use of existing linear ditches for treatment/attenuation

Landscaping

- Slightly more landscaping area accessible for beautification due to drainage being accommodated along the proposed roadway

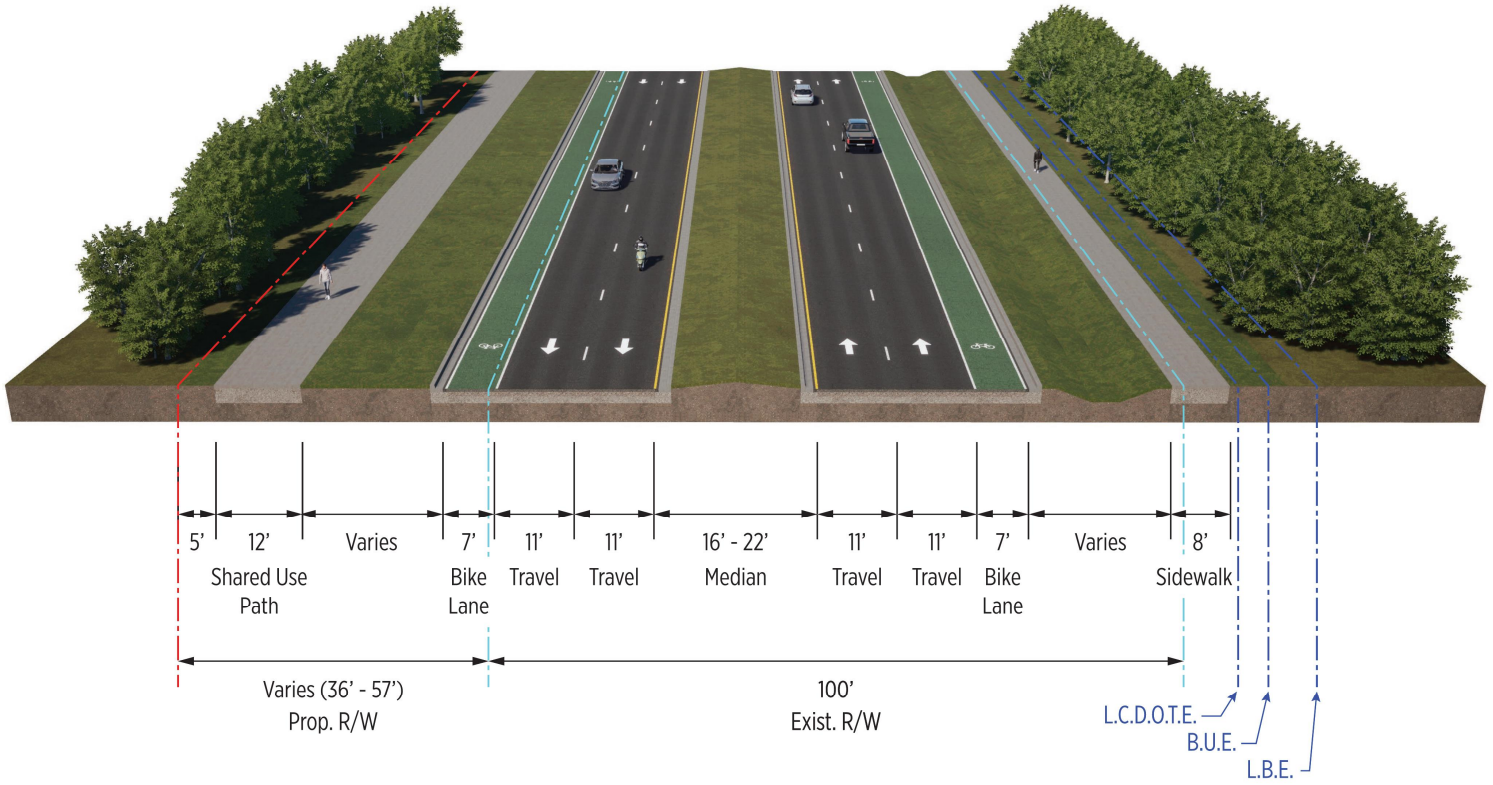
CONCEPT ALTERNATIVE 2 / OFF-SITE DRAINAGE



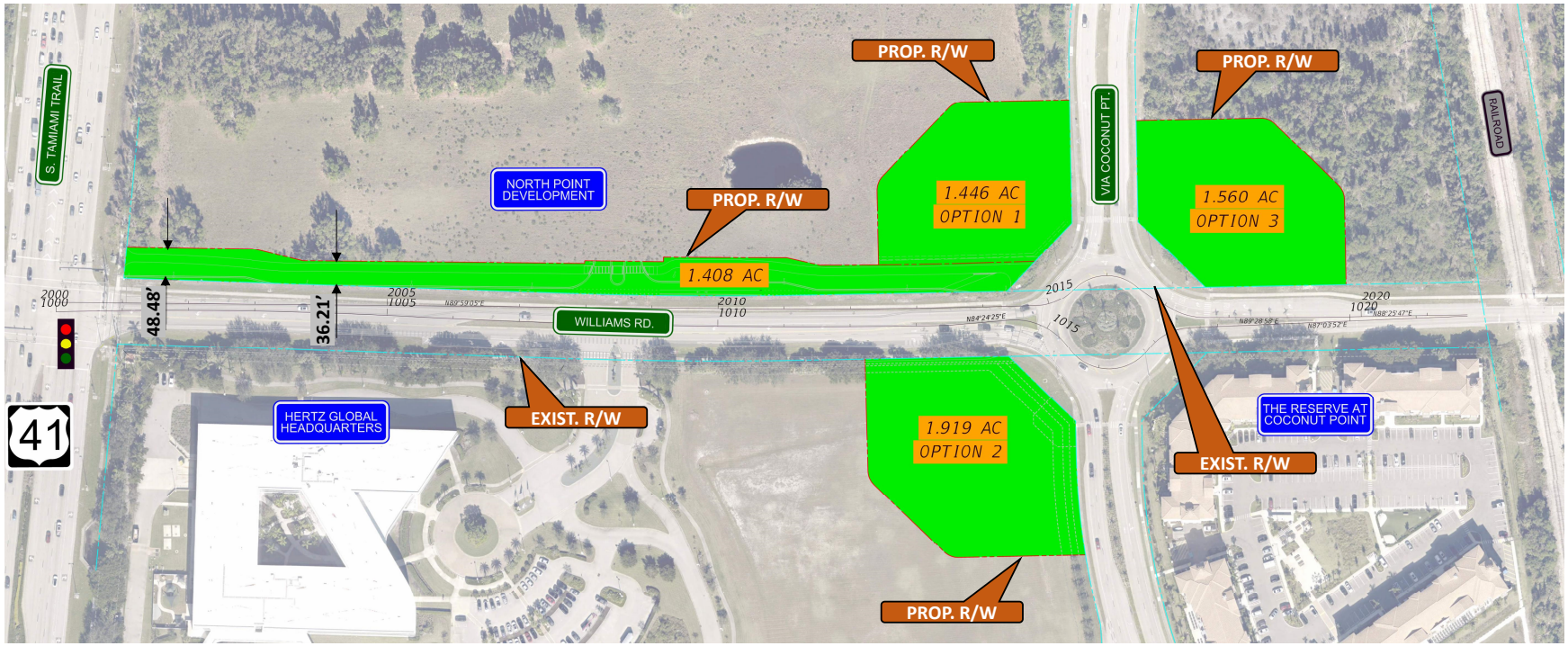
KCA KISINGER CAMPO & ASSOCIATES

Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 10

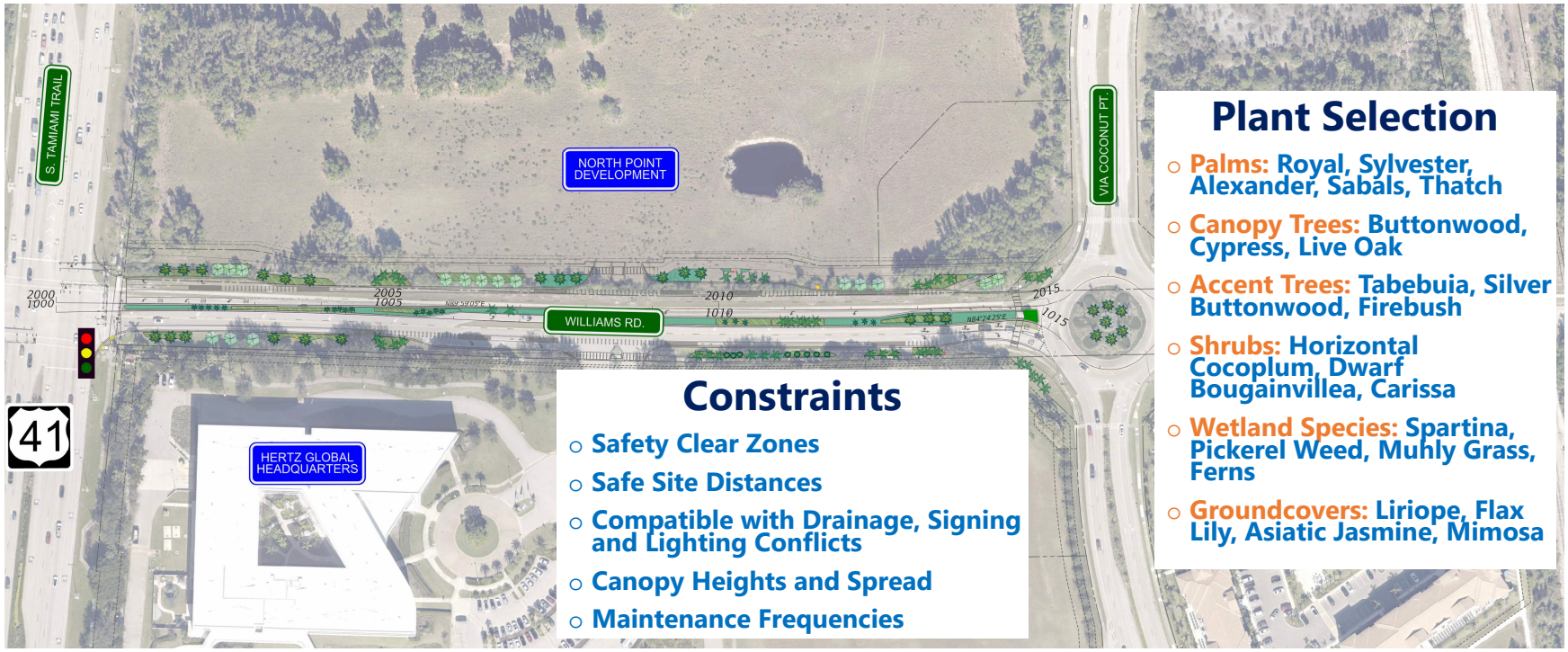
ROADWAY TYPICAL ALT 2 / OFF-SITE DRAINAGE



PRELIMINARY R/W IMPACTS ALTERNATIVE 2



LANDSCAPING ALT 2 / OFF-SITE DRAINAGE



Constraints

- Safety Clear Zones
- Safe Site Distances
- Compatible with Drainage, Signing and Lighting Conflicts
- Canopy Heights and Spread
- Maintenance Frequencies

Plant Selection

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- **Wetland Species:** Spartina, Pickerel Weed, Muhly Grass, Ferns
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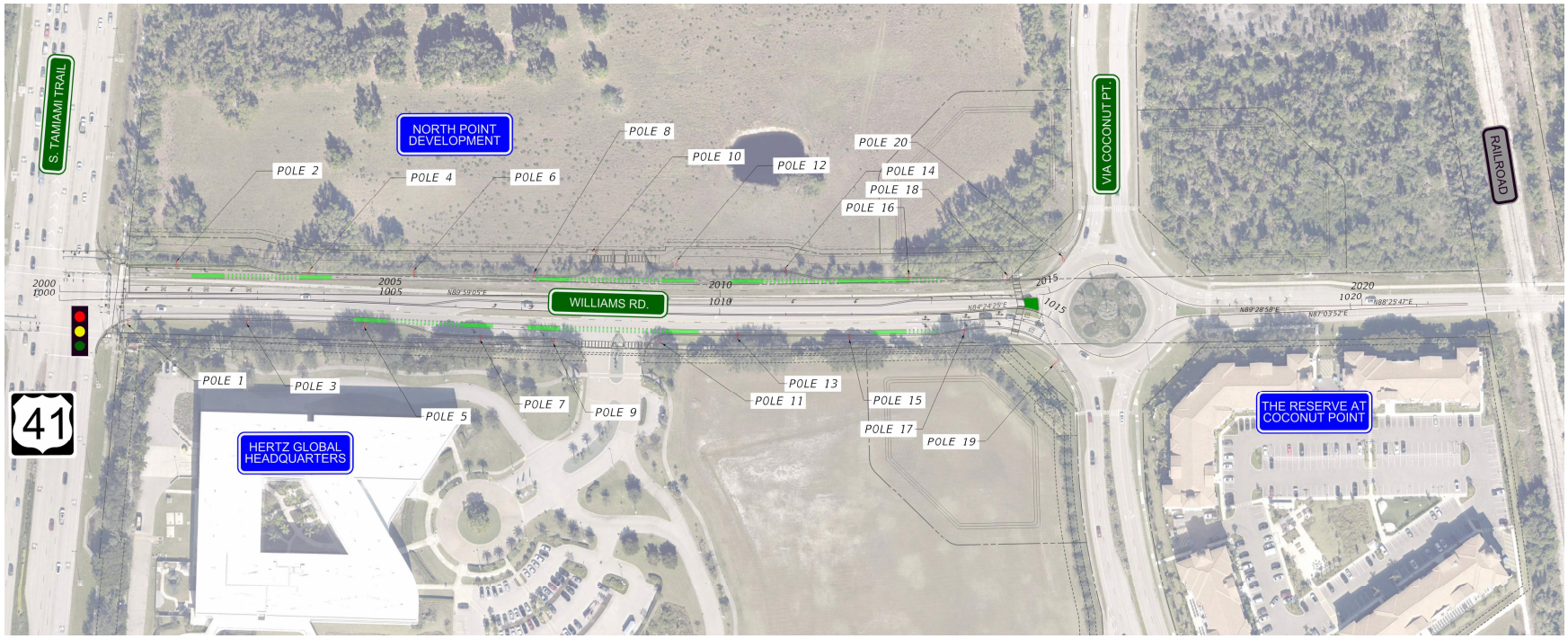
KCA KISINGER CAMPO & ASSOCIATES

Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 13

LIGHTING ALT 2 / OFF-SITE DRAINAGE



SUMMARY OF ALTERNATIVE 2

Roadway

- 12′ shared use path (north) and 8′ sidewalk (south) and 7′ bicycle lanes to improve user safety
- Shared use path meandering to offer pleasant walking environment and accommodate landscaping
- 4-lane divided typical section with 11′ lanes to increase traffic capacity and operations
- Curb & gutter to convert section into urban facility minimizing R/W impacts and reducing clear zone requirements

Drainage

- 3 different off-site pond options identified at northwest, southwest and northeast quadrants of Via Coconut Point intersection for treatment, attenuation, and floodplain compensation
- Use of existing linear ditches

Landscaping

- Slightly less landscaping area for beautification due to drainage ponds being proposed off-site

SUMMARY OF PRELIMINARY R/W IMPACTS

TOTAL ESTIMATED R/W IMPACTS COMPARISON (Alternative 1 vs. Alternative 2)

	Alternative 1 On-Site Drainage (acres)	Alternative 2 Off-Site Drainage (acres)		
		Option 1	Option 2	Option 3
Property along north side of Williams Rd. (North Point Development)	**3.787** *Subtotal: (3.098 + 0.689)*	**2.854** *Subtotal: (1.408 + 1.446)*	**1.408**	**2.968** *Subtotal: (1.408 + 1.560)*
Property at southwest corner of Williams Rd. and Via Coconut Point (east of Hertz Global Headquarters)	-	-	1.919	-
Total (acres)	**3.787**	**2.854**	**3.327**	**2.968**

SUMMARY OF ENVIRONMENTAL IMPACTS

ESTIMATED ENVIRONMENTAL IMPACTS/INVOLVEMENT BY ALTERNATIVE

	Alternative 1	Alternative 2		
		Option 1	Option 2	Option 3
Natural Habitat Land Use Changes (acres)	**0.36**	**0.00**	**0.00**	**1.01**
Wetland Impacts (acres)	**0.00**	**0.00**	**0.00**	**0.00**
Protected Species Involvement (primarily related to the Florida bonneted bat)	**Low**	**Moderate**	**Low**	**High**

PRELIMINARY ROUNDABOUT ANALYSIS

Why do we need to analyze the current and future performance of the existing roundabout at Williams Rd. and Via Coconut Pt.?

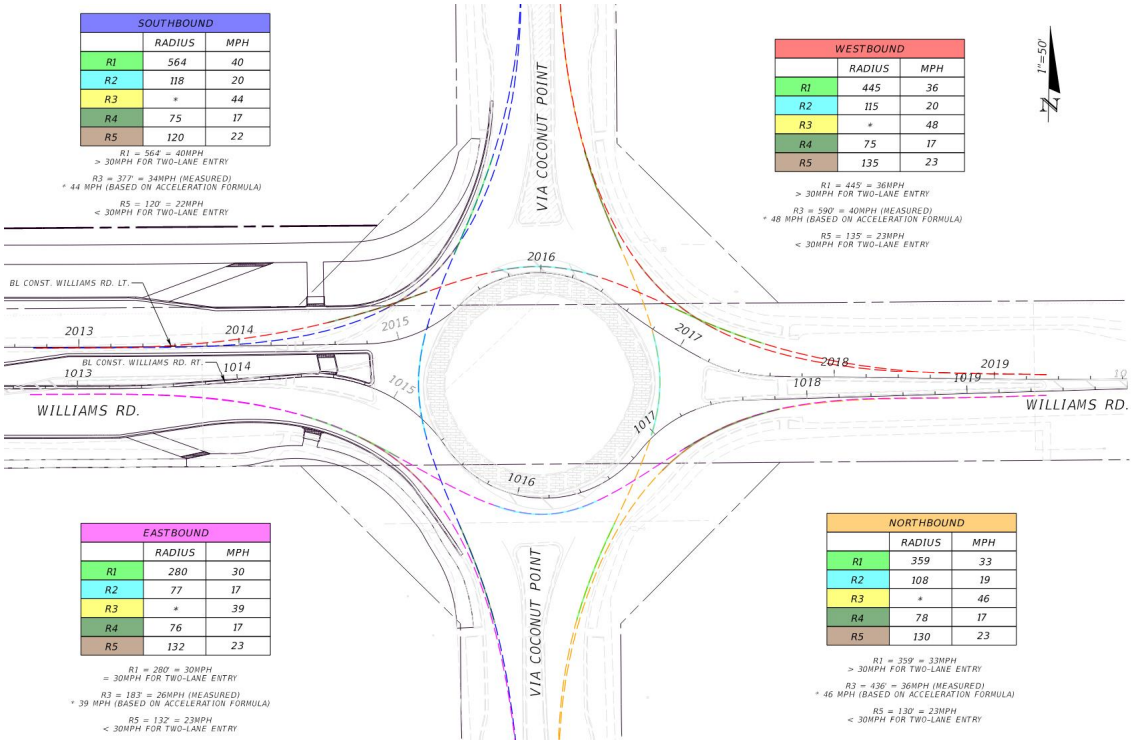
- Roundabout provides sidewalk continuity for pedestrians, bicycle connections and refuge to all facility users **(Safety)**
- Roundabout is located at the end of this's projects construction limit and plays an important role in traffic operations and flow patters **(Operations)**
- Deficiencies in roundabout design geometry and approach speeds have been identified and should be corrected to allow proposed design along Williams Rd. to work efficiently after construction upgrades are completed



PRELIMINARY ROUNDABOUT ANALYSIS

Fastest Path (Safety)

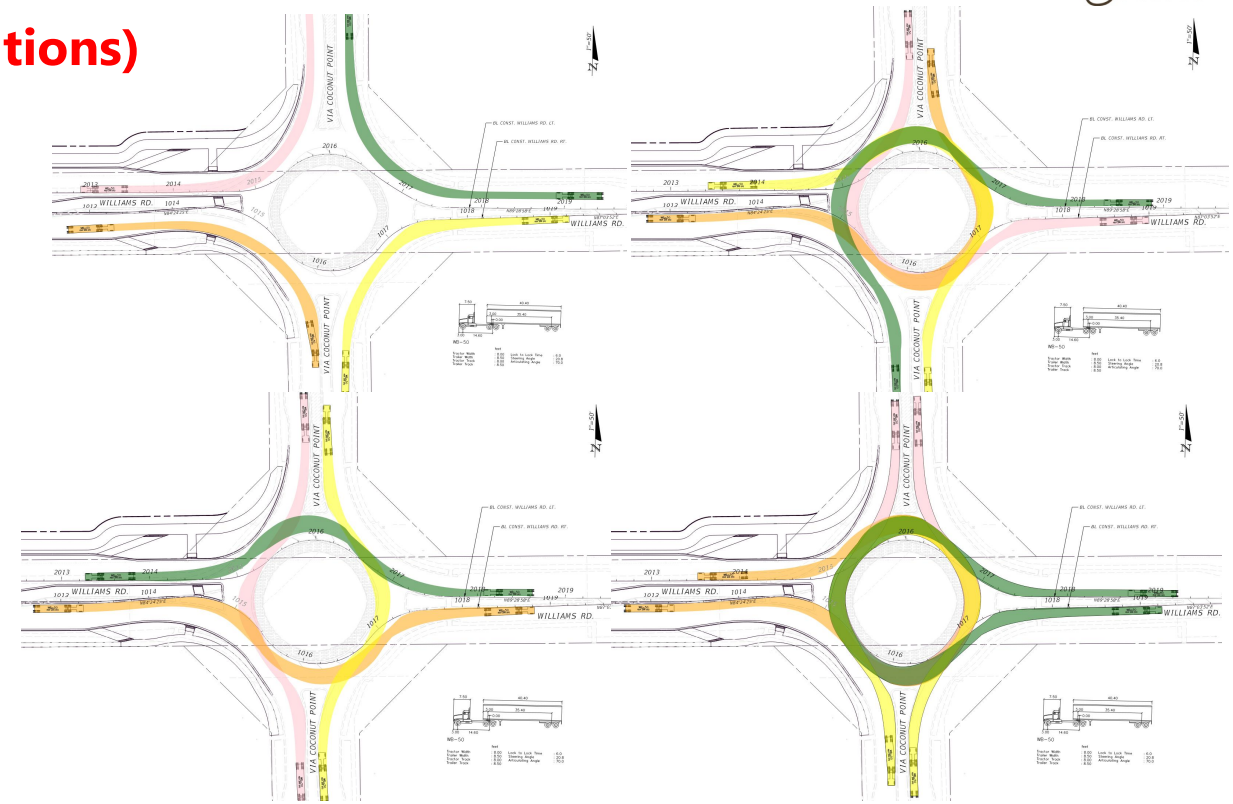
- Each existing roundabout approach exceeds maximum recommended speed per design standards (25-30 mph)
- Proposed improvements for eastbound approach and westbound departure designed by KCA under this project will meet design standards
- Further evaluation of existing roundabout will need the Village of Estero to coordinate with adjacent FDOT project to address deficient geometry at the other three legs of roundabout



PRELIMINARY ROUNDABOUT ANALYSIS

Swept Path (Operations)

- Moderate truck traffic in all directions at roundabout
- Need to accommodate large trucks and allow them to navigate the roundabout without issues
- Evaluated turning movements using truck design vehicle **WB-50**
- Recommend modifying geometry of the existing roundabout in all approaches to prevent trucks from invading adjacent travel lanes and/or hitting curbs



SCHEDULE UPDATE

Next Milestones

Village Council Presentation
- September 11, 2024

Public Meeting
- October 22, 2024

Village PZDB (Concept)
- November 12, 2024

Village Council Presentation # 2 (Pre-30% Design)
- December 4, 2024

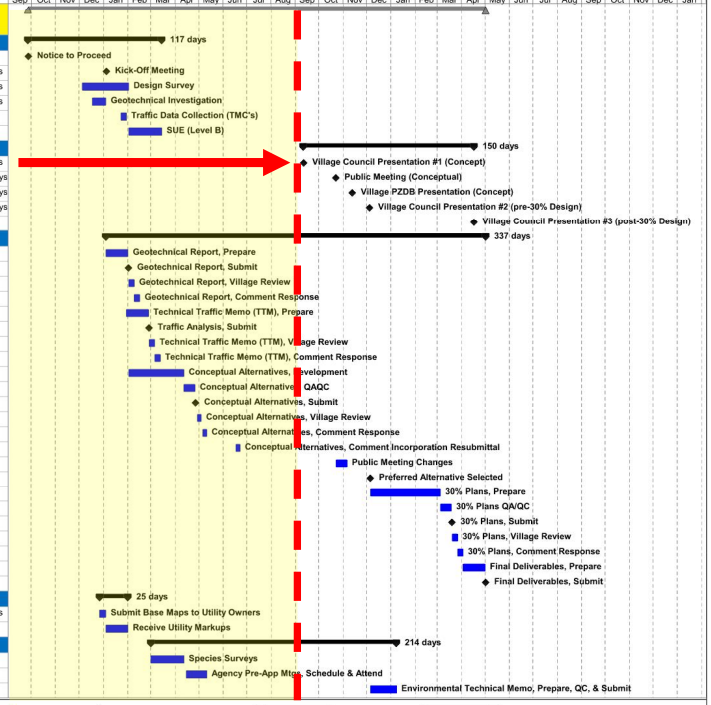
Preferred Alternative Selection
- December 5, 2024

30% Plans
- May 1, 2025

EC 2023-50

Williams Road Widening Preliminary Design and Engineering Schedule

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Williams Road Widening Preliminary Design and Engineering**	**403 days**	**Wed 9/27/23**	**Thu 5/1/25**	
2	**Start Up Activities & Field Work**	**117 days**	**Wed 9/27/23**	**Thu 3/14/24**	
3	Notice to Proceed	1 day	Wed 9/27/23	Wed 9/27/23	
4	Kick-Off Meeting	1 day	Thu 1/4/24	Thu 1/4/24	3FS+65 days
5	Design Survey	40 days	Tue 12/5/23	Thu 2/1/24	3FS+46 days
6	Geotechnical Investigation	10 days	Mon 12/18/23	Wed 1/3/24	3FS+55 days
7	Traffic Data Collection (TMC's)	5 days	Tue 1/23/24	Mon 1/29/24	
8	SUE (Level B)	30 days	Fri 2/2/24	Thu 3/14/24	5
9	**Public Involvement**	**150 days**	**Wed 9/11/24**	**Wed 4/16/25**	
10	Village Council Presentation #1 (Concept)	1 day	Wed 9/11/24	Wed 9/11/24	27FS+2 days
11	Public Meeting (Conceptual)	1 day	Tue 10/22/24	Tue 10/22/24	10FS+10 days
12	Village PZDB Presentation (Concept)	1 day	Tue 11/12/24	Tue 11/12/24	11FS+11 days
13	Village Council Presentation #2 (pre-30% Design)	1 day	Wed 12/4/24	Wed 12/4/24	11FS+17 days
14	Village Council Presentation #3 (post-30% Design)	1 day	Wed 4/16/25	Wed 4/16/25	36
15	**Design**	**337 days**	**Thu 1/4/24**	**Thu 5/1/25**	
16	Geotechnical Report, Prepare	20 days	Thu 1/4/24	Wed 1/31/24	6
17	**Geotechnical Report, Submit**	1 day	Thu 2/1/24	Thu 2/1/24	16
18	Geotechnical Report, Village Review	5 days	Fri 2/2/24	Thu 2/8/24	17
19	Geotechnical Report, Comment Response	5 days	Fri 2/9/24	Thu 2/15/24	18
20	Technical Traffic Memo (TTM), Prepare	20 days	Tue 1/30/24	Mon 2/26/24	7
21	**Technical Traffic Memo (TTM), Submit**	1 day	Tue 2/27/24	Tue 2/27/24	20
22	Technical Traffic Memo (TTM), Village Review	5 days	Wed 2/28/24	Tue 3/5/24	21
23	Technical Traffic Memo (TTM), Comment Response	5 days	Wed 3/6/24	Tue 3/12/24	22
24	Conceptual Alternatives, Development	50 days	Fri 2/2/24	Thu 4/11/24	5
25	Conceptual Alternatives, QAQC	10 days	Fri 4/12/24	Thu 4/25/24	24
26	**Conceptual Alternatives, Submit**	1 day	Fri 4/26/24	Fri 4/26/24	25
27	Conceptual Alternatives, Village Review	5 days	Mon 4/29/24	Fri 5/3/24	26
28	Conceptual Alternatives, Comment Response	5 days	Mon 5/6/24	Fri 5/10/24	27
29	Conceptual Alternatives, Comment Incorporation Resubmittal	5 days	Mon 6/17/24	Fri 6/21/24	28
30	Public Meeting Changes	10 days	Wed 10/23/24	Tue 11/5/24	11
31	**Preferred Alternative Selected**	1 day	Thu 12/5/24	Thu 12/5/24	13,29
32	30% Plans, Prepare	60 days	Fri 12/6/24	Tue 3/4/25	31
33	30% Plans QA/QC	10 days	Wed 3/5/25	Tue 3/18/25	32,41
34	**30% Plans, Submit**	1 day	Wed 3/19/25	Wed 3/19/25	33
35	30% Plans, Village Review	5 days	Thu 3/20/25	Wed 3/26/25	34
36	30% Plans, Comment Response	5 days	Thu 3/27/25	Wed 4/2/25	35
37	Final Deliverables, Prepare	20 days	Thu 4/3/25	Wed 4/30/25	36
38	**Final Deliverables, Submit**	1 day	Thu 5/1/25	Thu 5/1/25	37
39	**Utility Coordination**	**25 days**	**Wed 12/27/23**	**Wed 1/31/24**	
40	Submit Base Maps to Utility Owners	5 days	Wed 12/27/23	Wed 1/3/24	3FS+60 days
41	Receive Utility Markups & As-Builts	20 days	Thu 1/4/24	Wed 1/31/24	40
42	**Environmental Services**	**214 days**	**Fri 3/1/24**	**Tue 1/7/25**	
43	Species Surveys	30 days	Fri 3/1/24	Thu 4/11/24	24FF
44	Agency Pre-App Mtgs, Schedule & Attend	20 days	Mon 4/15/24	Fri 5/10/24	28FF
45	**Environmental Technical Memo, Prepare, QC, & Submit**	20 days	Fri 12/6/24	Tue 1/7/25	43,44,31



Design Services Schedule
NTP: September 27, 2023 / 30% Plans February 2025
Updated: Thu 8/8/24

KISINGER CAMPO & ASSOCIATES

Williams Rd. Widening from US 41 to Via Coconut Point | EC2023-50 | Slide 21

QUESTIONS?





EC 2023-50

Williams Road Widening Preliminary Design and Engineering Schedule

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Williams Road Widening Preliminary Design and Engineering**	**403 days**	**Wed 9/27/23**	**Thu 5/1/25**	
2	**Start Up Activities & Field Work**	**117 days**	**Wed 9/27/23**	**Thu 3/14/24**	
3	Notice to Proceed	1 day	Wed 9/27/23	Wed 9/27/23	
4	Kick-Off Meeting	1 day	Thu 1/4/24	Thu 1/4/24	3FS+65 days
5	Design Survey	40 days	Tue 12/5/23	Thu 2/1/24	3FS+46 days
6	Geotechnical Investigation	10 days	Mon 12/18/23	Wed 1/3/24	3FS+55 days
7	Traffic Data Collection (TMC's)	5 days	Tue 1/23/24	Mon 1/29/24	
8	SUE (Level B)	30 days	Fri 2/2/24	Thu 3/14/24	5
9	**Public Involvement**	**150 days**	**Wed 9/11/24**	**Wed 4/16/25**	
10	Village Council Presentation #1 (Concept)	1 day	Wed 9/11/24	Wed 9/11/24	27FS+2 days
11	Public Meeting (Conceptual)	1 day	Tue 10/22/24	Tue 10/22/24	10FS+10 days
12	Village PZDB Presentation (Concept)	1 day	Tue 11/12/24	Tue 11/12/24	11FS+11 days
13	Village Council Presentation #2 (pre-30% Design)	1 day	Wed 12/4/24	Wed 12/4/24	11FS+17 days
14	Village Council Presentation #3 (post-30% Design)	1 day	Wed 4/16/25	Wed 4/16/25	36
15	**Design**	**337 days**	**Thu 1/4/24**	**Thu 5/1/25**	
16	Geotechnical Report, Prepare	20 days	Thu 1/4/24	Wed 1/31/24	6
17	**Geotechnical Report, Submit**	1 day	Thu 2/1/24	Thu 2/1/24	16
18	Geotechnical Report, Village Review	5 days	Fri 2/2/24	Thu 2/8/24	17
19	Geotechnical Report, Comment Response	5 days	Fri 2/9/24	Thu 2/15/24	18
20	Technical Traffic Memo (TTM), Prepare	20 days	Tue 1/30/24	Mon 2/26/24	7
21	**Technical Traffic Memo (TTM), Submit**	1 day	Tue 2/27/24	Tue 2/27/24	20
22	Technical Traffic Memo (TTM), Village Review	5 days	Wed 2/28/24	Tue 3/5/24	21
23	Technical Traffic Memo (TTM), Comment Response	5 days	Wed 3/6/24	Tue 3/12/24	22
24	Conceptual Alternatives, Development	50 days	Fri 2/2/24	Thu 4/11/24	5
25	Conceptual Alternatives, QAQC	10 days	Fri 4/12/24	Thu 4/25/24	24
26	**Conceptual Alternatives, Submit**	1 day	Fri 4/26/24	Fri 4/26/24	25
27	Conceptual Alternatives, Village Review	5 days	Mon 4/29/24	Fri 5/3/24	26
28	Conceptual Alternatives, Comment Response	5 days	Mon 5/6/24	Fri 5/10/24	27
29	Conceptual Alternatives, Comment Incorporation Resubmittal	5 days	Mon 6/17/24	Fri 6/21/24	28
30	Public Meeting Changes	10 days	Wed 10/23/24	Tue 11/5/24	11
31	**Preferred Alternative Selected**	1 day	Thu 12/5/24	Thu 12/5/24	13,29
32	30% Plans, Prepare	60 days	Fri 12/6/24	Tue 3/4/25	31
33	30% Plans QA/QC	10 days	Wed 3/5/25	Tue 3/18/25	32,41
34	**30% Plans, Submit**	1 day	Wed 3/19/25	Wed 3/19/25	33
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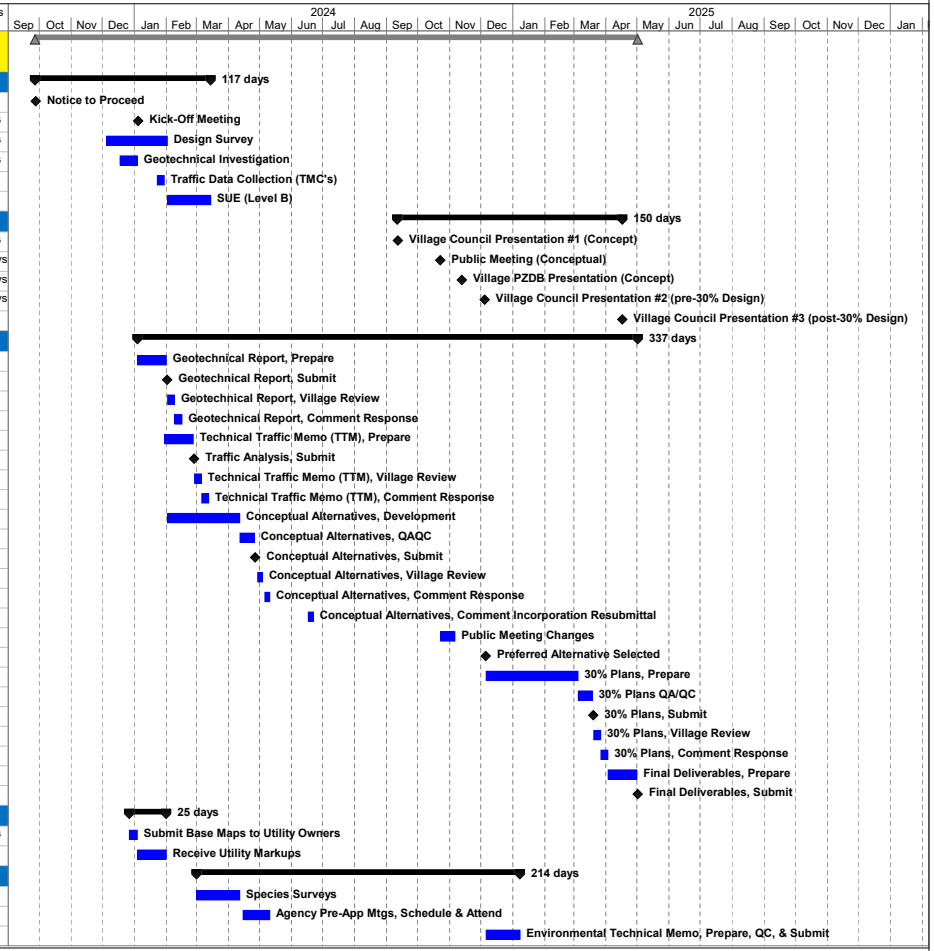


Design Services Schedule
NTP: September 27, 2023 / 30% Plans February 2025
Updated: Thu 8/8/24

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

FEMA Update

Description:

Staff will provide an update of its efforts to respond to FEMA's, July 19, 2024, letter about a potential CRS retrograde and potential Flood Insurance probation. The presentation will include a summary of Staff activities and FEMA required documents.

Financial Impact:

There will be financial impacts associated with the two plans required by FEMA. The financial impacts are being evaluated and an amount will be allocated to this year's budget.

Prepared by: Mary Gibbs

Attachment:

1. PowerPoint Presentation

Village of ESTERO

FEMA Update

Village Council Workshop

September 11, 2024

Slide 1

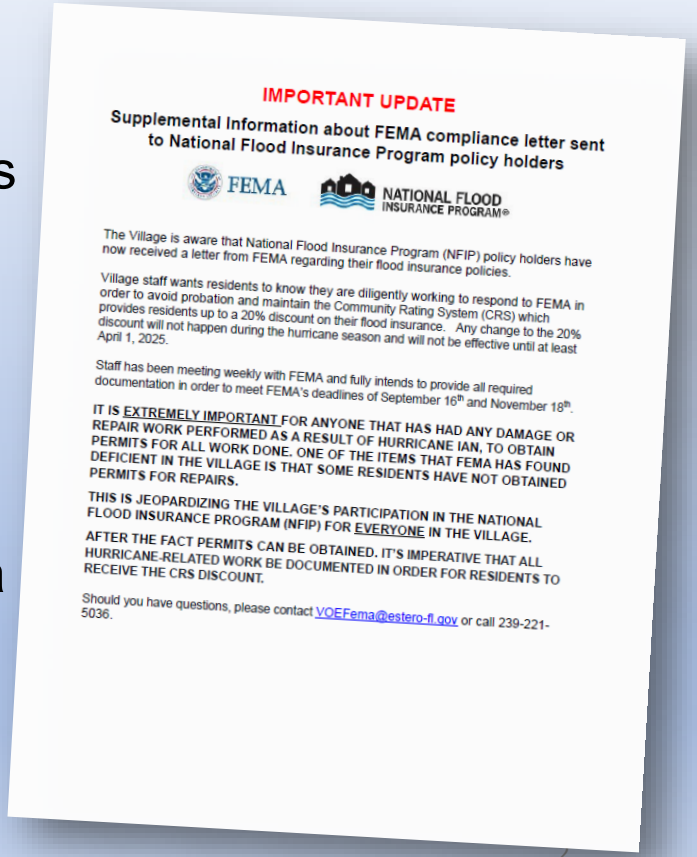
Background

July 19, 2024

- Village receives letter from FEMA
- Letter provides additional time to resolve issues to avoid probation and CRS retrograde

Early August

- FEMA sends all flood insurance policyholders notice advising possible surcharge and loss of flood insurance
- Village sends notice to HOA's and social media reinforcing need for permits for Hurricane damage



IMPORTANT UPDATE

Supplemental Information about FEMA compliance letter sent to National Flood Insurance Program policy holders

FEMA NATIONAL FLOOD INSURANCE PROGRAM®

The Village is aware that National Flood Insurance Program (NFIP) policy holders have now received a letter from FEMA regarding their flood insurance policies.

Village staff wants residents to know they are diligently working to respond to FEMA in order to avoid probation and maintain the Community Rating System (CRS) which provides residents up to a 20% discount on their flood insurance. Any change to the 20% discount will not happen during the hurricane season and will not be effective until at least April 1, 2025.

Staff has been meeting weekly with FEMA and fully intends to provide all required documentation in order to meet FEMA's deadlines of September 16th and November 18th.

IT IS EXTREMELY IMPORTANT FOR ANYONE THAT HAS HAD ANY DAMAGE OR REPAIR WORK PERFORMED AS A RESULT OF HURRICANE IAN, TO OBTAIN PERMITS FOR ALL WORK DONE. ONE OF THE ITEMS THAT FEMA HAS FOUND DEFICIENT IN THE VILLAGE IS THAT SOME RESIDENTS HAVE NOT OBTAINED PERMITS FOR REPAIRS.

THIS IS JEOPARDIZING THE VILLAGE'S PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR EVERYONE IN THE VILLAGE.

AFTER THE FACT PERMITS CAN BE OBTAINED. IT'S IMPERATIVE THAT ALL HURRICANE-RELATED WORK BE DOCUMENTED IN ORDER FOR RESIDENTS TO RECEIVE THE CRS DISCOUNT.

Should you have questions, please contact VOEFema@estero-fl.gov or call 239-221-5036.

Village of ESTERO

Documents Required by FEMA

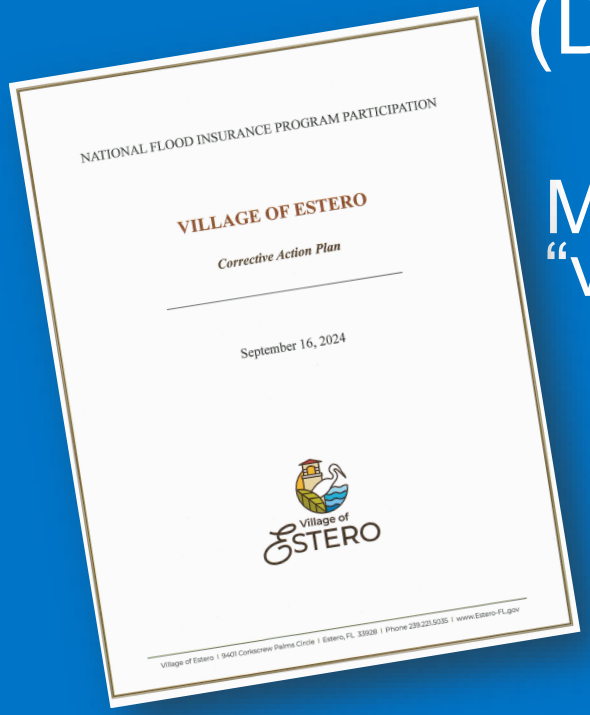
1. September 16, 2024 - Corrective Action Plan
2. November 18, 2024 – Substantial Damage Administrative Procedures Plan
   - ★ Also applies to Lee County, Bonita Springs, Ft. Myers Beach and Cape Coral

Slide 3

Village of ESTERO

Corrective Action Plan

(Due September 16th)


NATIONAL FLOOD INSURANCE PROGRAM PARTICIPATION

VILLAGE OF ESTERO

Corrective Action Plan

September 16, 2024

Village of ESTERO

Village of Estero | 9401 Corkscrew Palms Circle | Estero, FL 33928 | Phone 239.221.5035 | www.Estero-FL.gov

Must address all “deficiencies” and “violations”

- Example – Repair damage or make improvements without permits

Substantial Damage (50%) Rule

Slide 4

Village of ESTERO

Corrective Action Plan

(Due September 16th)

Must explain how deficiencies will be resolved

Must contain timelines and actions for implementation

Must explain how the community leverages its Code Enforcement process to address new and existing code cases (proactive vs. reactive)

Slide 5

Village of ESTERO

Corrective Action Plan

(Due September 16th)

- Staff has been preparing the plan
  - Village Manager
  - Code Enforcement Manager
  - Public Works Project Manager
  - Community Development Director
- Weekly meetings with FEMA staff

Slide 6

Village of ESTERO

Substantial Damage Administrative Procedures Plan (SDAP)

(Due November 18, 2024)

Consolidates all procedures into one document so Village is prepared for future disasters

- Pre Disaster
- Post Disaster

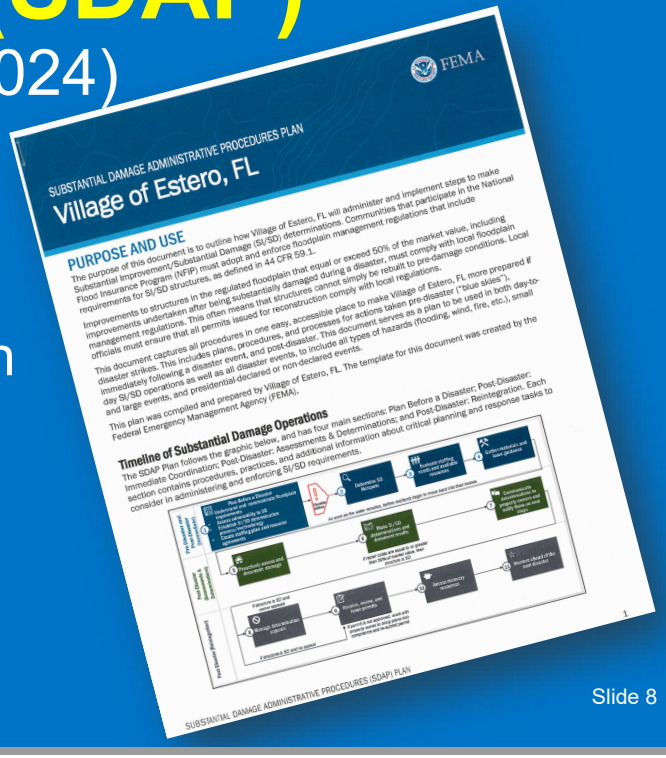
Slide 7

Village of ESTERO

Substantial Damage Administrative Procedures Plan (SDAP)

(Due November 18, 2024)

- Immediate Coordination
- Assessments of Damage
- Communication and Outreach
- 50% Rule
- Permitting Process
- Continual Improvement



Slide 8

Village of ESTERO

SDAP Schedule

• Kick-Off Meeting *	8/28
• Team Meetings	9/9 to 9/11
• Hagerty to conduct gap analysis	9/16 to 10/4
• Review of SDAP	10/7 to 10/11
• Design of Final Template	10/14 to 10/24
• Staff Review	10/20 to 10/31
• Final Draft	11/11
• Document to FEMA	11/18

* Village Staff & Consultant

Slide 9

Village of ESTERO

Implications for Village

- More Proactive & Immediate Code Enforcement after Disaster
- Improved Record Keeping
- Clear Written Procedures
- Possible LDC changes to Floodplain rules
- Additional Costs –
  - Staffing and Training
  - New Software
  - Consultant assistance for SDAP

Slide 10

NEXT STEPS

Sept. 16th Corrective Action Plan	FEMA will provide additional feedback after Sept. 16th Possible revisions needed before Nov. 18th
Nov. 18th SDAP	Review by FEMA
Decision by FEMA on Retrograde & Probation	No Specific Date

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