



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
DECEMBER 4, 2024, 09:30 AM



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

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
December 4, 2024, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor Jan Chance River of Life Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATION

a. Leonard "Scotty" Wood III

Attachment: [Leonard Scotty Wood III.pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. November 20, 2024 Village Council Meeting Minutes

Attachment: [11202024 minutes.pdf](#)

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Approval of the Final Sports Park Campus Master Plan

Recommended Action

Motion to approve the final Sports Park Master Plan

Financial Impact

No direct financial impact of this action. However, this final plan approval sets the stage for upcoming contracts for final design services and the construction contracts for the initial phases of project. These contracts will come to the Council for approval in January and February of 2025.

Attachment: [SS Approval of the final Sports Park Campus Master Plan.pdf](#)

Attachment: [1 2024.12.03 Estero Sports Campus Presentation.pdf](#)

Attachment: [2 Map.pdf](#)

b. Motion to accept the Standard & Poor's General Obligation Bond Rating for the Village of Estero.

Recommended Action

The bond rating has been completed by Standards and Poor's Financial Services of New York. The final rating and the full analysis of our financial condition has been made public on a national basis.

Wendell Gaertner, Senior Managing Director of the financial management consulting firm of Public Resources Advisory Group will be available on ZOOM for our Council meeting to present the results of the rating analysis.

The Village Council will be asked to formally receive the rating as part of this Agenda.

Financial Impact

The benefit of securing a credit rating is that the financial markets pay less for debt (in the form of lower borrowing costs -- translated to lower interest rates) for top quality debt. Thus, a bond issued for a 20-year term would typically pay significantly less in interest each year of term of the bond.

The cost of securing this rating is below \$100k and would be necessary for any issuance of long-term debt and is thus an important step in the process. No further costs of this type are anticipated at this time.

Attachment: [SS SP Bond Rating.pdf](#)

Attachment: [1 S P Global Ratings Letter ICR.pdf](#)

Attachment: [2 VOE S P Obligations.pdf](#)

Attachment: [3 Estero RES Presentation 2024.07.08.pdf](#)

8. FIRST READING

a. First Reading of Zoning Ordinance No. 2024-14, Coconut Trace CPD Amendment -- Tract F

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions and a Deviation an Amendment to the Commercial Planned Development with a Deviation for a Reduced Type D Landscape Buffer for the Property located in the Coconut Trace Subdivision located on US 41, West of Lyden Drive and East of the Marsh Landing Community; Providing for Severability; and Providing an Effective Date.

Recommended Action

Pass first reading and schedule second reading for December 18, 2024

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS 12-4-24 Coconut Trace CPD Amendment Council First Reading.pdf](#)

Attachment: [1 DRAFT Ordinance 2024-14 Amendment Coconut Trace CPD.pdf](#)

Attachment: [1 Ord A. Master Concept Plan.pdf](#)

Attachment: [1 Ord B Coconut Trace PDA Supplemental Pattern Book 11-27-2024 .pptx-.pdf](#)

Attachment: [2 DCI2024-E006 Draft Staff Report Council.pdf](#)

Attachment: [2 A. Staff Report Attachment - Maps.pdf](#)

Attachment: [2 B. Staff Report Attachment - Applicant Info.pdf](#)

Attachment: [2 C. Staff report Attachment - PZDB eComments.pdf](#)

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10.VILLAGE ATTORNEY'S REPORT

11.VILLAGE MANAGER'S REPORT

12.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, DECEMBER 4, 2024, 9:30 A.M.

DISCLAIMER:

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

09:29:51 >>Mayor McLain: THE PLACE WE CALL ESTERO AND WELCOME TO OUR
09:29:55 WINTRY WEATHER THAT WE HAVE OUT THERE.
09:29:57 SO ENJOY THE DAY AS BEST YOU CAN.
09:29:59 I WOULD LIKE NOW TO CALL THE DECEMBER 4th, 2024, 9:30
09:30:05 VILLAGE COUNCIL MEETING TO ORDER.
09:30:06 [SOUNDING GAVEL]
09:30:06 I WOULD LIKE TO REMIND ANYBODY WHO HAS A PHONE, INCLUDING
09:30:13 MYSELF, IF I CAN FIND IT, TO TURN YOUR PHONES OFF SO IT
09:30:16 DOESN'T INTERRUPT THE MEETING.
09:30:18 WE'LL START THIS MORNING WITH AN INVOCATION BY JAN CHANCE OF
09:30:21 THE RIVER OF LIFE CHURCH.
09:30:23 WELCOME AND THANK YOU.
09:30:24 >> THANK YOU.
09:30:24 GOOD MORNING.
09:30:25 IF EVERYONE WOULD PLEASE BOW THEIR HEADS AND JOIN ME IN
09:30:30 PRAYER.
09:30:31 DEAR HEAVENLY FATHER, WE THANK YOU FOR THIS DAY AND WE GIVE
09:30:34 YOU PRAISE FOR IT.

09:30:35 WE'RE THANKFUL FOR OUR COMMUNITY AND TO BE LIVING IN SUCH A
09:30:37 WONDERFUL PLACE.
09:30:38 GOD, I THANK YOU FOR THIS GROUP OF LEADERS WHO ARE HERE
09:30:42 TODAY SERVING ON THE VILLAGE OF ESTERO COUNCIL AS THIS GROUP
09:30:46 AND OTHERS MAKE DECISIONS CONCERNING OUR COMMUNITY, LEAD
09:30:50 THEM AND GUIDE THEM TO SUCCESSFUL RESOLUTIONS.
09:30:54 GOD, THERE'S NOTHING THAT ESCAPES YOU OR THAT YOU ARE NOT
09:30:57 AWARE OF, SO I ASK THAT YOU GIVE THIS GROUP OF LEADERS
09:31:00 INSIGHT AND WISDOM AS THEY WORK THROUGH DECISIONS THAT COME
09:31:03 BEFORE THEM.
09:31:05 HELP THEM, LORD, TO BE GOOD STEWARDS OF THE RESOURCES YOU
09:31:08 HAVE PROVIDED FOR OUR COMMUNITY.
09:31:10 BLESS THE WORK THEY HAVE BEFORE THEM.
09:31:13 I ASK, LORD GOD, THAT YOU WOULD PROTECT AND PROVIDE FOR THEM
09:31:16 AND THEIR FAMILIES AS THEY GIVE OF THEIR TIME AND ENERGY TO
09:31:19 SERVE.
09:31:19 LORD, AS WE ARE IN THIS CHRISTMAS SEASON, MAY WE KEEP JESUS
09:31:23 LIFTED UP ABOVE ALL OTHER MATTERS.

09:31:27 AS YOUR WORD SAYS AND THE ANGELS DECLARED, GLORY TO GOD IN
 09:31:32 THE HIGHEST AND ON EARTH PEACE, GOODWILL TOWARD MEN.
 09:31:36 MAY THE JOY AND PEACE OF GOD FILL OUR COMMUNITY AND UNIFY
 09:31:40 US.
 09:31:40 GOD, BLESS AND PROVIDE FOR THE PEOPLE OF OUR COMMUNITY AND
 09:31:44 MAY WE LEARN FROM YOU TO BE SELFLESS IN OUR WORDS AND DEEDS
 09:31:48 AND SPREAD THE LOVE OF CHRIST TO OTHERS.

09:31:51 GOD, HELP US TO GO ABOUT OUR DAYS WITH GRATEFUL HEARTS,
 09:31:55 BLESS THIS MEETING TODAY, THE BUSINESS AT HAND AND THOSE WHO
 09:31:59 ARE INVOLVED AND MAY YOUR WILL BE DONE IN JESUS NAME, AMEN.

09:32:05 >>Mayor McLain: THANK YOU.

09:32:06 >> THANK YOU.

09:32:06 >>Mayor McLain: PLEASE JOIN US IN THE PLEDGE OF ALLEGIANCE.

09:32:09 [PLEDGE OF ALLEGIANCE]

09:32:19 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?

09:32:31 >>Vice-Mayor Ribble: HERE.

09:32:32 >>Larry Fiesel: HERE.

09:32:33 >>Mayor McLain: HERE.

09:32:35 >>Lori Fayhee: HERE.

09:32:38 >>Rafael Lopez: HERE.

09:32:39 >>Jim Ward: HERE.

09:32:41 >>George Zalucki: HERE.

09:32:42 >>Mayor McLain: NEXT ON THE AGENDA, I HAVE THE HONOR TO READ
 09:32:45 A PROCLAMATION TO BE PRESENTED FOR OUR BELATED PLANNING
 09:32:49 ZONING AND DESIGN BOARD MEMBER, LEONARD "SCOTTY" WOOD III.
 09:32:55 ACCEPTING THE PROCLAMATION TODAY WILL BE HIS WIFE STEPHANIE
 09:32:58 ENGLISH.

09:32:59 I'D ALSO ASK THE COUNCIL TO MAYBE COME IN THE MIDDLE.

09:33:04 WE'LL READ THE PROCLAMATION AND GET YOU ALL IN THE PICTURE.

09:33:06 THE VILLAGE OF ESTERO PROCLAMATION: WHEREAS, SCOTTY LEONARD
 09:33:44 WOOD III SERVED ON THE PLANNING AND ZONING BOARD SINCE THE
 09:33:48 VILLAGE'S INCORPORATION IN 2015; HE WAS APPOINTED AS P & Z

09:33:53 CHAIRMAN FROM 2016 TO 2020; AND THEN WAS APPOINTED CHAIRMAN
 09:33:59 OF THE PLANNING, ZONING, AND DESIGN BOARD FROM 2020 TO 2024;
 09:34:05 AND WHEREAS, LEONARD "SCOTTY" WOOD III SERVED FOR NINE
 09:34:12 YEARS, SHARING HIS VALUABLE KNOWLEDGE AND PASSION FOR THE
 09:34:17 COMMUNITY WITH THE BOARD AND WITH THE CITIZENS OF ESTERO;
 09:34:21 AND WHEREAS, LEONARD "SCOTTY" WOOD III WAS AN ACTIVE MEMBER
 09:34:29 OF THE COMMUNITY SERVING ON THE WEST BAY CLUB COMMUNITY
 09:34:33 ASSOCIATION AND WEST BAY GOLF CLUB, ESTERO COUNCIL OF
 09:34:38 COMMUNITY LEADERS, LEE HEALTH SYSTEM FOUNDATION ON THE BOARD
 09:34:42 OF DIRECTORS, AND EXECUTIVE COMMITTEE, FLORIDA HOSPITAL
 09:34:47 DEVELOPMENT COMMITTEE, INDIGO SHORES AT WEST BAY CLUB,
 09:34:52 COURSE RANKING PANEL MEMBER TO GOLF DIGEST MAGAZINE, AND
 09:34:57 MANY OTHER ORGANIZATIONS UP NORTH; AND WHEREAS, LEONARD
 09:35:00 "SCOTTY" WOOD III, NINE YEARS OF SERVICE TO ESTERO HAVE BEEN

09:35:06 MARKED BY EXEMPLARY DEDICATION TO THE BEST INTERESTS OF OUR
 09:35:11 COMMUNITY.
 09:35:12 NOW, THEREFORE, I, JON McLAIN, MAYOR OF THE VILLAGE OF
 09:35:16 ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
 09:35:19 VILLAGE RECOGNIZES THAT LEONARD "SCOTTY" WOOD III'S
 09:35:23 COMMITMENT, KNOWLEDGE, AND VISION GUIDED OUR COMMUNITY'S
 09:35:27 DEVELOPMENT, ENSURED EXCELLENCE, AND WAS INSTRUMENTAL IN
 09:35:33 ESTABLISHING AND MAINTAINING A STRONG COMMUNITY IMAGE.
 09:35:36 IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED
 09:35:44 THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 4th
 09:35:46 DAY OF DECEMBER, 2024.

09:35:48 I'LL PRESENT THIS TO STEPHANIE.
 09:35:50 WOULD YOU LIKE TO SAY A FEW WORDS?
 09:35:52 >> OH, SURE.
 09:35:53 I'VE NEVER BEEN WITHOUT THEM.
 09:35:55 I'VE KNOWN SCOTTY FOR OVER 30 YEARS.
 09:35:58 I MET HIM ON AN AIRPLANE IN NEW YORK, AND AFTER THE THIRD
 09:36:02 DATE, I KNEW I WOULD SPEND THE REST OF MY LIFE WITH HIM.
 09:36:06 BUT THE ENTIRE TIME I WAS WITH HIM, HE WAS ALWAYS DOING
 09:36:09 COMMUNITY SERVICE.
 09:36:09 HE EVEN SERVED ON THE WINNETKA PARK BOARD, HE SERVED OUR
 09:36:14 ASSOCIATION.
 09:36:14 HIS LAST REALLY BIG THING WAS REBUILDING OUR COMMUNITY
 09:36:19 INDIGO SHORES AT WEST BAY CLUB AFTER HURRICANE IAN.
 09:36:24 I THINK I CAN MAKE IT KNOWN HERE THAT WE APPLIED FOR SBA
 09:36:29 LOAN AS THE ASSOCIATION OVER TWO YEARS AGO AND YESTERDAY IT
 09:36:33 HIT OUR BANK ACCOUNT.
 09:36:34 I WAS VERY HAPPY TO TELL SCOTTY BECAUSE HE WORKED VERY HARD
 09:36:38 ON THAT AS WELL AS HE LOVED WORKING WITH ALL OF YOU,
 09:36:42 PARTICULARLY MARY AND CAROL AND ALL OF YOU COUNCIL MEMBERS
 09:36:45 AND ALL THE MEMBERS OF THE PLANNING, ZONING, AND DESIGN
 09:36:48 BOARD.
 09:36:49 I THINK I GOT THAT RIGHT.
 09:36:51 HE JUST LOVED WORKING WITH ALL OF YOU.
 09:36:53 IT WAS SOMETHING HE ENJOYED AND HAD A PASSION AND TALENT
 09:36:56 FOR.

09:36:57 THANK YOU VERY MUCH FOR HONORING HIM.
 09:36:58 >>Mayor McLain: THANK YOU.
 09:36:59 [APPLAUSE]
 09:36:59 WE ALSO WANT TO THANK YOU, STEPHANIE, FOR SHARING HIM FOR
 09:37:07 ALL THESE MOMENTS, BECAUSE HE GAVE A LOT OF HIS LIFE TO OUR
 09:37:11 COMMUNITY.
 09:37:11 THANK YOU FOR ALLOWING HIM TO DO THAT.
 09:37:13 NOW WE'LL GET A PICTURE.
 09:37:14 THANK YOU.
 09:37:45 [APPLAUSE]

09:38:11 >>Mayor McLain: NEXT ON THE AGENDA IS THE APPROVAL OF THE
 09:38:14 AGENDA.
 09:38:14 DOES ANYONE HAVE ADDITIONS, DELETIONS, OR CHANGES TO THE
 09:38:18 AGENDA?
 09:38:18 COUNCIL MEMBERS?
 09:38:19 LOOKS LIKE WE HAVE NONE.
 09:38:21 I'LL LOOK FOR A MOTION TO APPROVE THE AGENDA.
 09:38:24 COUNCILPERSON FAYHEE, SECONDED BY COUNCILMAN FIESEL.
 09:38:30 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 09:38:33 >>Larry Fiesel: AYE.
 09:38:35 >>Lori Fayhee: AYE.
 09:38:37 >>Rafael Lopez: AYE.
 09:38:38 >>Jim Ward: AYE.
 09:38:40 >>George Zalucki: AYE.
 09:38:40 >>Vice-Mayor Ribble: AYE.

 09:38:42 >>Mayor McLain: AYE.
 09:38:44 WE WILL NOW TAKE PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE
 09:38:47 AGENDA.
 09:38:48 IF YOU DO WANT TO SPEAK, YOU NEED TO COMPLETE A CARD AND
 09:38:52 PRESENT IT TO OUR CLERK.
 09:38:55 MADAM CLERK, DO WE HAVE ANYBODY TO SPEAK?
 09:38:57 >>Carol Sacco: YES, MAYOR, WE DO.
 09:38:58 WE HAVE MR. JOE FANTOZZI FROM CYPRESS BEND.
 09:39:07 >> GOOD MORNING.
 09:39:07 I'LL MAKE IT SHORT --
 09:39:11 >>Mayor McLain: PLEASE STATE FOR THE RECORD YOUR NAME AND
 09:39:13 ADDRESS.
 09:39:14 >> JOSEPH FANTOZZI.
 09:39:16 I LIVE AROUND THE CORNER FROM YOU, JON, DOWN HERE ON
 09:39:19 PEPPERWOOD AT CYPRESS BEND.
 09:39:21 SPOKE TO YOU LAST YEAR ON THE SUBJECT THAT I'M BRINGING UP
 09:39:25 TODAY.
 09:39:25 IT IS SHORT AND SWEET.
 09:39:28 THE SPEED LIMIT ON TAMIAMI FROM ALICO ROUGHLY DOWN THROUGH
 09:39:33 TO NAPLES IS SET AT 50 MILES AN HOUR.
 09:39:38 IT'S SOME OF THE MOST HORRENDOUS DRIVING I'VE SEEN ANYWHERE
 09:39:42 IN MY LIFE.
 09:39:43 I DON'T THINK THAT THE SPEED LIMIT SHOULD BE SET AT 50 MILES
 09:39:46 AN HOUR.
 09:39:46 IT'S NOT SET AT 50 MILES AN HOUR ALL THE WAY THROUGH FORT

 09:39:49 MYERS.
 09:39:50 IT'S 45.
 09:39:51 TO MAKE IT SHORT AND SWEET, WE HAVE BIKE LANES THAT ARE
 09:39:56 ALMOST IMPOSSIBLE TO USE WITH PEOPLE TRAVELING AT 55 AND 60
 09:40:00 MILES AN HOUR.
 09:40:00 IT'S LIKE A RACEWAY.

09:40:04 WE HAVE POPULATION INCREASING, OF COURSE, ADDING TO THE
 09:40:08 CONFUSION.
 09:40:09 WE HAVE LATERAL TRAFFIC TRYING TO ENTER A SPEED ZONE
 09:40:18 BASICALLY.
 09:40:19 IT'S ALMOST INCREDIBLE TO ME, REALLY, TO WATCH PEOPLE,
 09:40:23 ESPECIALLY WITH AN AVERAGE AGE IN THIS COUNTY OF PROBABLY 70
 09:40:27 SOMETHING.
 09:40:27 U-TURNS IN THE WRONG PLACES.
 09:40:30 PEDESTRIAN DEATHS, THE WHOLE DEAL.
 09:40:33 IN A NUTSHELL, I'VE BEEN WORKING WITH THE -- TRYING TO WORK
 09:40:37 WITH THE SHERIFF'S DEPARTMENT, STATE HIGHWAY PATROL, D.O.T.
 09:40:45 ANOTHER NOTE TO JONATHAN MARTIN'S OFFICE, THE STATE SENATOR
 09:40:49 WITH THE CONCERN.
 09:40:50 TO ME, AFTER A FEW YEARS OF DOING THIS, IT HAS BEEN
 09:40:57 FRUITLESS.
 09:40:59 I DON'T KNOW WHAT EVERYBODY ELSE THINKS.
 09:41:02 IN SUCH A BEAUTIFUL AREA, MOST OF US HAVE VACATIONED IN
 09:41:07 ISLANDS AND PLACES WHERE THE SPEED LIMIT REFLECTS THE
 09:41:10 ATMOSPHERE OF THE PLACE.

 09:41:13 IT DOESN'T DO THAT HERE.
 09:41:14 IN FACT, IT DOES THE WORST JOB I'VE EVER SEEN ANYPLACE IN MY
 09:41:19 LIFE.
 09:41:20 THAT'S ALL I'VE GOT.
 09:41:24 >>Mayor McLain: QUESTION FOR YOU.
 09:41:25 HAVE YOU GOTTEN RESPONSES BACK FROM THE ORGANIZATIONS YOU'VE
 09:41:28 REACHED OUT TO AT ALL?
 09:41:29 >> NOT MUCH, NO.
 09:41:30 CAROL HAS BEEN A LOT OF HELP TRYING TO GET SOME OF THIS
 09:41:36 ACROSS.
 09:41:36 I GET REALLY LIP SERVICE.
 09:41:41 I'VE CONTACTED THE SENATOR'S OFFICE LAST YEAR, AND IT WAS
 09:41:45 LIKE RECONTACTING AGAIN THIS YEAR.
 09:41:47 I'M OUT OF THE COUNTRY FOR SIX MONTHS, OUT OF THE YEAR, SO
 09:41:50 I'M NOT HERE.
 09:41:52 I DON'T KNOW.
 09:41:53 ALL KIDDING ASIDE, THE AMOUNT OF RESPONSIBILITY THAT WE'RE
 09:41:58 PUTTING ON OUR PATROL OFFICERS WITH THE CONDITIONS, THE
 09:42:02 DRIVING CONDITIONS HERE ARE INCREDIBLE.
 09:42:07 I'M RETIRED FROM THE CITY OF AUSTIN POWER AND ELECTRICAL.
 09:42:11 AND I'VE BEEN ON THE ROAD MOST OF MY LIFE.
 09:42:14 HAD FRIENDS KILLED IN THE LINE OF DUTY.
 09:42:18 WE'RE JUST ASKING FOR TROUBLE HERE.
 09:42:20 >>Mayor McLain: WE HAVE CONTACT OBVIOUSLY WITH LEE HEALTH,
 09:42:24 NOT JUST LEE HEALTH, BUT THE LEE SHERIFF'S OFFICE.

 09:42:28 IT'S A BIG ISSUE TRYING TO MOVE THE TRAFFIC NORTH AND SOUTH
 09:42:32 WITH 75 BEING JAMMED AND 41.

09:42:35 THERE'S NOBODY IN THIS ROOM I'M SURE THAT DISAGREES WITH
 09:42:38 WHAT YOU SAY.
 09:42:39 IT'S WHAT ARE THE SOLUTIONS WE HAVE THAT MAKE IT SAFE YET
 09:42:42 STILL MOVE THE TRAFFIC VOLUME THAT'S CONTINUING TO INCREASE
 09:42:46 HERE.
 09:42:46 IT'S SOMETHING TOP OF MIND FOR US AND WE HAVE DISCUSSIONS.
 09:42:52 LIKE YOU, NO ONE HAS GOT A REAL SOLUTION FOR THAT AT THIS
 09:42:57 POINT.
 09:42:57 >> I THINK WE HAVE TO HAVE A SOLUTION.
 09:42:59 I DON'T THINK THAT FIVE MILES AN HOUR OVER THE 45-MILE AN
 09:43:02 HOUR SPEED LIMIT IS GOING TO MOVE TRAFFIC FROM STOPLIGHT TO
 09:43:05 STOPLIGHT ANY FASTER THAN 45.
 09:43:07 TO ME, IT'S LUDICROUS.
 09:43:11 I DON'T KNOW REALLY WHO SET THIS PRECEDENT OR WHY THEY DID.
 09:43:14 I WASN'T HERE.
 09:43:15 BUT I'VE BEEN ON COMMITTEES, SAFETY COMMITTEES.
 09:43:18 DO THE RIGHT THING COMMITTEES, AND WE HAVE IMPROVED
 09:43:20 SITUATIONS.
 09:43:21 THIS ONE NEEDS TO BE IMPROVED.
 09:43:23 IF IT ISN'T IMPROVED --
 09:43:27 >>Mayor McLain: MY EXPERIENCE IN DOING THIS JOB, I RECOMMEND
 09:43:31 YOU KEEP YOUR EFFORTS GOING.
 09:43:35 IT TAKES THAT KIND OF EFFORT TO MAKE CHANGES.

 09:43:37 WE APPLAUD YOU FOR YOUR INTEREST, AND WE'VE HEARD YOU.
 09:43:41 >> THANK YOU.
 09:43:42 ANY CONTACT THAT YOU ALL MIGHT HAVE, I'VE TRIED TO -- IF I
 09:43:45 HAVE TO, I'VE TAKEN UP PETITIONS BEFORE, TRY TO GET A
 09:43:50 PETITION GOING, AND TO MAKE THIS, YOU KNOW, SAFER FOR,
 09:43:54 ESPECIALLY FOR OUR CHILDREN.
 09:43:57 >>Mayor McLain: THANK YOU SO MUCH.
 09:43:59 >> THANK YOU VERY MUCH.
 09:44:00 >>Mayor McLain: DO WE HAVE ANYONE ELSE TO SPEAK?
 09:44:02 >>Carol Sacco: NO, MAYOR, THAT'S IT.
 09:44:03 >>Mayor McLain: NEXT ON THE AGENDA IS THE CONSENT AGENDA,
 09:44:07 5A.
 09:44:07 IT IS THE NOVEMBER 20 MINUTES.
 09:44:10 DO ANY COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS ABOUT THE
 09:44:12 MINUTES?
 09:44:13 IF NONE, I'LL LOOK FOR A MOTION.
 09:44:15 >>Vice-Mayor Ribble: SO MOVED.
 09:44:16 >>Mayor McLain: THE VICE-MAYOR HAS MADE THE MOTION.
 09:44:19 SECONDED BY COUNCILMAN LOPEZ.
 09:44:23 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 09:44:25 >>George Zalucki: AYE.
 09:44:27 >>Jim Ward: AYE.
 09:44:28 >>Rafael Lopez: AYE.
 09:44:30 >>Lori Fayhee: AYE.

09:44:32 >>Larry Fiesel: AYE.

09:44:33 >>Vice-Mayor Ribble: AYE.

09:44:34 >>Mayor McLain: AYE.

09:44:35 NEXT ON THE AGENDA IS ITEM 7A, APPROVAL OF THE FINAL SPORTS

09:44:39 PARK CAMPUS MASTER PLAN.

09:44:40 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ITEM?

09:44:44 >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.

09:44:47 AFTER THE VILLAGE ASSEMBLED ALL OF THE PROPERTY,

09:44:53 APPROXIMATELY A HUNDRED ACRES IMMEDIATELY WEST OF THE ESTERO

09:44:58 HIGH SCHOOL ALL THE WAY TO VIA COCONUT, WE BROUGHT TO THE

09:45:04 COUNCIL AND THE COUNCIL APPROVED A VERY AGGRESSIVE SCHEDULE

09:45:08 TO DO A MASTER PLANNING PROCESS FOR THIS ENTIRE ACREAGE.

09:45:13 WE STARTED THAT ONLY ABOUT THREE MONTHS AGO.

09:45:17 THE IDEA WAS THAT THIS WOULD BE COMPLETED IN THE JANUARY

09:45:23 TIME FRAME.

09:45:24 THIS STEP WAS OUTLINED IN THE ORIGINAL TIMETABLE AS THE

09:45:31 FINAL APPROVAL FOR THE CONCEPT PLAN FOR THIS ENTIRE SPORTS

09:45:36 PARK.

09:45:37 WHAT HAS HAPPENED UP TO THIS POINT IS WE'VE HAD, OF COURSE,

09:45:42 A LOT OF INTENSIVE BACK OFFICE DESIGN DISCUSSIONS WITH OUR

09:45:47 CONSULTANTS.

09:45:48 WE'VE HAD TWO PUBLIC MEETINGS AND OTHER THAN CONTACTS

09:45:55 INDIVIDUALLY WITH COMMUNITY MEMBERS AS WELL AS INTERNET

09:45:59 COMMENTS.

09:46:00 WHAT'S PROPOSED TODAY IS A REVIEW OF THE FINAL PLAN, KIND OF

09:46:06 A DISCUSSION OF SOME OF THE COMMENTS THAT WE'VE HEARD FROM

09:46:09 THE PUBLIC.

09:46:12 AND COUNCIL CONSIDERATION IN THE FORM OF A MOTION.

09:46:15 THIS FINAL PLAN.

09:46:17 THE NEXT STEPS IS THAT THIS WOULD GO TO THE PLANNING AND

09:46:20 ZONING BOARD FOR THEIR REVIEW AND THEN BACK TO THE COUNCIL

09:46:24 IN JANUARY FOR REALLY THE FINAL ADJUSTMENTS, IF ANY, THAT

09:46:32 COME OUT OF THE PLANNING AND ZONING BOARD.

09:46:34 WE WOULD THEN GO INTO AN AGGRESSIVE DESIGN AND ENGINEERING

09:46:40 PHASE WHERE WE WOULD COME UP WITH PLANS AND DO ALL OF THE

09:46:44 PERMITTING NECESSARY TO ACTUALLY BEGIN CONSTRUCTION OF THIS

09:46:49 PROJECT IN LATE '25 OR EARLY 2026.

09:46:54 WITH THAT, I'D LIKE TO TURN IT OVER TO CARLOS PEREZ, WHO IS

09:47:00 THE LEAD CONSULTANT, THAT WAS APPROVED ORIGINALLY BY THE

09:47:04 VILLAGE COUNCIL BACK IN THE SEPTEMBER TIME FRAME.

09:47:09 >>Mayor McLain: STEVE, JUST FOR CLARITY, WHAT WE'RE ASKING

09:47:11 THE COUNCIL TO CONSIDER TODAY -- WE'VE HAD ALL THESE

09:47:17 MEETINGS AND NOW WE'VE GOT THE PLANS, THE COMMENTS FROM THEM

09:47:22 IMPLEMENTED INTO A PLAN.

09:47:23 WHAT WE'RE LOOKING, YES, WE LIKE WHAT WE SEE FROM THE

09:47:26 COMMENTS AND ALL THAT, WE'RE NOW TODAY GOING TO BRING IT TO

09:47:31 -- AGREE TO TAKE IT TO THE PLANNING ZONING DESIGN BOARD.
 09:47:34 HAVE THEM HAVE A SAY LOOKING AT IT A LITTLE BIT AND THEN IT
 09:47:38 WILL COME BACK TO US FOR A FINAL APPROVAL.
 09:47:40 WE'RE NOT MAKING THE FINAL APPROVAL ON THIS PLAN TODAY.
 09:47:43 WE'RE ONLY MAKING THE DECISION TO MOVE IT FORWARD TO THE

 09:47:47 PLANNING ZONING DESIGN PEOPLE.
 09:47:50 HAVE I GOT THAT CORRECT, STEVE?
 09:47:53 >>Steven Sarkozy: YES.
 09:47:53 AND IN TERMS OF SOME QUESTIONS THAT HAVE COME UP FROM THE
 09:47:59 PUBLIC, THERE WILL BE PLENTY OF OPPORTUNITIES FOR THE PUBLIC
 09:48:02 TO LOOK AT THE FINAL CONCEPT DESIGN IN JANUARY AND THEN THE
 09:48:09 CONSTRUCTION PLANS THROUGH THE COURSE OF 2025.
 09:48:15 SO SOME OF THE NEIGHBORS, OF COURSE, HAVE REAL FINE DETAIL
 09:48:18 DISCUSSIONS OR CONCERNS AS DO SOME OF THE SPORTS GROUPS.
 09:48:24 WE ARE CERTAINLY THEN OPEN TO THOSE MODIFICATIONS, SUBJECT
 09:48:28 TO COUNCIL APPROVAL, OF COURSE.
 09:48:29 >>Mayor McLain: THANK YOU.
 09:48:30 WELCOME.
 09:48:32 >>Carlos Perez: GOOD MORNING, MAYOR, VILLAGE COUNCIL.
 09:48:34 THANK YOU FOR THE OPPORTUNITY TO PRESENT TO YOU THIS
 09:48:35 MORNING.
 09:48:36 EXCITED TO BE HERE TO SHARE WITH YOU THIS FINAL CONCEPT PLAN
 09:48:39 AND GET YOUR THOUGHTS.
 09:48:40 WHAT WE'RE GOING TO DO THIS MORNING IS WE'RE GOING TO DIG A
 09:48:43 LITTLE DEEPER INTO THE PLAN.
 09:48:45 THE LAST TIME WE MET WITH YOU, TWO WEEKS AGO, WE SHOWED YOU
 09:48:48 AN OVERALL PLAN THAT WE SHARED WITH THE COMMUNITY.
 09:48:51 WE RECEIVED COMMENTS FROM YOU AND FROM THE COMMUNITY AND
 09:48:53 WE'VE BEEN WORKING VERY CLOSELY WITH STAFF IN THE LAST TWO
 09:48:56 WEEKS TO GET IT TO THE POINT THAT IT IS NOW.

 09:48:58 WE'LL PROVIDE THAT OVERVIEW.
 09:49:02 CRIS BETANCOURT WITH WESTON & SAMPSON IS GOING TO SHARE THAT
 09:49:06 PLAN WITH YOU.
 09:49:07 WE'LL BE SHOWING SOME IMAGES OF WHAT SOME OF THESE ELEMENTS
 09:49:10 MAY LOOK LIKE.
 09:49:12 SO WE LOOK FORWARD TO GETTING TO THAT PIECE OF IT.
 09:49:14 THEN WE'LL TALK ABOUT NEXT STEPS AND OPEN IT UP TO A
 09:49:16 DISCUSSION.
 09:49:16 WITH THAT, I'M GOING TO TURN IT OVER TO CRIS BETANCOURT WITH
 09:49:20 WESTON & SAMPSON TO TAKE YOU THROUGH THE PLAN.
 09:49:26 >>CRIS BETANCOURT: GOOD MORNING, MAYOR, VILLAGE COUNCIL, IT
 09:49:28 IS A PLEASURE TO BE HERE AGAIN TO PRESENT OUR PLAN THAT
 09:49:32 WE'VE WORKED REALLY HARD ON WITH THE COMMUNITY WITH YOU.
 09:49:36 I'LL JUST TAKE YOU THROUGH.
 09:49:42 GENERALLY, THE PLAN HASN'T CHANGED MUCH FROM THE LAST TIME
 09:49:45 YOU'VE SEEN IT.

09:49:46 WE'VE MADE SOME MODIFICATIONS TO IT BASED ON SOME OF THE
 09:49:50 FEEDBACK WE GOT.
 09:49:51 I'LL TAKE YOU THROUGH THOSE SORT OF PAGE BY PAGE.
 09:49:54 BUT JUST GENERALLY AN OVERVIEW FOR THE PUBLIC.
 09:49:57 THE DEVELOPMENT PARCELS WHICH WILL MOSTLY BE IN THE HANDS OF
 09:50:02 PRIVATE OPERATORS, COLLABORATING WITH THE VILLAGE TO CREATE
 09:50:06 A FAMILY SPORTS ENTERTAINMENT PARK TO THE EAST OF THE SITE.
 09:50:14 THE HIGH SCHOOL FACILITIES THAT WHICH ARE COMMITTED TO
 09:50:18 PROVIDING TO ESTERO HIGH SCHOOL AS PART OF THE AGREEMENT LIE

 09:50:22 MOSTLY IN THE MIDDLE AND ON THE NORTH END.
 09:50:25 DEDICATED LACROSSE SOCCER FIELDS, THE PRACTICE FIELDS AS
 09:50:29 WELL AS BASEBALL AND SOFTBALL.
 09:50:32 WE HAVE THE ITERATIONS OF THE NEW TENNIS COURTS THAT WILL BE
 09:50:38 INSTALLED I BELIEVE BEGINNING IN JANUARY.
 09:50:43 THE FOOTBALL COMPLEX, FOOTBALL AND TRACK COMPLEX HAS ALREADY
 09:50:50 BEEN COMPLETED.
 09:50:51 SO FOCUSING ON THE FIELDS TO THE NORTH, THESE FIELDS WILL BE
 09:50:58 MULTIUSE FIELDS.
 09:51:00 THEY ARE LAID OUT AT A SIZE OF 200 FEET BY 500 FEET.
 09:51:06 THEY WILL ACCOMMODATE ALL TYPES OF FIELD ACTIVITIES.
 09:51:09 THESE INCLUDE SOCCER, LACROSSE, ALSO ACCOMMODATE FOOTBALL AS
 09:51:17 WELL AS FIELD HOCKEY.
 09:51:21 THE WAY THAT WE'VE CONFIGURED THEM, WE CAN ALSO BE -- WE CAN
 09:51:25 ALSO USE THEM FOR SOFTBALL AND BASEBALL TOURNAMENTS USING
 09:51:30 PORTABLE FENCES AND TEMPORARY FACILITIES.
 09:51:33 SO YOU CAN GET A LOT OF USE OUT OF THESE FIELDS.
 09:51:36 THEY ARE ALL ARTIFICIAL TURF.
 09:51:39 WE HAVE SOME REFERENCE EXAMPLES BELOW.
 09:51:43 SO YOU CAN SEE WHAT THESE TYPES OF FIELDS LOOK LIKE.
 09:51:46 THEY ARE VERY HIGH QUALITY.
 09:51:50 THEY ARE BEAUTIFUL FIELDS.
 09:51:51 THE EXPERIENCE BETWEEN THE FIELDS WILL ALSO HAVE AREAS FOR
 09:51:57 RESTROOMS AS WELL AS SPECTATOR SEATING.
 09:52:03 THESE ARE EXAMPLES FROM FLORIDA PARKS THAT ARE OF SIMILAR

 09:52:08 QUALITY THAT WE'RE LOOKING TO EMULATE HERE.
 09:52:12 DIRECTLY TO THE EAST OF THE FIELDS, WE'RE GOING TO WORK ON
 09:52:20 DEVELOPING THE PUBLIC AMENITIES.
 09:52:24 SO WE'LL BE LOOKING AT EXPANDING THE LAKE IN ORDER TO
 09:52:27 ACCOMMODATE FUNCTIONAL PARTS OF THE PROJECT SUCH AS
 09:52:32 STORMWATER MANAGEMENT AS WELL AS CREATING RECREATIONAL
 09:52:35 EXPERIENCES THAT ALLOW USERS TO WALK THE PERIMETER OF THE
 09:52:40 LAKE AND CROSS THE LAKE AND ENGAGE WITH THE WATER.
 09:52:46 WE WILL INCORPORATE PICNIC PAVILIONS AND SHELTERS.
 09:52:50 WE'LL HAVE REALLY LONG, BEAUTIFUL BOARDWALKS THAT CROSS THE
 09:52:56 WATER.
 09:52:56 IT WILL BE AN EXTREMELY ENGAGING EXPERIENCE.

09:52:58 MOVING TO THE CENTER OF THE PARK, WE INCORPORATE THE EVENTS
 09:53:09 LAWN, WHICH WILL SERVE AS THE HEART OF THE PARK AND HEART OF
 09:53:14 THE COMMUNITY IN MANY WAYS BECAUSE IT WILL HOST A LOT OF
 09:53:18 EVENTS THROUGHOUT THE COURSE OF THE YEAR, INCLUDING THINGS
 09:53:22 LIKE POTENTIALLY THE VILLAGE'S CHRISTMAS TREE EVERY YEAR,
 09:53:27 SEASONAL EVENTS, FOOD TRUCKS.
 09:53:30 SOME OF THE CHANGES THAT WE'VE ADDED SINCE OUR LAST -- SINCE
 09:53:34 WE LAST ENGAGED THE PLAN, WE'VE CREATED PULL-OFF AREAS ALONG
 09:53:39 THE ROADWAY THAT DO DOUBLE DUTY.
 09:53:41 THEY WOULD SERVE AS PLATFORMS FOR FOOD TRUCKS AT EVENTS, BUT
 09:53:44 THEY ALSO SERVE AS DROP-OFFS FOR PARENTS THAT ARE DROPPING
 09:53:48 THEIR KIDS OFF TO ENGAGE WITH ACTIVITIES UP ON THE NORTHERN
 09:53:52 FIELDS TO GET THEM A LITTLE CLOSER.

09:53:55 WE WILL INCORPORATE -- THERE WAS A REQUEST FOR GOLD STAR
 09:54:03 FAMILY MEMORIALS AS WELL AS VETERANS MEMORIAL WITHIN THE
 09:54:07 PARK.
 09:54:08 SO THESE ARE SORT OF REPRESENTATIVE EXAMPLES OF THOSE THAT
 09:54:14 COULD BE INCORPORATED INTO THE PARK AS WE GET INTO MORE
 09:54:19 DETAILED DESIGN.
 09:54:20 WE'LL HAVE FITNESS AREAS, I LIKE TO CALL THEM PLAY AREAS
 09:54:27 BECAUSE YOU CAN INCORPORATE EQUIPMENT THAT FACILITATES NOT
 09:54:32 JUST SMALL CHILDREN LIKE TWO TO FIVE AND FIVE TO 12 WHICH
 09:54:35 ARE THE STANDARD AGE RANGES, BUT ALSO TEENAGERS AND EVEN
 09:54:39 PARENTS SO THAT YOU CAN HAVE FACILITIES CO-LOCATED IN ORDER
 09:54:46 TO FACILITATE FAMILY ACTIVITIES.
 09:54:50 CONTINUING ON THE THEME OF PLAYING, WHICH IS ONE OF MY
 09:54:57 FAVORITE ACTIVITIES, WE ALSO INCORPORATE A SPLASH PAD.
 09:55:03 IT WILL BE TOP-NOTCH WATER FACILITY WITH A PLAY AREA FOR THE
 09:55:09 KIDS.
 09:55:09 WE WILL INCORPORATE REALLY HIGH-END PLAY EQUIPMENT.
 09:55:15 WE'LL WORK WITH THE GRADE TO CREATE LIKE VERY SPECIAL PLACES
 09:55:18 FOR THE KIDS.
 09:55:20 THERE'S A LOT OF -- WE USE THE GRADES TO INCORPORATE SLIDES
 09:55:25 AND OTHER PLAY FEATURES AS WELL.
 09:55:27 MOVING TO THE SPORTS FIELDS, TO THE EAST OF THIS SHEET, WE
 09:55:43 WILL BE INCORPORATING THE DRIVING RANGE, WHICH WILL BE A
 09:55:45 PRIVATE OPERATOR.
 09:55:47 I THINK THE VILLAGE WILL BE GOING OUT TO RFP FOR THAT

09:55:51 SHORTLY.
 09:55:52 WE INCORPORATE THE SOFTBALL FIELD AND THE BASEBALL FIELD
 09:55:58 WHICH ARE PART OF THE AGREEMENT WITH THE SCHOOL BOARD.
 09:56:02 THOSE WILL BE ALL NEW FACILITIES.
 09:56:05 EACH OF THE FACILITIES WILL HAVE SEATING.
 09:56:08 SO SORT OF SEATING ON THE TOP OF THE FACILITIES AND
 09:56:12 INCORPORATE CONCESSIONS AND RESTROOMS ON THE LOWER PARTS OF
 09:56:15 THE FACILITIES.

09:56:16 AND THEN NEAR THE HIGH SCHOOL, WE WILL HAVE THE FLEXIBLE
 09:56:29 LAWN AREA WHICH WILL FULFILL SOME OF THE TRACK ACTIVITIES,
 09:56:34 SO WE'LL INCORPORATE THE SHOT PUT AREA AS WELL AS THE HIGH
 09:56:39 JUMP.
 09:56:39 WE ALSO WILL REPLACE -- THERE IS AN EXISTING TOWER ON THE
 09:56:42 SITE THAT'S USED BY THE JUNIOR ROTC PROGRAM AT ESTERO HIGH
 09:56:46 SCHOOL, SO WE'LL REPLACE THAT IN THIS AREA ADJACENT TO THE
 09:56:50 LAKE.
 09:56:51 THE IDEA IS THAT IT WOULD ALSO BE OPEN TO THE PUBLIC AS A
 09:56:54 VIEWING PLATFORM WHEN IT'S NOT IN USE BY THE SCHOOL.
 09:56:57 ALSO INCORPORATING CONCESSIONS NEAR THE STADIUM AND MOVING
 09:57:05 THE HOME STADIUM SEATING FOR THE FOOTBALL STADIUM TO THE
 09:57:09 WEST SIDE OF TRACK AND FOOTBALL FACILITY.
 09:57:12 AT WILLIAMS STREET, WE'LL HAVE A REALLY BEAUTIFUL ENTRANCE
 09:57:24 TO THE PARK.
 09:57:26 WE'LL INCORPORATE REALLY GOOD WALKING EXPERIENCE AROUND THE
 09:57:30 PERIMETER OF THE LAKE.

09:57:32 SO THIS WILL BE HIGHLY VISIBLE WHEN YOU COME IN.
 09:57:36 THERE WILL BE AERATION IN THE WATER SO THAT THERE'S CONSTANT
 09:57:41 MOVEMENT AND WE HAVE LESS ISSUES WITH INSECTS AND OTHER
 09:57:45 TYPES OF WILDLIFE.
 09:57:47 AND WE'LL LANDSCAPE THE WALKWAYS VERY HEAVILY SO YOU HAVE
 09:57:51 THIS REALLY WONDERFUL, LUSH EXPERIENCE AS YOU'RE WALKING
 09:57:54 AROUND THE LAKE.
 09:57:55 THIS IS AN EXAMPLE OF WHAT THE STANDS AND CONCESSIONS MAY
 09:58:02 LOOK LIKE OVER BY THE FOOTBALL FIELD.
 09:58:05 VIA COCONUT POINT, WHICH WILL BE THE MAIN ENTRANCE TO THE
 09:58:11 PARK, WE'VE INCORPORATED -- WE'VE EXPANDED THE TRAFFIC
 09:58:16 CIRCLE INTO A PEANUT CONFIGURATION.
 09:58:21 IN ORDER TO BE ABLE TO HIDE SOME OF THESE PARKING ENTRANCES
 09:58:24 A LITTLE MORE DISCREETLY TO CREATE A BETTER ENTRY EXPERIENCE
 09:58:29 AS YOU COME IN OFF OF VIA COCONUT POINT.
 09:58:32 THIS ENTRANCE WOULD BE VERY LUSHLY LANDSCAPED.
 09:58:39 MAY INCORPORATE PUBLIC ART TO REALLY SIGNAL ENTRY TO THE
 09:58:44 PARK AS WELL AS ADDING SIGNAGE WELCOMING YOU TO THE PARK.
 09:58:48 AND THEN THIS IS JUST AN EXAMPLE OF THE DRIVING RANGE.
 09:58:53 IT WOULD BE STACKED SO YOU CAN HIT FROM MULTIPLE FLOORS.
 09:58:58 THE CONCEPT IS THAT IT WOULD ALSO HAVE ENTERTAINMENT
 09:59:03 FACILITIES PROBABLY IN THE FORM OF FOOD AND OTHER SUPPORT
 09:59:09 AMENITIES.
 09:59:10 WITH THAT, I WILL TURN THIS TO CARLOS.
 09:59:20 >>Carlos Perez: NEXT STEPS FOR US IS TO HEAR YOUR COMMENTS

09:59:23 THIS MORNING, AND THEN WE'RE GOING TO BE WORKING ON
 09:59:26 PRESENTING TO THE PLANNING ZONING AND DESIGN BOARD DECEMBER
 09:59:32 10th.
 09:59:33 WE'LL ALSO BE MEETING WITH THEM JANUARY 14.

09:59:35 AND THEN WE WILL BE BACK TO YOU JANUARY 22 WITH A FINAL
 09:59:41 PRESENTATION TO GET ANY LAST COMMENTS.
 09:59:43 WITH THAT, WE, AGAIN, THANK YOU FOR THE OPPORTUNITY AND LOOK
 09:59:48 FORWARD TO ANY COMMENTS AND QUESTIONS YOU MIGHT HAVE.
 09:59:49 THANK YOU.
 09:59:50 >>Mayor McLain: DOES COUNCIL HAVE ANY QUESTIONS?
 09:59:55 >>Vice-Mayor Ribble: CHRIS, YOU ARE THE EXPERT IN THIS.
 09:59:59 WHEN I LOOKED AT THE PLAN FOR THE FIRST TIME AND I LOOKED AT
 10:00:02 THE EVENT LAWN, I WAS WONDERING WHY THERE'S NOT A ROAD
 10:00:08 AROUND THE COMPLETE EVENT LAWN.
 10:00:11 I KNOW THE SPACE IS TIGHT, BUT MY THOUGHT WAS, AS THAT EVENT
 10:00:15 LAWN BECOMES POPULAR FOR ACTIVITIES, ESPECIALLY ART SHOWS,
 10:00:20 POSSIBLY ESTERO FEST IN THE FUTURE, CRAFT FAIRS, THERE'S
 10:00:25 JUST NOT ENOUGH ROOM FOR VENDORS TO GET THEIR WARES INTO
 10:00:31 THAT SPACE WITH JUST THE ONE ROAD ON THE ONE SIDE.
 10:00:34 IS THERE A POSSIBILITY -- CAN WE CHANGE THE ACCESS OF HOW
 10:00:39 THAT STREET IS RUN?
 10:00:40 DO YOU FIND THAT TO BE A PROBLEM WHERE THERE IS ONLY ONE
 10:00:45 ACCESS FROM THE EVENT -- TO THE EVENT LAWN?
 10:00:48 >>CRIS BETANCOURT: NOT NECESSARILY A PROBLEM.
 10:00:49 I THINK IT BECOMES REALLY SORT OF AN OPERATIONS ISSUE.

 10:00:53 I DO THINK AS WE GO INTO PLANNING AND ZONING, ONE OF THE
 10:00:59 THOUGHTS THAT I'VE HAD WAS HOW TO INCORPORATE SORT OF A SEMI
 10:01:04 HARDENED AREA THAT COULD BE CLOSED DURING ACTIVITIES BUT --
 10:01:10 ACTUALLY, CLOSED MOST OF THE TIME.
 10:01:12 IT WOULD BE MORE OF A HARD-SCAPE AREA BUT COULD BE USED TO
 10:01:16 LOAD AND UNLOAD MATERIALS FOR VENDORS.
 10:01:20 THAT'S SOMETHING THAT I THINK WE'LL EXPLORE AS WE GO TO
 10:01:23 PLANNING AND ZONING.
 10:01:24 >>Vice-Mayor Ribble: THANK YOU.
 10:01:28 >>Jim Ward: JUST A GENERAL QUESTION FOR BOTH OF YOU, I
 10:01:31 GUESS.
 10:01:31 IT'S AN EXCITING PROJECT.
 10:01:34 I'M REALLY HAPPY TO SEE SOME OF THE THINGS YOU'VE
 10:01:37 INCORPORATED IN HERE, PARTICULARLY AS IT RELATES TO BRINGING
 10:01:40 THE COMMUNITY INTO THIS SPACE.
 10:01:44 THE LAST MEETING I HAD ASKED MICHAEL IF THERE WERE
 10:01:47 CONTINUING DISCUSSIONS WITH THE LEE COUNTY SCHOOL BOARD OR
 10:01:49 THE HIGH SCHOOL AS TO WHAT TIME FRAMES THE COMMUNITY WOULD
 10:01:54 BE ALLOWED TO USE THESE, PARTICULARLY ON LEASED PROPERTY
 10:01:59 AREAS.
 10:02:00 HAS THERE BEEN FURTHER DISCUSSION ON THAT?
 10:02:02 >>Carlos Perez: I BELIEVE AT THE MOMENT NOT YET.
 10:02:04 THAT GETS MORE INTO THE OPERATIONS PIECE OF IT, WHICH IS
 10:02:08 SOMETHING I UNDERSTAND THEY ARE CURRENTLY ACTIVELY WORKING
 10:02:10 ON AS THEY BRING IN OPERATOR TO HELP WITH THIS PIECE OF IT.

10:02:15 THAT'S STILL ONGOING.
 10:02:16 >>Jim Ward: OBVIOUSLY THAT'S GOING TO BE AN IMPORTANT
 10:02:19 ELEMENT TO THIS WHOLE THING, THE INVESTMENT THAT THE VILLAGE
 10:02:22 PUTS INTO IT RELATIVE TO THE TIME THAT THE COMMUNITY CAN
 10:02:26 ACTUALLY HAVE AVAILABILITY TO IT.
 10:02:29 >>Carlos Perez: YEAH.
 10:02:30 >>Jim Ward: THE SECOND QUESTION, IF I LOOK AT THE SOFTBALL
 10:02:34 AND BASEBALL FIELDS, 9, 10, AND 11, AND ALSO THE PHASE 3
 10:02:40 WHERE YOU HAVE 13 AND 14, WHICH WAS, I THINK, THE SHOT PUT
 10:02:46 AND POLE VAULT.
 10:02:48 ARE THOSE AREAS PRIMARILY DEDICATED TO THE HIGH SCHOOL OR
 10:02:52 ARE THOSE AREAS AVAILABLE TO THE COMMUNITY AS WELL?
 10:02:56 >>Carlos Perez: A COMBINATION OF BOTH.
 10:03:00 DURING SCHOOL HOURS OR DURING THE HOURS THAT ARE IDENTIFIED
 10:03:03 THAT WOULD BE AVAILABLE TO THE SCHOOL AND THEN BEYOND THAT
 10:03:06 OPEN TO THE COMMUNITY.
 10:03:07 >>Jim Ward: SO THEY ARE NOT SPECIFICALLY DEDICATED TO THE
 10:03:10 HIGH SCHOOL.
 10:03:10 >>Carlos Perez: CORRECT.
 10:03:14 >>Jim Ward: WHEN YOU MOVE UP TOWARDS THAT PHASE 3 AREA WHERE
 10:03:18 YOU HAVE THE LONG FIELDS AND THE STADIUM SEATING ON THE LAWN
 10:03:23 FIELDS, WILL THAT STADIUM SEATING BE SUFFICIENT FOR THE
 10:03:28 BASEBALL AND SOFTBALL FIELDS?
 10:03:30 THEY SEEM OUT OF ALIGN WITH WHAT YOU WOULD BE ABLE TO VIEW
 10:03:34 IN THAT AREA FOR THE SOFTBALL AND BASEBALL.

 10:03:38 >>Carlos Perez: THAT IS A GREAT POINT.
 10:03:42 SOMETHING THAT WE CAN LOOK AT A LITTLE MORE IN DETAIL ABOUT.
 10:03:46 IN MANY INSTANCES, WHEN THOSE -- WHEN THE DIAMOND FIELDS ARE
 10:03:53 USED, THERE WOULD BE ADDITIONAL OPPORTUNITIES TO PROVIDE
 10:03:56 SEATING AROUND THAT DIAMOND AREA.
 10:03:58 BUT AS WE GET INTO DETAILED DESIGN, THAT'S WHEN --
 10:04:03 >>Jim Ward: THE STADIUM SEATING YOU HAVE BY 9 AND 10 IS
 10:04:06 GREAT.
 10:04:07 THAT'S REALLY SUFFICIENT TO GIVE A NICE VIEW OF THE
 10:04:10 DIAMONDS, BUT IT JUST STRUCK ME THAT YOU WOULDN'T HAVE THAT
 10:04:13 SAME VIEWABILITY UP BY THE LAWN FIELDS.
 10:04:21 >>Carlos Perez: GREAT POINT.
 10:04:22 NOTED AND WE CAN EXPLORE THAT FURTHER.
 10:04:25 >>Jim Ward: THANK YOU.
 10:04:26 >>Carlos Perez: THANK YOU.
 10:04:26 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:04:28 >>George Zalucki: GREAT PRESENTATION.
 10:04:29 REALLY EXCITING PROJECT.
 10:04:31 IT LOOKS GREAT, SOME OF THE REVISIONS YOU'VE MADE OVER TIME
 10:04:34 REALLY CAME TOGETHER.
 10:04:35 SO THANK YOU FOR ALL OF YOUR HARD WORK.
 10:04:38 GLAD TO SEE THAT THERE'S ACTIVITY WITH THE FOUNTAINS BECAUSE

10:04:40 I THINK THAT GENERATES EXCITEMENT FROM THE OUTSIDE, FROM THE
 10:04:43 STREET VIEW.
 10:04:44 SO GREAT ADD ON THAT.

10:04:45 ONE OF THE THINGS I AM JUST CONCERNED ABOUT, MAYBE YOU CAN
 10:04:49 JUST ADDRESS IT, JUST TO ENSURE THERE'S ENOUGH PARKING, I
 10:04:53 DON'T KNOW IF YOU DID A TOTAL PARKING COUNT OR NOT, BUT DID
 10:04:56 YOU ADDRESS THAT?
 10:04:57 DID YOU STUDY THAT?
 10:05:01 >>CRIS BETANCOURT: YES.
 10:05:01 I THINK WE TALKED ABOUT IT A LITTLE BIT AT THE WORKSHOP.
 10:05:08 THERE'S ABOUT 600 PARKING SPACES THAT ARE AVAILABLE ON THE
 10:05:13 DEVELOPMENT PARCELS TO THE WEST OF THE SITE.
 10:05:18 THERE ARE APPROXIMATELY 600 PARKING SPACES ON THE SITE THAT
 10:05:22 CONTAINS THE PARKING.
 10:05:24 AND THEN WE ALSO HAVE ACCESS TO THE HIGH SCHOOL PARKING WHEN
 10:05:27 WE HAVE SPECIAL EVENTS AND THEY HAVE OVER 700 SPACES.
 10:05:31 WE NET OVER 2,000 PARKING SPACES FOR THE SITE.
 10:05:37 >>George Zalucki: OKAY.
 10:05:37 YOU THINK IT IS SUFFICIENT WITH RECREATION AREA SO EXPANSIVE
 10:05:42 AS THIS.
 10:05:45 >>CRIS BETANCOURT: THAT'S GOING TO BE A QUESTION BASED ON
 10:05:46 THE TYPES OF EVENTS THAT YOU CHOOSE TO HOST HERE.
 10:05:49 FOR THE AVERAGE EVENT, HIGH SCHOOL BASEBALL GAMES, YOU KNOW,
 10:05:57 CHILDREN'S SOCCER, IT'S MORE THAN ENOUGH.
 10:06:01 >>George Zalucki: OKAY.
 10:06:02 GREAT.
 10:06:02 THE LAST THING, I NOTICED THE PHASING IS NOW ON HERE.
 10:06:05 IS THERE ANY LOGIC BEHIND THE PHASING ORDER IN THE WAY IT

10:06:09 WAS KIND OF PICK AND CHOSEN?
 10:06:11 >>CRIS BETANCOURT: YES, ABSOLUTELY.
 10:06:12 THERE WAS A LOT OF THOUGHT INTO THAT.
 10:06:15 ESSENTIALLY, WE'RE GOING TO -- THE CONCEPT IS TO COME IN AND
 10:06:19 BUILD THE MAIN INFRASTRUCTURE FIRST, WHICH IS THE ROADWAY
 10:06:22 THAT CONNECTS VIA COCONUT POINT ALL THE WAY DOWN TO
 10:06:25 WILLIAMS.
 10:06:26 THIS PRESERVES THE EXISTING BASEBALL AND SOFTBALL FACILITIES
 10:06:30 SO THEY CAN BE USED BY THE HIGH SCHOOL WHILE OTHER
 10:06:34 COMPONENTS OF THE SITE ARE CONSTRUCTED.
 10:06:36 WE'LL BUILD THE SPINE ROAD FIRST AND THEN WE'LL GO INTO
 10:06:41 BUILDING THE FIELDS ON THE NORTHERN END OF THE PROPERTY AND
 10:06:44 THE CENTRAL COMMUNITY PORTION OF THE PARK AS WELL AS
 10:06:50 EXPANDING THE LAKE.
 10:06:52 AND THEN ONCE THOSE ELEMENTS ARE IN PLACE, THE IDEA IS THAT
 10:06:57 YOU WOULD THEN COME BACK AND REPLACE THE BASEBALL AND
 10:07:00 SOFTBALL FIELDS WHILE THEY ARE OUT OF SEASON.
 10:07:03 >>George Zalucki: GOT IT.

10:07:05 THANK YOU.
 10:07:07 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:07:09 >>Jim Ward: JUST A FOLLOW-UP.
 10:07:11 THE MAINTENANCE BUILDING THAT HAS TO BE MOVED, IS THAT
 10:07:15 GIVING CONSIDERATION IN THIS OVERALL PLANNING?
 10:07:19 >>CRIS BETANCOURT: YES.
 10:07:19 RIGHT NOW WE'RE SHOWING A PLACE-HOLDER IN THE NORTHWESTERN

 10:07:23 CORNER OF THE LONG LOT JUST DIRECTLY TO THE WEST OF THE
 10:07:26 FIELDS ON THE PLAN.
 10:07:30 AND SO MY UNDERSTANDING IS THAT MAINTENANCE FACILITY WILL --
 10:07:37 WE'LL TRY TO CONSTRUCT THAT EARLY SO THAT IT'S OPERATIONAL
 10:07:43 BEFORE THE EXISTING MAINTENANCE FACILITY IS REMOVED.
 10:07:47 >>Jim Ward: JUST LOOKING OUT FIVE YEARS, WHERE DO YOU
 10:07:51 ANTICIPATE THIS -- HOW MUCH DO YOU ANTICIPATE HAVING DONE
 10:07:55 WITHIN, SAY, A FIVE-YEAR PLAN?
 10:07:58 >>CRIS BETANCOURT: I HOPE WE'RE PLAYING ON ALL THE FIELDS
 10:08:01 IN FIVE YEARS.
 10:08:06 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:08:07 I'VE GOT A QUESTION.
 10:08:09 PHASE TWO INCLUDES THE POND, THE EXPANSION OF THE POND.
 10:08:12 WHAT ABOUT THE TRAIL -- PROBABLY THE BRIDGE GOING OVER THIS,
 10:08:16 WILL THE TRAILS IN PHASE TWO BE IN PLACE THROUGHOUT THE
 10:08:19 WHOLE PROJECT OR PARTIALLY?
 10:08:26 >>CRIS BETANCOURT: WE'LL BUILD A PORTION OF THE TRAILS IN
 10:08:27 PHASE ONE AND THEN WE'LL CONNECT IN PHASE TWO.
 10:08:30 PART OF THE TIMING WILL BE, YOU KNOW, THE EXISTING WETLANDS
 10:08:34 THAT WILL HAVE TO BE PERMITTED AND MITIGATED.
 10:08:37 SO WE WON'T BE ABLE TO MAKE THOSE CONNECTIONS UNTIL THOSE
 10:08:41 PERMITS ARE ISSUED AND THAT LAND IS CLEARED.
 10:08:43 SO THOSE WOULD COME LATER.
 10:08:45 WE ALSO WOULD HAVE TO ADD THE CIRCULATION SYSTEM, THE
 10:08:51 PATHWAYS AROUND THE NEW BASEBALL FACILITIES, OBVIOUSLY, LIKE

 10:08:55 THAT WOULD HAPPEN IN ONE OF THE LATER PHASES AS OPPOSED TO
 10:08:58 EARLY ON.
 10:08:59 BUT THE REST OF THE CIRCULATION SYSTEM WOULD BE BUILT IN THE
 10:09:03 FIRST PHASE.
 10:09:06 >>Mayor McLain: I THINK THAT'S IMPORTANT FOR PEOPLE TO HAVE
 10:09:08 THE ABILITY TO WALK AROUND.
 10:09:09 I THINK THAT'S GREAT.
 10:09:10 I MEAN, IT'S A BEAUTIFUL PLAN.
 10:09:13 OBVIOUSLY, WE CAN MAKE SOME LITTLE TWEAKS AS YOU REALLY GET
 10:09:17 INTO THE CONSTRUCTION, THE BIDDING AND ALL THAT THING.
 10:09:19 I THINK THE MASTER PLAN, AT LEAST EXCITES ME.
 10:09:24 I HOPE IT DOES EVERYBODY IN OUR POPULATION HERE ALSO.
 10:09:28 THAT'S GREAT.
 10:09:28 THANK YOU FOR YOUR HARD WORK.

10:09:30 DO WE HAVE ANY PUBLIC COMMENTS?
 10:09:38 >>Carol Sacco: NO E-COMMENTS AND NO PUBLIC COMMENT.
 10:09:41 >>Mayor McLain: WE HAVE NOBODY TO SPEAK.
 10:09:43 I WILL ENTERTAIN A MOTION REGARDING THIS ITEM.
 10:09:46 THAT'S THE MOTION TO MOVE IT ON TO THE PLANNING AND ZONING
 10:09:48 FOR THEM TO REVIEW IT AND IT WILL COME BACK.
 10:09:50 COUNCILMAN WARD HAS MADE THE MOTION AND SECONDED BY --
 10:09:57 SORRY.
 10:09:57 COUNCILMAN LOPEZ MADE THE SECOND.
 10:10:00 THROWING FAST PITCHES AT ME RIGHT NOW.
 10:10:05 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?

 10:10:07 >>Larry Fiesel: AYE.
 10:10:09 >>Lori Fayhee: AYE.
 10:10:10 >>Rafael Lopez: AYE.
 10:10:12 >>Jim Ward: AYE.
 10:10:12 >>George Zalucki: AYE.
 10:10:14 >>Vice-Mayor Ribble: AYE.
 10:10:15 >>Mayor McLain: AYE.
 10:10:16 NEXT ON THE AGENDA IS 7B, MOTION TO ACCEPT THE
 10:10:21 STANDARD & POOR'S GENERAL OBLIGATION BOND RATING FOR THE
 10:10:24 VILLAGE OF ESTERO.
 10:10:25 STEVE, WE NEED SOME HELP ON THIS.
 10:10:27 THANK YOU.
 10:10:27 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:10:30 AN ACTIVITY THAT WE'VE HAD ONGOING FOR MUCH OF THIS CALENDAR
 10:10:33 YEAR IS OUR APPLICATION TO STANDARD & POOR'S OUT OF NEW YORK
 10:10:41 CITY FOR A BOND RATING FOR ANY DEBT THAT THE VILLAGE MIGHT
 10:10:48 ISSUE.
 10:10:49 AS THE COUNCIL IS WELL AWARE, COMMUNITY IS AWARE, WE'VE BEEN
 10:10:52 ACTIVELY DISCUSSING OUR CAPITAL IMPROVEMENT PROGRAM.
 10:10:56 WE'RE IN THAT STAGE OF THE COMMUNITY DEVELOPMENT WHERE WE
 10:10:58 HAVE IDENTIFIED A NUMBER OF MAJOR PROJECTS AND NOW WE'RE
 10:11:03 GETTING INTO THAT IMPLEMENTATION PHASE.
 10:11:06 AS YOU CONSIDER HOW TO FUND SOME OF THESE ACTIVITIES, ONE
 10:11:12 TOOL IN YOUR TOOL CHEST IS MUNICIPAL DEBT.
 10:11:16 WE CURRENTLY HAVE ABSOLUTELY NO DEBT OF ANY TYPE FOR THE

 10:11:21 VILLAGE OF ESTERO.
 10:11:22 AND THAT'S PRETTY SIGNIFICANT BY OPERATING UNDER THE
 10:11:26 GOVERNMENT LIGHT APPROACH, WE HAVE NO PENSION DEBT FOR ANY
 10:11:29 EMPLOYEES.
 10:11:30 WE HAVE NO DEFERRED MAINTENANCE, NO DELAYED PAYMENTS TO ANY
 10:11:37 CONTRACTORS AND, OF COURSE, WE HAVE NO FORMAL DEBT.
 10:11:42 BUT YOU CAN CONSIDER, AND IT WOULD BE APPROPRIATE AT SOME
 10:11:45 POINT, TO CONSIDER DEBT FOR ANY NUMBER OF REASONS, WHETHER
 10:11:49 IT BE GENERATIONAL EQUITY OR SIMPLY AS A WAY OF FACILITATING
 10:11:54 DEVELOPMENT OF THE PLANS THAT YOU PUT FORWARD.

10:11:58 SO WE WERE VERY, VERY FORTUNATE HERE WITHIN THE PAST 30 DAYS
 10:12:04 TO RECEIVE A TRIPLE-A BOND RATING FROM STANDARD & POOR'S.
 10:12:10 AND WE WOULD LIKE TO REVIEW THAT WITH YOU.
 10:12:13 I'D ASK KEVIN GREENVILLE TO COME UP TO THE PODIUM.
 10:12:19 KEVIN AS OUR FINANCE DIRECTOR HAS BEEN VERY MUCH INVOLVED IN
 10:12:23 THIS PROCESS.
 10:12:24 YOU'LL RECALL THAT HE BROUGHT TO YOU A SET OF POLICIES
 10:12:32 SEVERAL MONTHS AGO THAT WERE VERY IMPORTANT FOR
 10:12:35 STANDARD & POOR'S TO REVIEW AS PART OF OUR APPLICATION FOR A
 10:12:44 BOND RATING.
 10:12:45 SO THE BOND RATING, AS I MENTIONED, IS COMPLETE.
 10:12:49 I'D LIKE TO HAVE KEVIN MAKE A FEW COMMENTS.
 10:12:52 HE WAS VERY MUCH INVOLVED IN THIS.
 10:12:57 KUDOS TO HIS DEPARTMENT.
 10:12:58 BUT ALSO JUST SO YOU'RE AWARE, ALL OF THE DEPARTMENTS WERE

 10:13:02 INVOLVED IN THIS PROCESS.
 10:13:04 IT TAKES THE ENTIRE TEAM TO FILE SOMETHING LIKE THIS, OF
 10:13:12 COURSE, AS WAS THE COUNCIL WITH REVIEW OF POLICIES.
 10:13:15 THIS IS A VERY SIGNIFICANT STEP.
 10:13:19 I'LL TURN IT OVER TO KEVIN TO INTRODUCE OUR CONSULTANTS AS
 10:13:22 WELL IN THE PROCESS.
 10:13:23 >>Kevin Greenville: THANK YOU, STEVE.
 10:13:25 GOOD MORNING, MAYOR AND COUNCIL.
 10:13:26 AS STEVE SAID, THE VILLAGE RECEIVED A TRIPLE-A BOND RATING
 10:13:31 FROM STANDARD & POOR'S.
 10:13:33 IT'S A PRETTY BIG ACCOMPLISHMENT IN MUNICIPAL FINANCE.
 10:13:37 IT'S A HUGE ACCOMPLISHMENT.
 10:13:39 I THINK AS STEVE SAID, THIS REALLY STARTED TEN YEARS AGO
 10:13:45 WHEN THE VILLAGE WAS FOUNDED, THESE POLICIES, GOOD FINANCIAL
 10:13:51 STEWARDSHIP, AND THAT GROUNDWORK WAS LAID THEN AND IT WAS
 10:13:55 REALLY A GROUP ACHIEVEMENT.
 10:13:58 IT'S YOU GUYS, TOO.
 10:14:00 YOU ADOPTED THE POLICIES.
 10:14:01 YOU ADOPT THE BUDGETS, AND YOU SET THE STANDARDS AS WELL FOR
 10:14:04 US.
 10:14:05 I DO WANT TO SAY AT MY NEXT JOB INTERVIEW, THOUGH, I WILL
 10:14:12 TAKE FULL CREDIT FOR THE BOND RATING.
 10:14:15 [LAUGHTER]
 10:14:15 JUST JOKING ON THAT.
 10:14:18 WE HAVE WITH US TODAY, IF YOU RECALL, PRAG IS OUR FINANCIAL

 10:14:26 ADVISOR.
 10:14:26 MICKEY JOHNSTON AND WENDELL GAERTNER WORKED WITH US AND
 10:14:34 INSTRUMENTAL IN GUIDING US THROUGH GETTING THIS BOND RATING.
 10:14:36 MICKEY AND WENDELL, I DON'T KNOW IF YOU GUYS HAVE ANYTHING
 10:14:40 TO SAY OR ADD FOR THE VILLAGE COUNCIL.
 10:14:44 >> THANK YOU, KEVIN.

10:14:45 I'M WENDELL GAERTNER WITH PRAG, PUBLIC RESOURCE ADVISORY
 10:14:52 GROUP.
 10:14:52 I THINK IT'S IMPORTANT FOR THE COUNCIL TO UNDERSTAND THE
 10:14:55 SIGNIFICANCE OF THE TRIPLE-A RATING.
 10:14:57 THERE ARE TEN GRADIENTS OF INVESTMENT GRADE RATINGS RANGING
 10:15:02 FROM TRIPLE D MINUS ALL THE WAY UP TO TRIPLE A.
 10:15:05 YOU'VE BECOME THE 12th MUNICIPALITY IN FLORIDA TO BE RATED
 10:15:10 TRIPLE A.
 10:15:12 THAT'S OUT OF 400.
 10:15:14 WE'RE TALKING TOP 3% HERE.
 10:15:16 MANY PEOPLE THINK OF CREDIT RATING AS JUST BEING RATED ON
 10:15:20 THE BONDS, BUT THE AGENCIES WILL PROVIDE, AS THEY DID IN
 10:15:24 THIS CASE, AN ISSUER CREDIT RATING, WHICH IS WHAT YOU HAVE,
 10:15:27 WHICH IS REALLY LOOKING AT THE OVERALL CREDIT STRENGTH OF
 10:15:29 THE VILLAGE.
 10:15:32 I THINK IN YOUR PACKAGE YOU'VE GOT SOME OF THE PRESENTATIONS
 10:15:34 THAT WE GAVE THE RATING AGENCIES.
 10:15:37 THEY HAVE CRITERIA THAT THEY LOOK AT THAT THEY EVALUATE.
 10:15:41 THEY DO IT ON A COMMITTEE BASIS.

 10:15:43 THERE IS A LOT OF INFORMATION THAT GOES INTO IT.
 10:15:45 AND YOU CAN SEE FROM THE REPORTS THAT THEY REALLY THOUGHT
 10:15:48 THAT THE STRENGTHS OF THE VILLAGE INCLUDED YOUR RESERVES,
 10:15:53 THE BUDGET FLEXIBILITY FROM YOUR GOVERNMENT LIGHT FORM OF
 10:15:55 OPERATIONS, YOUR VERY STRONG POLICIES AND THE FACT THAT YOU
 10:15:58 HAVE VERY -- RIGHT NOW NO DEBT OR PENSIONS AND THEY EXPECT
 10:16:02 THAT TO BE -- THEY EXPECT THE POTENTIAL FOR DEBT IN THE
 10:16:06 FUTURE, BUT BELIEVE THEY HAVE THE CAPABILITY TO HANDLE
 10:16:11 MODERATE DEBT LEVELS.
 10:16:12 THE TRIPLE A RATING IS I THINK BOTH A STATEMENT AND A TOOL.
 10:16:16 IT'S A STATEMENT THAT TELLS RESIDENTS AND BUSINESSES THAT
 10:16:18 THE VILLAGE IS FINANCIALLY STRONG AND RESPONSIBLE.
 10:16:22 IT'S A STATEMENT THAT CAN HELP IN ECONOMIC DEVELOPMENT
 10:16:24 SHOWING THAT IT REDUCES RISKS FOR NEW BUSINESS BECAUSE OF
 10:16:29 THE STRENGTH OF THE VILLAGE.
 10:16:32 IT ALSO, AS THE MANAGER SAID, IT'S ALSO A TOOL PROVIDING
 10:16:37 GUIDANCE FOR FUTURE DEBT ISSUANCE AS WELL AS GUIDE RAILS FOR
 10:16:41 FUTURE FINANCIAL DECISIONS.
 10:16:42 SO CONGRATULATIONS.
 10:16:47 >>Kevin Greenville: THANKS, WENDELL.
 10:16:48 MICKEY, DID YOU HAVE ANYTHING TO ADD?
 10:16:55 >> AS YOU EMBARK ON THIS CAPITAL PLAN, IF YOU DO DECIDE TO
 10:16:59 BORROW DEBT IN THE FUTURE, THE VILLAGE IS GOING TO BE
 10:17:02 GETTING THE BEST POSSIBLE INTEREST RATE IT COULD WITH THE
 10:17:07 HIGHEST BOND RATING.

 10:17:08 I JUST WANTED TO MAKE THAT POINT AND TO ECHO WENDELL,
 10:17:13 CONGRATULATIONS TO THE VILLAGE.

10:17:14 THIS IS FANTASTIC.
 10:17:16 >>Kevin Greenville: THANKS, MICKEY AND WENDELL.
 10:17:18 COUNCIL, IF YOU HAVE ANY QUESTIONS, ANY COMMENTS, I'D BE
 10:17:26 HAPPY TO ADDRESS.
 10:17:28 >>Jim Ward: JUST STARTING OFF, KEVIN, CONGRATULATIONS ON
 10:17:31 GETTING THE TRIPLE-A RATING.
 10:17:33 OBVIOUSLY, AS YOU NOTED IN THE NOTES HERE, IT IS THE BEST
 10:17:38 YOU CAN GET POSSIBLE.
 10:17:39 WE SHARE THAT WITH NAPLES AS THE ONLY COMMUNITY IN SOUTHWEST
 10:17:43 FLORIDA TO GET THAT RATING.
 10:17:46 WHAT I'M SOMEWHAT CURIOUS ABOUT, AND I GUESS I CAN ADDRESS
 10:17:49 IT TO MICHAEL OR MICKEY, AS YOU GO FORWARD AND TAKE ON DEBT,
 10:17:56 DOES THE TRIPLE A RATING -- IS IT DEPENDENT ON THE AMOUNT OF
 10:17:59 DEBT THAT YOU TAKE?
 10:18:00 FOR EXAMPLE, IF YOU USE A \$10 MILLION FACILITY VERSUS \$50
 10:18:04 MILLION FACILITY, DOES THE RATING CHANGE BASED ON THAT?
 10:18:10 >> IT CAN.
 10:18:11 WE PRESENTED A NUMBER OF DEBT LEVEL OPTIONS TO THE RATING
 10:18:17 AGENCIES RANGING FROM ABOUT 15 UP TO 50 MILLION.
 10:18:20 AND REALLY TOLD THEM THAT THE LIKELY AMOUNT IS CLOSER TO 20
 10:18:25 MILLION.
 10:18:25 THEY WERE VERY COMFORTABLE WITH THE 20 MILLION AND SEEMED
 10:18:28 COMFORTABLE WITH UP TO THE 50 MILLION RANGE.

10:18:30 I THINK IF YOU WENT HIGHER THAN THAT, WE WOULD WANT TO DO
 10:18:33 SOME MORE, VERY DETAILED ANALYSIS AS TO HOW THAT MIGHT
 10:18:37 IMPACT THEIR CRITERIA BECAUSE THEY DO HAVE PUBLISHED
 10:18:40 CRITERIA THAT WE HAVE TO FIT WITHIN FOR THE RATINGS.
 10:18:45 >>Jim Ward: OBVIOUSLY ALSO DEPENDENT ON THE ABILITY OF THE
 10:18:47 VILLAGE TO REPAY THAT LEVEL OF DEBT AS WELL?
 10:18:51 >> EXACTLY.
 10:18:51 THEY LOOK AT MULTIPLE FINANCIAL AND ECONOMIC FACTORS.
 10:18:54 IT'S A LITTLE BIT LIKE A BALLOON.
 10:18:57 THERE'S ONE PIECE THAT CAN GET BETTER BUT IT PRESSURES OTHER
 10:19:00 SIDES OF THAT.
 10:19:01 THEY LOOK AT IT ON A HOLISTIC BASIS.
 10:19:05 >>Mayor McLain: ANY OTHER QUESTIONS OR COMMENTS FROM
 10:19:06 COUNCIL?
 10:19:07 I JUST HAVE ONE.
 10:19:11 CONGRATULATIONS TO OUR CURRENT, BUT LOOKING BACK TO THE
 10:19:14 FOUNDING COUNCIL THAT WE HAD, THEY WERE VERY FRUGAL, VERY
 10:19:18 CONSERVATIVE, WHICH REALLY SET US UP FOR WHERE WE ARE TODAY.
 10:19:22 I THINK STEVE AND STAFF HAD THE VISION TO SAY THIS IS MAYBE
 10:19:25 THE APPROPRIATE TIME TO GET THIS KIND OF RATING FOR WHATEVER
 10:19:29 COMES IN THE FUTURE.
 10:19:30 IT'S NOT A BLANK CHECK THAT WE'RE LOOKING AT GOING OUT AND
 10:19:33 IMMEDIATELY DOING IT, BUT AS THE NEED ARISES AND WE FIND
 10:19:36 IT'S PRUDENT OPPORTUNITIES, WE CAN TAG INTO THIS, IT'S GREAT

10:19:41 TO BE PREPARED TO DO THAT.

10:19:43 I THINK THAT'S REALLY GREAT FOR THE VILLAGE OF ESTERO.

10:19:48 THANK YOU ALL FOR THE HARD WORK.

10:19:50 WE HAD A LOT GOING ON THIS LAST YEAR.

10:19:52 AND THIS IS ONE OTHER PIECE OF THAT.

10:19:54 BUT TO GET THIS DONE IS QUITE AN ACCOMPLISHMENT.

10:19:57 THANKS FOR THE ORIGINAL COUNCIL AND ORIGINAL STAFF AND WHERE

10:20:01 WE ARE TODAY.

10:20:03 >>Jim Ward: I HAVE ONE FOLLOW-UP, PLEASE.

10:20:05 STEVE, THE \$100,000 COST THAT IS REFERENCED IN HERE, BELOW

10:20:10 HUNDRED THOUSAND, WHAT IS INCORPORATED IN THAT?

10:20:12 WHAT DRIVES THAT COST?

10:20:14 >>Steven Sarkozy: THAT'S REALLY AN ESTIMATE ON MY PART, BUT

10:20:18 IT GOES TO THE COSTS FOR PRAG WHO IS OUR CONSULTANT.

10:20:25 THERE IS ABOUT A \$30,000 FEE TO STANDARD & POOR'S.

10:20:28 AND THEN WE ALSO COMMISSIONED A SMALL STUDY WITH FGCU TO DO

10:20:35 THE ANALYSIS OF THE ESTERO POPULATION AND DEMOGRAPHICS SO

10:20:42 THAT WE COULD DIFFERENTIATE OURSELVES FROM LEE COUNTY AS A

10:20:45 WHOLE.

10:20:45 THAT'S THE SUMMARY OF THAT IS IN YOUR REPORT HERE.

10:20:48 SO THOSE ARE THE BASIC ELEMENTS.

10:20:53 A HUNDRED IS PROBABLY WELL IN EXCESS OF WHAT WE REALLY

10:20:57 SPENT.

10:20:59 I WOULD ENCOURAGE THE COUNCIL TO GO THROUGH ALL OF THIS.

10:21:02 YOU DON'T HAVE TO GET INTO ALL OF THE SMALL PRINT AND THE

10:21:05 S & P REPORT.

10:21:06 IT WILL ALL BE POSTED ON THE WEBSITE.

10:21:08 BUT THE PRESENTATION THAT WE MADE TO STANDARD & POOR'S,

10:21:14 WENDELL GAERTNER REFERENCED, IS IN YOUR PACKET.

10:21:18 THIS IS WHAT THEY WERE REALLY FOCUSED ON.

10:21:23 IT'S A GREAT SUMMARY OF OUR FINANCIAL CONDITION.

10:21:28 >>Mayor McLain: STEVE, IS IT WORTHWHILE FOR US TO PUT OUT A

10:21:32 PUBLIC ANNOUNCEMENT?

10:21:34 IT'S QUITE AN ACHIEVEMENT.

10:21:36 I THINK IT WOULD BE POSSIBLY GOOD TO DO THAT, BUT WE HAVE TO

10:21:39 -- HAS TO BE WORDED IN SUCH A WAY THAT IT'S NOT A BLANK

10:21:43 CHECK IN THERE.

10:21:44 I'LL LEAVE THAT TO YOUR DISCRETION.

10:21:45 THIS IS QUITE AN ACCOMPLISHMENT, AND IT'S ANOTHER KUDO FOR

10:21:50 THE VILLAGE OF ESTERO.

10:21:51 I'LL LEAVE IT IN YOUR HANDS IF YOU THINK WE SHOULD DO THAT

10:21:54 OR NOT.

10:21:54 >>Steven Sarkozy: 12 COMMUNITIES OUT OF 400 IN FLORIDA, TOP

10:21:58 3%, AS WENDELL MENTIONED, IS KIND OF GOOD STUFF.

10:22:03 WHAT'S APPROPRIATE COMMUNICATION VERSUS BOASTING.

10:22:08 >>Mayor McLain: WE CAN FLAG OUR HATS A LITTLE BIT.

10:22:14 ANY PUBLIC COMMENTS?
 10:22:15 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENT.
 10:22:19 >>Mayor McLain: ANYBODY ELSE HAVE QUESTIONS?
 10:22:21 IF NOT, KEVIN, THANK YOU.
 10:22:23 THANK YOU, STAFF.

10:22:24 I'LL ENTERTAIN A MOTION REGARDING THIS ITEM, TO ACCEPT THE
 10:22:31 STANDARD & POOR'S GENERAL OBLIGATION BOND RATING.
 10:22:34 SECONDED BY COUNCILPERSON FAYHEE.
 10:22:40 MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 10:22:44 >>George Zalucki: AYE.
 10:22:45 >>Jim Ward: AYE.
 10:22:47 >>Rafael Lopez: AYE.
 10:22:49 >>Lori Fayhee: AYE.
 10:22:50 >>Larry Fiesel: AYE.
 10:22:51 >>Vice-Mayor Ribble: AYE.
 10:22:52 >>Mayor McLain: AYE.
 10:22:53 NEXT ON THE AGENDA IS THE FIRST READING 8A --
 10:22:57 >>Steven Sarkozy: MAYOR, JUST A THANK-YOU TO PRAG, WENDELL
 10:23:01 AND MICKEY FOR THEIR HELP IN PULLING THIS ALL TOGETHER.
 10:23:05 >> THANK YOU.
 10:23:05 YOU ALL MADE IT EASIER.
 10:23:07 >>Mayor McLain: THANK YOU, GUYS.
 10:23:08 NEXT ON THE AGENDA IS THE FIRST READING 8A OF ORDINANCE
 10:23:11 2024-14.
 10:23:14 FIRST READING OF ZONING ORDINANCE 2024-14, COCONUT TRACE CPD
 10:23:21 AMENDMENT OF TRACT F.
 10:23:25 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
 10:23:27 ORDINANCE?
 10:23:28 >>Carol Sacco: ORDINANCE 2024-14, AN ORDINANCE OF THE
 10:23:32 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING

10:23:34 WITH CONDITIONS AND A DEVIATION AN AMENDMENT TO THE
 10:23:38 COMMERCIAL PLANNED DEVELOPMENT WITH A DEVIATION FOR A
 10:23:40 REDUCED TYPE D LANDSCAPE BUFFER FOR THE PROPERTY LOCATED IN
 10:23:44 THE COCONUT TRACE SUBDIVISION LOCATED ON U.S. 41, WEST OF
 10:23:48 LYDEN DRIVE AND EAST OF THE MARSH LANDING COMMUNITY;
 10:23:53 PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
 10:23:56 >>Mayor McLain: THANK YOU.
 10:23:56 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ORDINANCE?
 10:23:59 >>Steven Sarkozy: YES.
 10:24:00 THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:24:02 THIS IS A FIRST READING FOR COUNCIL CONSIDERATION.
 10:24:06 COCONUT TRACE IS THAT PORTION OF DEVELOPMENT ON THE WEST
 10:24:11 SIDE OF U.S. 41, JUST NORTH OF COCONUT.
 10:24:15 I'LL CALL ON MARY GIBBS TO PROVIDE BACKGROUND ON THIS
 10:24:21 PROPOSAL AND WALK THE COUNCIL THROUGH THE APPLICATION.
 10:24:26 >>Mary Gibbs: GOOD MORNING, EVERYBODY.

10:24:28 THIS IS A TWO-ACRE SITE THAT'S IN A COMMERCIAL SUBDIVISION
 10:24:34 ACROSS FROM COCONUT POINTE MALL AND IT IS EAST OF MARSH
 10:24:38 LANDING SUBDIVISION.
 10:24:39 THEY WERE APPROVED YEARS AGO BY THE COUNTY FOR VARIOUS
 10:24:42 COMMERCIAL USES, BUT THE USE OF THE HOTEL WAS NOT ALLOWED ON
 10:24:48 THE BACK PORTION OF THE LOT THAT THEY WOULD LIKE TO PUT THE
 10:24:51 HOTEL ON.
 10:24:52 HOTELS WERE ONLY APPROVED ON THE PROPERTY THAT WAS DIRECTLY
 10:24:54 ADJACENT TO U.S. 41.

 10:24:55 THEY HAVE TO DO A ZONING AMENDMENT IN ORDER FOR THIS TO BE
 10:24:59 APPROVED.
 10:24:59 THEY ARE PROPOSING FOUR-STORY, 122-ROOM HOTEL.
 10:25:04 THE FOUR-STORY HEIGHT IS ALLOWED UNDER THE EXISTING ZONING.
 10:25:08 BUT, AGAIN, THE HOTEL IS NOT.
 10:25:10 THAT'S WHY THEY ARE GOING THROUGH THE PROCESS NOW.
 10:25:13 WE SCHEDULED THIS CASE AT PLANNING ZONING AND DESIGN BOARD
 10:25:16 AT THE END OF OCTOBER.
 10:25:18 AT THAT MEETING THERE WAS A LITTLE BIT OF CONFUSION BECAUSE
 10:25:21 THE APPLICANT HAD MET WITH HOAs TO TALK ABOUT THE PROJECT
 10:25:25 BECAUSE WE HAD SUGGESTED THAT IN THE VERY BEGINNING.
 10:25:28 GO MEET WITH MARSH LANDING BECAUSE THEY ARE ALWAYS
 10:25:30 INTERESTED AND CONCERNED.
 10:25:32 SO THEY DID MEET BUT WHEN WE GOT TO THE PUBLIC HEARING AT
 10:25:35 PLANNING ZONING AND DESIGN BOARD, THERE WAS SOME CONFUSION
 10:25:38 BECAUSE THE HOAs HAD MET BUT HADN'T OPENED THE MEETING TO
 10:25:42 THE WHOLE PUBLIC IN MARSH LANDING.
 10:25:44 SO THERE WERE SOME NEIGHBORS AT THE ROAD ADJACENT THAT HAD
 10:25:49 CONCERNS ABOUT VARIOUS TOPICS, HEIGHT, DRAINAGE, ROAD
 10:25:53 TRAFFIC, ALL THE USUAL CONCERNS.
 10:25:55 SO AT THAT PLANNING ZONING AND DESIGN BOARD MEETING, I
 10:25:58 SUGGESTED THAT THE MEETING BE CONTINUED SO THAT THE
 10:26:01 APPLICANT COULD GO MEET WITH MARSH LANDING IN GENERAL AND
 10:26:05 ALSO CONTACT THAT HOA BOARD, THE CONDO BOARD OF THE CONDOS
 10:26:09 THAT WERE DIRECTLY ADJACENT.

 10:26:11 SO THE APPLICANT AGREED.
 10:26:13 THEY SCHEDULED A MEETING FOR NOVEMBER 8 WHICH WAS HELD AT
 10:26:17 THE CLUBHOUSE AT MARSH LANDING.
 10:26:19 I ATTENDED THAT MEETING.
 10:26:20 THERE WERE ABOUT 25 PEOPLE THERE.
 10:26:23 THEY TALKED ABOUT THE VARIOUS ISSUES.
 10:26:25 THE APPLICANT WAS THERE.
 10:26:27 THEY DID SOME EXPLAINING AND MADE SOME CONCESSIONS.
 10:26:30 THEN WE WENT BACK TO PLANNING ZONING AND DESIGN BOARD AFTER
 10:26:35 THAT, NOVEMBER 12, AND THEN PLANNING ZONING AND DESIGN BOARD
 10:26:38 REVIEWED IT AND THEY HAD RECOMMENDED APPROVAL WITH SEVERAL
 10:26:43 ADDITIONAL CONDITIONS WHERE THE APPLICANT HAD MADE SOME

10:26:46 CONCESSIONS.
 10:26:47 I'LL EXPLAIN MORE ABOUT THIS AT THE SECOND READING.
 10:26:51 THE QUESTION SOME OF THE PLANNING ZONING AND DESIGN BOARD
 10:26:53 QUESTIONS, THE PATTERN BOOK, AND THEY WERE CONCERNED ABOUT
 10:26:57 THE ARCHITECTURE AND DESIGN AND THEY HAD QUITE A BIT OF
 10:27:00 DISCUSSION ABOUT THE ARCHITECTURE AND THE DESIGN AND MAKING
 10:27:04 SOME REVISIONS TO THE ARCHITECTURAL PLANS.
 10:27:07 SO THEIR BIGGEST CONCERN WAS THE ENTRYWAY, BUT THEY DID HAVE
 10:27:11 CONCERNS IN GENERAL ABOUT THE BUILDING STYLE.
 10:27:14 THE ENTRYWAY THEY THOUGHT LOOKED -- WELL, THEY THOUGHT IN
 10:27:18 GENERAL IT WAS TOO PLAIN AND THE ENTRYWAY I THINK THEY SAID
 10:27:24 CHINTZY LOOKING.
 10:27:25 THEY SAID MAKE A REVISION.

 10:27:27 APPLICANT SCURRIED BACK TO MAKE REVISIONS IN ORDER TO HAVE
 10:27:30 THE FIRST READING TODAY.
 10:27:31 IT MADE IT A LITTLE BIT CONFUSING BECAUSE THEY DID MAKE SOME
 10:27:34 REVISIONS TO THE ENTRYWAY, BUT IN MY OPINION, I THINK IT
 10:27:38 NEEDS A LITTLE BIT MORE WORK.
 10:27:39 BASICALLY THAT'S WHAT GOT US HERE TODAY.
 10:27:44 BEING THAT IT IS A FIRST READING, I THINK WE WANT TO KNOW IF
 10:27:48 YOU DO HAVE ANY QUESTIONS THAT YOU WANT TO BE ADDRESSED AT
 10:27:50 THE SECOND READING.
 10:27:51 MY THOUGHT IS, IF YOU HAVE ANY QUESTIONS ABOUT THE PATTERN
 10:27:54 BOOK OR YOU DO WANT SOME REVISIONS THAT MAYBE WE DON'T WANT
 10:27:57 TO SCHEDULE THE SECOND READING ON THE 18th BECAUSE THAT'S
 10:28:01 ONLY TWO WEEKS FROM NOW SO DEPENDING ON WHAT YOUR CONCERNS
 10:28:05 ARE, WHAT YOUR QUESTIONS ARE, THE 18th MIGHT BE TOO QUICK
 10:28:11 TO COME BACK FOR SECOND READING BECAUSE IT REALLY DOESN'T
 10:28:13 GIVE YOU ANY TURNAROUND TIME.
 10:28:15 WE MIGHT BE LOOKING AT A LATER DATE.
 10:28:18 THEN AGAIN, IT DEPENDS ON WHAT QUESTIONS YOU HAVE.
 10:28:22 >>Mayor McLain: OPEN IT UP TO COUNCIL.
 10:28:24 ANY QUESTIONS?
 10:28:26 >>Larry Fiesel: I HAVE A FEW, MARY.
 10:28:28 I'M CONFUSED WITH THIS WHOLE PRESENTATION BECAUSE THIS IS A
 10:28:31 SUPPLEMENTAL PATTERN BOOK.
 10:28:33 I DON'T FEEL COMFORTABLE MAKING ANY KIND OF DECISION BASED
 10:28:36 UPON SOMETHING THAT'S SUPPLEMENTAL.

 10:28:39 ALL OF THE DESIGNS IN HERE ARE PRELIMINARY DESIGNS.
 10:28:41 WE REALLY DON'T KNOW WHAT THIS BUILDING WILL FUNCTIONALLY
 10:28:44 LOOK LIKE UNTIL WE SEE THE ACTUAL PATTERN BOOK.
 10:28:47 I'M LEFT PRETTY COLD LOOKING AT THIS BUILDING.
 10:28:50 THIS DOESN'T DO A THING FOR ME.
 10:28:52 IT DOESN'T SEEM TO FIT.
 10:28:54 I KNOW PRAIRIE STYLE IS ACCEPTABLE BY LAND DEVELOPMENT CODE,
 10:28:57 BUT THIS JUST DOESN'T LOOK LIKE IT FITS IN THE COMMUNITY

10:29:01 WHERE IT IS BEING BUILT.
 10:29:03 I JUST THINK -- I'M CONFUSED AS TO WHAT WE'RE TRYING TO TALK
 10:29:08 ABOUT HERE BECAUSE EVERYTHING IS PRELIMINARY AND
 10:29:13 SUPPLEMENTAL.
 10:29:15 I WOULD FEEL MORE COMFORTABLE IF I KNEW WHAT WE WERE REALLY
 10:29:18 GOING TO BE LOOKING AT.
 10:29:18 I KNOW THAT THE DESIGN REVIEW BOARD HAD A LOT OF COMMENTS.
 10:29:22 ONE IS NO SIGNAGE ON THE WEST SIDE OF THE BUILDING AND THIS
 10:29:25 DRAWING CLEARLY SHOWS THE COMPANY LOGO ON THE WEST SIDE OF
 10:29:29 THE BUILDING.
 10:29:30 THERE ARE TOO MANY THINGS HERE THAT I DON'T KNOW WHAT WE'RE
 10:29:34 GOING TO FINALLY BE VOTING ON.
 10:29:36 IT'S TOO PRELIMINARY IN MY OPINION.
 10:29:39 ONE JUST QUESTION FOR MY OWN CLARIFICATION IN HERE.
 10:29:42 YOU INDICATE THAT THIS IS SERVED BY UTILITIES OF LEE COUNTY
 10:29:47 UTILITIES.
 10:29:47 IS THAT TRUE?

 10:29:49 >>Mary Gibbs: LEE COUNTY UTILITIES, SOUTH OF WILLIAMS IS
 10:29:54 BSU.
 10:29:57 >>Larry Fiesel: I WAS CONFUSED.
 10:29:58 MY OWN UNDERSTANDING.
 10:30:00 JUST PERSONALLY, I'M LEFT A LITTLE COLD BY THE LOOKS OF THIS
 10:30:08 PRESENTATION.
 10:30:11 >>Vice-Mayor Ribble: ANOTHER THING, LOOKING AT THE FIRST
 10:30:13 PRELIMINARY DESIGN ON PAGE 9 AND IF YOU GO TO PAGE 11, THEY
 10:30:16 ARE ENTIRELY DIFFERENT.
 10:30:17 WHICH ONE IS IT GOING TO BE?
 10:30:19 IS THE ONE ON 9 OR THE ONE ON 11?
 10:30:22 I WOULD LIKE TO SEE THE BUILDING LOOK MORE CONSISTENT WITH
 10:30:25 THE DESIGN AROUND THE AREA.
 10:30:28 THIS IS LABELED AS A HYATT STUDIOS.
 10:30:30 WILL IT BE A HYATT PRODUCT?
 10:30:32 BECAUSE WE HAVE THE HYATT ON THE OTHER SIDE OF 41 AT COCONUT
 10:30:37 THAT'S HYATT PLACE, CORRECT?
 10:30:40 >>Mary Gibbs: THIS ONE IS PLANNED TO BE EXTENDED STAY.
 10:30:43 >>Vice-Mayor Ribble: IN EITHER CASE, IT WOULD BE NICE IF
 10:30:46 BOTH OF THOSE BUILDINGS COULD LOOK MORE CONSISTENT WITH EACH
 10:30:49 OTHER.
 10:30:51 THIS LOOKS VERY MUCH OUT OF PLACE.
 10:30:53 I AGREE WITH YOUR OPINION, MARY, TO GIVE THEM TIME TO LOOK
 10:30:57 AT ALL THIS AND TO DECIDE WHAT THEY REALLY WANT TO DO WITH
 10:31:00 THE DESIGN.

 10:31:03 >>Mayor McLain: ANY OTHER COMMENTS?
 10:31:07 >>George Zalucki: I DID WATCH THE PLANNING ZONING DESIGN
 10:31:11 BOARD MEETING RELATIVE TO THIS PROJECT.
 10:31:12 IT DOES APPEAR THAT THEY DID MAKE SOME CHANGES AND THE

10:31:17 RECOMMENDATION WITH THE COLUMNS, I SEE THEY ADDRESSED IT.
 10:31:19 HERE IT LOOKS BETTER, PROBABLY TO YOUR POINT, IT COULD
 10:31:22 PROBABLY BE EVEN BETTER THAN THE MOST RECENT RENDERING.
 10:31:25 JUST A QUESTION, KNOWING THAT WE DON'T HAVE ALL OF THE
 10:31:31 FEEDBACK, IF I UNDERSTOOD YOU, CORRECT ME IF I'M WRONG, FROM
 10:31:34 THE NEIGHBORS BEHIND AS FAR AS THE VISUAL ASPECT OF THAT
 10:31:39 NEIGHBORHOOD RELATIVE TO THE FOUR-STORY BUILDING, SINCE THE
 10:31:42 BUILDING WAS ORIGINALLY NOT SUPPOSED TO BE SET BACK ALL THE
 10:31:45 WAY THERE, THE WAY I CALCULATED IT, IT LOOKS LIKE THERE'S
 10:31:48 ABOUT 200 FEET BETWEEN THE FURTHEST OR THE HOME AND THEN THE
 10:31:52 BACK OF THE BUILDING.
 10:31:53 IT LOOKS LIKE IT'S ABOUT 200 FEET.
 10:31:55 >>Mary Gibbs: I THINK IT'S ABOUT 160 TO THE CLOSEST
 10:31:58 BUILDING.
 10:31:59 >>George Zalucki: AND IT APPEARS THAT THERE IS A PRESERVE
 10:32:01 THERE.
 10:32:02 IT LOOKS LIKE THE APPLICANT IS WILLING TO ENHANCE THE
 10:32:05 LANDSCAPING TO CREATE AN ADDITIONAL BUFFER.
 10:32:07 CAN YOU TELL ME WHO OWNS THAT PRESERVE?
 10:32:11 >>Mary Gibbs: THAT WAS AN INTERESTING QUESTION THAT CAME UP
 10:32:13 AT THE MAY MEETING.

10:32:15 I THINK THE PRESERVE -- WE'LL CLARIFY THAT AT THE SECOND
 10:32:20 READING.
 10:32:20 WE DO HAVE THE LANGUAGE WORKED OUT SO THAT IT CAN BE PLANTED
 10:32:26 IF IT'S APPROVED BY MARSH LANDING.
 10:32:29 LET ME CLARIFY THAT.
 10:32:31 I DON'T WANT TO GET INTO THAT NOW.
 10:32:32 >>George Zalucki: OKAY.
 10:32:34 I CAN APPRECIATE THEM COMMITTING TO PLUGGING UP THE VISUAL
 10:32:38 GAPS BETWEEN THE HOUSING UNITS AND THIS HOTEL.
 10:32:41 I JUST DIDN'T KNOW WHO OWNED THE PROPERTY SO WHO WOULD HAVE
 10:32:45 THE FINAL SAY ON THAT AND IF IT WAS FULLY RESOLVED.
 10:32:49 THOSE ARE MY COMMENTS FOR NOW.
 10:32:50 THANK YOU.
 10:32:51 >>Jim Ward: A FOLLOW-UP ON A COMMENT YOU MADE EARLIER,
 10:32:53 LOOKING THROUGH THE COMMENTS FROM RESIDENTS IN THE BOOK WE
 10:32:59 HAVE, THERE IS A DISCONNECT BETWEEN THE HOA AND THE
 10:33:02 RESIDENTS.
 10:33:03 HAS THAT BEEN RESOLVED AT ALL AT THIS POINT?
 10:33:05 >>Mary Gibbs: ORIGINALLY, THE HOA SENT A LETTER AFTER THEY
 10:33:09 MET AND WORKED OUT SOME THINGS THAT THEY WERE IN SUPPORT.
 10:33:12 THEN WHEN THEY FOUND OUT TO THE CONDO ASSOCIATION HAD
 10:33:15 CONCERNS AND HADN'T BEEN CONSULTED, THEY KIND OF RESCINDED
 10:33:18 THE LETTER AND SENT ANOTHER LETTER THAT SAID WE MAY HAVE
 10:33:20 SOME CONCERNS.
 10:33:21 THEN WE HAD THE NEIGHBORHOOD MEETING WITH EVERYBODY, AND ALL

10:33:24 THE CONDO ASSOCIATIONS TO TRY TO WORK IT OUT.
 10:33:27 I THINK THE MAJORITY, IN MY OPINION, HAVE COME TO AGREEMENT.
 10:33:33 THERE ARE STILL A FEW NEIGHBORS THAT I THINK WERE STILL
 10:33:35 CONCERNED ABOUT TRAFFIC AND OTHER THINGS.
 10:33:38 >>Jim Ward: DO YOU KNOW HOW MANY UNITS ARE IN MARSH LANDING?
 10:33:42 >>Mary Gibbs: MARSH LANDING TOTAL?
 10:33:44 A LOT.
 10:33:45 I DON'T KNOW.
 10:33:46 >>Jim Ward: I ONLY ASK THAT BECAUSE I BELIEVE YOU SAID THERE
 10:33:48 WERE 25 RESIDENTS AT THE --
 10:33:50 >>Mary Gibbs: WELL, 25 IN ATTENDANCE AT THE MEETING.
 10:33:53 THAT INCLUDED THE APPLICANT AND ME.
 10:33:55 SO IT WAS LESS THAN 25.
 10:33:57 IT WASN'T -- AND THEY DID GET SOME PEOPLE ON ZOOM AND THEN
 10:34:01 THERE WERE SOME PEOPLE -- WE HAD SOME LETTERS, EVERY
 10:34:07 PROPERTY OWNER WITHIN 750 FEET FOR THE ZONING.
 10:34:10 SO THERE WERE SOME LETTERS.
 10:34:12 AND SOME PEOPLE ARE UP NORTH.
 10:34:14 IT WASN'T -- I KNOW THEY INVITED THE BUILDINGS MOST CLOSE TO
 10:34:20 THIS PROJECT.
 10:34:21 >>Jim Ward: WHAT SOMEWHAT FASCINATES ME ARE THE NUMBER OF
 10:34:26 BEDS, HOTEL BEDS IN THAT AREA.
 10:34:28 BECAUSE WOODFIELD IS GOING TO HAVE A HOTEL BUILT IN THAT
 10:34:33 SPECIFIC AREA.
 10:34:33 YOU HAVE THIS ONE AND YOU HAVE THE HYATT ACROSS THE STREET.

 10:34:36 I KIND OF WONDER HOW MUCH CAPACITY THERE IS VERSUS THE
 10:34:43 DEMAND FOR IT.
 10:34:44 THAT'S NOT FOR ME TO SAY I GUESS.
 10:34:47 JUST SOMEWHAT CURIOUS.
 10:34:49 >>George Zalucki: I THINK OUR SPORTS PARK WILL START
 10:34:51 BRINGING THEM IN TOO.
 10:34:53 >>Mayor McLain: LOTS OF BED TAX.
 10:34:54 ANY OTHER COMMENTS FROM COUNCIL?
 10:34:57 >>George Zalucki: MARY, I'M CURIOUS, IS THERE A REASON THE
 10:35:00 APPLICANT DECIDED NOT TO BE HERE TODAY FOR THE FIRST
 10:35:02 READING?
 10:35:02 NORMALLY THEY ARE HERE.
 10:35:04 >>Mary Gibbs: THE APPLICANT IS HERE.
 10:35:06 JEREMIE CHASTAIN IS SITTING IN THE BACK.
 10:35:08 I TOLD HIM NOT TO BRING EVERYBODY BECAUSE IT'S NOT A PUBLIC
 10:35:10 HEARING AND THEY ARE NOT ALLOWED TO TALK.
 10:35:12 WHEN THEY COME TO THE SECOND MEETING, YOU'LL MEET THE
 10:35:16 INTERMOUNTAIN HOTELS PEOPLE THAT WE'VE BEEN DEALING WITH.
 10:35:19 THEY'LL COME TO THE SECOND READING WHEN WE'RE READY.
 10:35:22 BUT FOR THE FIRST READING, HE CAN'T SPEAK, SO HE CAN ONLY
 10:35:27 WAVE.
 10:35:29 >>George Zalucki: THANK YOU.

10:35:29 >>Mayor McLain: I'VE GOT A COUPLE OF COMMENTS.
 10:35:31 ONE, WHEN I GOT THIS IN MY PACKET, MY FIRST THOUGHT, MAYBE
 10:35:35 ECHOING WHAT LARRY HAD TO SAY, THIS PACKET IS NOT READY EVEN

 10:35:39 FOR OUR REVIEW HERE, IN MY MIND.
 10:35:42 IN THAT REGARD, IT'S THE SUPPLEMENTAL THING.
 10:35:46 DIDN'T KNOW WHAT THE FIRST RENDITION WAS VERSUS SECOND.
 10:35:49 SHOULD LOOK AT THE PLANNING AND ZONING THING.
 10:35:51 I APPRECIATE THE PRAIRIE FRANK LLOYD WRIGHT.
 10:35:57 COMING FROM CALIFORNIA, QUITE A FEW FRANK LLOYD WRIGHT
 10:36:00 BUILDINGS THERE.
 10:36:01 I'M NOT AN ARCHITECT.
 10:36:03 BUT WHEN I LOOK AT EVEN WHAT THEY REFERENCED IN HERE,
 10:36:08 THERE'S SOME STERNNESS TO FRANK LLOYD WRIGHT'S ARCHITECTURE
 10:36:11 BUT ALSO A WARMTH THERE.
 10:36:13 IF YOU LOOK AT WHAT WE HAVE BEFORE US IN THE PRELIMINARY
 10:36:16 DESIGN, I DON'T CARE WHAT THEY DID WITH THE FRONT, THE
 10:36:19 ENTIRE BUILDING LOOKS STARK.
 10:36:23 IT REMINDS ME OF SOME OF THE BUILDINGS I SAW WHEN I WAS ON A
 10:36:28 TRIP IN EUROPE WITH THE VERY STARK ARCHITECTURE.
 10:36:33 THIS DOESN'T FIT WITH WHAT WE HAVE IN ESTERO AT THIS POINT.
 10:36:39 THERE IS A BIG DEPARTURE IN HERE.
 10:36:41 I DON'T KNOW WHAT THEY CAN DO, BUT THEY NEED TO WARM IT UP.
 10:36:45 THE COLORS, THEY LOOK PRETTY GOOD.
 10:36:49 THE OTHER THING THAT WE'RE MISSING IN THIS BOOK, WHAT IS THE
 10:36:53 LANDSCAPING GOING TO LOOK LIKE?
 10:36:54 THERE'S NO LANDSCAPE PLAN IN HERE THAT I CAN SEE.
 10:36:57 I SEE SOME TREES, BUT I'D LIKE TO SEE WHAT THE ENTIRE DETAIL
 10:37:01 OF WHAT THE LANDSCAPE DOES AND HOW THAT FITS IN WITH THE

 10:37:04 LOOK OF THE BUILDING BECAUSE LANDSCAPING IS OBVIOUSLY
 10:37:06 IMPORTANT.
 10:37:09 I THINK THEY HAVE A LOT OF WORK TO DO.
 10:37:10 I AGREE WITH YOUR ASSESSMENT, MARY THAT I DON'T THINK THEY
 10:37:13 COULD BE READY FOR A MEETING HERE IN DECEMBER.
 10:37:17 I WOULD RECOMMEND TO DO THEIR DUE DILIGENCE AND WORK WITH
 10:37:22 YOU, BECAUSE YOU'VE HEARD OUR COMMENTS, TO MAKE SURE WHEN
 10:37:24 THEY COME BACK FOR THE SECOND READING THAT IT'S GOING TO BE
 10:37:28 AT A MUCH HIGHER LEVEL AND ARCHITECTURALLY MORE PLEASING TO
 10:37:34 THE EYE.
 10:37:35 IF THERE ARE NO FURTHER COMMENTS -- LET'S SEE WHAT WE'VE
 10:37:43 GOT.
 10:37:44 DO WE HAVE ANY E COMMENTS?
 10:37:47 >>Carol Sacco: NO E-COMMENTS AND NO PUBLIC COMMENT.
 10:37:50 >>Mary Gibbs: WELL, WE DID, BUT I PUT THEM IN THE BOOK.
 10:37:52 WE HAVEN'T HAD ANYTHING RECENT BECAUSE IT WON'T BE
 10:37:55 ADVERTISED AND LETTERS SENT OUT UNTIL THE SECOND READING.
 10:38:00 >>Mayor McLain: I WAS A LITTLE RELUCTANT OF A MOTION TO

10:38:06 ADOPT THIS ORDINANCE WITH WHAT WE'VE GOT BEFORE US.
 10:38:13 IT SEEMS A LITTLE PRELIMINARY TO ME.
 10:38:16 WE HAVE THE OPTION OF TELLING THEM TO COME BACK FOR ANOTHER
 10:38:19 FIRST READING, I BELIEVE.
 10:38:20 >>Robert Eschenfelder: THAT'S CORRECT.
 10:38:21 >>Mayor McLain: OR WE HAVE THE OPTION OF APPROVING THIS AND
 10:38:25 THEN THE APPLICANT COMES IN WITH A SECOND READING, HOPEFULLY

 10:38:29 LISTEN TO WHAT WE DID.
 10:38:32 IT'S JUDGMENTAL HOW THEY CHANGE THE ARCHITECTURE.
 10:38:37 AT SECOND READING, WE MAKE A DECISION OF EITHER REJECTING OR
 10:38:40 ACCEPTING I BELIEVE, IS THAT CORRECT?
 10:38:41 GIVE THEM THAT OPTION.
 10:38:46 DO YOU HAVE A RECOMMENDATION?
 10:38:47 >>Robert Eschenfelder: IN A WAY IT COULD BE SIX AND ONE,
 10:38:49 HALF A DOZEN THE OTHER.
 10:38:51 AS SEVERAL OF YOU POINTED OUT, YOU DON'T REALLY HAVE A
 10:38:55 SOLID, CONSISTENT PLAN AS THE VICE-MAYOR SAID, YOU HAVE TWO
 10:38:58 DIFFERENT PAGES WITH TWO DIFFERENT ITERATIONS.
 10:39:02 GENERALLY SPEAKING, YOU DON'T EVEN WANT TO PASS SOMETHING ON
 10:39:05 FIRST READING IF IT'S THAT NOT WELL BAKED.
 10:39:11 YOU DO HAVE A TWO-STEP PROCESS IN ORDINANCE ADOPTION.
 10:39:14 YOU CAN PASS IT ON FIRST READING WITH EVERYONE UNDERSTANDING
 10:39:18 THAT NO ONE REALLY LIKES IT, BUT YOU'RE DOING THAT.
 10:39:21 BUT THEN THE RISK BECOMES THAT THEY WOULD COME BACK AT
 10:39:25 SECOND READING AND YOU ALL STILL AREN'T COMFORTABLE WITH
 10:39:27 WHAT'S PRESENTED AND THEN THEIR OPTION IS TO FORCE A VOTE
 10:39:32 AND POTENTIALLY HAVE A NO VOTE OR TO COME BACK FOR YET
 10:39:36 ANOTHER MEETING TO CONTINUE THE PUBLIC HEARING AND TO COME
 10:39:39 BACK WITH A NEW REDESIGN.
 10:39:41 YOU MAY WANT TO JUST SAY BECAUSE IT'S SO NOT FIRMED UP, JUST
 10:39:48 DO A FIRST READING AGAIN WHEN YOU'RE READY TO COME BACK.
 10:39:54 WHAT FEEDBACK YOU GIVE WILL BE MINOR BECAUSE YOU WILL HAVE

 10:39:57 -- THEY HAVE HEARD YOUR COMMENTS.
 10:40:00 THAT MIGHT BE THE WAY TO GO IS JUST NOT VOTE ON THIS TODAY.
 10:40:03 HAVE A NEW FIRST READING WHEN THEY ARE READY AND THEN HAVE
 10:40:06 THE PUBLIC HEARING SOON THEREAFTER.
 10:40:09 >>Mayor McLain: LET'S HAVE A LITTLE DISCUSSION AMONGST
 10:40:11 COUNCIL.
 10:40:11 WHAT ROB IS RECOMMENDING, AND I SUPPORT, THAT WE DON'T TAKE
 10:40:17 IT ON THIS.
 10:40:18 BUT I THINK IT'S UP TO EACH OF US TO EXPRESS OUR CONCERNS.
 10:40:21 GEORGE, YOU ARE KIND OF SHAKING YOUR HEAD.
 10:40:25 >>George Zalucki: MAYOR, I AGREE WITH THAT.
 10:40:27 MAKES REAL GOOD SENSE.
 10:40:28 >>Vice-Mayor Ribble: YEAH, GIVES THE APPLICANT A CHANCE TO
 10:40:30 GET IT RIGHT.

10:40:31 >>Mayor McLain: THE MOTION WOULD BE THAT WE TAKE NO ACTION
 10:40:35 ON THE FIRST READING.
 10:40:37 >>Robert Eschenfelder: MOTION TO TABLE.
 10:40:38 >>Mayor McLain: WE TABLE THIS ORDINANCE.
 10:40:40 I'M LOOKING FOR SOMEONE TO MAKE THAT MOTION.
 10:40:44 >>Larry Fiesel: SO MOVED.
 10:40:44 >>Mayor McLain: LARRY FIESEL HAS MADE THAT MOTION AND
 10:40:49 SECONDED BY COUNCILPERSON FAYHEE.
 10:40:51 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 10:40:56 >>Larry Fiesel: AYE.
 10:40:58 >>Lori Fayhee: AYE.

 10:41:00 >>Rafael Lopez: AYE.
 10:41:01 >>Jim Ward: AYE.
 10:41:02 >>George Zalucki: AYE.
 10:41:04 >>Vice-Mayor Ribble: AYE.
 10:41:04 >>Mayor McLain: AYE.
 10:41:09 >>Robert Eschenfelder: MAYOR, WHENEVER THEY ARE READY,
 10:41:12 DIRECTOR GIBBS WILL MAKE SURE IT COMES BACK ON THE AGENDA
 10:41:14 FOR FIRST READING WHENEVER THEY ARE READY.
 10:41:16 >>Mayor McLain: THANK YOU.
 10:41:17 NOW IT'S TIME FOR COUNCIL MEMBERS' REPORTS.
 10:41:21 WHY DON'T WE START WITH THE VICE-MAYOR.
 10:41:23 I'VE ASKED HER TO ALSO MAYBE GIVE US A LITTLE MORE DETAIL
 10:41:28 AROUND THE COCONUT POINTE CELEBRATION THAT'S GOING ON
 10:41:32 SATURDAY.
 10:41:33 MAKE SURE THAT ALL COUNCIL MEMBERS REALLY UNDERSTAND WHAT
 10:41:36 THEIR ROLE IS GOING TO BE AND WHEN TO BE THERE AND WHAT TO
 10:41:39 DO.
 10:41:40 >>Vice-Mayor Ribble: THANK YOU, MAYOR.
 10:41:41 I JUST WANT TO START WITH A LITTLE SIDE ITEM.
 10:41:44 I ATTENDED THE MPO TWO WEEKS AGO.
 10:41:47 I JUST WANTED YOU TO KNOW THAT WE PASSED A RESOLUTION TO
 10:41:55 FUND FEASIBILITY STUDY TO SEE IF COLLIER AND LEE COUNTY CAN
 10:42:00 COMBINE THEIR MPOs.
 10:42:02 WE'LL SEE WHAT COMES OF THAT.
 10:42:04 ANYHOW, AS FAR AS THE PARADE, CAROL WAS KIND ENOUGH TO GIVE

 10:42:09 YOU ALL THIS INFORMATION IN A PACKET.
 10:42:12 IT IS A FULL-DAY EVENT STARTING WITH THE CAR SHOW AT 11:00
 10:42:16 TO 2:00.
 10:42:17 FOLLOWED BY FAMILY ACTIVITIES FROM 3:00 UNTIL THE START OF
 10:42:22 THE PARADE AT 6:00.
 10:42:24 COME WITH YOUR FAMILIES WHENEVER YOU FEEL COMFORTABLE TO SEE
 10:42:30 ALL THE PERFORMANCES.
 10:42:32 THE ENTIRE FASHION DRIVE WILL BE SHUT DOWN.
 10:42:35 THE MALL WILL BE SHUT DOWN AS OF FRIDAY NIGHT.
 10:42:38 YOU WON'T BE ABLE TO GET IN THERE AND PARK AFTER THE CLOSING

10:42:42 OF THE MALL.
 10:42:42 SO THEY WILL HAVE EVERYTHING READY FOR THE DIFFERENT
 10:42:46 VENDORS, CAR SHOW PEOPLE AND EVERYONE THAT HAS TO GET IN
 10:42:49 THERE.
 10:42:50 AS FAR AS OUR PARTICIPATION, WE WOULD LIKE TO HAVE YOU THERE
 10:42:54 AT THE LATEST 5:00.
 10:42:57 I WOULD SUGGEST THAT YOU COME IN FROM VIA COCONUT.
 10:43:02 IT IS THE ONLY WAY YOU'LL BE ABLE TO COME IN BETWEEN THE
 10:43:05 TARGET AND DSW.
 10:43:07 PARK SOMEWHERE NEAR THE TARGET BUILDING AND THEN OUR STAGING
 10:43:13 AREA WILL BE IN THAT PARKING LOT THAT GOES FROM DSW TO WEST
 10:43:19 ELM.
 10:43:20 OUR POSITION IS NUMBER 13, I BELIEVE, AND JUST LOOK FOR OUR
 10:43:25 POSITION IN THAT STAGING AREA.
 10:43:28 GEORGE WILL BE THERE DECORATING HIS CAR.

10:43:31 GEORGE, THERE IS A WHOLE LIST OF INSTRUCTIONS JUST FOR THE
 10:43:36 DRIVER, WHICH WILL BE YOU.
 10:43:37 THE PARADE WILL START PRECISELY AT 6:00.
 10:43:41 OUR POSITION IN THE PARADE, MAYOR, GIVES YOU ENOUGH TIME AT
 10:43:45 THE END OF THE PARADE, THERE WILL BE A GOLF CART THERE TO
 10:43:48 TAKE YOU AROUND THE BACK, WHICH NO ONE ELSE WILL HAVE ACCESS
 10:43:52 TO, TO GET BACK TO THE STAGE IN TIME FOR THE LIGHTING OF THE
 10:43:55 TREE.
 10:43:56 GEORGE, WE'LL FOLLOW YOU BACK TO WHERE OUR CARS ARE PARKED
 10:44:00 AND THEN WE CAN PARTICIPATE IN THE REST OF THE ACTIVITIES
 10:44:03 THAT ARE GOING ON FOR THE LIGHTING AND SEE THE MAYOR LIGHT
 10:44:07 THE CHRISTMAS TREE ALONG WITH SANTA CLAUS.
 10:44:11 ANY OTHER QUESTIONS?
 10:44:12 THE DRESS IS TROPICAL.
 10:44:16 I KNOW THERE WAS SOME CONCERN ABOUT WEARING OUR VILLAGE
 10:44:19 SHIRTS, BUT THEY WOULD LIKE TO SEE US IN TROPICAL DRESS.
 10:44:23 AGAIN, IF YOU CAN BE THERE EARLY TO HELP GEORGE DECORATE HIS
 10:44:28 BRONCO, I'M SURE HE WOULD APPRECIATE THE HELP.
 10:44:32 >>Mayor McLain: DO WE HAVE ANY LEIS OR ANYTHING --
 10:44:35 >>Vice-Mayor Ribble: IF YOU HAVE LEIS, BRING THEM.
 10:44:37 I HAVE A COUPLE.
 10:44:40 >>Carol Sacco: I CAN TRY TO ORDER SOME FROM AMAZON REAL
 10:44:42 QUICK.
 10:44:43 >>Mayor McLain: THAT WOULD BE WORTHWHILE -- NON-ITCHY ONES.
 10:44:45 NON-ITCHY.

10:44:56 >>Larry Fiesel: SUCH A THING AS A LONG SLEEVE INSULATED
 10:44:59 TROPICAL SHIRT?
 10:45:00 >>Mayor McLain: A BOURBON.
 10:45:02 >>Vice-Mayor Ribble: IT'S SUPPOSED TO WARM UP FOR THE
 10:45:05 WEEKEND.
 10:45:05 >>Mayor McLain: STAGE FOR SANTA TO LIGHT THE TREE?

10:45:10 >>Vice-Mayor Ribble: WHERE YOU WERE LAST YEAR.
 10:45:11 THAT'S WHERE THE STAGE WILL BE, WHERE THEY ALWAYS PUT THE
 10:45:14 TREE, RIGHT ACROSS FROM THE MEDIAN AREA WHERE ALL THE
 10:45:16 RESTAURANTS ARE IN THE CENTER.
 10:45:18 THE STAGE IS SMALL, AS YOU KNOW.
 10:45:20 SO IT WILL JUST BE YOU AND SANTA AND THE SIGNING PEOPLE.
 10:45:25 >>Mayor McLain: SPEAK FIRST, WELCOME PEOPLE --
 10:45:28 >>Vice-Mayor Ribble: JULIE WILL GIVE YOU --
 10:45:30 >>Mayor McLain: YOU'LL INTRODUCE ME TO HER.
 10:45:33 >>Vice-Mayor Ribble: YES.
 10:45:35 >>Jim Ward: ANY THOUGHTS ON SPOUSES AND HOW WE CAN
 10:45:38 ACCOMMODATE THEM OR --
 10:45:40 >>Vice-Mayor Ribble: THEY ARE ON THEIR OWN.
 10:45:42 BRING THEM IN YOUR CAR.
 10:45:44 ENJOY THE ACTIVITIES.
 10:45:45 WATCH FOR ME IN THE PARADE.
 10:45:46 I'LL MEET UP WITH YOU, BRING YOUR PHONE, TELL ME WHERE YOU
 10:45:50 ARE.
 10:45:51 YEAH, CERTAINLY BRING YOUR SPOUSE, OF COURSE.

 10:45:53 THERE IS NO ROOM IN THE CAR FOR SPOUSES.
 10:45:58 IT WILL JUST BE THE COUNCIL.
 10:46:00 >>Mayor McLain: WHAT ARE PEOPLE DOING ABOUT THROWING CANDY?
 10:46:03 >>Vice-Mayor Ribble: IT IS PERMITTED, IT IS NOT ENCOURAGED,
 10:46:06 BUT IT IS PERMITTED.
 10:46:07 THAT'S UP TO US.
 10:46:10 THEY SUGGEST THAT IF YOU DO THROW CANDY, THROW IT GENTLY.
 10:46:15 I DON'T KNOW WHAT THAT MEANS.
 10:46:16 YEAH, I'VE BEEN IN A PARADE WHERE THEY HAVE THROWN CANDY AND
 10:46:22 IT IS KIND OF DANGEROUS FOR THE LITTLE ONES.
 10:46:24 >>Mayor McLain: WHAT DOES COUNCIL THINK ABOUT THAT?
 10:46:26 PASS?
 10:46:27 PRACTICE YOUR WAVE.
 10:46:30 >>Vice-Mayor Ribble: AT 6:00, IT'S GOING TO BE DARK.
 10:46:32 I KNOW THERE ARE LIGHTS ON THE SIDEWALK AND EVERYTHING, BUT
 10:46:35 IT'S GOING TO BE DARK.
 10:46:37 WE DON'T WANT THE KIDS VENTURING OUT ON THE STREET --
 10:46:40 >>Mayor McLain: GET IN TRAFFIC.
 10:46:41 WE'LL PASS ON THAT.
 10:46:42 GET OUR LEIS.
 10:46:44 I GAVE AWAY ALL MY TROPICAL SHIRTS.
 10:46:47 >>Vice-Mayor Ribble: AMAZON HAS THEM CHEAP.
 10:46:50 I LOOKED.
 10:46:51 >>Mayor McLain: THANK YOU FOR THE UPDATE.
 10:46:53 ANY OTHER QUESTIONS?

 10:46:55 >>Vice-Mayor Ribble: THAT'S IT.
 10:46:56 >>Mayor McLain: LARRY.

10:47:00 >>Larry Fiesel: HAPPY TO SEE THAT EVERYBODY MADE IT BACK
 10:47:04 FROM THE THANKSGIVING HOLIDAY.
 10:47:06 HOPE YOU ALL HAD A GREAT THANKSGIVING.
 10:47:07 IF YOU TRAVELED, YOU MADE IT BACK SAFELY.
 10:47:10 WE DID TRAVEL AND THE ROAD WAS MISERABLE GOING NORTH ON
 10:47:16 TUESDAY.
 10:47:17 BASICALLY, I HAD THE HIGHWAY TO MYSELF COMING BACK ON
 10:47:19 FRIDAY.
 10:47:19 IT WAS NICE TRAVELING, NICE TO BE WITH THE FAMILY.
 10:47:24 NICE TO FINALLY GET TO MEET MY SECOND GREAT GRANDSON IN
 10:47:29 PERSON.
 10:47:30 THAT WAS QUITE A CHALLENGE, BY THE WAY.
 10:47:32 A LITTLE NINE-YEAR-OLD BOY GETS AROUND PRETTY QUICK AND GETS
 10:47:35 INTO A LOT OF TROUBLE REALLY QUICK.
 10:47:37 YOU KIND OF FORGET.
 10:47:38 BEEN A WHILE SINCE I'VE HAD LITTLE ONES AROUND THE HOUSE.
 10:47:41 MARY AND I BOTH CAME BACK AND THE CAR WORE OUT FRIDAY.
 10:47:46 GOOD TO SEE EVERYBODY BACK IN THE COMMUNITY.
 10:47:48 >>Lori Fayhee: THANK YOU.
 10:47:51 I HOPE EVERYONE HAD A GOOD THANKSGIVING.
 10:47:54 I KNOW WE DID.
 10:47:56 I'M VERY EXCITED FOR THIS MEETING TODAY.
 10:47:59 I THINK WE HAVE SOME -- THE SPORTS PARK IS VERY EXCITING TO

 10:48:06 SEE THAT COME TOGETHER.
 10:48:09 I WANT TO CONGRATULATE THE VILLAGE ON THE S & P RATING.
 10:48:16 THAT'S SO IMPRESSIVE.
 10:48:18 THANK YOU.
 10:48:22 >>Rafael Lopez: VICE-MAYOR AND I ATTENDED THE SOUTHWEST
 10:48:24 FLORIDA LEAGUE OF CITIES LUNCHEON THE DAY AFTER OUR LAST
 10:48:28 MEETING.
 10:48:29 IT WAS A VERY INFORMATIVE PRESENTATION BY COMCAST.
 10:48:33 THEY ARE DOING SOME NEWER THINGS.
 10:48:35 I WAS VERY IMPRESSED WITH THEIR PRESENTATION.
 10:48:37 AND I ALSO ATTENDED THE GULF COAST TOWN CENTER TREE LIGHTING
 10:48:41 LAST SATURDAY.
 10:48:43 WE WENT THERE BECAUSE MY TWO GRANDDAUGHTERS WERE PERFORMING
 10:48:47 WITH THEIR DANCE TROUPE.
 10:48:49 THAT WAS KIND OF LIKE A VILLAGE FAMILY TYPE FUNCTION IN A
 10:48:52 WAY.
 10:48:53 THAT'S ALL I HAVE EXCEPT, UNLESS YOU WANT TO MENTION
 10:48:58 FATHER HUGH.
 10:48:59 >>Jim Ward: I WAS GOING TO MAKE THAT COMMENT THAT WE WERE
 10:49:01 SADDENED TO SEE THE PASSING OF FATHER HUGH.
 10:49:04 AS I MADE A NOTE EARLIER, HE WAS A CHURCH LEADER, COMMUNITY
 10:49:09 LEADER, BUT A TRUE GENTLEMAN.
 10:49:11 HE ALSO WAS A SPORTS FANATIC.
 10:49:14 HE LOVED HIS PHILADELPHIA EAGLES.

10:49:16 HE WOULD OFTEN AT MASS PRAY FOR THEM IF THEY HAD A GAME THAT

10:49:23 SUNDAY AFTERNOON.

10:49:24 JUST A GREAT GUY.

10:49:26 SAD TO SEE HIM PASS AWAY.

10:49:28 WE HAD A VERY THANKFUL THANKSGIVING.

10:49:32 I HAD FAMILY COME DOWN FROM PENNSYLVANIA.

10:49:34 HAD MY BROTHER COME IN FROM NEVADA.

10:49:37 SO WE HAD QUITE A LARGE GROUP FOR THANKSGIVING DAY AT OUR

10:49:42 CLUB.

10:49:42 LOOKING FORWARD TO CHRISTMAS.

10:49:44 I CAN'T BELIEVE HOW QUICKLY THE TIME GOES BY EVERY YEAR.

10:49:48 LOOKING FORWARD TO SATURDAY AT THE PARADE.

10:49:51 THANK YOU.

10:49:53 >>George Zalucki: THANK YOU, MAYOR.

10:49:54 SPEAKING OF THE PARADE, JUST TO REINFORCE AND REMIND

10:49:57 EVERYBODY THAT THERE IS, I THINK THE VICE-MAYOR MENTIONED

10:49:59 IT, THERE'S GOING TO BE A CAR SHOW THERE, TOO.

10:50:01 SINCE I AM A CAR ENTHUSIAST, I WANTED TO THROW THAT OUT

10:50:04 THERE.

10:50:04 THE ROTARY CLUB IS SPONSORING THIS CAR SHOW.

10:50:07 IT'S ALSO TROPICAL THEMED AND IT RUNS FROM 11 TO 2.

10:50:11 IT'S FREE.

10:50:12 IT'S FREE FOR THE CARS TO COME.

10:50:14 IT'S FREE FOR ATTENDEES, OBVIOUSLY, AND THEY ARE ACCEPTING

10:50:17 DONATIONS THAT WILL BE FORWARDED TO A CHARITY I BELIEVE OF

10:50:20 THE ROTARY'S CHOICE.

10:50:21 BRING YOUR CAR.

10:50:23 I'M GOING TO BRING MINE.

10:50:24 I'M GOING TO BRING THE BRONCO.

10:50:26 I'M GLAD MY SON IS IN TOWN THIS WEEK BECAUSE HE'S GOING TO

10:50:31 HELP ME TAKE THE ROOF OFF AND THE DOORS OFF SO WE CAN ALL

10:50:34 GET IN THERE AND REALLY ENJOY THE PARADE.

10:50:36 I SHOULD HAVE ALL THE LIGHTING DONE ON THE VEHICLE WELL

10:50:39 BEFORE PARADE DAY, BUT WE CAN THROW SOME BOWS, IF YOU HAVE

10:50:44 ANYTHING YOU WANT TO THROW ON THE BRONCO, BRING IT WITH YOU.

10:50:47 WE CAN TACK IT ON.

10:50:49 I'LL HAVE ZIP TIES, STRING AND TAPE.

10:50:52 MOST OF THE WORK WILL BE DONE IN ADVANCE.

10:50:54 THE ONLY OTHER THING I WANTED TO MENTION TO EVERYBODY IS

10:50:59 GIVE YOU ESTERO FOREVER FOUNDATION UPDATE RELATIVE TO THE

10:51:03 ESTERO RIVER PARK.

10:51:04 RIGHT NOW, THE EFF IS ACTUALLY BOOTS ON GROUND OVER THERE

10:51:09 MAKING SOME ASSESSMENTS OF THE PROPERTY, TAKING CARE AND

10:51:13 IDENTIFYING SAFETY CONCERNS BEFORE IT IS OFFICIALLY OPEN TO

10:51:17 THE PUBLIC.

10:51:17 THEY ARE WORKING WITH THE PUBLIC WORKS.

10:51:20 I WANT TO THANK FRANK CANNELLA FOR CONNECTING WITH THE EFF
 10:51:24 LEADERSHIP TEAM TO MAKE SURE THAT WE HAVE WATER AND THAT THE
 10:51:27 FACILITIES ARE UP AND RUNNING, TOOK CARE OF SOME
 10:51:30 AIR-CONDITIONING ISSUES.
 10:51:31 THEY ARE CLEARING SOME TREES AND DEBRIS.

10:51:34 AGAIN, WE CAN MOVE FORWARD AND GET TO THE POINT WHERE WE CAN
 10:51:37 ACTUALLY OPEN IT UP SO WE CAN HAVE SOME PUBLIC USE HERE AND
 10:51:40 NOT TO -- IN THE NOT-TOO-DISTANT FUTURE.
 10:51:43 I WANTED TO GIVE YOU A QUICK UPDATE ON THAT.
 10:51:45 THINGS ARE LOOKING REALLY GOOD.
 10:51:47 THEY ARE MOVING SOME GATES AROUND TO KIND OF RESTRICT AND
 10:51:49 GUIDE THE PUBLIC ONCE IT IS OPENED UP.
 10:51:52 THEY ARE DOING SOME REALLY GREAT THINGS.
 10:51:54 I DON'T KNOW, STEVE, IF YOU HAVE ANYTHING ELSE TO ADD ON
 10:51:57 WHAT'S HAPPENING ON THAT.
 10:51:58 THAT'S MY REPORT.
 10:51:59 >>Mayor McLain: GO AHEAD, STEVE.
 10:52:00 >>Steven Sarkozy: REGARDING THE EFF, THE EFF, OF COURSE, DID
 10:52:05 A GREAT JOB HANDLING THE MANAGEMENT OF THE GOLF COURSE -- OR
 10:52:07 DRIVING RANGE WHEN WE PURCHASED THAT PROPERTY.
 10:52:11 IN THE SPIRIT OF PROMOTING VOLUNTEERISM, THE EFF CONTINUES.
 10:52:20 THEY ARE LOOKING AT -- THEY HAVE TAKEN OVER THE ENTIRE
 10:52:24 ESTERO RIVER PARK KIND OF MAINTENANCE, HAPPEHATCHEE.
 10:52:30 WE MOVED AWAY FROM THE YMCA.
 10:52:34 WE'VE DONE SO IN A VERY CONSISTENT MANNER, WHEN WE BROUGHT
 10:52:42 THE YMCA, WE SAID THIS WAS GOING TO BE A SHORT-TERM THING.
 10:52:46 THEY HELPED US OUT A GREAT DEAL TAKING OVER THE HAPPEHATCHEE
 10:52:49 CENTER.
 10:52:49 WE SAID THAT THERE WAS GOOD NEWS AND BAD NEWS.
 10:52:55 WHEN WE MET WITH THE YMCA.

10:52:57 THE BAD NEWS IS -- MAYBE IT WAS GOOD NEWS FOR THEM -- TAKING
 10:53:01 THEM OUT OF THE HAPPEHATCHEE OPERATION, BUT THEY REMAIN VERY
 10:53:05 MUCH INTERESTED IN BEING OUR PARTNER, POSSIBLY EVEN BEING A
 10:53:09 MANAGEMENT PARTNER ON THE SPORTS PARK WHEN WE GET TO THAT
 10:53:12 STAGE.
 10:53:12 JUST SO THE COUNCIL KNOWS, OUR RELATIONSHIP WITH THE YMCA IS
 10:53:20 VERY POSITIVE, VERY CORDIAL, AND THIS WAS A TRANSITION THAT
 10:53:24 WAS PLANNED LONG AGO.
 10:53:28 THE EFF, AS GEORGE HAS MENTIONED, HAS STEPPED UP.
 10:53:32 THEY ARE WORKING ON THE SITE AND WE'RE STILL WORKING THROUGH
 10:53:36 SOME OF THOSE TRANSITION ISSUES.
 10:53:37 BUT I THINK IT'S A VERY POSITIVE MOVE.
 10:53:41 AND IN AN EFFORT TO PROMOTE VOLUNTEERISM STILL IN THE
 10:53:45 COMMUNITY.
 10:53:46 >>Jim Ward: QUICK QUESTION, STEVE.
 10:53:47 WE STILL HAVE THE THIRD-PARTY CONTRACT WORKING IN THAT AREA?

10:53:53 >>Steven Sarkozy: WELL, WE WILL PAY THE EFF ABOUT \$1,500 A
 10:53:58 MONTH FOR THEIR WORK THERE.
 10:54:01 AND THEN IF THERE'S MAINTENANCE WORK TO BE DONE THAT GOES
 10:54:05 BEYOND WHAT THEY CAN DO, WE WOULD PAY FOR THAT AS WELL.
 10:54:08 THERE ARE SOME THINGS IN TERMS OF REMOVAL OF SOME OF THE
 10:54:14 INVASIVES THAT REALLY IS A SPECIALTY KIND OF THING THAT WE
 10:54:17 SHOULD --
 10:54:18 >>Jim Ward: WHAT ABOUT THE TRAILS?
 10:54:19 >>Steven Sarkozy: YES.

10:54:21 THE PROJECT THAT YOU ADOPTED WITH MANHATTAN CONSTRUCTION HAS
 10:54:28 MANHATTAN COMING IN DOING THE TRAILS IN THE PARK, THE BRIDGE
 10:54:32 OVER THE RIVER, AND THEN THE ACCESS ROAD AND PARKING LOT
 10:54:36 FROM THE NORTH COMING IN FROM DOWN HIGHLAND AND TO A POINT
 10:54:42 JUST NORTH OF THE CURRENT SWING BRIDGE, THERE WOULD BE NEW
 10:54:46 ABUTMENTS FOR THE PREFAB BRIDGE THAT WILL BE DROPPED IN
 10:54:52 PLACE.
 10:54:52 AND THEN THERE ARE RESTROOM FACILITIES ON THE NORTH SIDE OF
 10:54:55 THE RIVER AS WELL.
 10:54:56 >>Jim Ward: DO WE ANTICIPATE OPENING IT TO THE PUBLIC WHILE
 10:54:59 THAT WORK IS GOING ON?
 10:55:03 >>Steven Sarkozy: THERE'S LIMITED ACCESS FOR THE PUBLIC
 10:55:06 RIGHT NOW.
 10:55:07 IT'S NOT REALLY BEING PROMOTED.
 10:55:09 WHILE THE WORK IS GOING ON, NO, THERE WOULD NOT BE ACCESS
 10:55:12 BECAUSE WE'LL HAVE HEAVY EQUIPMENT.
 10:55:13 >>Jim Ward: I JUST ASKED THAT BECAUSE I THINK GEORGE'S
 10:55:17 COMMENT ABOUT THE EFF WORKING TO OPEN IT UP TO THE PUBLIC.
 10:55:22 I'M JUST TRYING TO PUT THAT TOGETHER.
 10:55:25 >>Steven Sarkozy: THERE WON'T BE AN OVERLAP OF THOSE
 10:55:29 ELEMENTS.
 10:55:30 >>Jim Ward: THANK YOU.
 10:55:32 >>Mayor McLain: THE NEXT TIME I TAKE A TRIP, I'LL CHECK IN
 10:55:37 WITH YOU, LARRY, TO GET THE TRAFFIC.
 10:55:39 BECAUSE WHEN I WENT TO SOUTH CAROLINA FOR THANKSGIVING, WE

10:55:43 LEFT AT 4:08 AND DIDN'T GET TO OUR DESTINATION UNTIL 6:00
 10:55:47 BECAUSE WE RAN INTO TRAFFIC AROUND THE ATLANTA AREA, NOT IN
 10:55:51 ATLANTA BUT CLOSE TO IT.
 10:55:52 COMING BACK ON SUNDAY, 75 WAS A PARKING LOT.
 10:55:58 I SAW AT LEAST SIX REAR ENDERS.
 10:56:01 I THINK I'LL TAKE YOUR ADVICE ON FRIDAYS OR WHATEVER.
 10:56:04 I'D LIKE TO SAY AND GIVE A COUPLE OF DETAILS ON FATHER HUGH
 10:56:10 WHO CAME TO OUR COUNCIL HERE NUMEROUS TIMES AND GAVE THE
 10:56:16 INVOCATION GRACIOUSLY.
 10:56:20 HE WAS A GREAT FAN OF THE PHILADELPHIA EAGLES.
 10:56:22 HE ACTUALLY MARRIED ME ALMOST A YEAR AGO IN FEBRUARY.
 10:56:30 HE WAS A WONDERFUL PRIEST, A GREAT HUMAN BEING AND A FRIEND,

10:56:34 I THINK, ALSO.
 10:56:35 IN FACT, I THINK MOST OF US WERE AT THE BLUE MASS OR BLUE
 10:56:40 CEREMONY ON TUESDAY, WHAT, A WEEK OR SO AGO.
 10:56:46 FATHER HUGH TOOK A PICTURE OF US.
 10:56:48 I THINK GEORGE HAS GOT THE CAMERA ON THAT OF EVERYBODY THAT
 10:56:51 WAS THERE.
 10:56:52 HE GAVE OF HIMSELF.
 10:56:54 HE WAS ONLY 71 YEARS OLD.
 10:56:56 BUT HE GAVE A HUNDRED PERCENT TO EVERYTHING THAT HE REALLY
 10:57:00 DID.
 10:57:02 I GO TO LADY OF THE LIGHT.
 10:57:04 HE'S SUCH A CHARACTER I THINK FROM BIRTH.
 10:57:07 AFTER MASS, SOMETIMES WHEN THEY ARE SINGING SONGS, HE WOULD

 10:57:10 BE DOING A DANCE GOING DOWN THE AISLE AS HE EXITED AND
 10:57:15 SHAKING HANDS WITH PEOPLE.
 10:57:16 HE WILL BE MISSED BY THE WHOLE COMMUNITY THERE.
 10:57:21 IT'S A LARGE COMMUNITY OF I'M NOT SURE HOW MANY CITIZENS,
 10:57:26 BUT I HEARD 4500.
 10:57:28 THAT IS A BIG VOID.
 10:57:29 SO WE'RE ANXIOUS TO SEE WHO IS GOING TO BE THE NEXT PRIEST
 10:57:35 THAT GOES IN THERE.
 10:57:37 THE DETAILS ABOUT HIS BURIAL, THE FUNERAL ITSELF IS GOING TO
 10:57:42 BE AT 11 A.M. ON THIS FRIDAY, DECEMBER 6th.
 10:57:47 I HIGHLY RECOMMEND THAT ANYBODY THAT'S GOING TO GO, THAT YOU
 10:57:51 GET THERE WELL BEFORE 11:00, BECAUSE I THINK THE CHURCH WILL
 10:57:55 BE OVERFLOWING WITH PEOPLE, BETWEEN POLICE OFFICERS, FIRST
 10:58:00 RESPONDERS AND JUST THE COMMUNITY, IT WILL BE CROWDED.
 10:58:05 THERE WILL BE A RECEPTION THAT FOLLOWS THE MASS.
 10:58:10 NOT EVERYBODY WILL BE THERE, I'M SURE, BUT THERE WILL BE A
 10:58:12 RECEPTION IN THERE.
 10:58:13 THERE'S ALSO WHAT THEY CALL THE RECEPTION OF THE BODY WILL
 10:58:17 TAKE PLACE AT 4 P.M. THURSDAY, DECEMBER 5.
 10:58:24 IT IS THE DAY BEFORE.
 10:58:25 I THINK THAT GOES TILL 6:00 OR SOMETHING.
 10:58:29 THERE WILL BE ALSO AN EVENING PRAYER ON THAT THURSDAY FROM 5
 10:58:33 TO 8 P.M. AND VISITATION WILL ALL TAKE PLACE FROM 9 TO 10:45
 10:58:39 PRIOR TO THE FUNERAL.
 10:58:41 I DON'T KNOW, CAROL, IF WE COULD GET THOSE ON OUR WEBSITE.

 10:58:46 IS THAT POSSIBLE?
 10:58:47 >>Carol Sacco: THE INFORMATION?
 10:58:48 >>Mayor McLain: YEAH.
 10:58:49 >>Carol Sacco: I'M SENDING IT OUT TO ALL THE COUNCIL.
 10:58:52 I ALREADY HAD IT ONLINE.
 10:58:54 >>Mayor McLain: HE WILL BE MISSED.
 10:58:55 KEEP HIM IN YOUR PRAYERS.
 10:58:57 ONLY THING I HAVE TO SAY IS THIS IS A BUSY SEASON.

10:59:01 WE HAVE THE HOLIDAY SEASON UPON US.
 10:59:02 WE HAVE THE BIG EVENT ON SATURDAY.
 10:59:05 WE'VE GOT LOTS OF OTHER EVENTS THAT COUNCIL MEMBERS WILL GO
 10:59:08 TO.
 10:59:08 I JUST WISH YOU ALL TO BE SAFE, CONTROLLED, RELAXED, AND
 10:59:13 HAVE A HAPPY HOLIDAY SEASON.
 10:59:16 THAT'S FOR ALL OF OUR CITIZENS ALSO.
 10:59:18 FROM THAT, I'LL TURN IT OVER TO OUR VILLAGE ATTORNEY.
 10:59:20 >>Robert Eschenfelder: THANK YOU, MAYOR.
 10:59:22 REALLY QUICK, I HAVE TWO ITEMS.
 10:59:23 THE FIRST IS JUST TO LET COUNCIL KNOW, THERE IS A PARCEL OFF
 10:59:28 OF EAST BROADWAY THAT BACK IN 2006 WAS REZONED BY THE COUNTY
 10:59:34 AS RESIDENTIAL PLANNED DEVELOPMENT.
 10:59:37 BUT IT NEVER DID GET DEVELOPED.
 10:59:39 PART OF WHAT THE CONDITIONS THAT THE COUNTY PUT ON IT THAT
 10:59:43 THE OWNER AT THE TIME HAD TO RECORD A PUBLIC NOTICE THAT THE
 10:59:49 COUNTY INTENDED TO EXTEND SANDY LANE FURTHER NORTHWARD IN

 10:59:54 THE FUTURE.
 10:59:55 AND THAT RECORDED NOTICE IS STILL IN THE RECORDS.
 10:59:58 SO LENNAR IS NOW LOOKING AT PURCHASING THAT PROPERTY.
 11:00:01 AND I THINK THEY WILL BE ASSEMBLING IT WITH SOME OTHER
 11:00:04 PARCELS ADJOINING THE PROPERTY.
 11:00:05 THEY HAVE APPROACHED THE VILLAGE WANTING THAT RESTRICTION
 11:00:09 LIFTED.
 11:00:10 DIRECTOR GIBBS CAN TALK ABOUT IT FURTHER IF SHE WANTS TO.
 11:00:15 BUT IN TALKING WITH STAFF, STAFF DOES NOT SEE ANY CURRENT
 11:00:20 REALISTIC OPPORTUNITY OF EXTENDING SANDY LANE FURTHER
 11:00:24 NORTHWARD JUST BECAUSE OF HOW THE AREA IS DEVELOPED AND
 11:00:27 WHATNOT.
 11:00:27 WHATEVER LEE COUNTY HAD IN ITS MIND BACK THEN REALLY ISN'T
 11:00:31 IN THE VILLAGE'S PLANS.
 11:00:34 EVENTUALLY WHEN LENNAR COMES FORWARD TO REZONE THE WHOLE
 11:00:38 THING, THAT WOULD COME OUT.
 11:00:40 BUT THEY HAVE I GUESS EXPRESSED TO STAFF A DESIRE TO HAVE
 11:00:44 THIS GO AWAY, THIS RESTRICTION SOONER BECAUSE THAT MAY MESS
 11:00:51 WITH THEIR ABILITY TO ACQUIRE, TO CLOSE.
 11:00:53 I'M NOT ASKING FOR ANY ACTION TODAY, BECAUSE DIRECTOR
 11:00:57 WILLEMS HAD WANTED TO TALK WITH YOU ABOUT IT AS WELL AND I
 11:01:01 GUESS A BROADER DISCUSSION OF THE C.I.P.
 11:01:04 I THINK HE WILL BE COMING BACK AT A FUTURE MEETING TO DO
 11:01:07 THAT.
 11:01:07 I WANTED TO PUT IT OUT THERE TO YOU THAT MAYBE AT THE NEXT

 11:01:10 MEETING, YOU MIGHT HEAR THAT AND SORT OF UNDERSTAND WHAT'S
 11:01:13 GOING ON.
 11:01:14 THE ONLY OTHER THING IS THE VILLAGE WAS CONTACTED BY THE
 11:01:22 DEVELOPER IN THE WYROFSKY APARTMENT, WINN DIXIE APARTMENT

11:01:28 CASE, AND INDICATED THEY HAVE BEEN CONTINUING TO DISCUSS
 11:01:31 WITH THE PLAINTIFFS HOW TO ADDRESS SOME OF THEIR CONCERNS SO
 11:01:37 THEY CAN SETTLE.
 11:01:38 THERE ARE TWO PIECES OF LITIGATION RIGHT NOW THE VILLAGE IS
 11:01:41 INVOLVED IN.
 11:01:42 THERE IS THE ACTION THAT YOU ALL TOOK THAT WAS APPEALED.
 11:01:45 WE WON THE APPEAL.
 11:01:46 IT'S NOW BEEN APPEALED TO THE SIXTH DISTRICT COURT OF
 11:01:49 APPEAL.
 11:01:51 THEN THERE IS A SEPARATE DECLARATORY JUDGMENT ACTION THAT
 11:01:54 WAS FILED TO DECLARE THE ORIGINAL SETTLEMENT AGREEMENT AS
 11:01:57 VOID, WHICH IS NOT VALID LEGAL CAUSE.
 11:02:02 IN ANY EVENT, THE INDICATION IS THAT THEY FEEL THAT THEY ARE
 11:02:06 CLOSE TO RESOLVING THEIR DIFFERENCES IN A WAY THAT WOULD
 11:02:09 ALLOW ALL THE LITIGATION TO BE SETTLED, WHICH, OF COURSE, IS
 11:02:13 FINE WITH US.
 11:02:14 THE QUESTION THAT I HAVE FOR YOU IS, THE ONE ISSUE IS THAT
 11:02:21 THE VILLAGE IS GOING TO HAVE TO BE A SIGNATORY TO THE NEW
 11:02:25 SETTLEMENT AGREEMENT BECAUSE WE HAVE THE ORIGINAL SETTLEMENT
 11:02:28 AGREEMENT WHICH CALLED OUT A COUPLE OF SPECIFIC THINGS FOR
 11:02:33 HOW THE PARCEL WOULD BE DEVELOPED, LIKE TREES AND SO FORTH.

 11:02:37 THAT WOULD CHANGE TO THE BENEFIT OF THE BROOKS OWNERS, BUT
 11:02:42 IT WOULD CHANGE.
 11:02:43 SO IT WOULD REQUIRE CHANGING THAT.
 11:02:45 THE QUESTION IS, WOULD YOU BE OKAY IF THIS GETS RESOLVED
 11:02:51 SOMETIME IN DECEMBER AFTER YOUR NEXT MEETING THAT THE
 11:02:55 MANAGER WOULD HAVE AUTHORITY TO EXECUTE THAT?
 11:02:59 WOULDN'T BE PAYING ANY MONEY.
 11:03:01 EVERYTHING WOULD BE CONSISTENT WITH THE LAND DEVELOPMENT
 11:03:03 CODE AND, IN FACT, ANY CHANGES WOULD BE CHANGES THAT THE
 11:03:06 BROOKS RESIDENTS WOULD WANT.
 11:03:08 LIKE ONE OF THE OTHER THINGS IS THEY WANTED A FENCE TO BE
 11:03:11 PUT ALONG THE PRESERVE TO I GUESS PREVENT PEOPLE FROM
 11:03:17 WALKING, BEING ABLE TO WALK, AND THE DEVELOPER IS AGREEABLE
 11:03:21 TO THAT.
 11:03:22 IT'S MINOR TWEAKS LIKE THAT.
 11:03:24 JUST FROM A TIMING PERSPECTIVE, BECAUSE THE DEVELOPER HAS
 11:03:26 BEEN WAITING, WOULD YOU ALL AS COUNCIL BE COMFORTABLE IF IT
 11:03:31 DOESN'T HAPPEN BY YOUR NEXT DECEMBER MEETING BUT IT HAPPENS
 11:03:34 SOMETIME IN LATE DECEMBER, THAT THE MANAGER WOULD HAVE
 11:03:36 AUTHORITY TO SIGN THAT SETTLEMENT AGREEMENT?
 11:03:41 >>George Zalucki: MR. MAYOR, I'LL GO AHEAD AND MAKE A
 11:03:43 MOTION, IF A MOTION IS IN ORDER, TO DO EXACTLY WHAT THE
 11:03:47 VILLAGE ATTORNEY SAID, GIVE THE VILLAGE MANAGER THE
 11:03:48 AUTHORITY AS SIGNATORY TO SIGN OFF ON THOSE INCIDENTALS TO
 11:03:52 MOVE THINGS ALONG.

11:03:54 >>Vice-Mayor Ribble: I'LL SECOND IT.
 11:04:01 >>Mayor McLain: MY THOUGHTS ARE, THIS HAS BEEN A LONG
 11:04:06 PROCESS.
 11:04:09 I'D LIKE TO KIND OF SEE THOSE CHANGES BEFORE IT MOVES
 11:04:15 FORWARD.
 11:04:16 OBVIOUSLY, THE VILLAGE MANAGER, BUT THIS HAS GOT IMPACT OF
 11:04:22 WHAT'S GOING ON THROUGHOUT ALL OF ESTERO WITH THE LEGAL
 11:04:25 THING IN THERE, AND I WOULD JUST LIKE TO SEE IF IT HAD BEEN
 11:04:29 SHORTER TIME PERIOD, I GUESS I WOULD LOOK AT IT.
 11:04:32 BUT A DELAY OF TWO WEEKS MAYBE, IF THEY COULD REACH A
 11:04:35 SETTLEMENT IS PROBABLY NOT GOING TO BE INSTRUMENTAL IN THE
 11:04:38 CONSTRUCTION OR THE START OF THAT.
 11:04:39 SO I'M SAYING WHY RUSH.
 11:04:43 SINCE WE APPROVED THE PROJECT, WHY DON'T WE SEE WHAT IT
 11:04:45 LOOKS LIKE WHEN IT'S REALLY COMPLETED.
 11:04:49 I GUESS PROCESS-WISE, WE NEED TO VOTE ON THE MOTION AND THE
 11:04:56 SECOND AND THEN I CAN INTRODUCE, DEPENDING HOW THAT GOES.
 11:05:02 MADAM CLERK, ON THAT MOTION OF ACCEPTING OUR VILLAGE
 11:05:07 ATTORNEY TO ACCEPT THE CHANGES AS APPROPRIATE, WE GIVE HIM
 11:05:13 THE AUTHORITY TO DO THAT.
 11:05:14 WE'LL TAKE A VOTE ON THAT EITHER YES OR NO.
 11:05:19 >>George Zalucki: MR. MAYOR, CAN IT BE OPEN FOR COMMENT
 11:05:22 AROUND THE DAIS?
 11:05:23 >>Mayor McLain: AT THIS POINT?
 11:05:25 >>George Zalucki: YES, SIR.

 11:05:25 BEFORE WE VOTE.
 11:05:26 >>Mayor McLain: I THINK THAT'S LEGITIMATE.
 11:05:29 YES.
 11:05:30 >>George Zalucki: I WOULD LIKE TO SAY I DON'T DISAGREE WITH
 11:05:32 WHAT YOU'RE SAYING, MAYOR.
 11:05:33 I THINK IT IS A VERY SENSITIVE ISSUE.
 11:05:35 MY INTERPRETATION WITH THE VERGE ATTORNEY SUGGESTED, THESE
 11:05:38 ARE VERY ANCILLARY, LIKE A FENCE, IT'S NOTHING MAJOR
 11:05:43 CONSTRUCTION-WISE.
 11:05:43 IT WOULD BE VERY SMALL IN NATURE.
 11:05:46 THAT'S MY UNDERSTANDING.
 11:05:47 THAT'S WHY I MADE THE MOTION, NOT TO CIRCUMVENT ANYTHING
 11:05:51 THAT WE SHOULD TAKE A LOOK AT.
 11:05:53 IT'S THAT IF IT IS RELATIVELY INSIGNIFICANT TO MOVE THIS
 11:05:56 ALONG AND KEEP THE BROOKS HAPPY AND THE DEVELOPER HAPPY,
 11:06:00 WHICH MEANS THAT WE'RE GOING TO BE A HAPPY COUNCIL, I
 11:06:02 THOUGHT IT MADE SENSE.
 11:06:04 I WANTED TO CLARIFY THE PURPOSE OF MY MOTION.
 11:06:07 >>Vice-Mayor Ribble: I WOULD LIKE TO ADD THAT THIS IS
 11:06:10 BENEFICIAL FOR THE PEOPLE OF BROOKS, AND THEY FOUGHT THIS
 11:06:13 LONG AND HARD.
 11:06:14 AND IF THEY HAVE GOTTEN SOME CONCESSIONS, MINOR THOUGH THEY

11:06:17 MAY BE, I THINK WE SHOULD MOVE THIS AHEAD.
 11:06:21 >>Mayor McLain: OKAY.
 11:06:22 LET'S OPEN UP -- CALL THE ROLL.

 11:06:26 >>George Zalucki: AYE.
 11:06:28 >>Jim Ward: AYE.
 11:06:30 >>Rafael Lopez: AYE.
 11:06:33 >>Lori Fayhee: AYE.
 11:06:35 >>Larry Fiesel: AYE.
 11:06:37 >>Vice-Mayor Ribble: AYE.
 11:06:38 >>Mayor McLain: NO.
 11:06:40 THE MOTION PASSES.
 11:06:46 ANY OTHER COMMENTS?
 11:06:49 >>Robert Eschenfelder: NO, SIR.
 11:06:50 >>Mayor McLain: VILLAGE MANAGER?
 11:06:53 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 11:06:55 WE HAVE NOT HAD A BRIEFING IN QUITE A WHILE.
 11:07:01 BELIEVE ME, THERE'S A LOT OF ACTIVITY GOING ON BEHIND THE
 11:07:05 SCENES.
 11:07:06 WE'RE POISED TO PULL THE TRIGGER AND BEGIN THE SEPTIC TO
 11:07:11 SEWER PROJECT, UTILITY EXTENSION PROJECTS.
 11:07:16 BUT WE'RE STILL WAITING ON THE FINAL RESOLUTION OF SOME OF
 11:07:20 OUR GRANTS THAT WE ANTICIPATE COMING FROM BOTH FEMA AND THE
 11:07:25 STATE GOVERNMENT.
 11:07:26 THERE'S QUITE A BACKUP HERE, AND WE'RE NOT SURE WHY THE
 11:07:31 GRANTS ARE NOT FLOWING FORWARD.
 11:07:33 THE BEST REASON THAT I'VE HEARD IS THAT WITH THE CHANGE OF
 11:07:36 ADMINISTRATION, EVERYTHING IS GOING TO COME IN JANUARY OR
 11:07:40 CLOSE ENOUGH THAT THAT MAKES A LOT OF SENSE.

 11:07:45 WHAT WE'RE DOING IS SIMPLY WAITING TO MAXIMIZE OUR GRANT
 11:07:49 POTENTIAL THAT COULD REALLY REDUCE THE AMOUNT OF MONEY THAT
 11:07:54 THE VILLAGE WOULD HAVE TO PAY FOR SOME OF THOSE PROJECTS AS
 11:07:59 WELL AS REDUCE THE AMOUNT THAT THE RESIDENTS WOULD HAVE TO
 11:08:01 PAY AND AT THE SAME TIME BROADEN THE SCOPE OF WHAT WE'RE
 11:08:05 ABLE TO DO IN TERMS OF THE NEIGHBORHOODS THAT WE'RE ABLE TO
 11:08:10 AFFECT.
 11:08:11 BELIEVE ME, MY HABIT OF GOING IN EVERY DAY AND SAYING, WHERE
 11:08:17 IS THE GRANT, I'VE BEEN FRUSTRATED.
 11:08:21 WE'VE EVEN HAD OUR LOBBYIST CONTACT THE STATE TO SEE WHERE
 11:08:26 IT'S AT AND WE HAVEN'T BEEN ABLE TO BREAK THINGS LOOSE.
 11:08:29 SO THIS IS NOT UNIQUE TO ESTERO, BUT IT'S A BIT OF A
 11:08:34 FRUSTRATION.
 11:08:35 WE HAVE HAD, AS YOU KNOW, A MEETING WITH THE NEIGHBORS ON
 11:08:40 WEST BROADWAY TO LET THEM KNOW ABOUT THE PROCESS.
 11:08:46 EVERYTHING IS DONE.
 11:08:48 WORST-CASE SCENARIO THAT THEY WOULD HAVE TO PAY PROBABLY IN
 11:08:50 THE 25 PERCENT RATE FOR THE UTILITY EXTENSION PROJECTS.

11:08:56 OF COURSE, THEY WERE QUITE HAPPY WITH THAT BECAUSE AROUND
 11:09:00 THE REGION MOST RESIDENTS WOULD BE -- IN OTHER CITIES WOULD
 11:09:05 BE PAYING FAR MORE THAN THAT, TWO OR THREE TIMES MORE THAN
 11:09:08 THAT.
 11:09:09 SO WE'RE MOVING IN THE RIGHT DIRECTION.
 11:09:11 WE JUST HAVEN'T BEEN ABLE TO GET THINGS RESOLVED.
 11:09:14 IN THE NEXT FEW WEEKS, WE'LL BE ISSUING KIND OF A NOTICE OF

 11:09:22 PROPERTY AVAILABILITY WITHIN OUR FAMILY SPORTS ENTERTAINMENT
 11:09:27 AREA TO SEE IF WE'LL HAVE OTHER POTENTIAL PARTNERS COME
 11:09:36 FORWARD WITH SPORTS ENTERTAINMENT ACTIVITIES THAT WOULD WANT
 11:09:40 TO PAY US TO GO IN ON THE SITE, NEXT TO HIGH 5 OR SOMEWHERE
 11:09:45 IN THAT AREA.
 11:09:46 RELATED TO THAT, IF THE COUNCIL IS AWARE OR THE COMMUNITY IS
 11:09:49 AWARE OF ANY TYPE OF SPORTS RELATED ACTIVITIES OR
 11:09:56 ENTERTAINMENT-TYPE OF ACTIVITIES THAT COULD GO IN THAT AREA,
 11:10:00 NOW IS THE TIME TO COME FORWARD.
 11:10:02 JUST GIVE US THE NAMES OF THE COMPANIES OR VENUES THAT YOU
 11:10:08 KNOW ABOUT.
 11:10:09 YOU DON'T HAVE TO DO ANY OF THE RESEARCH.
 11:10:11 JUST A NAME, IF YOU KNOW WHERE SOMETHING IS LOCATED, LET US
 11:10:14 KNOW AND WE'LL REACH OUT TO THOSE COMPANIES TO SEE WHAT THEY
 11:10:18 DO AND BRING SOMETHING BACK TO YOU.
 11:10:19 THIS, AGAIN, IS KIND OF ANOTHER EXCITING PHASE OF THE
 11:10:26 DEVELOPMENT OF THE SPORTS PARK.
 11:10:29 THIS WEEKEND, NEXT WEEK WE'LL ALSO BE ISSUING THE REQUEST
 11:10:34 FOR QUALIFICATIONS FOR THE TWO PLANNING GRANTS THAT WE HAVE
 11:10:41 FROM THE DISASTER RECOVERY PROGRAM, BEING ADMINISTERED BY
 11:10:46 THE COUNTY ON BEHALF OF THE COMMUNITY -- HOUSING AND URBAN
 11:10:52 DEVELOPMENT DEPARTMENT AT THE FEDS.
 11:10:54 IF YOU RECALL, WE HAVE THE ECOHISTORIC PLANNING GRANT,
 11:11:01 \$450,000, TO DEAL WITH THE LAND USE ISSUES, PRIMARILY ALONG
 11:11:08 U.S. 41 FROM WILLIAMS NORTH TO OUR NORTHERN BORDER.

 11:11:15 AND THAT WILL LOOK AT OUR PROPERTY, OF COURSE, AT THE CORNER
 11:11:20 OF CORKSCREW AND 41 PLUS EVERYTHING ELSE IN BETWEEN.
 11:11:25 THAT'S COMING FORWARD, AND WE HOPE TO TAKE SOME STRIDES
 11:11:33 THERE IN DETERMINING WHAT LONG-TERM PROSPECTS ARE FOR
 11:11:37 DEVELOPMENT AND REDEVELOPMENT IN THAT AREA.
 11:11:39 THE SECOND GRANT IS THE VULNERABILITY AND RESILIENCY GRANT
 11:11:48 THAT IS FROM THE SAME PROGRAM.
 11:11:50 ANOTHER \$450,000.
 11:11:53 WE'LL BE LOOKING AT WHAT WE CAN DO AS A COMMUNITY TO HELP
 11:11:59 SAFEGUARD SOME OF OUR NEIGHBORHOODS AND PROPERTIES FROM
 11:12:04 NATURAL DISASTERS, PRIMARILY HURRICANES AND HIGH WINDS.
 11:12:09 IT WILL FOCUS ON A LOT OF THE RESILIENCY ISSUES DEALING WITH
 11:12:17 NOT ONLY STORM SURGE, HIGH WINDS, BUT ALSO SEA LEVEL RISE
 11:12:24 ISSUES TO THE EXTENT THAT THEY MIGHT AFFECT US.

11:12:26 THOSE ARE MAJOR BODIES OF WORK THAT ARE OUT THERE.
 11:12:31 WE'LL BE BRINGING TO YOU ALSO IN THE NEXT COUPLE OF WEEKS A
 11:12:39 PROPOSAL TO REPAINT ALL OF OUR ROAD STRIPING AREAS
 11:12:46 THROUGHOUT THE COMMUNITY.
 11:12:47 THAT WILL BE A CONTRACT WITH A THIRD-PARTY VENDOR.
 11:12:51 BUT ALL OF OUR CROSSWALKS ARE YELLOW AND WHITE LINES AND ALL
 11:12:56 THAT ARE IN NEED OF REPAIR AS WELL.
 11:12:58 SO THAT WILL COME TO YOU AS A CONTRACT FOR COMPLETION HERE
 11:13:04 DURING THE WINTER MONTHS.
 11:13:05 SO A LOT OF ACTIVITIES ONGOING.
 11:13:10 NEXT WEEK WE'RE MEETING WITH SOUTH FLORIDA WATER MANAGEMENT

 11:13:15 IN KIND OF A UNIQUE MEETING WHERE WE'RE GOING TO BUNDLE ALL
 11:13:19 OF THE PERMITTING APPLICATIONS THAT WE HAVE WITH SOUTH
 11:13:22 FLORIDA WATER MANAGEMENT TO GIVE THEM EARLY HEADS-UP ON
 11:13:28 WHAT'S COMING AT THEM FROM THE VILLAGE.
 11:13:31 THAT INCLUDES THE PERMITS THAT WE NEED FOR THE SPORTS PARK.
 11:13:37 ALL OF THE DRAINAGE ISSUES HAVE TO BE APPROVED BY SOUTH
 11:13:40 FLORIDA WATER MANAGEMENT.
 11:13:41 WE'VE GOT THE RIVER OAKS PROJECTS.
 11:13:46 THAT'S THE \$2.5 MILLION UPGRADE OF THE RIVER OAKS PARK THAT
 11:13:51 NEEDS SOUTH FLORIDA WATER MANAGEMENT APPROVAL BECAUSE WE'RE
 11:13:54 DEALING WITH THE NORTH BRANCH OF THE ESTERO RIVER.
 11:13:57 THE PROJECT AT THE CORNER OF CORKSCREW AND 41, THE ESTERO
 11:14:03 RIVER PARK, WHICH REQUIRES, AGAIN, PERMITS TO PUT A BRIDGE
 11:14:08 OVER THE RIVER AND DO THE -- DO ALL THE PATHS.
 11:14:15 THEN ALSO THE THREE OAKS DRAINAGE POND, WHICH WE BOUGHT THE
 11:14:20 72 ACRES.
 11:14:21 THE IDEA WAS TO PUT A STORMWATER RETENTION POND IN THAT AREA
 11:14:26 TO MITIGATE SHEET FLOW FLOODING ISSUES THAT WE HAD BACK IN
 11:14:34 THE IRMA HURRICANE EVENT.
 11:14:36 AGAIN, WE'RE WAITING ON THE GRANT TO BE ABLE TO DO THAT
 11:14:40 WORK, BUT WE'RE TRYING TO GET OUT IN FRONT OF IT TO DO THE
 11:14:43 PERMITTING.
 11:14:44 SO A LOT OF DIFFERENT EFFORTS OUT THERE.
 11:14:48 WE'RE IN THAT PHASE WHERE WE'RE BRINGING HOME OR DELIVERING
 11:14:57 A LOT OF THE PROJECTS.

 11:14:57 FRANKLY, MY FEAR IS IF WE GET THE GRANTS, WE'RE GOING TO BE
 11:15:04 CONSTRUCTING IN EVERY ELEMENT OF THE COMMUNITY DIFFERENT
 11:15:08 PROJECTS.
 11:15:09 AND YOU'LL HEAR COMPLAINTS ABOUT WHAT'S GOING ON.
 11:15:12 THERE'S TOO MUCH --
 11:15:13 >> DUST.
 11:15:14 >>Steven Sarkozy: SO WE'RE GOING FROM THE ACTIVITY BELOW THE
 11:15:20 WATER, THE DUCK PADDLING LIKE CRAZY, TO COMPLETE CHAOS IN
 11:15:26 THE COMMUNITY WITH CONSTRUCTION ALL OVER BUT DELIVERING ON
 11:15:30 THE PROJECTS THAT WE PROMISED THE COMMUNITY.

11:15:33 THAT'S WHERE WE STAND.
 11:15:34 >>Mayor McLain: THANK YOU, STEVE.
 11:15:35 IT LOOKS LIKE THE VILLAGE OF ESTERO IS GOING TO BE BUSY
 11:15:37 RIGHT THROUGH THE HOLIDAYS AND BEYOND.
 11:15:40 AND THAT'S ALL GOOD NEWS.
 11:15:44 >>Jim Ward: STEVE, JUST CURIOUS.
 11:15:46 WE TALKED ABOUT THE DEBT AND THE TRIPLE A RATING EARLIER.
 11:15:50 YOU ALSO REFERENCED THE FACT THAT WE COULD USE THAT DEBT TO
 11:15:56 HELP THE RESIDENTS PAY FOR THEIR PORTION.
 11:16:00 WOULD WE TAKE OUT A SPECIFIC DEBT OR BOND FOR THAT UTILITY
 11:16:06 PROJECT WHICH WOULD BE REPAID SPECIFICALLY BY THOSE
 11:16:10 RESIDENTS AND TIED TOGETHER?
 11:16:13 >>Steven Sarkozy: POSSIBLY, YES.
 11:16:14 WHEN PRAG, THEIR CONSULTANT WAS ON THERE, THEY TALKED ABOUT
 11:16:20 US CONTEMPLATING A \$20 MILLION DEBT.

 11:16:27 THE THOUGHT WAS -- AND WE'VE HAD THIS AS PART OF OUR
 11:16:31 DISCUSSION ON THE C.I.P., SO THIS IS REALLY NOT NEW, BUT
 11:16:35 IT'S NOT A COMMITMENT YET BY ANY MEANS.
 11:16:38 WHAT THAT \$20 MILLION COULD INCLUDE IS \$12 MILLION THAT WE
 11:16:46 WOULD FOLD IN THE COST OF THE LAND OVER ON THREE OAKS
 11:16:51 PARKWAY.
 11:16:52 WE ACTUALLY BOUGHT IT FOR 15, BUT WE PAID DOWN A PORTION
 11:16:56 ALREADY.
 11:16:56 12 IS THE REMAINING KIND OF AMOUNT THAT WE CAN FOLD INTO THE
 11:17:00 DEBT.
 11:17:01 SO THAT THAT LAND PURCHASE BECOMES SOMETHING THAT IS SHARED
 11:17:07 BY PEOPLE IN THE COMMUNITY, THE GENERATIONAL EQUITY, IF YOU
 11:17:10 WILL, OVER THE NEXT 20 YEARS, THE TERM OF THE DEBT.
 11:17:14 THE REMAINING PORTION OF THAT COULD BE THE PORTION OF THE
 11:17:22 UTILITY EXTENSION PROJECT, SEPTIC TO SEWER, THAT HAS TO BE
 11:17:25 PAID FOR BY EACH INDIVIDUAL RESIDENT IN THOSE DISTRICTS.
 11:17:29 THE RESIDENTS WOULD HAVE THE OPTION OF PAYING THE FULL
 11:17:36 AMOUNT UP FRONT AND A LOT OF THEM WOULD, BUT SOME MAY OPT TO
 11:17:41 PAY IT OVER TIME.
 11:17:43 AND THE TRIPLE A RATING THEN ASSURES US THAT IN THE MARKET,
 11:17:48 WHENEVER WE WOULD GO OUT FOR A BOND OR EVEN A LETTER OF
 11:17:52 CREDIT AND DO BORROWING THROUGH OUR BANK, THAT THAT INTEREST
 11:17:57 RATE, WHICH IS THE COST OF MONEY THAT IS AS LOW AS POSSIBLE,
 11:18:01 BECAUSE THE TRIPLE-A RATING IS THE GOOD HOUSEKEEPING SEAL
 11:18:08 OF, YOU KNOW, AS THEY MENTIONED, THE GOLD STANDARD.

 11:18:13 SO THAT MEANS THAT YOUR INTEREST RATE WOULD BE AS LOW AS
 11:18:18 POSSIBLE WITHIN THE MUNICIPAL DEBT MARKET AT THAT TIME.
 11:18:22 SO THAT'S BEEN THE THINKING.
 11:18:28 FRANKLY, IF WE GET THE GRANTS THAT ALLOW US TO PUSH DOWN
 11:18:33 EVEN FURTHER THE VILLAGE'S PORTION, OUR COST AND THE
 11:18:38 RESIDENTS' COST, I WOULD GUESS THAT MORE AND MORE RESIDENTS

11:18:42 WOULD SIMPLY PAY EVERYTHING UP FRONT BECAUSE THEY ARE GOING
11:18:45 TO SEE A HUGE BENEFIT WITH A NEW ROAD, NEW WATER, NEW SEWER,
11:18:51 AND IT MAY NOT BE THAT ONEROUS OF A BILL COMING TO THEM FOR
11:18:56 THEIR PORTION OF IT.
11:18:57 BUT IT REMAINS TO BE SEEN.
11:18:59 THAT'S WHY WE SAY THE BOND RATING IS A TOOL IN YOUR TOOLBOX
11:19:05 TO BE IMPLEMENTED CAREFULLY WHEN WE START GOING FROM
11:19:11 CONCEPTS TO ACTUAL DEVELOPMENT.
11:19:15 >>Mayor McLain: THANK YOU, STEVE.
11:19:16 I THINK WE'VE CONCLUDED.
11:19:17 I'M LOOKING FOR A MOTION TO ADJOURN.
11:19:20 COUNCILMAN FIESEL HAS MADE THE MOTION, SECONDED BY
11:19:23 COUNCILPERSON FAYHEE.
11:19:24 [SOUNDING GAVEL]
11:19:24 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, Leonard “Scotty” Wood III served on the Planning and Zoning Board since the Village’s incorporation in 2015; he was appointed as P&Z chairman from 2016 to 2020; and then was appointed chairman for the Planning, Zoning, and Design Board from 2020 to 2024; and

WHEREAS, Leonard “Scotty” Wood III served for nine years, sharing his valuable knowledge and passion for the community with the Board and with the citizens of Estero; and

WHEREAS, Leonard “Scotty” Wood III was an active member of the community serving on West Bay Club Community Association & West Bay Golf Club, Estero Council of Community Leaders, Lee Health System Foundation on the Board of Directors and Executive Committee, Florida Hospital Development Committee, Indigo Shores at West Bay Club, Course Ranking Panel member to Golf Digest Magazine, and many other organizations up north; and

WHEREAS, Leonard “Scotty” Wood III’s nine years of service to Estero have been marked by exemplary dedication to the best interests of our community.

NOW, THEREFORE, I, Jon McLain, Mayor of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes that Leonard “Scotty” Wood III’s commitment, knowledge, and vision guided our community’s development, ensured excellence, and was instrumental in establishing and maintaining a strong community image.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 4th day of December, 2024

Jon McLain, Mayor

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Village Council meetings from June 8, 2016, forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

**DRAFT MINUTES
VILLAGE COUNCIL MEETING**

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

November 20, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Charlie Memoli-Christ Community Ministries

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, Land Use Attorney Nancy Stroud, 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 with the addition of Workshop item regarding Sports Center.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fiesel

Action: Approved agenda with the addition of Workshop item regarding Sports Center.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

In-Person

Clarke Mackenzie, Estero

4. CONSENT AGENDA

- (a) November 6, 2024 Village Council Meeting Minutes
- (b) Financial Report for Month Ended June 2024
- (c) Financial Report for Month Ended July 2024
- (d) Financial Report for Month Ended August 2024
- (e) Financial Report for Month Ended September 2024

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmember Ward and Mayor McLain.

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

6. ACTION ITEM

- (a) Resolution No. 2024-21 FPL

A Resolution of the Village Council of the Village of Estero, Florida, Expressing Disapproval of the Level of Service Being Provided by Florida Power and Light to Portions of the Village; Making Related Findings; Providing for Severability and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Charlotte Miller, FPL External Affairs Manager, SWFL
Josh Whitaker, FPL Area Operations Lead, SEFL

Council Questions or Comments

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

Public Comments

None.

Motion: Motion to table Resolution No. 2024-21.

Motion by: Mayor McLain

Seconded by: Vice Mayor Ribble

Action: Tabled Resolution No. 2024-21.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

(b) Resolution No. 2024-22 Budget Amendment

A Resolution of the Village Council of the Village of Estero, Florida, Approving the Second Budget Amendment for Fiscal Year 2023-2024 to Approve the Use of Village Funds and to Recognize Increased Revenues and Increased Expenditures for the Building Fee Fund; Making Related Findings; Providing for Severability and for an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney
Kevin Greenfield, Finance Director

Council Questions or Comments

Councilmember Ward.

Public Comments

None.

Motion: Motion to adopt Resolution No. 2024-22 with the change to the fund balance carry-over for the driving range funds of \$21,566.

Motion by: Mayor McLain

Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2024-22 with the change to the fund balance carry-over for the driving range funds of \$21,566.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

(c) Estero River North Branch Regional Pond Project

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor McLain

Public Comments

None.

Motion: Motion to approve Task Order for permitting and engineering study services between the Village of Estero and JR Evans Engineering, P.A.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Lopez

Action: Approved Task Order for permitting and engineering study services between the Village of Estero and JR Evans Engineering, P.A.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

(d) DR-4834 Hurricane Milton Funding

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None.

Public Comments

None.

Motion: Motion to authorize the Village Manager to execute the Federally Funded Subaward and Grant Agreement for Hurricane Milton between the Village of Estero and the State of Florida.

Motion by: Vice Mayor Ribble
Seconded by: Councilmember Fiesel

Action: Authorize the Village Manager to execute the Federally Funded Subaward and Grant Agreement for Hurricane Milton between the Village of Estero and the State of Florida.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

7. SECOND READING AND PUBLIC HEARING

(a) Ordinance No. 2024-08 Plaza Del Sol Subdivision

An Ordinance of the Village Council of the Village of 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.

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Nancy Stroud, Land Use Attorney

Presentation/Information by

Dan DeLisi, DeLisi, Inc.

John Wojdak P.E., RESPEC

Council Questions or Comments

Councilmembers Ward, Fiesel, Fayhee, Zalucki, Vice Mayor Ribble, and Mayor McLain.

Public Comments

None.

Motion: Motion to approve Ordinance No. 2024-08

Motion by: Councilmember Zalucki
Seconded by: Councilmember Ward

Action: Approved Ordinance No. 2024-08.

Vote: (Roll Call)

Aye: Councilmembers Fayhee, Fiesel, Lopez, Ward, Zalucki, Vice Mayor Ribble, and Mayor McLain

Nay:

Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

9. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

10. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Carol Sacco, Village Clerk

Adjourn Regular Session at 11:01 am and Convene Workshop Items at 11:01 am.

11. WORKSHOPS

(a) Sports Campus

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Michael Comparato, Vieste

Carlos F. Perez, PLA Principal Perez Planning + Design, LLC

Cristobal Betancourt, PLA, AICP, Westin and Sampson

Council Questions or Comments

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

Public Comments

None.

(b) Don Eslick Plaque 10th Year Anniversary Reception

Speakers

Mayor Jon McLain

Nick Batos, First Mayor

Katy Errington, Fourth Mayor

Bob Lienesch, Incorporation Committee/Finance Director
Jim Gilmartin, Engage Estero
John Quin, Estero Forever Foundation
Vice Mayor Joanne Ribble
Councilmember Jim Ward
Councilmember George Zalucki
Gary Israel, Estero Life Magazine

Suzi Eslick and Terry Flanagan were present by streaming

In attendance: Karen Brown, John Quin, Wayne Smith, Diane McLain, Maryann Batos, Commander Blake Lee, Lt Sarah Lisik, Carole and Matthew Sarkozy, Jack Lienesch and Kathy, and Clark McKenzie

12. ADJOURNMENT at 12:03 pm

Motion by Councilmember Fayhee and seconded by Councilmember Ward

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
December 4, 2024

Agenda Item:

Approval of the final Sports Park Campus Master Plan.

Motion to approve the final Sports Park Master Plan

Background:

At the October 2, 2024, Village Council meeting the Design Services Contract for the Sports Park was approved. That Council action included a timeline for the development of the plan that included significant public outreach to user groups, two (2) public meetings and reviews by the Estero Planning, Zoning and Design Board. At the November 20th meeting the final plan was submitted to Council in draft. Final Council action is scheduled for the December 4th meeting.

Once approved by the Village Council, the final plan will be submitted to the PZDB for approval. The intent is that the initial permitting and formal design will begin in the first quarter of 2025.

Of course, the plan may be modified as issues arise, and Council approves amendments to the plan.

Description:

The Project and design team will walk Council members through the presentation used for the Public Information meeting with focus on the following topical areas:

- Vehicular Circulation, Drop-Off Areas and Parking
- Pedestrian and Bicycle Circulation
- Review School Sports Facilities and Concessions
- Review Community Gathering Area and Amenities
- Review Multi-use Sports Facilities and Concessions
- Other

All the public feedback received to date has been favorable to the overall project. The Project and design team will discuss and get Council input on the most current project phasing plan that considers contractual obligations with the Lee County School District, CIP funding and sports season constraints.

Page 1 of 2

The Project and design team will update Council members on Project Schedule and Next Steps including:

- Upcoming Meetings with Planning, Zoning, and Design Board
- Upcoming Presentation to the Council for Final Approval

Action Requested:

Motion to approve the final Sports Park Master Plan

Process and Timeline:

The next step in the process is consideration of the plan at the PZDB meeting on December 10, 2024.

Financial Impact:

No direct financial impact of this action. However, this final plan approval sets the stage for upcoming contracts for final design services and the construction contracts for the initial phases of project. These contracts will come to the Council for approval in January and February of 2025.

Prepared by: Steve Sarkozy and Vieste LLC/Perez Planning and Design LLC

Attachments:

1. Public Information Meeting Presentation
2. Phasing Plan



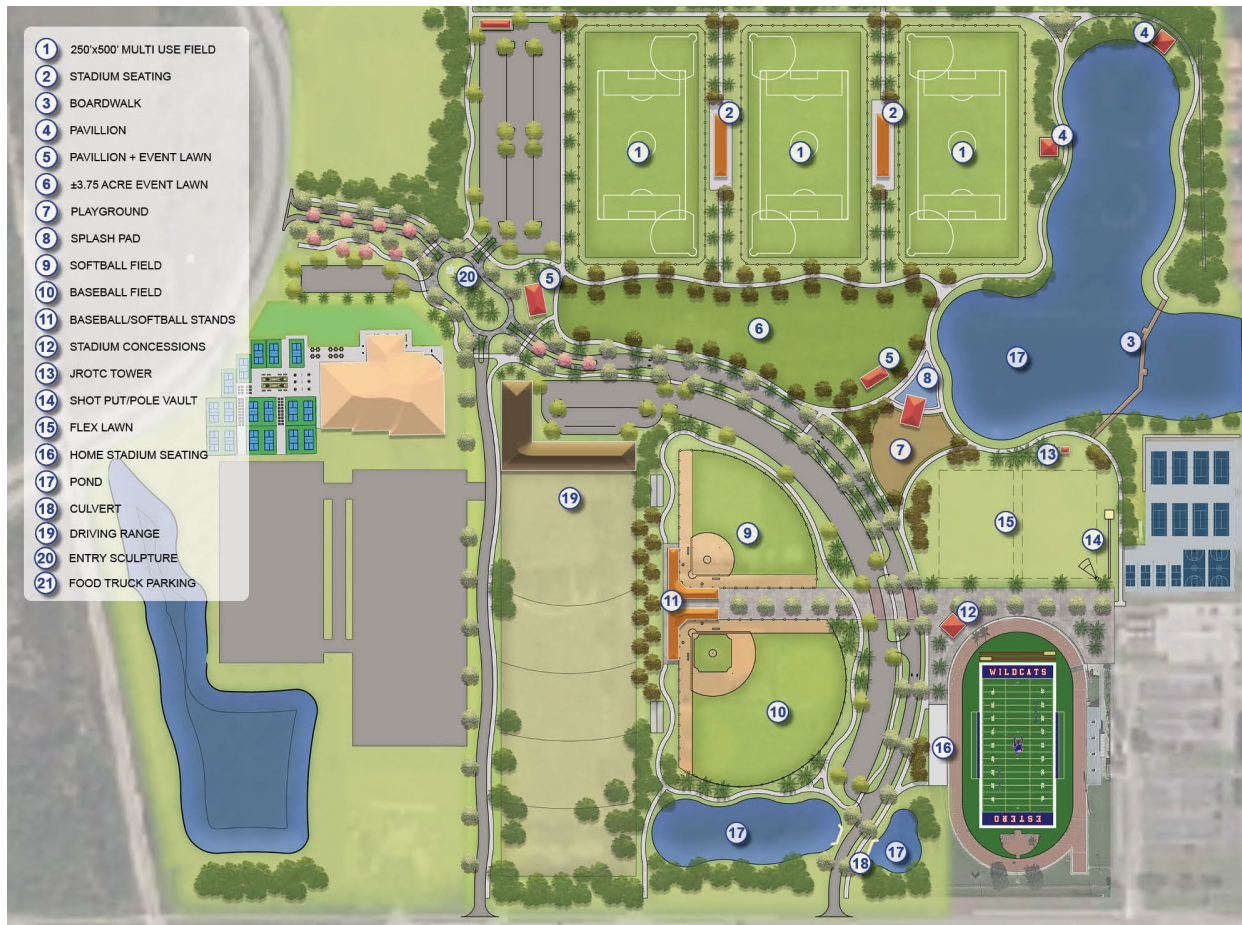
Estero Sport Park Master Plan Design

Village Council Presentation
December 4, 2024

Agenda

- Overview of Proposed Sports Campus Master Plan
- Next Steps
- Discussion

Master Plan



Fields



- MULTI USE FIELD
- STADIUM SEATING



Recreation



- PAVILION
- BOARDWALK



Gathering

- VETERAN MEMORIAL
- EVENT LAWN
- FITNESS



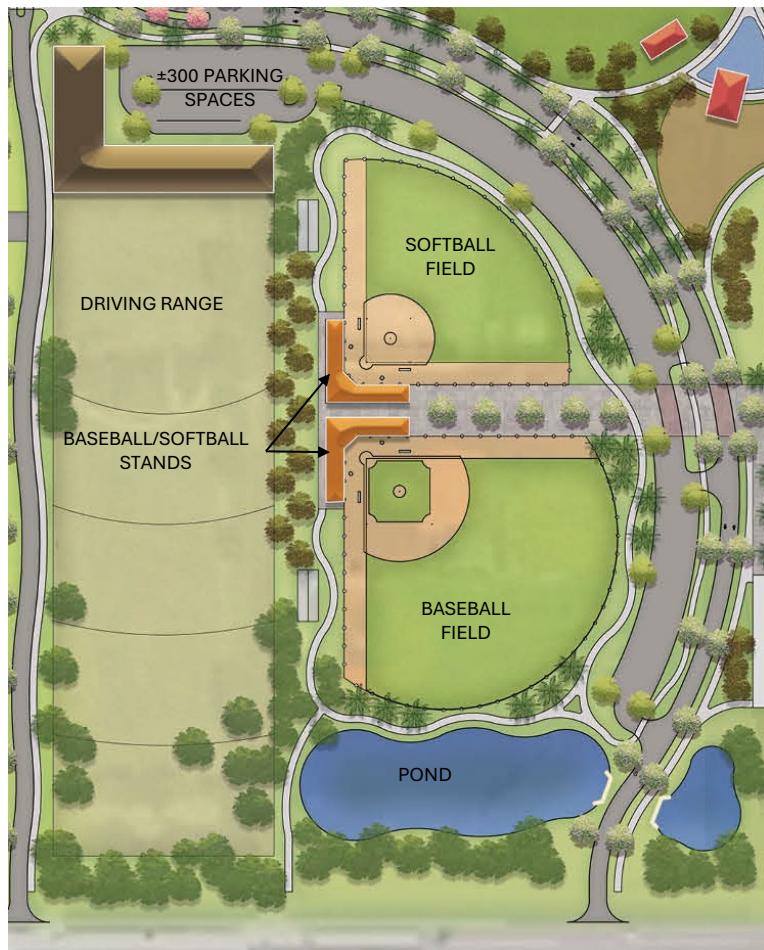
Playing



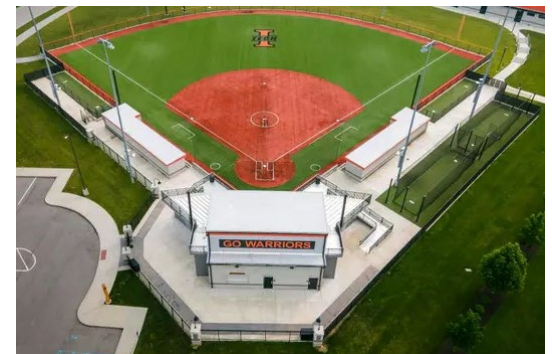
- PLAYGROUND
- SPLASH PAD



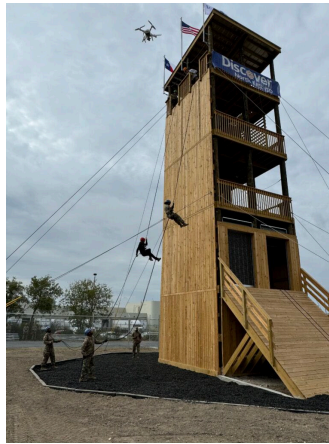
Baseball/Softball



- SEATING
- CONCESSIONS



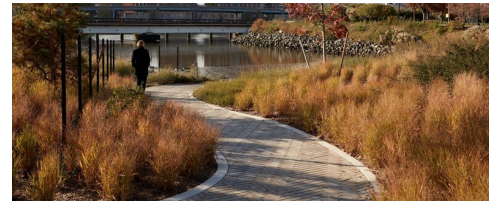
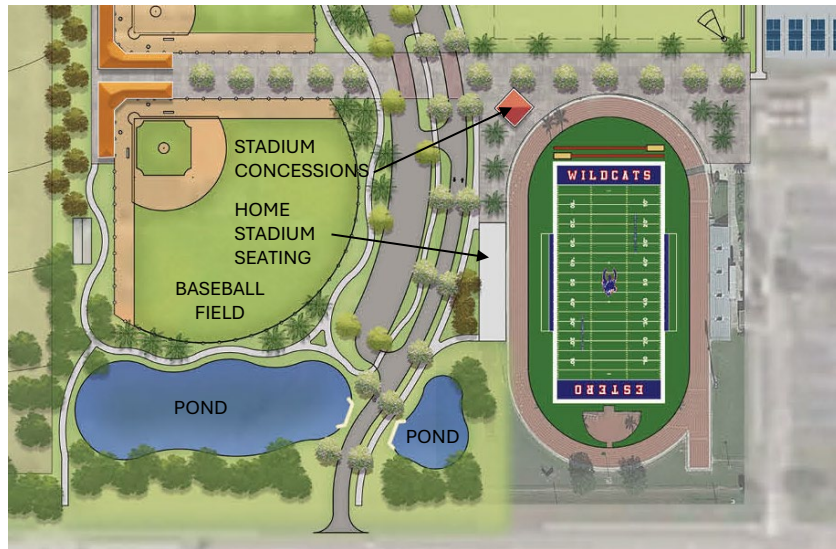
High School



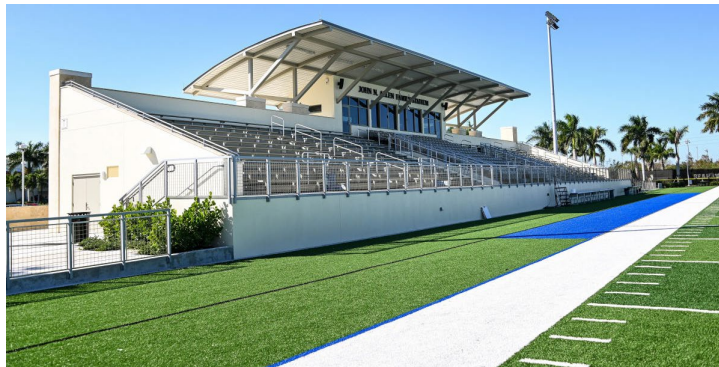
- CONCESSIONS
- JROTC TOWER
- FLEX LAWN



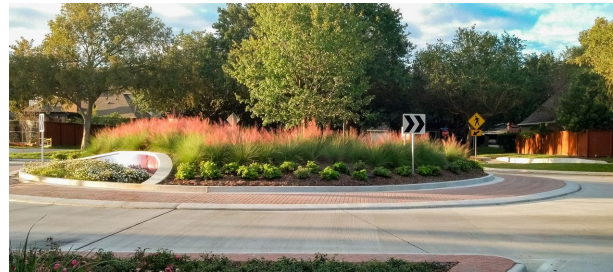
Williams Street



- POND
- PAVED PATH
- STADIUM SEATING



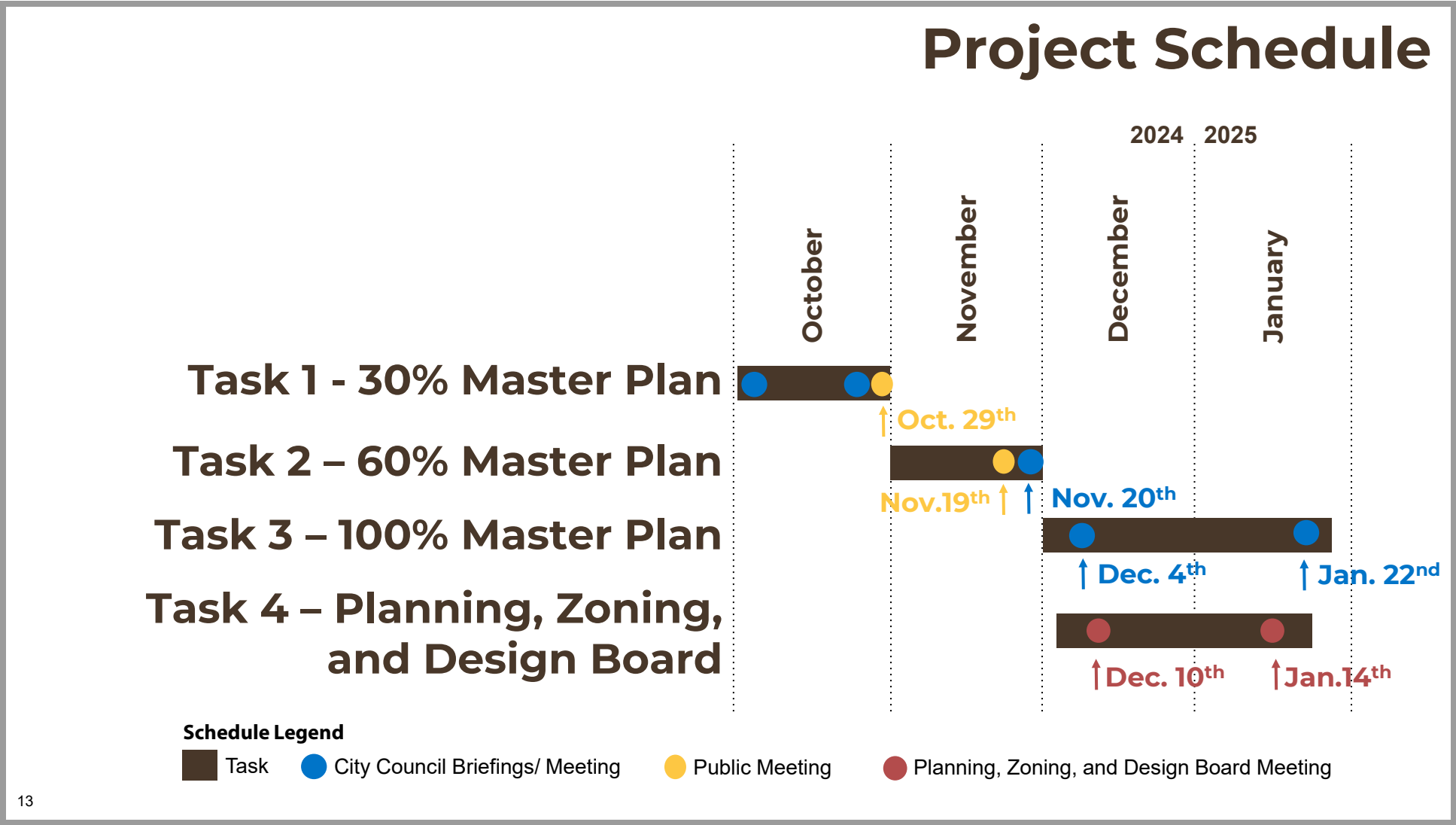
Via Coconut Point



- ENTRY ROUNDABOUT
- DRIVING RANGE

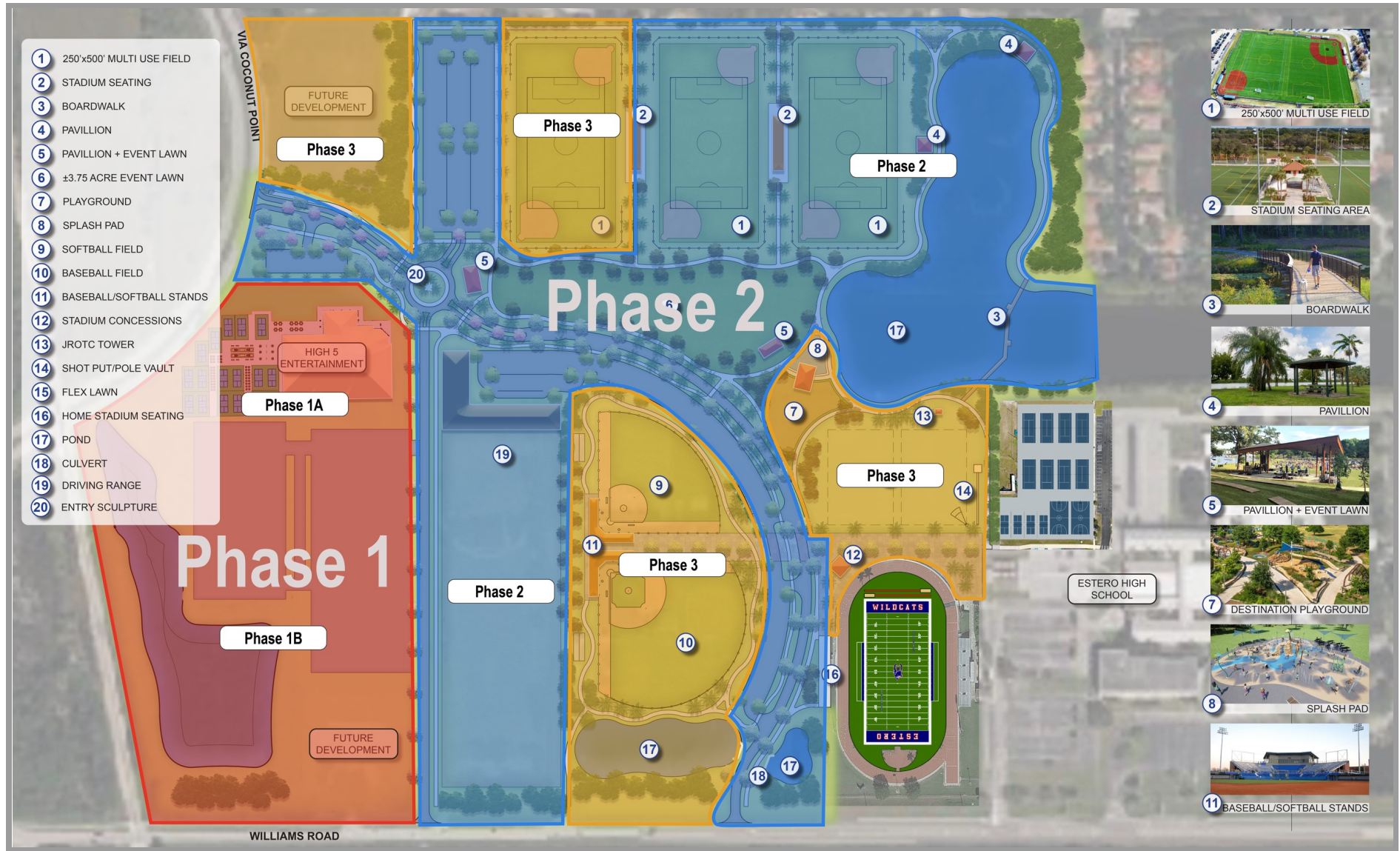
Agenda

- Overview of Proposed Sports Campus Master Plan
- Next Steps
- Discussion



Agenda

- Overview of Proposed Sports Campus Master Plan
- Next Steps
- Discussion



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
December 4, 2024

Agenda Item:

Motion to accept the Standard & Poor's General Obligation Bond Rating for the Village of Estero.

Background:

The Village is in the process of reviewing the Capital Improvement Program (CIP) setting the stage for considerable new construction activity in the community. For the past several years, the Village has been saving money to provide funding for major projects on a "pay-as-you-go" basis. Hence, we have a considerable reserve primed to initiate major projects.

As we consider how to finance projects another option is to consider General Obligation debt issued by the Village in the open credit market that would require a bond rating. To do so, requires a full disclosure of all our financial data, detailed review of the Village's financial policies, the backgrounds and experiences of key Village staff and a review of our management practices. In short, the process of a bond rating is the most extensive review of entire operation from a credit rating perspective.

The Village currently has no debt of any type. Typically, local governments have a variety of debts including, but not limited to pension debt and general obligation debt. The Village issued debt of \$24.5M for the purchase of property that became the Estero River Park. The debt was initially issued as a 20-year debt but was paid off in 4 years. The fact that we have no debt, and our previous debt was paid off very quickly are factors favorable to this rating.

The Village has considered, but not finalized, the use of municipal debt as a financing mechanism to purchase property where there is an element of generational equity involved to spread the cost of the purchase over time. There has also been a discussion about using municipal debt as the mechanism for homeowners to pay for the septic-to-sewer conversions (our Utility Extension Program (UEP)) that improve the quality and value of their property and are best paid overtime. Other options may be considered in subsequent versions of our Capital Improvement Program.

Description:

Page 1 of 3

The purpose of a bond rating is to demonstrate to any lender the health of our financial position, the professionalism of our staff and the ability to repay any debt that might be issued by the Village Council.

On November 21, 2024, S&P assigned a rating of “AAA” to Estero. The rating also assigned an outlook as “Stable” to this rating. This rating is the highest rating possible in the nation. It represents a validation of the highest quality of fiscal controls and policies

The bond rating process has been extensive and on-going for much of this calendar year. Our efforts culminated with the presentation to the S&P Rating Committee on July 8, 2024. Supporting work proceeded that presentation including:

- Completion of our annual Budget and Annual Audit. The “clean” Audit, completed by an outside firm validated our operating approach and commitment to professional stewardship of our community’s resources.
- The thorough review and final adoption of an extensive Fiscal Policies that locked down the conservative approach to our finances including extensive financial reserves, required public disclosure of all financial records, and well documented policies regarding all aspects of our financial operation.
- The completion of an independent study by the Regional Economic Research Institute at Florida Gulf Coast University regarding specific socioeconomic data associated with the Village of Estero. [Note: this study is summarized on page 10 of the attached “Presentation to S&P Global Ratings – Rating Evaluation Committee, dated July 8, 2024.]

The bond rating process has been extensive with excellent contributions from all the top administrative staff including Mary Gibbs, David Willems and Carol Sacco. Special recognition is due to our Finance Director, Kevin Greenville, who guided the process.

The “AAA” Bond Rating is the highest possible rating in the country shared by only one other community in SW Florida (Naples). As the “gold standard” for financial stewardship ensures that the Village would likely get the lowest possible interest rate on any debt that the Village would secure.

Action Requested:

The bond rating has been completed by Standards and Poor’s Financial Services of New York. The final rating and the full analysis of our financial condition has been made public on a national basis.

Wendell Gaertner, Senior Managing Director of the financial management consulting firm of Public Resources Advisory Group will be available on ZOOM for our Council meeting to present the results of the rating analysis.

The Village Council will be asked to formally receive the rating as part of this Agenda.

Process and Timeline:

The S&P bond rating remains in effect indefinitely barring a substantial change in our financial condition or the issuance of significant municipal debt.

This rating will be a valuable validation of our financial condition if we issue municipal bonds or issue debt in the form of a letter of credit with a local financial institution.

Financial Impact:

The benefit of securing a credit rating is that the financial markets pay less for debt (in the form of lower borrowing costs – translated to lower interest rates) for top quality debt. Thus, a bond issued for a 20-year term would typically pay significantly less in interest each year of term of the bond.

The cost of securing this rating is below \$100k and would be necessary for any issuance of long-term debt and is thus an important step in the process. No further costs of this type are anticipated at this time.

Prepared by: Steve Sarkozy

Attachments:

1. S&P Global Ratings Initial Credit Rating (ICR) Letter dated November 21, 2024.
2. S&P Global Ratings - Village of Estero, Florida; General Obligation Credit Analysis, dated November 21, 2024.
3. Village of Estero – Presentation to S&P Global Ratings – Rating Evaluation Service, presented July 8, 2024.

S&P Global Ratings

55 Water Street, 38th Floor
New York, NY 10041-0003
tel 212-438-2000
reference no.: 1825992

November 21, 2024

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
Attention: Steve Sarkozy, Village Manager

Re: **Village Of Estero, Florida, ICR**

Dear Steve Sarkozy

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "AAA". S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to: pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:
S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

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a division of Standard & Poor's Financial Services LLC

vs
enclosures

cc: **Wendell Gaertner, Senior Managing Director**
Public Resources Advisory Group



S&P Global Ratings
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S&P Global

Ratings

RatingsDirect®

Summary:

Village of Estero, Florida; General Obligation

Primary Credit Analyst:

Michael Parker, New York + 1 (303) 721 4701; michael.parker@spglobal.com

Secondary Contact:

Melissa Stoloff, Boston (1) 617-530-8030; melissa.stoloff@epglobal.com

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Credit Highlights

Outlook

Credit Opinion

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Summary:
Village of Estero, Florida; General Obligation

Credit Profile		
ICR		
Long Term Rating	AAA/Stable	New

Credit Highlights

- S&P Global Ratings assigned its 'AAA' issuer credit rating (ICR) to the Village of Estero, Fla., based on the application of its methodology for rating U.S. governments, published Sept. 9, 2024.
- The outlook is stable.

Security

The village does not have any debt outstanding.

Credit overview

The 'AAA' rating reflects our view of Estero's high local incomes relative to those of Lee County and the U.S., history of healthy reserves well above that of peers, and low level of service responsibility, all of which enhance budget flexibility. In addition, the rating is supported by management's comprehensive long-term planning and financial policies, with no long-term debt and liabilities that could pressure the budget. The economy is growing through population and market value indicators, although economic output in the county is weaker than the nation overall. The strong growth in the economy is contributing to higher revenue for the village, bolstering financial results and contributing to healthy reserve levels relative to those of peers. The village does not have a defined-benefit pension plan or any major other postemployment benefit (OPEB) liability. Although officials are considering issuing debt in the next year for a large land purchase, we have factored the potential debt into our analysis and believe the debt profile will remain manageable.

The rating further reflects our view of Estero's:

- Growing economy in Lee County, with local incomes stronger than that of the nation but weaker economic output for the county, in addition to planned economic development to accommodate an expanding population;
- History of conservative budget assumptions supporting the trend of positive operations, reserves well above those of state and national peers, historical pay-as-you-go capital spending, a tax rate well below state statutory limits, and enhanced expenditure flexibility given the limited amount of services provided;
- Well-embedded policies and practices that include a formal reserve policy, formalized three-year financial planning to help guide budgeting decisions, a five-year capital improvement plan, and formalized debt management and investment policies;
- Track record of minimal debt and long-term liabilities, with no pension and OPEB liabilities, but potential debt in the near term; and

Summary: Village of Estero, Florida; General Obligation

- For more information on our institutional framework assessment for Florida villages, see "Institutional Framework Assessment: Florida Local Governments," published Sept. 9, 2024.

Environmental, social, and governance

We view Estero's physical risks as elevated given the village's location and susceptibility to acute and chronic physical risks, including hurricanes and sea-level rise. However, management's experience with events such as Hurricane Ian and the village's participation in the Southwest Florida Regional Resiliency Compact mitigate immediate deterioration in credit fundamentals, in our opinion. We view social and governance risks as neutral within our credit rating analysis. The village has also taken steps to mitigate cybersecurity risk.

Rating above the sovereign

In our view, Estero can be rated higher than the sovereign because we believe that it could maintain better credit characteristics than the nation in a stress scenario given the village's predominantly locally derived revenue base, and any potential future pledged revenue supporting debt is at limited risk of negative sovereign intervention.

Outlook

The stable outlook reflects our view of the village's comprehensive policies and practices, as well as significant liquidity and reserves providing enhanced financial flexibility to help manage upcoming capital needs and to mitigate potential costs for chronic weather event risks.

Downside scenario

We could lower the rating if the village were to experience material deterioration in available reserves, either through a sustained structural imbalance or significant spending for capital or unexpected costs.

Credit Opinion

Economy

Local incomes are stronger than that of the nation and support the village's growing and mostly residential tax base, but county-level economic output is weaker than that of peers. Estero, which was officially incorporated Dec. 31, 2014, encompasses about 30 square miles within Lee County, about halfway between Cape Coral and the city of Naples. Its location in southwest Florida is leading to a population boom because the village's permanent population has risen by nearly 43% since incorporation on Dec. 31, 2014. Estero is primarily residential and regularly considers annexing surrounding communities, which has expanded the tax base in recent years. Moreover, officials indicated several development projects underway in the village, including four new hotels, a luxury residential high-rise, and multiple commercial buildings, all of which should help expand the tax base further.

Financial performance, reserves, and liquidity

In our opinion, Estero's rapid growth, limited operational responsibility, high reserve position, and significant taxing flexibility all support recent financial results and the solid financial profile overall. The village operates with a self-described "government light" structure, which limits operating expenditures year to year through the use of consultants or interlocal agreements for the majority of services to residents. Services provided by the village include

Summary: Village of Estero, Florida; General Obligation

street and road improvements, parks and recreation, community development, code enforcement, and general and administrative services. Major services such as police, fire, and utilities are provided by Lee County, the Estero Fire Rescue District, and Bonita Springs Utilities, respectively. Estero's revenue profile largely consists of impact and franchise fees, property taxes, and intergovernmental revenue.

In the past three fiscal years, the village's average annual surplus general fund result has been about \$6.6 million, or 33% of revenue. Excess surplus is typically transferred to the capital projects fund for capital, or to the debt service fund for early debt retirement. During fiscal 2022, Estero transferred out approximately \$17 million in accumulated funds to retire a 10-year \$20 million bank loan, seven years ahead of schedule. The village realized about \$7.3 million in additional unexpected costs following Hurricane Ian in 2023, all of which was covered through its emergency reserves; the Federal Emergency Management Agency reimbursed \$6.9 million. We consider the village's committed fund balance for emergencies available for general use, if needed, which totaled \$4.5 million in 2023. Estero's unofficial 2024 results reflect an additional \$13.9 million surplus, but we note that the village made approximately \$20 million in transfers to the capital fund in fiscal 2024. The \$54 million 2025 general fund budget is balanced, and the village does not anticipate reducing reserves materially in the near term. We note that Estero intends to spend an additional \$20 million for street improvements in 2025, paid for through American Rescue Plan Act funds and road impact fees from the capital fund.

Management

The village's robust financial policies and practices guide its financial position and inform future budgets to maintain this position. We think regular budget monitoring and conservative assumptions continue to support surplus operations and Estero's ability to provide funding for projects in the five-year capital improvement plan.

Our view of management practices reflects Estero's:

- Conservative budgeting that uses a historical trend analysis and third-party sources for budget preparation and monthly reporting to council; in our view, constant budgeting monitoring has contributed to positive operating results;
- Five-year capital planning done with funding sources for projects identified, in addition to a three-year long-range financial forecast updated throughout the year to help navigate future operating challenges; and
- Reserve policy to maintain fund balances of at least 50% of expenditures, an investment policy with monthly earnings reports to the board, and a debt policy that focuses on the use of financings with some self-imposed restrictions to limit escalating costs.

Debt and liabilities

Following the final payment of a lease obligation in September of 2024 (which was not rated by S&P Global Ratings), the village has no other debt outstanding. Estero is considering a \$20 million-\$30 million 20-year bond to finance a 72-acre land purchase in fiscal 2025. While the annual costs of the potential debt is unknown at present, we have factored the projected par amount into our analysis and believe the village's debt and liabilities will remain manageable. Estero expects to use a combination of grant funding, reserves, and debt to implement its approximately \$135 million five-year capital improvement program. The village does not offer a defined-benefit pension plan to employees, and the OPEB liability totaled \$7,151 in 2023.

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Summary: Village of Estero, Florida; General Obligation

Table 1

Village of Estero, Florida--credit summary

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Management	1.30
Debt and liabilities	1.50

Table 2

Village of Estero, Florida--key credit metrics

	Most recent	2023	2022	2021
Economy				
Real GCP per capita % of U.S.	--	--	71	70
County PCPI % of U.S.	--	--	95	95
Market value (\$000s)	--	11,132,500	8,857,701	8,367,488
Market value per capita (\$)	--	282,178	293,856	281,156
Top 10 taxpayers % of taxable value	--	6.7	7.4	7.7
County unemployment rate (%)	--	3.2	3.3	4.3
Local median household EBI % of U.S.	--	130	128	127
Local per capita EBI % of U.S.	--	162	162	159
Local population	--	39,452	30,143	29,761
Financial performance				
Operating fund revenues (\$000s)	--	24,368	20,435	13,983
Operating fund expenditures (\$000s)	--	16,674	8,011	9,947
Net transfers and other adjustments (\$000s)	--	--	(4,400)	--
Operating result (\$000s)	--	7,694	8,024	4,036
Operating result % of revenues	--	31.6	39.3	28.9
Operating result three-year average %	--	33.2	--	--
Reserves and liquidity				
Available reserves % of operating revenues	--	113.5	97.7	173.8
Available reserves (\$000s)	--	27,668	19,973	24,309
Debt and liabilities				
Debt service cost % of revenues	--	0.6	73.8	7.6
Net direct debt per capita (\$)	--	2	9	569
Net direct debt (\$000s)	--	77	257	16,920
Direct debt 10-year amortization (%)	--	--	--	--
Pension and OPEB cost % of revenues	--	--	--	--
NPLs per capita (\$)	--	--	--	--
Combined NPLs (\$000s)	--	--	--	--

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data are generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits.

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Summary: Village of Estero, Florida; General Obligation

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.spglobal.com/ratings for further information. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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Presentation to S&P Global Ratings Rating Evaluation Service

Presented: July 8, 2024

Goals & Objectives

- Goals & Objectives
- Introductions
- Background
- Economy
- Financial Position
- Community Development/CIP
- Rating Evaluation Scenarios
- Conclusion / Credit Strengths

- Introduce Management Team
- Background on the Village of Estero
- Provide Update on Local Economy
- Discuss Village Financial Position
- Community Development and Capital Improvement Plan
- Rating Evaluation Service Scenarios
- Present Key Credit Strengths of the City



Village of Estero Management

- Goals & Objectives
- Introductions**
- Background
- Economy
- Financial Position
- Community Development/CIP
- Rating Evaluation Scenarios
- Conclusion / Credit Strengths



- **Steven R. Sarkozy, Village Manager**
 - First permanent Village Manager; appointed in Nov. 2015
 - 45+ years in local government experience
 - Served as City Manager of Carlsbad, CA (AAA/stable), Bellevue, WA (AAA/stable), and Roseville, MN (AAA/stable)
 - Education: B.A., M.P.A.



- **Kevin Greenville, CPA, Finance Director**
 - Appointed in November 2022
 - Served as CFO for multiple governments in Maryland
 - Board of Directors for the GFOA Small Government Forum and Standing Committee on Govt. Budgeting and Fiscal Policy
 - Education: B.S., M.B.A.



- **Mary Gibbs, FAICP, Community Development Director**
 - Appointed in June 2015
 - 45+ years in local government experience
 - Former Director of Lee County Community Development
 - Fellow of the American Institute of Certified Planners
 - Education: B.A., M.A.



- **David Willems, Public Works Director**
 - Appointed in January 2018
 - 21 years of local engineering experience prior to Estero
 - Responsible for construction/maintenance: roadway, stormwater, landscaping, sidewalks and bike paths
 - Education: B.S., M.S.-Engineering

Village Background - Location

Goals & Objectives

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Economy

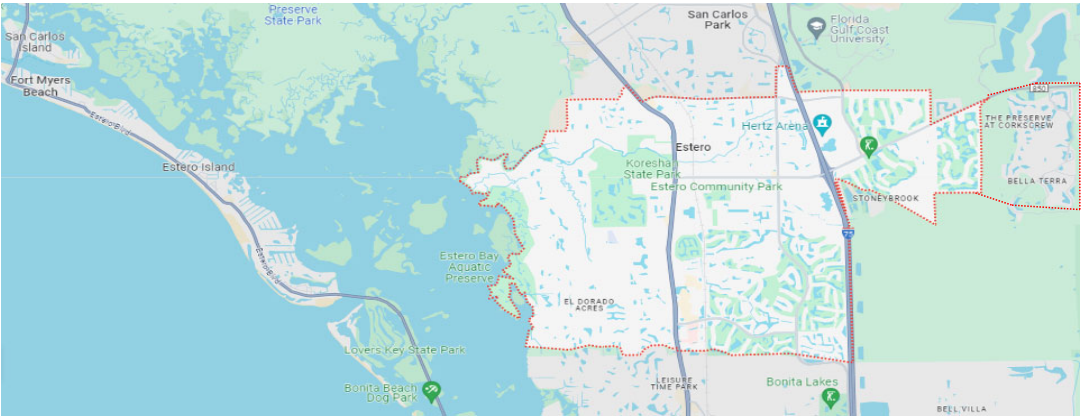
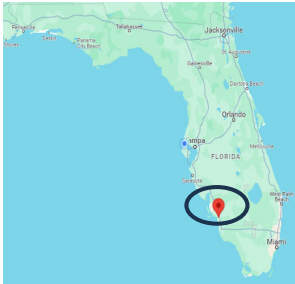
Financial Position

Community Development/CIP

Rating Evaluation Scenarios

Conclusion / Credit Strengths

- Located in Lee County, well-positioned in southwest Florida bound by Fort Myers and Florida Gulf Coast Univ. to the north, Bonita Springs to the south, Estero Bay to the west, and Larry Kiker Preserve and Corkscrew Regional Ecosystem Watershed to the east
- Approx. 5 miles south of the Southwest Florida International Airport in Fort Myers
- Approx. 30 square miles in area; major highways I-75 and US-41 run north-south through the Village
- Part of the **broad and diverse Cape Coral-Fort Myers Metropolitan Statistical Area**



Village Background – Incorporation and “Government Light”

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Strengths

- On December 31, 2014, Village of Estero was established following an 86% voter-supported incorporation referendum
- Empowered to levy tax on property and empowered to annex property
- Led by a seven-member elected Village Council and Village Manager serving a population of **42,943 residents** (as of FY2023)
- Policy-making and legislative authority with Village Council; passes ordinances, adopts the budget
- Committed to **“government light”**; 14 FTEs; budget to continue using consultants or interlocal agreements for legal representation, permitting, planning & development review, and transportation expenditures
- Village provides: Streets/roads, parks/recreation, community development, code enforcement, and general & administrative services
- Major services **provided by other entities**:
 - **Police** – Lee County Sheriff Dept.
 - **Fire** – Estero Fire Rescue District
 - **Water** – Lee County Utilities/Bonita Springs Utilities
 - **Sewer** – Lee County
 - **Solid Waste** – Lee County



Village Background – Population Trends

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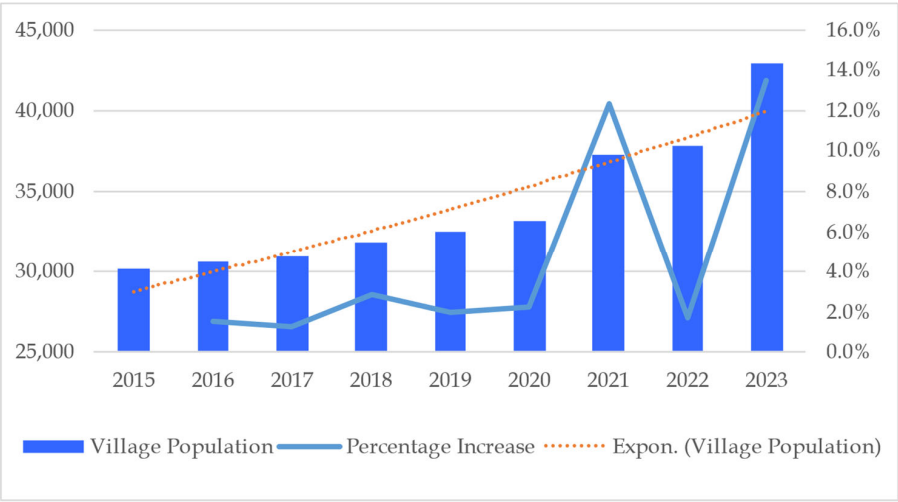
Financial Position

Community Development/CIP

Rating Evaluation Scenarios

Conclusion / Credit Strengths

- Since incorporating on December 31, 2014, the Village’s permanent population has risen by nearly 43%
- Significant percentage increases occurred in fiscal year 2021 (12.4%) and fiscal year 2023 (13.5%)
- The Village’s desirable location, high quality of development, and low tax rate attracts people to the area
- Significant population growth is expected to continue with several development projects that have either been approved or are being considered that would add several thousand households



Source: Village FY23 ACFR via Lee County Economic Development

Village Background – Residential Characteristics

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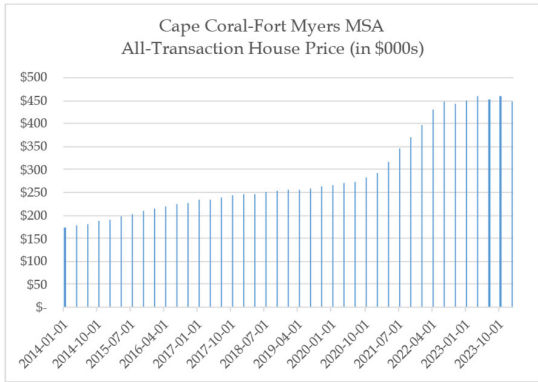
Financial Position

Community Development/CIP

Rating Evaluation Scenarios

Conclusion / Credit Strengths

- The Village boasts twenty-three public and private golf courses, including many golf-course residential developments
- Many of the homes within the Village are in one of the **35-gated communities and community development districts** in the Village
 - This reduces the service burden on the Village, **consistent with the “government light” concept**
- Many of the homes within the Village serve as 2nd homes for “snowbirds”
 - 23% of Single-Family Residential Homes are not classified as Homesteads
- The current Estero **median home listing price is \$599,500** and the **average home listing price is \$742,831** (source: Realtor.com/research/data)
- The region experienced a tremendous rise in home values in recent years



← House prices in the Cape Coral-Ft. Myers MSA **doubled** in the past eight years according to St. Louis Federal Reserve Economic Data; 69% rise since 2020



<https://fred.stlouisfed.org/series/ATNHPIUS15980Q>

Village Background – Commercial Businesses

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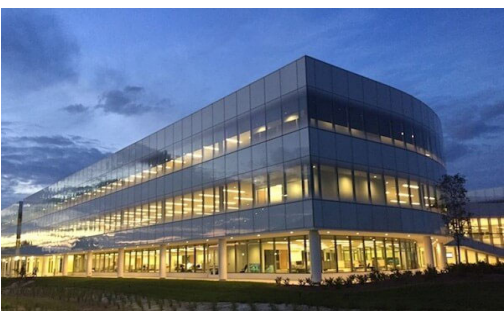
Financial Position

Community
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Conclusion / Credit
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- Primarily residential (88%) but significant commercial property
- **Hertz** global headquarters in Estero
- ✓ Hertz Arena is home to Florida Everblades, minor league ice hockey
- ✓ Coconut Point – 140 retailers/eateries
- ✓ Miromar Outlets features 100+ stores
- ✓ Miromar Design Center, 1 of 19 in U.S.
- ✓ Restaurants, Hotels
- ✓ Medical, dental, and other facilities



MIROMAR OUTLETS®



Village Background – Recreational Facilities

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Conclusion / Credit Strengths

- 55-acre Estero Community Park and Recreation Center, owned-operated by Lee County, largest in the county parks & recreation system, with indoor and outdoor facilities:
 - ✓ Recreation Center
 - ✓ Amphitheater; Stage/Lawn Area
 - ✓ Playgrounds
 - ✓ Picnic Shelters
 - ✓ Bocci Courts
 - ✓ Sand Volleyball Courts
 - ✓ Multipurpose Bermudagrass Fields



Local Economy – Florida Gulf Coast University Study

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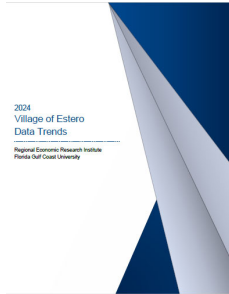
Community Development/CIP

Rating Evaluation Scenarios

Conclusion / Credit Strengths



- In 2024, the Village engaged the Regional Economic Research Institute at Florida Gulf Coast University to analyze certain socioeconomic data associated with Village
- Primary data-source: 2022 American Community Survey (ACS) 5-year estimates
- The analysis demonstrates the Village’s local economic strengths relative to Lee County
- **Household incomes are stronger locally** than compared to the County:
 - Estero Median Household Income: **\$100,543***
 - County Median Household Income: **\$69,368**
- The Village is **older and more educated** compared to the County:
 - Estero Median Age and % with Bachelor Degree **65.3 yrs.; 48.9%**
 - County Median Age and % with Bachelor Degree **49.1 yrs.; 30.1%**
- The **ratio of owner-occupied to renter-occupied homes** in the Village **exceeds** the same ratio for Lee County:
 - Estero owner-to-renter ratio: **5.01**
 - County owner-to-renter ratio: **2.74**



*Estero MHI equals 145% of Lee County’s MHI and 134% of the U.S. MHI per 2022 ACS (Census.gov)

Local Economy – Property Tax and Taxable Value Growth

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- City-wide **Just Value** is currently estimated at **\$14.48 billion**
- Assessed Values **are up nearly \$1.5 billion over the past two years**
- The City's tax levy has **increased \$1.7 million since incorporation** despite several reductions in tax rate (0.8398 in FY2016 to the current 0.74 in FY2024)
- The Village has the **lowest tax rate in Lee County at 0.74 mills**, far below the statutory limit of 10 mills

<u>Fiscal Year</u>	<u>Total Taxable Assessed Values</u>	<u>Estimated Actual Market Just Values</u>	<u>Total Village Millage</u>	<u>Taxes Levied</u>
2016	\$ 5,675,825,842	\$ 6,960,915,458	0.8398	\$ 4,766,559
2017	\$ 6,097,421,427	\$ 7,557,342,274	0.7998	\$ 4,876,718
2018	\$ 6,484,202,557	\$ 8,023,726,022	0.7798	\$ 5,056,381
2019	\$ 6,649,259,073	\$ 8,035,620,944	0.7750	\$ 5,153,176
2020	\$ 6,808,708,418	\$ 8,283,245,502	0.7726	\$ 5,260,408
2021	\$ 6,906,637,833	\$ 8,367,488,423	0.7726	\$ 5,310,460
2022	\$ 7,189,827,701	\$ 8,857,701,422	0.7700	\$ 5,536,495
2023	\$ 7,929,707,459	\$ 11,132,499,571	0.7500	\$ 5,947,281
2024	\$ 8,679,644,517	\$ 13,779,995,912	0.7400	\$ 6,422,937
2025	\$ 9,460,531,106	\$ 14,480,146,019	TBD	TBD



Sources: FY23 ACFR for FY16-FY23 data; Lee County for FY24 and FY25 values; actual FY24 millage

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Financial Management Policies and Practices

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- The key highlights of the **Village's Enhanced Financial Responsibility and Management Standards**, adopted by ordinance on March 20, 2024, are as follows:
 - *Ordinance No. 2024-01*
 - ❑ **Reserve Policy Intent:** use all surpluses to i) meet reserve policies, ii) avoid future debt, iii) fund one-time capital and iv) reduce outstanding debt
 - "...Village shall maintain fund balance of 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"*
 - **Emergency Reserve:** 50% of General Fund budgeted expenditures less transfers out and any uses of fund balances
 - **Operating Reserve Minimum:** 20% of General Fund budgeted expenditures less transfers out and any uses of fund balances
 - **Litigation Reserve:** \$750,000
 - **Major Road Maintenance Reserve:** \$300,000 plus 3% annual adjustments
 - ❑ **Five-Year Capital Improvement Plan**
 - ❑ **Debt Policies:** *"In evaluating the issuance of additional debt to finance projects, the Village shall consider the statements of the rating agencies regarding the Village's financial condition..."*
 - Review of debt affordability metrics; historical coverage tables provided to Village Manager;
 - Use of ad valorem and non-ad valorem debt
 - Use of competitive bid process unless nature of debt warrants negotiated
 - Level or declining debt repayment schedules
 - ❑ **Cash Management and Investment Policy** – see also Ord. No. 2024-04

Financial Position – Fund Balance History

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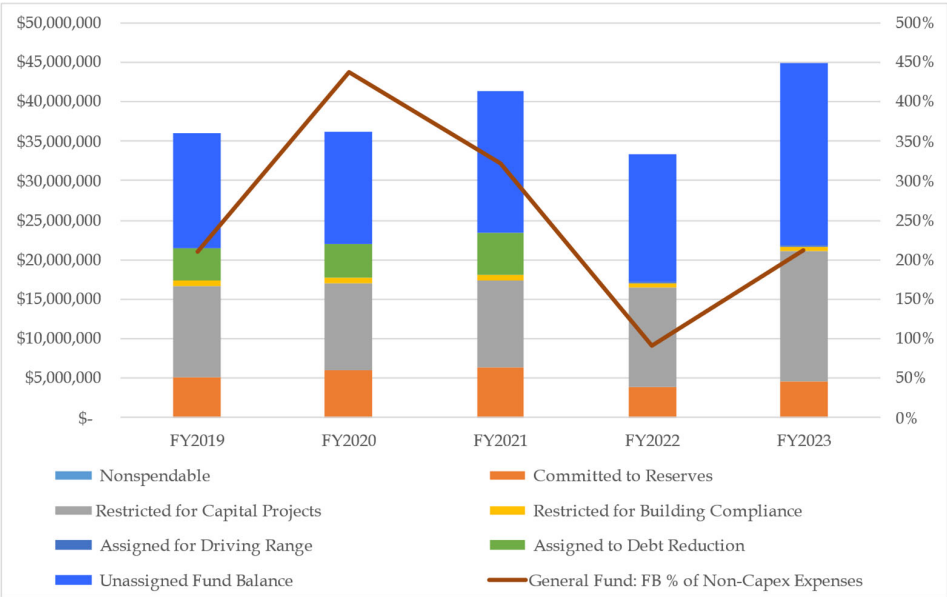
Community Development/CIP

Rating Evaluation

Scenarios

Conclusion / Credit Strengths

- The Village is in an **excellent financial position**, ending FY2023 with \$42.6M in unrestricted and \$12.4M in restricted cash (ARPA), and **\$44,905,400 in Fund Balance**:
 - \$23,161,808 Unassigned in the General Fund
 - \$4,505,700 Committed to Reserves
 - \$16,618,605 Restricted for Capital Projects
 - \$619,287 Restricted for Bldg. Code Compliance, Assigned to Golf Range or Nonspendable
- As of FY2023, the Village’s General Fund **Fund Balance equals 212% of operating expenditures**
- The Village will maintain minimum reserves in accordance with its financial policies of nearly 80% of general fund expenditures (50% emergency reserve, 20% operating reserve, \$750,000 litigation reserve, \$300,000 plus 3% annual adjustment-road maintenance reserve)



Source: ACFRs FY19-FY23

Financial Position - Historical Revenues

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- In FY23, Village revenues **increased across all major line items:**
 - Property Taxes (General Fund)** rose \$443K on increased taxable values
 - Franchise Taxes (General)** were up \$489K due to first year collection of gas franchise taxes
 - Impact Fees (Capital Projects Fund)** nearly doubled in FY23 on increased development
 - Intergovernmental Revenues (General)** came in \$7.7M over-budget primarily due to FEMA reimbursements related to Hurricane Ian disaster-cost recovery
 - Investment Earnings (Gen.)** increased due to a change in investment strategy and rising interest rates

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Property Taxes	\$4,955,863	\$5,054,886	\$5,109,211	\$5,280,762	\$5,723,923
Gas Taxes	935,653	857,584	932,098	982,493	1,105,622
Franchise Fees	2,333,614	2,280,032	2,319,395	2,670,762	3,159,064
Communication Services Tax	866,260	909,318	869,653	972,497	1,012,911
Business Taxes	23,047	19,624	20,919	20,997	32,508
Licenses and Permits	1,020,666	1,187,400	1,011,429	1,152,046	1,457,755
Impact Fees	1,830,982	1,432,917	441,935	1,977,097	4,094,405
Intergovernmental Revenues	3,894,401	4,241,552	6,955,483	9,742,576	12,362,640
Charges for Services	195,212	200,901	250,390	402,803	719,441
Fines and Forfeitures	790	920	543	330	217
Investments Earnings	680,027	319,602	8,284	69,708	1,291,986
Other Income	106,363	191,877	398,590	933,647	169,710
	<u>\$ 16,842,878</u>	<u>\$ 16,696,613</u>	<u>\$ 18,317,930</u>	<u>\$ 24,205,718</u>	<u>\$ 31,130,182</u>
Breakdown by Fund					
General Fund	\$13,374,615	\$12,844,704	\$13,982,874	\$20,435,217	\$24,368,279
Building Fund	1,023,569	1,182,493	1,009,690	1,151,846	1,473,730
Capital Projects Fund	2,404,139	2,630,771	3,324,224	2,604,574	4,957,673
Debt Service Fund	40,555	38,645	1,142	934	-
Driving Range Fund	-	-	-	13,147	330,500
	<u>\$ 16,842,878</u>	<u>\$ 16,696,613</u>	<u>\$ 18,317,930</u>	<u>\$ 24,205,718</u>	<u>\$ 31,130,182</u>

Source: FY19-FY23 ACFR

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Financial Position – General Fund Performance

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Rating Evaluation Scenarios

Conclusion / Credit Strengths

- The Village's General Fund operates from a structural surplus position
- "Government light" commitment limiting operating expenditures
- Since FY2019, the Village has generated between \$8.2 million and \$15.4 million annually in excess revenues over expenditures in the General Fund before transfers
- Excess historically transferred to Capital Projects Fund and former Debt Service Fund
- **FY23 results:**
 - Property Tax growth; franchise taxes; intergovernmental revenues
 - Increased general government expenditures and corresponding intergovernmental revenues primarily as a result of Hurricane Ian costs and related FEMA reimbursements
 - \$3.6 million transferred to Capital Projects versus \$24.8 million budgeted

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
General Fund Revenues	\$13,374,615	\$12,844,704	\$13,982,874	\$20,435,217	\$24,368,279
General Fund Expenditures					
General Government	3,225,843	2,964,950	3,664,593	3,009,102	10,366,015
Public Safety	166,087	223,017	163,063	166,096	20,509
Physical Environment	112,001	191,691	241,108	133,167	205,127
Transportation	673,435	1,131,525	831,788	1,408,458	2,140,463
Human Services	33,879	37,932	49,523	41,972	11,348
Culture and Recreation	124,032	94,844	71,846	77,967	90,049
Debt Service and Capex	-	-	-	155,774	220,791
Subtotal - Expenditures	4,335,277	4,643,959	5,021,921	4,992,536	13,054,302
Excess Revenues	\$ 9,039,338	\$ 8,200,745	\$ 8,960,953	\$ 15,442,681	\$ 11,313,977



Source: FY19-FY23 ACFR

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FY 2024 Adopted Budget Highlights

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Conclusion / Credit Strengths

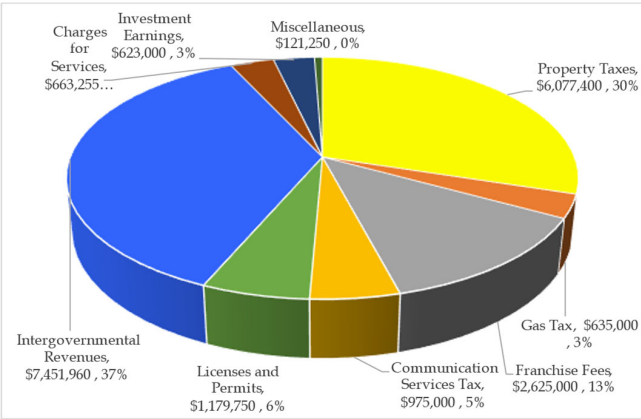


- Budget Process
- Monthly reports to Village Council
- Millage Rate lowered to 0.74
- **\$20.4M budgeted operating revenues** (*excludes Capital Projects*)
- **\$10.8M budgeted operating expenditures** (*excludes Capital Projects*)
- **\$35.45M** in Capital Projects budgeted from various sources including fund balance; **expect to expend \$20M**

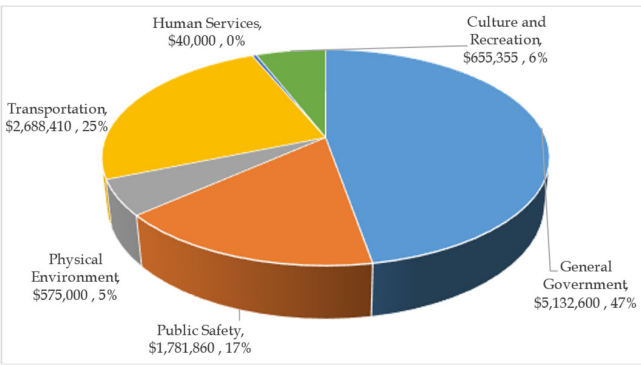
As of April 30, 2024:

- State revenue sharing sales taxes/ fuel taxes, and half-cent sales taxes all remain strong
- Receipt of 98% (\$6.015M) of budgeted property taxes
- \$15M Three Oaks Parkway property purchase completed in January
- **\$44.7M** in available funds and **\$8.6M** reserved

FY2024 OPERATING BUDGET REVENUES



FY2024 OPERATING BUDGET EXPENDITURES



Community Development Planning

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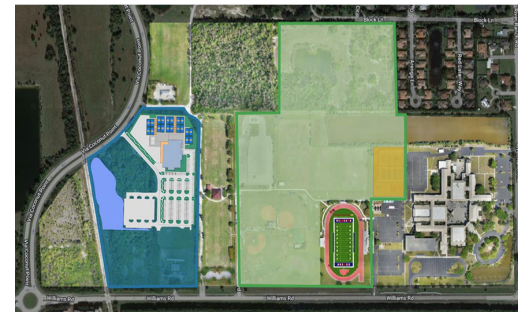
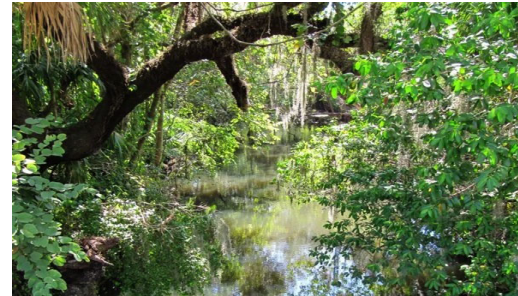
- **Comprehensive Plan (as amended September 25, 2019)**

- Supporting the development of a village center to unify the community;
- Improving the connectivity between Estero's residential neighborhoods, economic areas, civic uses, parks, and recreational facilities;
- Diversifying the community's economic base and employment opportunities;
- Encouraging the development of targeted industry clusters; particularly health industries, technology, professional services and businesses, and research and development;
- Expanding multi-modal transportation options through improved pedestrian access, bikeways, transit service, and rail opportunities;
- Improving access to the community's blueways - particularly the Estero River, greenway trails, other open spaces;
- Promoting the community's cultural and historic resources; public spaces, parks, and recreational facilities; and other community amenities;
- Providing ample and varied public gathering places, including, without limitation, parks, plazas, sidewalks, benches, restaurants, shops, civic spaces, green spaces, community recreation centers, and other recreational facilities;
- Maintaining a unified and consistent aesthetic/visual quality and sustainability in landscaping, architecture, lighting, and signage in all commercial and mixed-use developments; and
- Promoting and incentivizing private dollars within mixed-use centers and economic areas.



CIP Project Discussion

- **Master Plans** – Stormwater, Transportation, Bike and Pedestrian, Parks and Open Space
 - **Estero on the River** – 63.5 acres for preservation and recreation – continued development
 - **Village Center Hub P3 Project** – Sports Complex and Entertainment Complex - 20 acres
 - **Estero High School Field Improvements** following lease agreement – 52.8 acres
 - **Utility Extension Projects/Septic-to-Sewer**
 - **Vulnerability Assessment**
 - Resiliency
 - Flood mitigation
 - **Three Oaks Parkway Property Purchase**
 - **Bike-Pedestrian Projects**
 - **Roadway Projects**



Multi-Year (FY25-29) Capital Improvement Plan

- Updated each year as part of the budget process
- \$134.7 million in CIP over the next five years to be funded with a combination of state and/or federal grant funding, impact fees, gas taxes, cash on hand, and possibly debt
- Approximately \$79.9 million in FY25 includes:
 - \$22.4 million Utility Extension Projects in various Village neighborhoods (~\$9.8 million in grant proceeds)
 - \$15.9 million Roadway and Intersection Improvements
 - \$15.0 million Village Center Hub
 - \$7.2 million Estero High School Improvements
 - \$6.5 million Bike-Pedestrian Improvements
 - \$4.6 million Landscaping Improvements
 - \$4.5 million Estero on the River Improvements
 - \$3.8 million Other Improvements

Project Category Description	FY25	FY26	FY27	FY28	FY29	Total
Bike Pedestrian Improvements	\$ 6,500,000	\$ 230,000	\$ 798,226	\$ 574,700	\$ -	\$ 8,102,926
Intersection Improvements	2,500,000	325,000	325,000	-	-	3,150,000
Landscaping Improvements	4,600,000	2,500,000	-	-	-	7,100,000
Parks & Recreation	29,670,000	4,850,000	4,150,000	2,250,000	-	40,920,000
Roadway Improvements	13,447,200	10,500,000	-	-	8,000,000	31,947,200
Stormwater Improvements	725,106	225,000	3,119,447	3,119,447	-	7,189,000
Utility Improvements	22,426,608	6,124,080	7,739,585	-	-	36,290,273
	<u>\$ 79,868,914</u>	<u>\$ 24,754,080</u>	<u>\$ 16,132,258</u>	<u>\$ 5,944,147</u>	<u>\$ 8,000,000</u>	<u>\$ 134,699,399</u>



Source: Finance Department, Village of Estero

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Rating Evaluation Service – Borrowing Scenarios

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		Borrowing Scenarios		
		<u>1</u>	<u>2</u>	<u>3</u>
<u>Debt Assumptions</u>				
Par Amount		\$ 15,000,000	\$ 30,000,000	\$ 50,000,000
Term (in years)		20	20	20
Max. Annual Debt Service*		\$1,205,500	\$2,409,750	\$4,014,500
<u>Capital Project Cost FY25-29</u>	a	\$ 134,699,399	\$ 134,699,399	\$ 134,699,399
Less:				
Grant Funding		35,036,719	35,036,719	35,036,719
Debt Proceeds		16,397,259	32,898,912	54,832,109
Subtotal - Grants and Debt	b	51,433,978	67,935,631	89,868,828
Remaining Balance to Fund	=a-b	83,265,421	66,763,768	44,830,571
Funding Sources				
Gas Taxes (FY24 Budget)		435,250	435,250	435,250
Impact Fees (FY24 Budget)		1,138,500	1,138,500	1,138,500
Estimated UEP Assessments		576,702	574,574	574,317
ARPA Cash		12,254,436	12,254,436	12,254,436
Cash/Fund Balance		31,295,000	30,275,000	28,910,000
TBD Operating Surplus or Other		37,565,533	22,086,008	1,518,068
Remaining Balance		\$ -	\$ -	\$ -
<u>Fund Balance Analysis</u>				
Beginning Balance 4/30/24**		\$ 53,282,328	\$ 53,282,328	\$ 53,282,328
Drawn for Capital Projects		(43,549,436)	(42,529,436)	(41,164,436)
Balance after Draws for Capital		\$ 9,732,892	\$ 10,752,892	\$ 12,117,892
Reserved (Policies)		\$ 8,202,047	\$ 9,045,022	\$ 10,168,347
Unreserved (assume 15% Gen. Fund Expend.)		1,530,845	1,707,870	1,949,545
Total		\$ 9,732,892	\$ 10,752,892	\$ 12,117,892

*Preliminary; based on 20-term, level debt service, and June 20, 2024 market conditions plus 25 bps cushion (approx. 3.9% TIC)

**Source: Finance Department; includes \$12.25 million in ARPA funds available for eligible capital projects

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Rating Evaluation Service – Borrowing Scenarios

	<u>1</u>	<u>2</u>	<u>3</u>
Revenues and Expenditures Based on FY23 Audit	<u>\$15M Bonds</u>	<u>\$30M Bonds</u>	<u>\$50M Bonds</u>
Total Governmental Fund Revenues	\$ 31,130,182	\$ 31,130,182	\$ 31,130,182
Less: Ad Valorem Revenues	<u>(5,723,923)</u>	<u>(5,723,923)</u>	<u>(5,723,923)</u>
Non-Ad Valorem Revenues prior to adjustments	25,406,259	25,406,259	25,406,259
Less: FY23 One-Time Revenues (Hurricane Ian)	<u>(6,921,760)</u>	<u>(6,921,760)</u>	<u>(6,921,760)</u>
Less: Restricted Funds			
Building Fund	<u>(1,473,730)</u>	<u>(1,473,730)</u>	<u>(1,473,730)</u>
Capital Projects Fund	<u>(4,957,673)</u>	<u>(4,957,673)</u>	<u>(4,957,673)</u>
Driving Range Fund	<u>(330,500)</u>	<u>(330,500)</u>	<u>(330,500)</u>
Non-Ad Valorem Revenues prior to Adjusted Essential Services	11,722,596	11,722,596	11,722,596
Essential Service Expenditures			
General Government	10,366,015	10,366,015	10,366,015
Less: FY23 Hurricane Ian Disaster Costs	<u>(7,093,036)</u>	<u>(7,093,036)</u>	<u>(7,093,036)</u>
Public Safety	<u>20,509</u>	<u>20,509</u>	<u>20,509</u>
Subtotal	3,293,488	3,293,488	3,293,488
Less: Ad Valorem Revenues Available to Pay for Essential Services	<u>(3,293,488)</u>	<u>(3,293,488)</u>	<u>(3,293,488)</u>
Adjusted Essential Service Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net Non-Ad Valorem Revenues	<u>\$ 11,722,596</u>	<u>\$ 11,722,596</u>	<u>\$ 11,722,596</u>
Maximum Annual Debt Service (MADS) ¹	<u>\$ 1,205,500</u>	<u>\$ 2,409,750</u>	<u>\$ 4,014,500</u>
Net Non-Ad Valorem Revenues over MADS	<u>9.72x</u>	<u>4.86x</u>	<u>2.92x</u>



¹Preliminary, subject to change; based on 20-term, level debt service and June 20, 2024 market conditions plus 25 bps cushion (approx. 3.9% TIC)

21

Key Credit Strengths of the Village of Estero

Goals & Objectives

Introductions

Background

Economy

Financial Position

Community
Development/CIP

Rating Evaluation
Scenarios

**Conclusion / Credit
Strengths**

- AAA-caliber metrics
- Part of the broad and diverse Cape Coral-Fort Myers MSA
- Very Strong Local Economy - Median Household Income:
 - 134% of U.S., 145% of Lee County
- Very strong financial performance with annual operating surplus
- Very strong and conservative management and robust financial policies formally adopted by Village Council
- Very strong unrestricted Fund Balance and cash position with plans to maintain very strong levels amid CIP needs
- Strong tax revenue growth; lowest property tax rate in the region
- Expected development to further bolster tax base
- No existing debt other than minor lease obligations; overlapping debt plus \$50M = 0.65% of Village property market value
- No pension liabilities



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
December 4, 2024

Agenda Item:

First reading of Zoning Ordinance No. 2024-14, Coconut Trace CPD Amendment – Tract F

Pass first reading and schedule second reading for December 18, 2024

Background:

This is an amendment to the commercial zoning for one lot in the approximately 25-acre commercial subdivision known as Coconut Trace, located on US 41, west of Lyden Drive and east of Marsh Landing. The site is currently vacant.

The applicant is requesting an amendment to allow for the development of a 122-room, 4-story hotel on Tract F. The approved zoning allows hotel on the lot fronting US 41, but not on this tract, necessitating the amendment.

Description:

This case was scheduled at Planning Zoning and Design Board on October 29, 2024 and was continued to allow the applicant to meet with residents of Marsh Landing to address their concerns that were voiced at the October 29th meeting. A meeting was held at the Marsh Landing clubhouse on Friday, November 8, 2024. There were approximately 25 people in attendance, including staff.

The Planning Zoning and Design Board reviewed the project again at its November 12, 2024 meeting and recommended approval with several additional conditions and a revision to the Pattern Book architecture of the front entryway of the building. The conditions are listed in the ordinance.

See attached staff report for details.

Action Requested:

Pass first reading and schedule second reading for December 18, 2024

Process and Timeline:

Page 1 of 2

- Public Information Meeting April 9, 2024
- Planning Zoning and Design Board hearing October 29, 2024 continued to November 12, 2024
- Council first reading December 4, 2024
- Council second reading December 18, 2024

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared By: Mary Gibbs

Attachment:

1. Ordinance No. 2024-14
2. Staff Report Case No. DCI2024-E006

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2024-14**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT AND A DEVIATION FOR A REDUCED TYPE D LANDSCAPE BUFFER FOR THE PROPERTY LOCATED IN THE COCONUT TRACE SUBDIVISION LOCATED ON US 41, WEST OF LYDEN DRIVE AND EAST OF THE MARSH LANDING COMMUNITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, InterMountain Hotels, represented by Hole Montes, a Bowman Company (the “Applicant”), filed an application to amend the Commercial Planned Development (CPD) zoning for a property located within **Coconut Trace**, consisting of approximately 2.24-acres (the “Property”); and

WHEREAS, the Property is located at 22910 Lyden Drive, Tract F, bearing STRAP number 04-47-25-E3-3500A.00F0, and is legally described as Out-Parcel “F”, in Block “A”, of Coconut Trace, according to the map or plat thereof as recorded in Plat Book Instrument No. 2006000423660, of the Public Records of Lee County, Florida; and

WHEREAS, the zoning case number is DCI2024-E006; and

WHEREAS, the 13.47-acre portion of the CPD that includes the property was rezoned from Agriculture to Commercial Planned Development by Lee County in 2000. The remaining 11.3-acres of the CPD were rezoned from Agriculture to Commercial Planned Development by Lee County in 2003. Subsequent Administrative Amendment ADD2003-00002, amended the approved Master Concept Plan to facilitate shared access to US 41 with the adjoining property to the south, eliminating a shared buffer and adjusting the internal roadway to accommodate the shared access; and

WHEREAS, the Applicant proposes a 122-room, 4-story hotel, and a revised Master Concept Plan, Pattern Book, and deviation; and

WHEREAS, a noticed Public Information Meeting was held on April 9, 2024, at the Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on October 29, 2024 the Planning Zoning and Design Board continued the hearing until November 12, 2024; and

WHEREAS, on November 12, 2024, the Planning Zoning and Design Board recommended approval with conditions of the request, including the deviation; and

47 **WHEREAS**, a duly noticed first reading was held before the Village Council on December
48 4, 2024; and

49
50 **WHEREAS**, a duly noticed second reading and public hearing was held before the Village
51 Council on December 18, 2024, at which time the Village Council gave consideration to the
52 evidence presented by the Applicant and the Village staff, the recommendations of the Planning
53 Zoning and Design Board, and the comments of the public.

54
55 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
56 Florida;

57
58 **Section 1. Approval.**

59
60 The Village Council approves with conditions the amendment to the zoning subject to the
61 following conditions and deviation.

62
63 **Section 2. Conditions.**

64
65 1. The previous approvals contained in Resolution Z-00-010, including conditions and
66 deviations, remain in effect except as modified by the conditions in this approval.

67
68 2. Master Concept Plan

69
70 Development of this project must be consistent with the Master Concept Plan (MCP)
71 titled "Comerlat Hospitality Tract F Hotel" stamped "Received August 15, 2024"
72 except as modified by the conditions below.

73
74 3. Development Parameters

75
76 Development is permitted at a maximum as follows:

77
78 122-Room Hotel on Tract F

79
80 4. Maximum Building Height and Property Development Regulations

81
82 Height: 40 feet (4 stories)

83
84 Property Development Regulations - Setbacks

85
86 Street: 25 feet

87 Side: 15 feet

88 Rear: 25 feet

89
90
91

92 5. No Blasting

93

94

No development blasting is permitted as part of this project.

95

96

6. Utilities

97

98

This development must connect to water and sanitary sewer service at time of development order. Underground electric utilities will be provided per the Land Development Code.

99

100

101

102

7. Pattern Book

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110

The Pattern Book “Supplemental Pattern Book Coconut Trace CPD Tract F” stamped “Received August 15, 2024” must be revised prior to scheduling a second reading at Village Council to incorporate revisions of the Planning Zoning and Design Board, to include at a minimum revision of the front entryway to make it more welcoming, and revision and clarification of the colors. Pattern Book shall also include three signature trees/palms at the front column areas of the entryway to soften the massing of the vertical open panels on the building.

111

112

113

8. Buffers

114

115

116

Landscape buffers will be supplemented as detailed in Condition 9. As part of local development order approval, all required buffer planting must be 100% native vegetation.

117

118

119

9. Enhanced Perimeter Buffering Adjacent to Marsh Landing

120

121

122

123

124

125

126

a. In the areas identified on the Master Concept Plan where there are gaps, the western perimeter buffer shall be enhanced with staggered Sabal Palms at Clear Trunk Heights (CT) between 10’ CT and 30’ CT to create additional screening of the exterior windows between the heights of 8’ and 35’. The enhanced buffer must be planted early enough during development of the project so that it will be visually opaque at time of certificate of occupancy of the hotel.

127

128

129

b. The developer will coordinate with Marsh Landing to provide plantings in gap areas by planting on Marsh Landing property or provide cash in lieu for future plantings.

130

131

132

133

134

135

c. There will be a 48” high continuous hedgerow west of the parking lot adjacent to Marsh Landing.

136 10. Concurrency

137
138 Approval of this rezoning does not constitute a finding that the proposed project meets
139 the mandatory concurrency requirements set forth in the Land Development Code and
140 the Comprehensive Plan. The developer is required to demonstrate compliance with all
141 mandatory concurrency requirements prior to issuance of a local development order.

142
143 11. Parking Lot Lighting

144
145 Parking lot lighting shall be limited to a maximum pole height of 20'. All parking lot
146 lighting will comply with the applicable requirements of the Estero LDC.

147
148 12. Lighting and Signage

149
150 There will be no building signage on the west side of the building. Lighting on the west
151 building façade will use reduced glare and reduced quantity of light fixtures on ground
152 level.

153
154 13. Rear Windows/Visibility

155
156 The third and fourth floor windows on the western façade shall be designed to improve
157 privacy and reduce visibility and light trespass using grey glass, tint, or other similar
158 techniques and/or materials to be visually opaque.

159
160 14. Radio Enhancement

161
162 The owner or owner's representative shall conduct an assessment model to determine
163 if the minimum radio signals' strength for the fire department communication is in
164 compliance with NFPA 1:11.10, NFPA 1221:11.3.9, standards for inbound and
165 outbound signal strength and quantity. If minimum signal strength is not available, the
166 applicant shall install radio enhancement in the building.

167
168 15. Land Development Code (LDC)

169
170 Where the Village LDC is referenced in these conditions of approval for
171 implementation of the condition at the time of development order issuance, the LDC in
172 effect at the time of the local development order shall be applicable.

173
174 **Section 3. Deviations.**

175
176 Deviation from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20-foot wide
177 Type D landscape buffer between commercial and right-of-way uses, to allow a 15-foot wide
178 Type D landscape buffer, of which 10 feet will be located in a utility easement is approved.

Section 4. Findings and Conclusions.

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code, except for the deviation.
3. The Planned Development Amendment will address a community need for services.
4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.
5. The Planned Development Amendment will result in a logical and orderly development pattern.
6. The Planned Development Amendment will not adversely affect the property values in the area.
7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities).
8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
9. The Planned Development Amendment as conditioned will be compatible with existing or planned uses in the surrounding area.

The proposed deviation for a reduced buffer will:

1. Be similar to the other right-of-way landscape buffers found within the subdivision.
2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs of the Type D buffer.

Section 5. Exhibits.

The following exhibits are attached to this Ordinance and incorporated by reference:

Zoning Ordinance No. 2024-14
Case No. DCI 2024-E006
Coconut Trace CPD Amendment

Page 5 of 6

226 Exhibit A Master Concept Plan titled “Comerlat Hospitality Tract F Hotel” stamped
 227 “Received August 15, 2024”.
 228 Exhibit B Pattern Book titled “Supplemental Pattern Book Coconut Trace CPD Tract
 229 F” stamped “_____”.
 230

231 **Section 6. Severability.**

232
 233 Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance
 234 subsequent to its effective date be declared by a court of competent jurisdiction to be
 235 invalid, such decision shall not affect the validity of this Ordinance as a whole or any
 236 portion thereof, other than the part so declared to be invalid.
 237

238 **Section 7. Effective Date.**

239
 240 This Ordinance shall take effect immediately upon adoption.
 241

242 **PASSED** on first reading the 4th day of December, 2024.
 243

244 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,
 245 Florida on second reading this 18th day of December, 2024.
 246

247
 248 Attest:

VILLAGE OF ESTERO, FLORIDA

249
 250
 251 By: _____
 252 Carol Sacco, Village Clerk

By: _____
 Jon McLain, Mayor

253
 254
 255 Reviewed for legal sufficiency:
 256

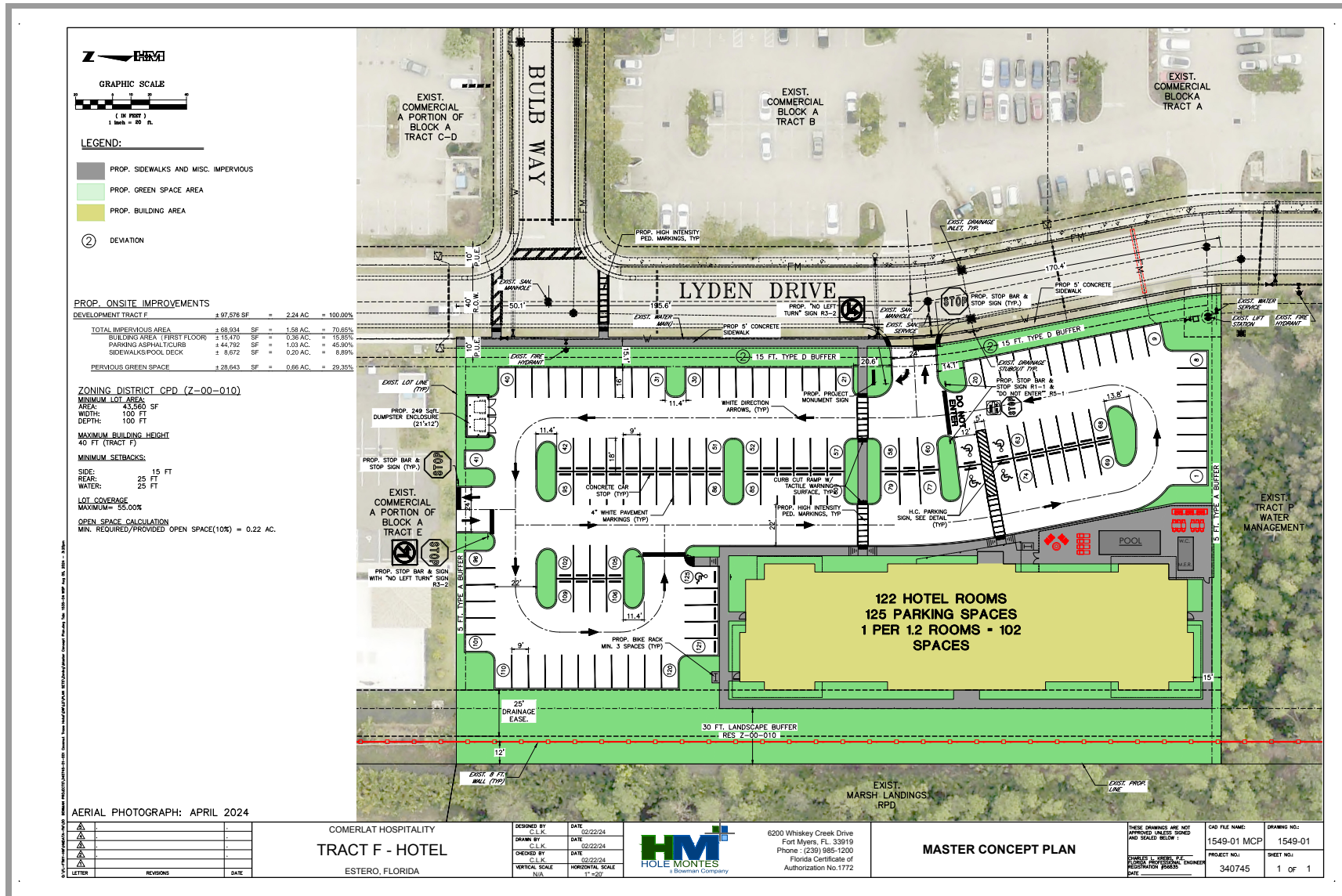
257
 258 By: _____
 259 Nancy E. Stroud, Village Land Use Attorney
 260

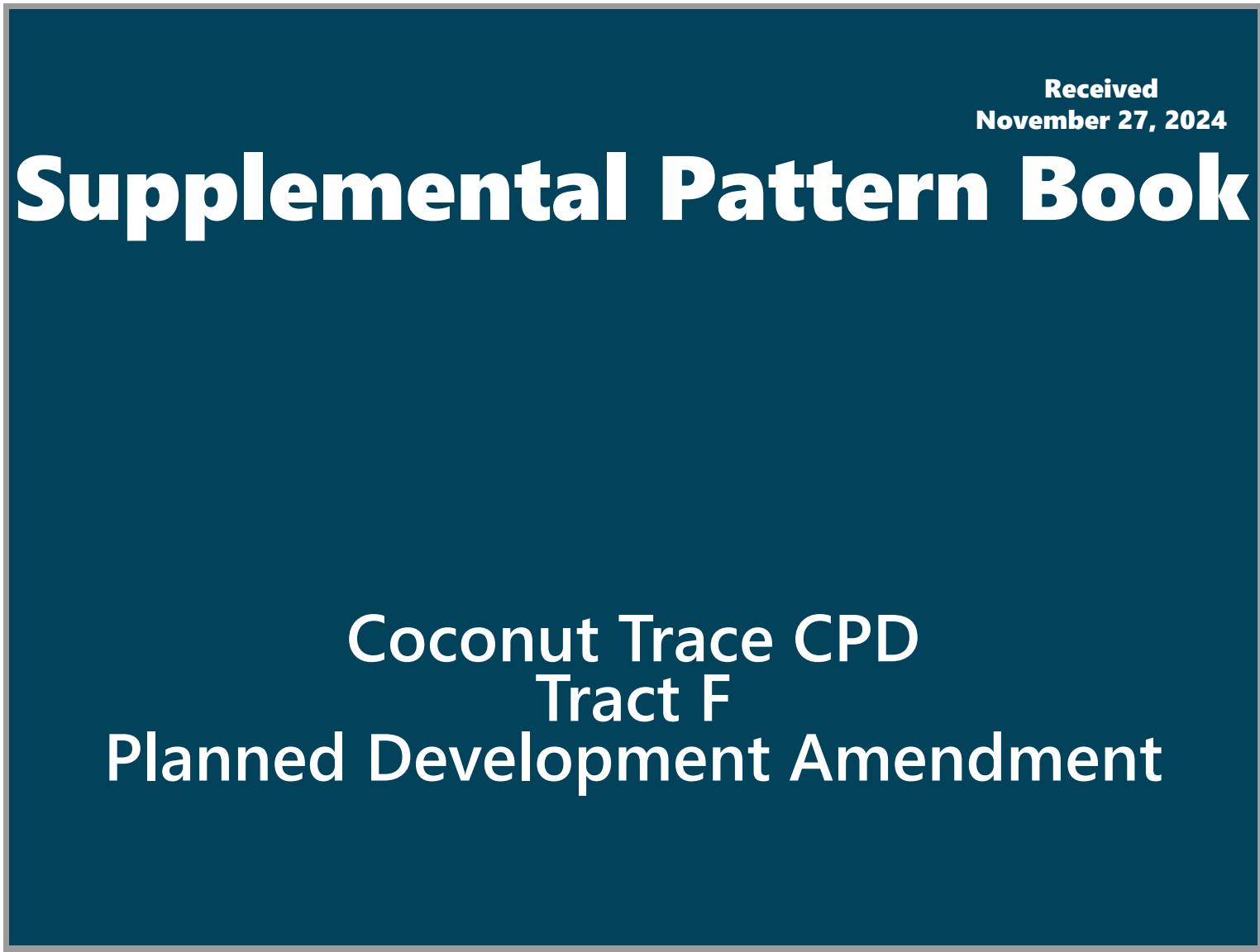
261 Vote: AYE NAY

262
 263 Mayor McLain _____
 264 Vice Mayor Ribble _____
 265 Councilmember Fiesel _____
 266 Councilmember Fayhee _____
 267 Councilmember Lopez _____
 268 Councilmember Ward _____
 269 Councilmember Zalucki _____

Zoning Ordinance No. 2024-14
 Case No. DCI 2024-E006
 Coconut Trace CPD Amendment

Page 6 of 6





Location

2



Bowman



Location



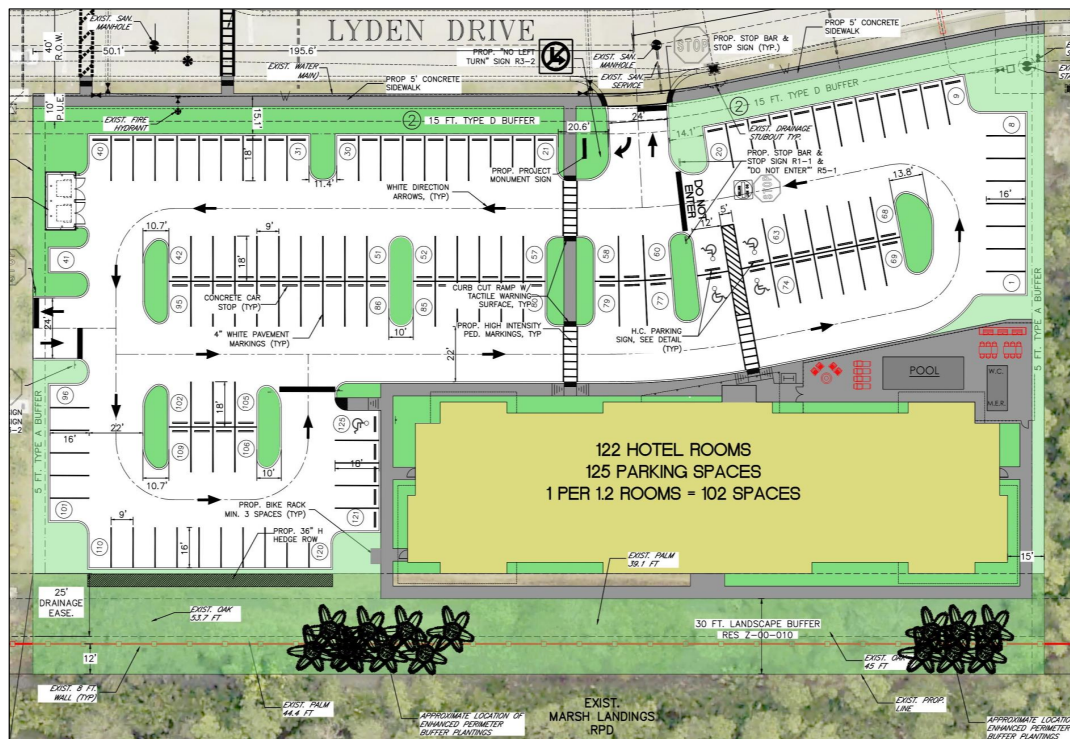
3

Bowman



Development Standards (per Lee County Zoning Resolution Z-00-010)

4



MIN. LOT AREA

Area: 43,500 SF

Width: 100 ft.

Depth: 100 ft.

MAX. BUILDING HEIGHT

40 ft. (Tract F)

MIN. SETBACKS

Side: 15 ft.

Rear: 25 ft.

Water: 25 ft.

LOT COVERAGE

Maximum: 55%

OPEN SPACE

Min. Req./Provided (10%):

0.22 Ac.

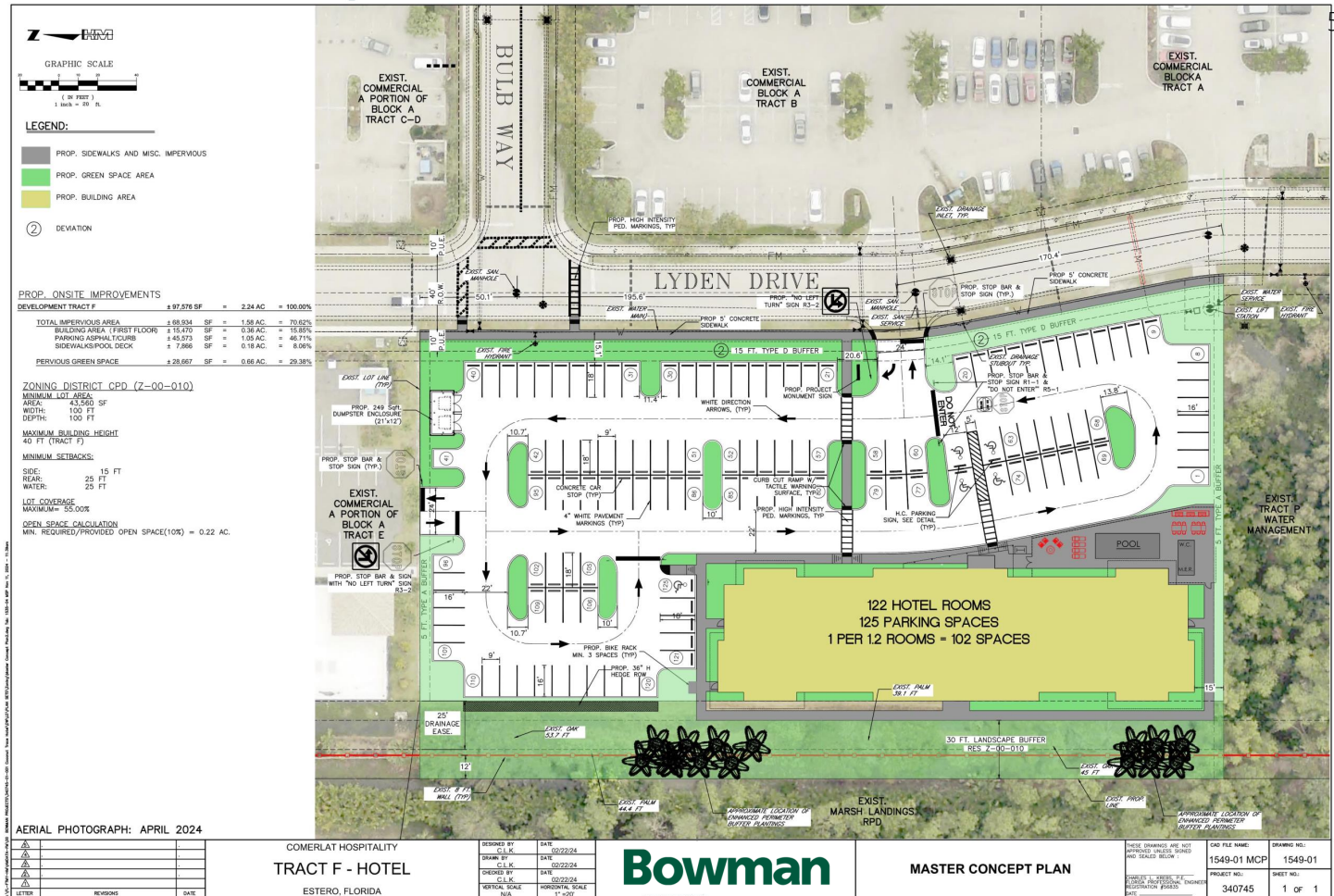
Bowman

HYATT
studios

InterMountain

Comerlat
Hospitality

Master Concept Plan



Connectivity

6



Bowman



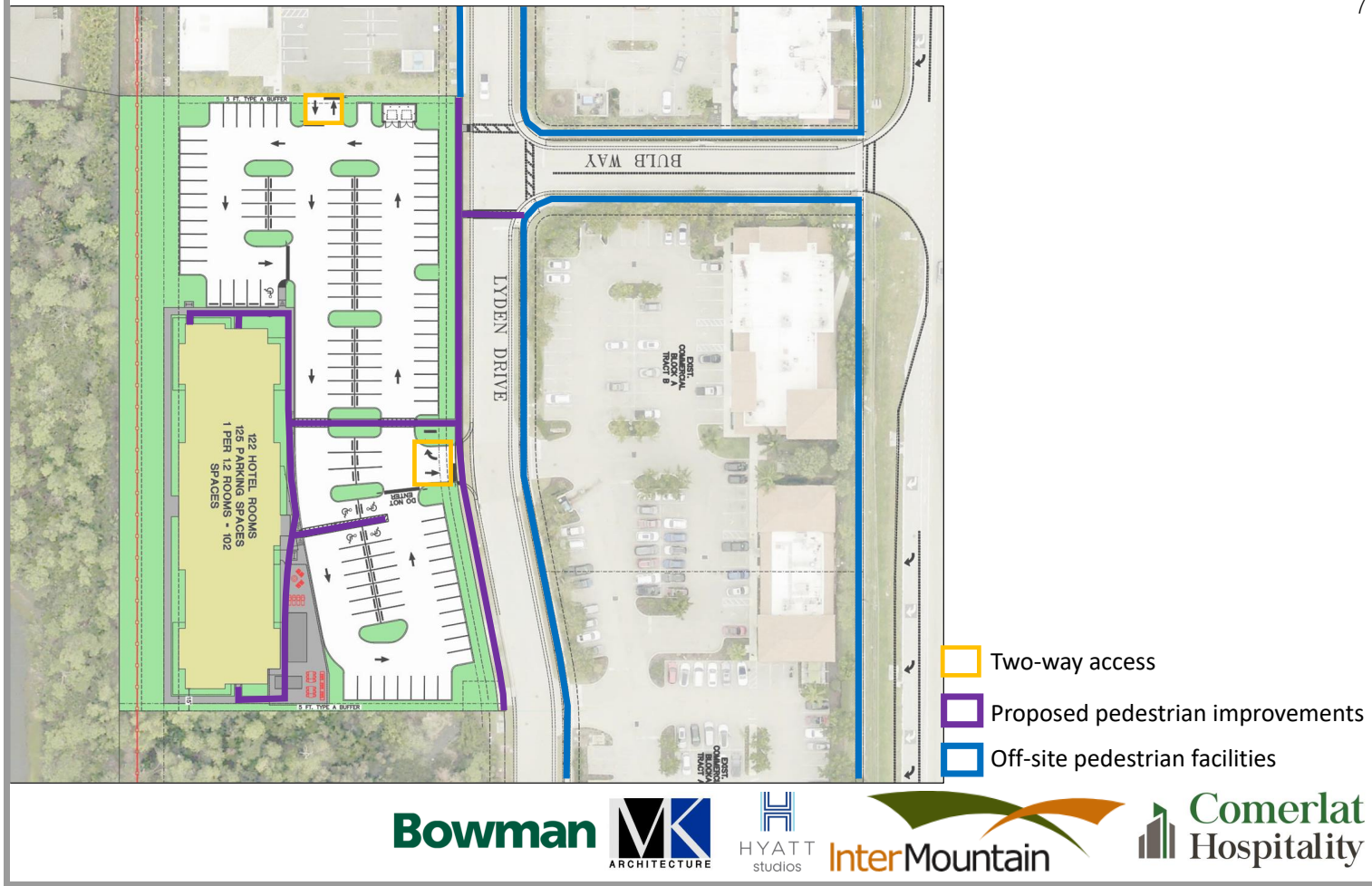
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InterMountain

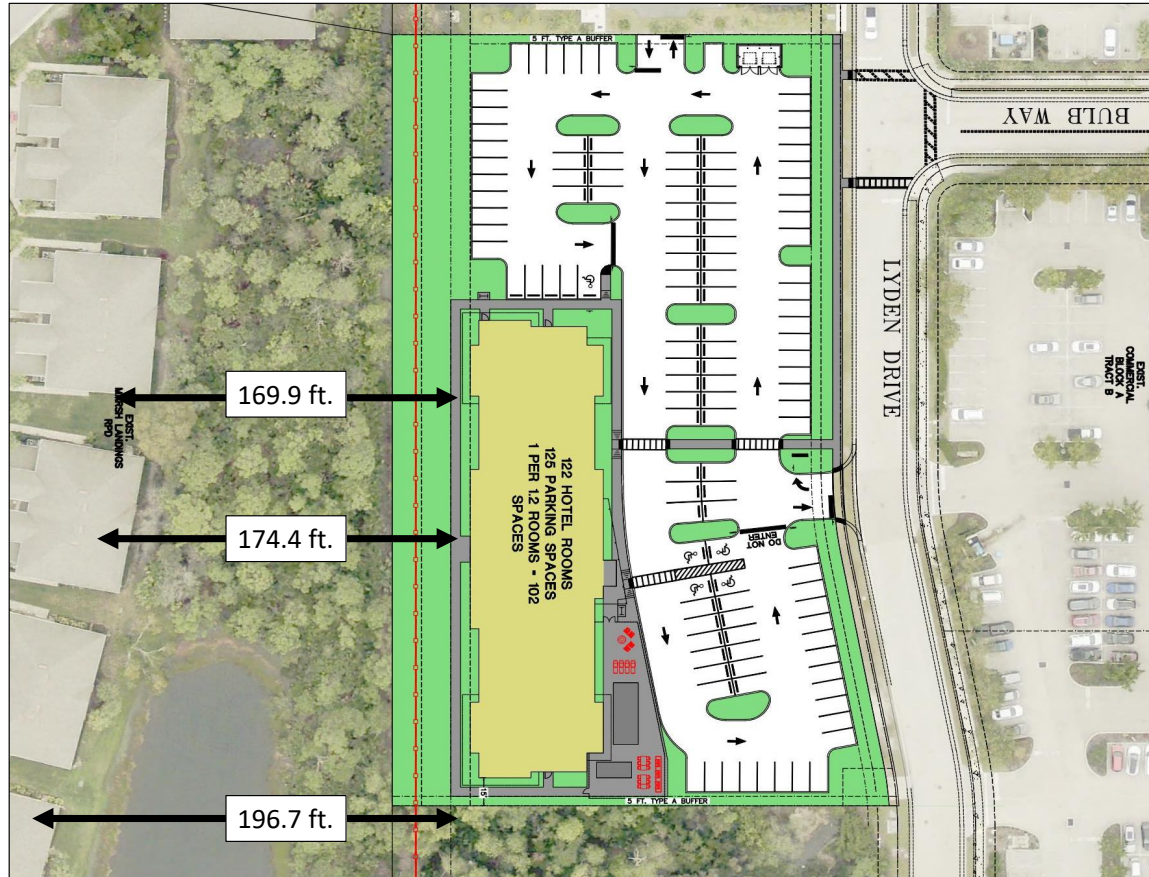
Comerlat
Hospitality

Connectivity

7



Setbacks to Adjacent Residential



8

Bowman



HYATT
studios

InterMountain

Comerlat
Hospitality

Preliminary Design

9



ESTERO HYATT STUDIOS

DESIGN STUDY TO CONFORM WITH "PRAIRIE STYLE"

ESTERO LAND DEVELOPMENT CODE SECTION 5-703 B.1.

- The Prairie Style includes:
- low pitched hipped or flat roof
 - strong horizontal lines
 - clerestory windows arranged in horizontal bands
 - wide use of natural materials, especially stone and wood / wood-look alt. with strong horizontal lines
 - restrained ornamentation, such as friezes around windows and doors, or as bands under the eaves



REFERENCE PHOTOS OF
FRANKL LOYD WRIGHT
PRAIRIE STYLE HOTEL BUILDINGS

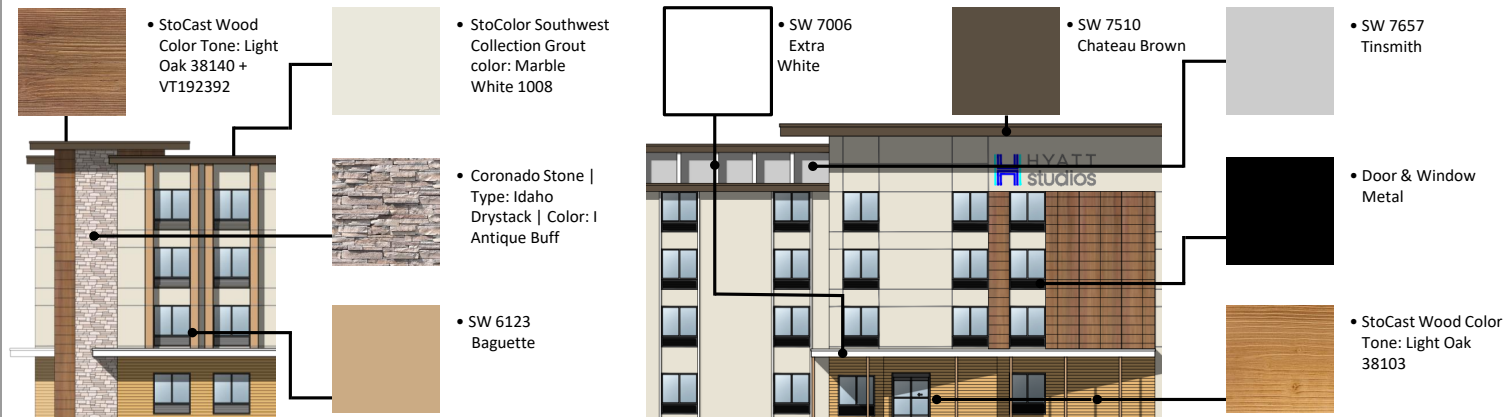
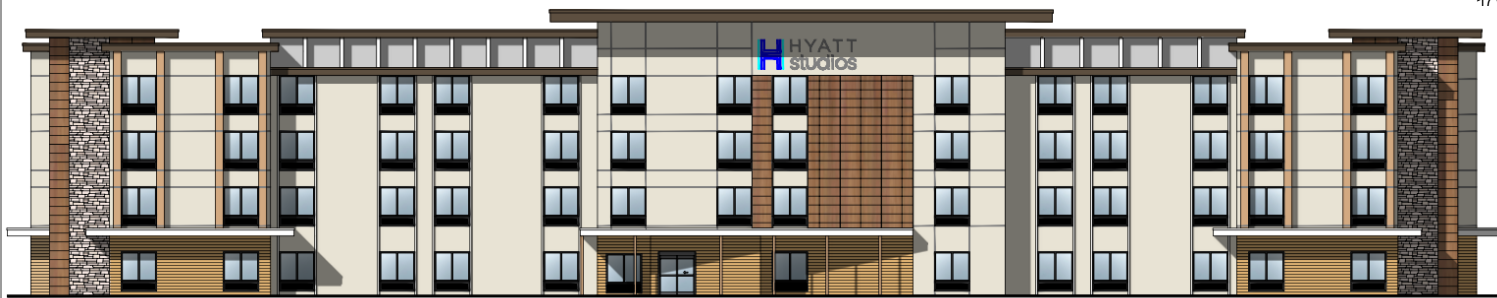


7-18-2024

Bowman



Preliminary Design



Bowman



Preliminary Design

11



Bowman



Preliminary Design

12

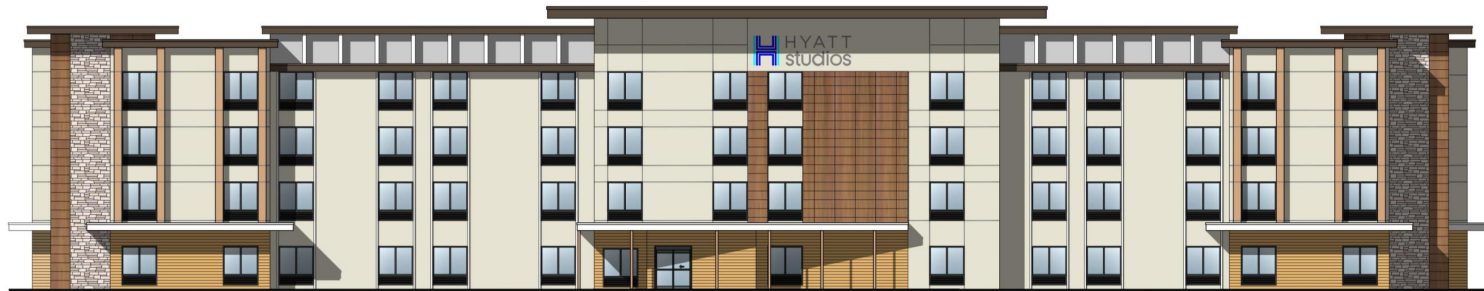


Bowman



Preliminary Design

13



FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

Bowman



Preliminary Design

14



REAR ELEVATION
SCALE: 1/8" = 1'-0"

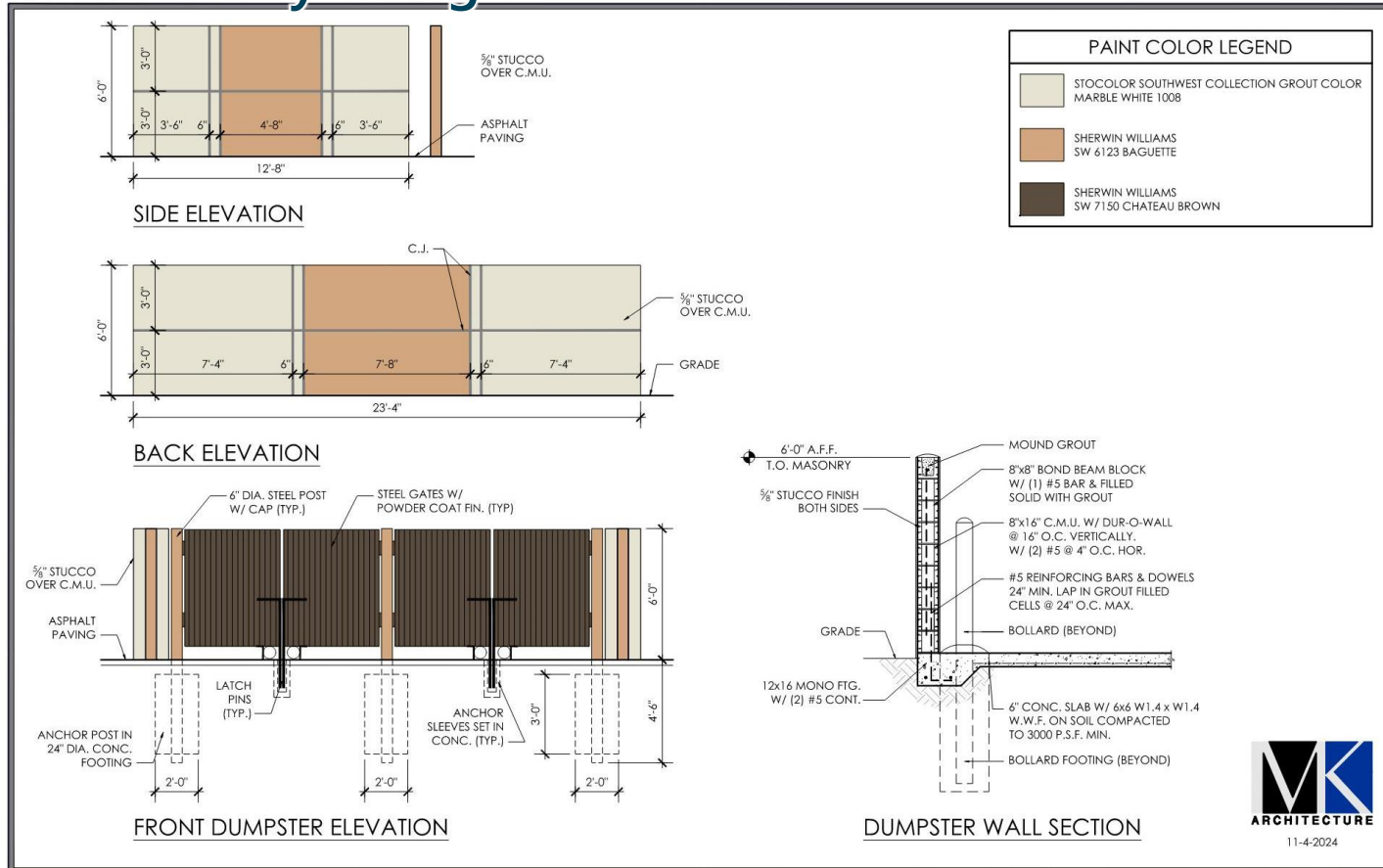


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Bowman



Preliminary Design



15

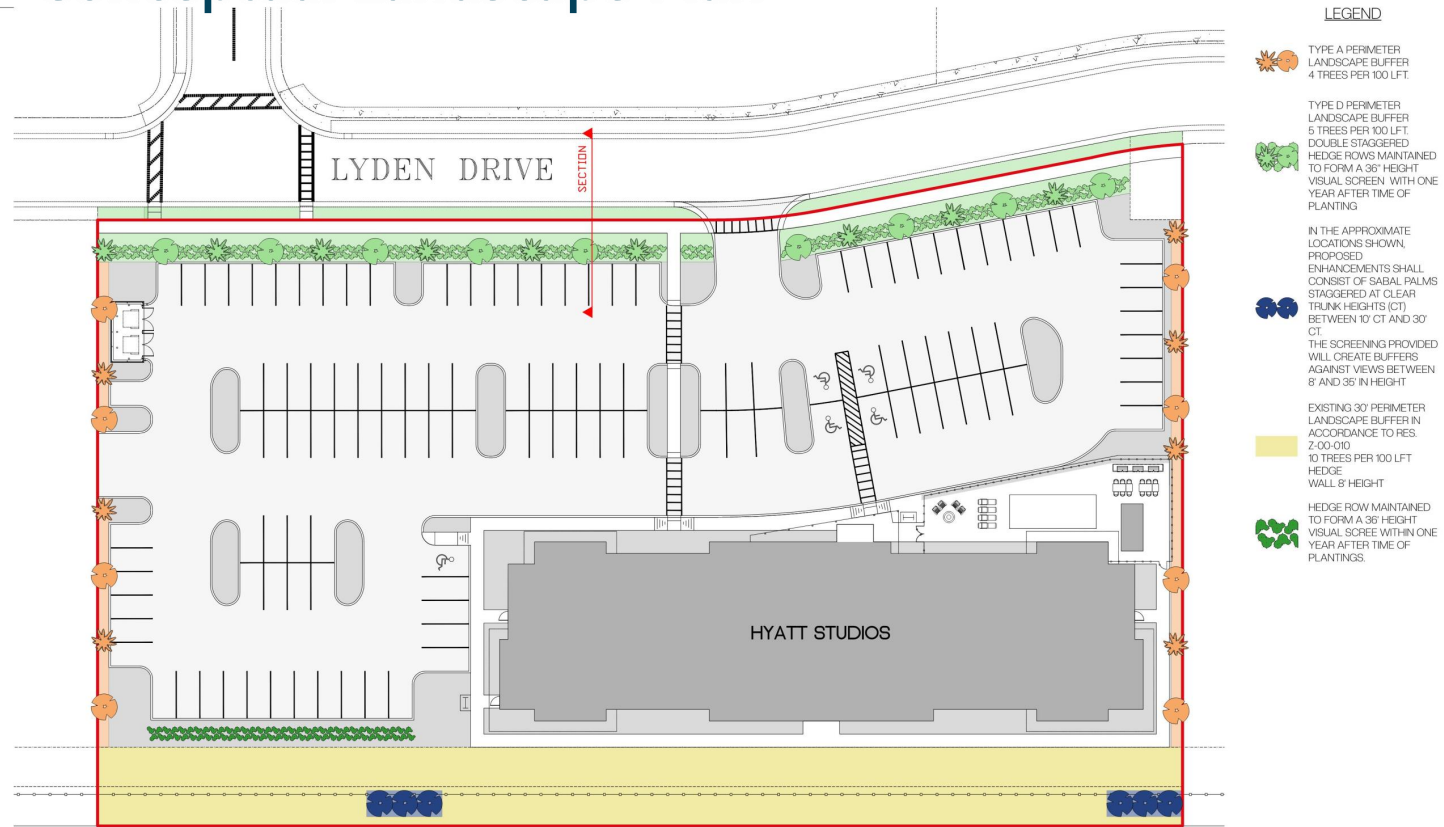
Bowman

HYATT
studios

InterMountain

Comerlat
Hospitality

Conceptual Landscape Plan



16

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Bowman



HYATT
studios

InterMountain

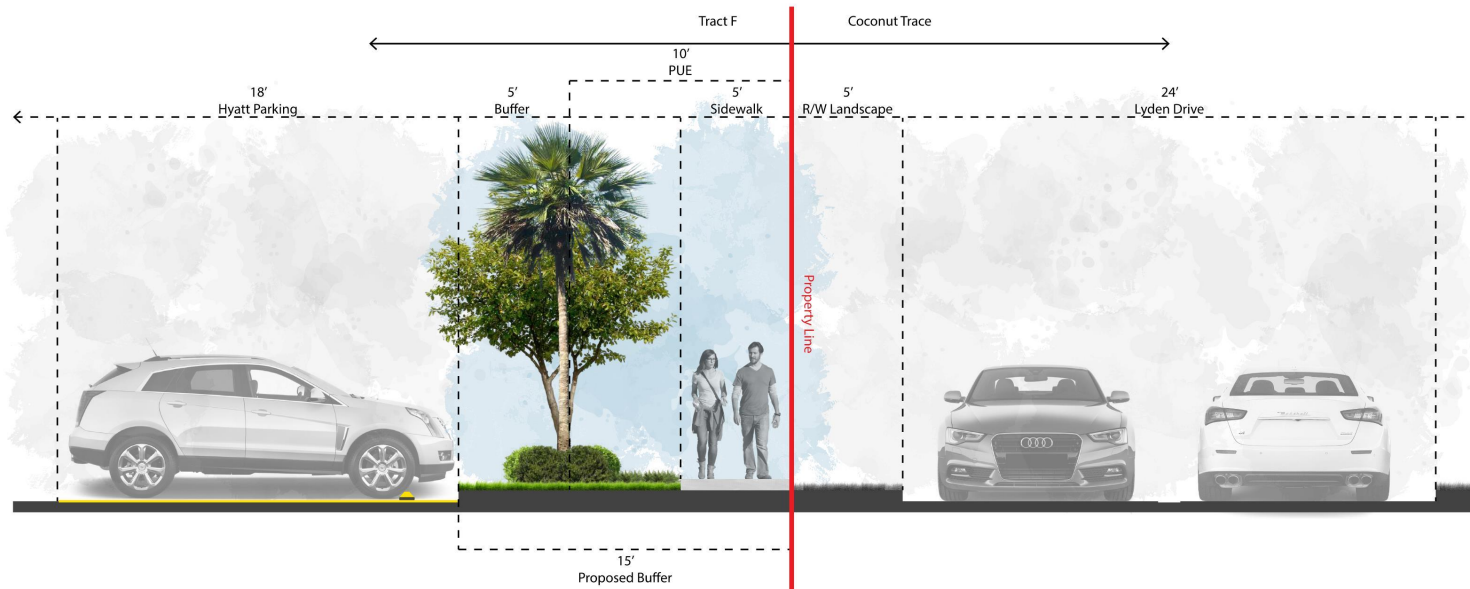
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Hospitality

Enhanced Western Perimeter Buffer



Proposed Perimeter Buffer – Adjacent to Lyden Dr.

18



Bowman



HYATT
studios

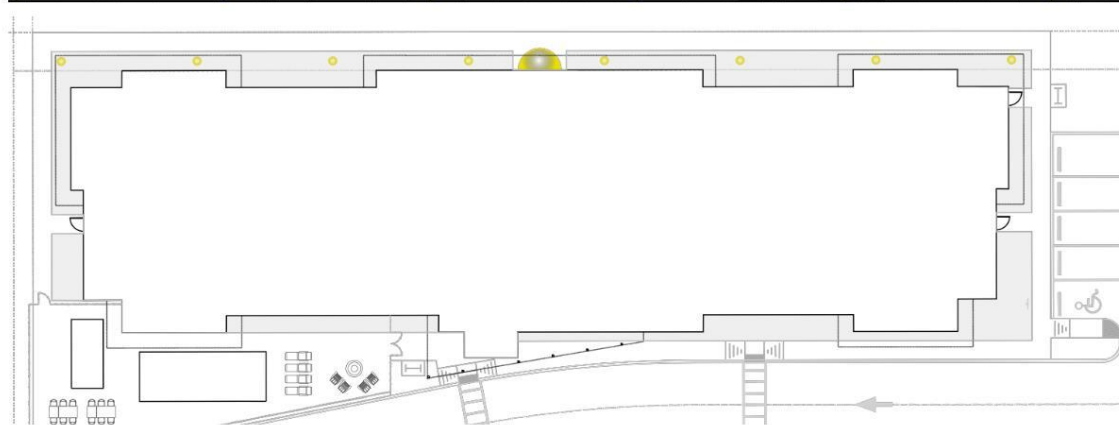
InterMountain

Comerlat
Hospitality

Western Façade Lighting

10

Rear Elevation



The outdoor lamp posts are intended solely to provide lighting for pedestrian use. The proposed fixtures are under 4 feet in height with direct, downward-facing light.

For the rear access, a single lighting fixture is recommended at a maximum height of 12 feet. This fixture will have low glare, with intensity set to the minimum level permitted by code.

Bowman





**Coconut Trace CPD – Tract F
Zoning Staff Report
for
Village Council**

PROJECT NAME:	Coconut Trace CPD Amendment – Tract F
CASE TYPE:	Amendment to Commercial Planned Development
CASE NUMBER:	DCI2024-E006
PLANNING, ZONING AND DESIGN BOARD MEETING:	November 12, 2024 (Continued from October 29, 2024)
VILLAGE COUNCIL:	December 4, 2024 First Reading

SUMMARY OF REQUEST

The applicant, **InterMountain Hotels**, is requesting to amend the commercial zoning for one lot in the approximately 25-acre commercial subdivision known as Coconut Trace, located on US 41, west of Lyden Drive and east of the Marsh Landing community.

The zoning amendment would allow for the development of a 122-room, 4 story hotel within Tract F. The approved zoning allows hotel, but not on this tract, necessitating the zoning amendment.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the zoning amendment request with conditions. The conditions are listed in the attached ordinance.

This zoning amendment request was reviewed by the Planning, Zoning, and Design Board on October 29th and was continued to November to allow the applicant to meet with residents of Marsh Landing to address their concerns that were voiced at the October 29th meeting. A meeting was held by the applicant at the Marsh Landing clubhouse on Friday, November 8, 2024. There were approximately 25 people in attendance, including staff.

At the November 12, 2024 PZDB meeting, the Board reviewed updates provided by the applicant including a revised site line illustration and a revised plan showing the locations of the additional plantings that will be placed on the applicant's property to help cover any gaps where the Marsh Landing Condominiums are visible.

The architect for this project described the proposed hotel as "prairie style." Although the CPD consists of an eclectic mix of architectural styles, the proposed hotel has a more modern appearance than the existing buildings within the subdivision. The PZDB had several comments including the front entryway and requested revisions to make it more welcoming and less plain.

GENERAL INFORMATION

Applicant

Christie Patterson, Vice President of Development, InterMountain Hotels

Property Owner

Tulip Associates LLC

Authorized Agent

Jeremie Chastain, AICP, Hole Montes, a Bowman Company

Location

22910 Lyden Dr

STRAP Numbers

04-47-25-E3-3500A.00F0

Size of Property

Approximately 2.24-acres of the 24.77-acre CPD

Surrounding Zoning/Land Use

North Medical offices, then Gulf Coast Memory Care ALF

East along Lyden Drive, a First Watch, T-Mobile, Aspen Dental, and Mattress Firm, then across US 41, Coconut Point Mall

South Coconut Trace conservation area

West Preserve area, then Marsh Landing Residential Planned Development (RPD)

Zoning

Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category

Urban Commercial

Project History

Coconut Trace CPD consists of approximately 24.77 acres in total. The 13.47- acre portion of the CPD that includes the subject parcel was rezoned from Agricultural (AG-2) to Commercial Planned Development (CPD) in 2000 by Lee County Zoning Resolution Z-00-010. The remaining 11.3- acres of the CPD were rezoned from AG-2 to CPD in 2003 by Lee County Zoning Resolution Z-03-011.

In 2003, Administrative Amendment ADD2003-00002, amended the approved Master Concept Plan to facilitate shared access to US 41 with the adjoining property to the south, eliminating a shared buffer and adjusting the internal roadway to accommodate the shared access.

Coconut Trace CPD is mostly developed, with only the subject parcel remaining vacant. Infrastructure is existing and the vacant tract is cleared of any vegetation.

Public Information Meeting

A Public Information Meeting was held on April 9, 2024. Discussions included concerns regarding the location of the proposed hotel on the west side of the parcel and its proximity and impact to Marsh Landing. A resident of Marsh Landing who spoke at the Public Information Meeting expressed their concerns about how the proposed development would affect flooding into the community. A summary of the meeting is attached.

Marsh Landing Community Meeting

A community meeting was held on November 8th at the Marsh Landing clubhouse. There were approximately 25 people in attendance, including staff. The applicant provided updated visuals of the proposed hotel, including line of site illustrations and drone photos showing the gaps in the existing landscaping. The community members raised concerns about the proposed building height, possible flooding and drainage issues, traffic, and safety and privacy. The applicant was able to discuss remediation options with the community members and HOA representatives.

PROJECT DESCRIPTION

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. The CPD is comprised of a total of approximately 24.77 acres. Tract F, the subject of this zoning amendment is an approximately 2.43 acre parcel and is adjacent to commercial development and medical offices to the north and east. When this portion of the Coconut Trace CPD was initially approved, it was stipulated that all buildings on Tract F be situated on the west side of the tract, with parking located on the east side of the buildings.

The approved zoning allowed hotels, but only on the tracts adjacent to US 41. This specific amendment to the zoning is to amend the Schedule of Uses to allow for a 122-room 4 story hotel on Tract F. The proposed hotel would be constructed on the southwest side of the parcel, with parking mostly located in the eastern portion. There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves. There are also no proposed changes to the approved property development regulations, including the maximum height of 40 feet.

The applicant has conducted outreach with Marsh Landing Homeowner's Association to understand and receive feedback for their concerns regarding noise impact, visual impact, privacy, traffic generation, and flooding issues. In order to address the concerns of the HOA and to mitigate the impact of the proposed development on the adjacent residents and properties, the applicant has considered the following:

- **Building Position** – The proposed southwestern location of the building allows for parking on the east side of the tract which allows the building to act as a barrier for most of the parking activity, which will occur at the hotel main entrance.
- **Lighting** – reduced impact glare lighting throughout parking areas and fewer light fixtures at ground level height on western building façade. No building signage is proposed on

western façade. Interior lighting will utilize bulbs with lower lumen to ensure warm lighting and privacy curtains will be included in the rooms, which provide additional screening of interior lights to the adjacent residential community.

- Perimeter Buffer – there is an existing 8 foot concrete wall on the western perimeter buffer and a preserve area on Marsh Landing property. There is an existing Type F buffer on the southwest side of Tract F and the applicant is proposing to supplement this buffer with additional trees where there are less vegetated areas to ensure adequate buffering from Marsh Landing.
- Noise – the outdoor amenity area for guests only is proposed on the eastern side of the building, allowing the building to act as a barrier to mitigate visual and noise impacts. Hours of Operation for the amenity area will be limited to 10 am – 9 pm and there is no restaurant or bar proposed at the hotel. There are no proposed operational windows in hotel rooms.
- Parking Lot Lighting – parking lot lighting will be limited to a maximum pole height of 20 feet. All parking lot lighting will comply with the applicable requirements of the Estero LDC.
- Rear Windows/Visibility – the third and fourth floor windows on the western façade will be designed to improve privacy and reduce visibility and light trespass using grey glass, tint, or other similar techniques and/or materials to be visually opaque.

STAFF REVIEW

The staff analysis describes the project, Master Concept Plan, Pattern Book, connectivity, transportation, and other issues along with an analysis of Comprehensive Plan consistency. The analysis balances all these factors to support the staff recommendation.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 122-room hotel on the southwest side of the site.
- Parking areas, mostly on the eastern side of the site with some parking adjacent to the building, on the southwest side of the site.
- Outdoor amenity area, including a pool
- Pedestrian accessways

Pattern Book

A Pattern Book is required for a zoning amendment. The proposed Pattern Book includes development standards, Master Concept Plan, connectivity, architectural elevations and renderings, color and material samples, and a conceptual landscape design plan.

Architecture

The proposed hotel is described as “Prairie” Architectural style defined in the Land Development Code by low pitched hipped or flat roofs, strong horizontal lines, use of natural materials like stone and wood/wood-look alternatives, and restrained ornamentation, such as friezes around windows and doors or as bands under the eaves.

The buildings within the subdivision do not include any Prairie style, but have an eclectic mix of different architectural style elements including some Mediterranean. The proposed Prairie Style’s

neutral color tones and natural finishes is an alternative style permitted by the LDC under the following conditions:

- The plan and architectural style for the proposed development is in conformity with good taste, good design, and in general contributes to the image of the Village as a place of beauty, spaciousness, harmony, taste, fitness, and high quality.
- The plan and architectural style for the proposed development is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the existing and evolving Village environment to materially depreciate in appearance and value.
- The plan and architectural style for the proposed development conforms with the standards of this LDC and other applicable ordinances, particularly with respect to the location and appearance of the buildings and structures proposed in the development.
- The plan and architectural style for the proposed development is compatible with the existing and any proposed surrounding development and is consistent with the comprehensive plan.
- The building is constructed with material that is sufficient and of such high technical quality to allow for continuing renovation and adaptive reuse well beyond the expiration of initial planned use or cost recovery.
- The building is designed to share some of the design characteristics of neighboring buildings or public spaces where applicable.

The proposed alternative Prairie style building must be designed to share some of the design characteristics of neighboring buildings or public spaces where applicable per the alternative architectural style requirements outlined in the LDC.

Pedestrian Circulation

The pedestrian circulation through the site includes an existing sidewalk system with multiple pedestrian connections to US 41/Tamiami Trail, which allows pedestrian connectivity both within the CPD and to the external pedestrian network. The applicant has revised the Master Concept Plan to line up the proposed access with the existing driveway to the east, across Lyden Dr. The revised MCP also shows the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.

The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is #12215. A sidewalk exists from the proposed development to and from the bus stop and there is an existing bicycle storage rack.

Signs

The Pattern Book provides a conceptual design for wall signs that include the brand name and logo for the proposed hotel, "Hyatt Studios."

Flood Issues

The site falls within the AE Flood Zone which is a Special Flood Hazard area. The proposed building will need to be constructed to meet the required base flood plus one foot.

Stormwater Management

The applicant is not proposing any changes to existing infrastructure, including stormwater management. The applicant has met with Marsh Landing to determine if they can assist with flooding issues at Marsh Landing. Project Engineer Charlie Krebs, P.E. performed a field inspection of the Coconut Trace Master Stormwater System to evaluate if the water accumulation on Marsh Landing property could be caused by issues such as lack of maintenance or design flaws within the system.

Transportation

The applicant's traffic study indicates an issue on US 41, which will be level of service "F" in the projected buildout year 2027, both with and without this project. The applicant will pay road impact fees, as mitigation for traffic impacts. Under state law, level of service cannot be used to deny a project.

Under the existing zoning, the CPD is approved for commercial development of up to 130,500 square feet of floor area. Tracts A-E have been developed with approximately 77,579 square feet of floor area, which could potentially allow the remaining permitted 52,921 square feet of commercial floor area to be developed on Tract F. The proposed hotel will generate less traffic than other potential commercial uses that would be allowed on this parcel.

The transportation consultants used by the applicant also conducted a turn lane analysis for Lyden Drive. A turn lane is not warranted. The applicant has located the project entrance to align with the entrance to the property across Lyden Dr.

Buffers

There is an existing 30 foot landscape perimeter buffer which includes an 8 foot concrete wall on the west side of Tract F. The applicant provided drone photos which helped show where there are gaps in the existing vegetation. The applicant proposes enhancements of additional trees to supplement several gaps within the existing western buffer. The applicant has requested a deviation from the required 20 foot Type D buffer on the east side fronting Lyden Dr, to allow a buffer width reduction of 5-feet for a 15 foot Type D buffer. Additionally, 5 foot Type A buffers are proposed on the north and south sides of the parcel.

Marsh Landing had concerns regarding a damaged section of the existing 8 foot wall on the west side of Tract F. The applicant has stated that they will contact the Coconut Trace Association to repair the damaged portion of the wall.

Utilities

Water and sewer are available from Lee County Utilities.

Fire

Estero Fire requested an auto turn path analysis as part of the initial review. The applicant provided the analysis which was completed on February 22, 2024. Estero Fire requested that the property owner also conduct an assessment model to determine if the minimum radio signals' strength for the fire department communication is in compliance in accordance with NFPA codes and standards. Estero Fire also indicated that they may have additional comments at time of development order.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Urban Commercial Future Land Use Category. The category is described below:

FLU 1.2.9 Urban Commercial

Urban Commercial. The main purpose for the Urban Commercial designation is to foster development of a unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant, office, and assisted living uses are concentrated. These properties are generally small in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services.

Staff Comment: A broad mix of commercial uses is allowed within the Urban Commercial category. This property is within an existing developed commercial subdivision.

FLU 1.10.1 Commercial Development Form

To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses.

Staff Comment: This policy includes review of:

- *Traffic and access impacts.* The proposed development will not increase the density or intensity of the existing zoning approvals. US 41 is operating at a LOS "F" and a traffic analysis determined that it would continue to operate at LOS "F" without or without the proposed project. Hotels generate less traffic than many other commercial uses, and the traffic is typically at non-peak times.
- *Impact on adjacent land uses and surrounding neighborhoods.* There is a wall and buffer/preserve area separating this project from The Marsh Landing residential development to the west. The applicant is proposing lighting restrictions to mitigate any potential impacts to Marsh Landing.
- *Proximity to other similar centers.* The proposed hotel is located within an existing commercial subdivision and is consistent with the adjacent commercial developments.
- *Environmental considerations.* The site is vacant and cleared. The proposed development will not have an adverse effect on the environment.

FLU 1.10.2 Commercial Development Standards

New commercial development should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses.

Staff Comment: Commercial development standards include:

- Sufficient buffers are provided to ensure visual harmony and screening.
- Pedestrian connectivity is provided.

- Negative impacts have been mitigated on surrounding land uses by provision of landscape in “gap” areas, existing landscape buffer, and 8 foot wall on the west side of Tract F, facing Marsh Landing. The position of the proposed hotel on the west side of the tract also provides mitigation from noise impacts in the parking lot and the outdoor amenity area.

The applicant has had several meetings with Marsh Landing HOA representatives and a community meeting on November 8th. The proposed development was designed to consider the feedback received from those meetings and to provide compatibility with the adjacent residential neighborhood.

FLU 1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development’s design.

Staff Comment: The development has been designed to interconnect with the adjacent commercial properties within the CPD and will connect to the existing pedestrian network via the addition of a crosswalk on the south side of Bulb Way and a sidewalk along Lyden Dr.

DEVIATIONS

The applicant has requested one new deviation in addition to approved deviations.

Deviation 2 seeks relief from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20 foot wide Type D landscape buffer between commercial and right of way uses, to allow a 15 foot wide Type D landscape buffer, of which 10 feet will be located in a utility easement.

Staff Comment: This deviation is to reduce the Type D buffer width from the required 20 foot to a 15 foot buffer. The required number of trees and other plantings will be met. The proposed landscaping buffer will be similar to the existing buffers found throughout the CPD.

Staff recommends approval of the deviation.

CONCLUSION

Staff has proposed the following findings for the CPD Amendment if the Council wishes to approve the zoning amendment:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. The proposed hotel development will be located within an existing Commercial Planned Development, surrounded by other commercial uses.

2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

Staff Comment: The proposed amendment is not in conflict with the LDC in general but does request one deviation from required standards.

3. The Planned Development Amendment will address a community need.

Staff Comment: The proposed amendment is for a 122-room, 4 story hotel in an existing and developed commercial subdivision. With its proximity to Coconut Point Mall, across US 41, it is a complimentary use. Findings from the Traffic Study show the proposed hotel has less traffic than other potential commercial uses, and different peak hours.

4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

Staff Comment: The proposed amendment, under the proposed conditions, does not request any change to the existing site layout or development regulations. The surrounding uses are commercial and are compatible with the existing and proposed use.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

Staff Comment: The proposed amendment is to allow a commercial use on the last vacant lot within the existing commercial subdivision.

6. The Planned Development Amendment will not adversely affect the property values in the area.

Staff Comment: The proposed amendment as conditioned, should not adversely affect the property values in the area.

7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities.)

Staff Comment: The proposed amendment will be served by public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Comment: The proposed amendment will not adversely affect the natural environment as the parcel has already been cleared.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

Staff Comment: The proposed amendment with the staff recommended conditions will be compatible with the surrounding area.

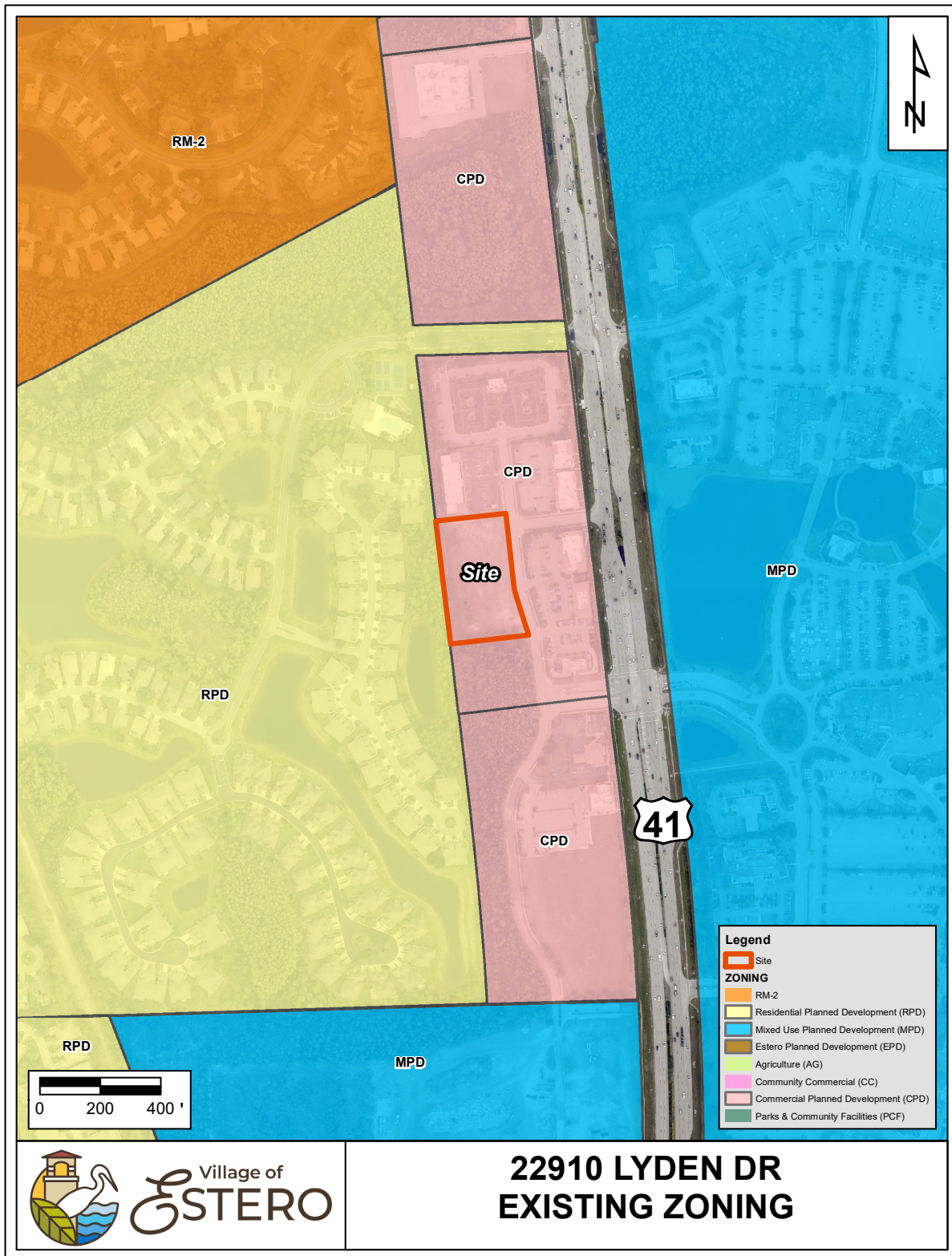
Staff has proposed the following findings for the Deviation:

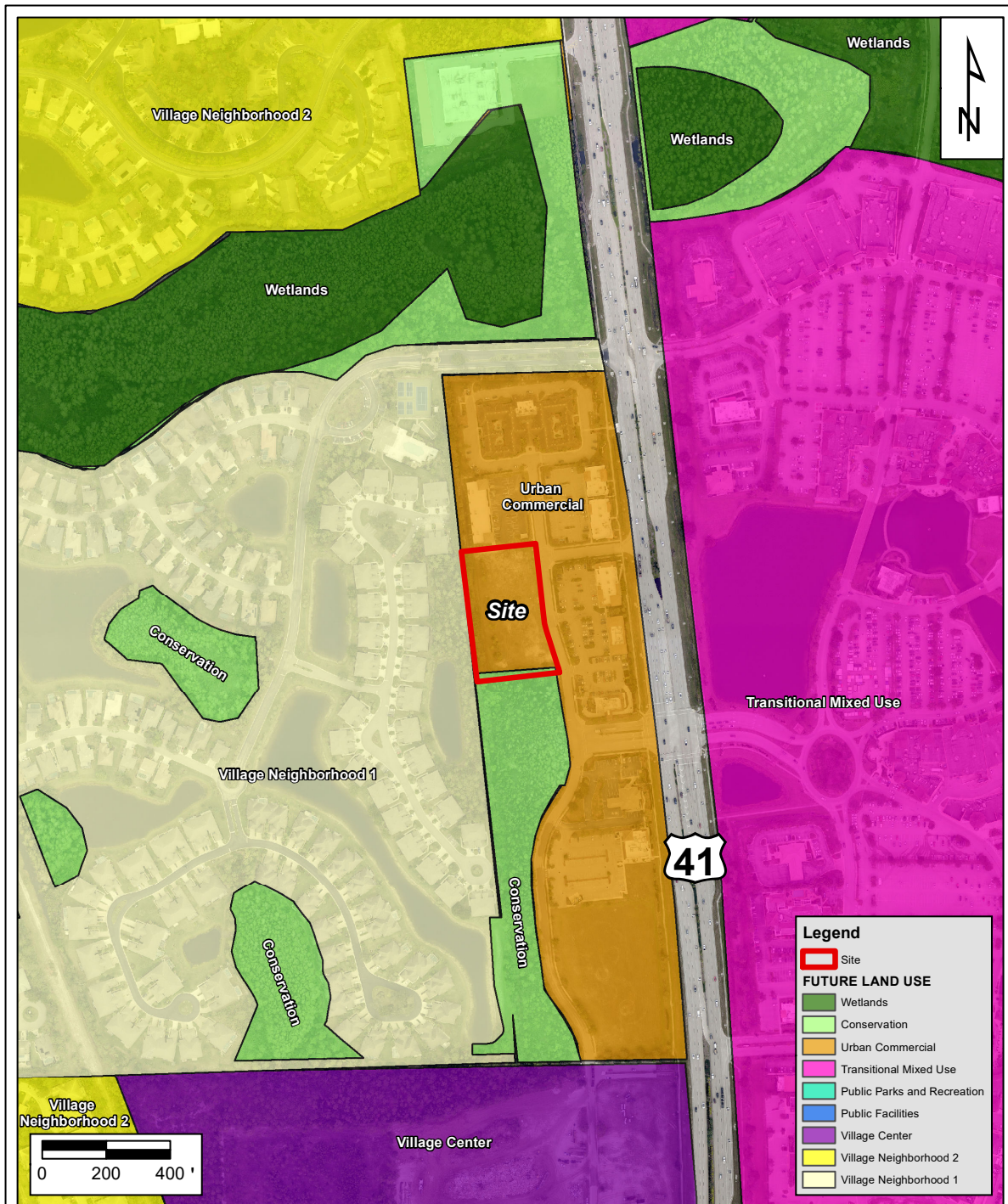
The proposed deviation for a reduced buffer will:

1. Be similar to the other right of way landscape buffers found within the CPD.
2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs of the Type D buffer.

ATTACHMENTS:

- A. Maps – Zoning Map, and Future Land Use Map
- B. Applicant Information
 - 1) Public Information Meeting
 - 2) Applicant Request Statement
 - 3) Drone Photos of Western Perimeter Buffer
- C. PZDB eComments





Village of
ESTERO

22910 LYDEN DR EXISTING FUTURE LAND USE

Attachment E

PIM SUMMARY

Coconut Trace CPD Amendment (DCI2024-E006)
Tuesday, April 9, 2024
Village of Estero Planning Zoning and Design Review Board

The PIM was held for the above referenced petition. The petition is described as follows:

1. **Coconut Trace CPD Amendment)DCI2024-E006)** This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

Note: This is a summary of the PIM.

Attendees**Planning Zoning and Design Review Board (PZDRB)**

- Leonard “Scotty” Wood III, Chairman
- Michael Sheeley
- James Tatooles
- Anthony Gargano
- Barry Jones
- Jim Wallace
- Kristin Jeannin

Community Development

- Mary Gibbs, Director
- Aymee Chavez, Associate Planner

On Behalf of the Applicant

- Christie Patterson, InterMountain Hotels (Applicant)
- Diego Ferraez, InterMountain Hotels (Applicant)
- Charlie Krebs, PE, Bowman
- Jeremie Chastain, AICP, Bowman

Michael Sheeley, a member of the PZDRB, is also a member of the project team for this application. Mr. Sheeley recused himself and stepped down to sit with the project team for the duration of the PIM.

Mary Gibbs provided a summary of the application to the PZDRB and public in attendance:

- “This one is coconut trace planned development amendment. This property is a commercial subdivision, it's located across the street on the west side of Coconut Point Mall and it's in front of marsh landing. The applicant is asking for a zoning amendment to do a 122-room hotel on one of the tracts in the zoning, there is a hotel allowed with that many rooms and height, but it's limited to the front part of the property on U.S. 41. So it's not allowed on the back tract. They are doing the zoning amendment so they can put the hotel on the back tract.”

Jeremie Chastain started the presentation by introducing himself, the project team, and other consultants.

Christie Patterson provided an overview of the Hyatt brand proposed, a brief introduction of Intermountain Hotels and Comerlat Hospitality, and explained the joint venture between the two.

- **Intermountain Hotels** is a family-owned and operated hotel company and they celebrated 42 years in the hotel industry.
- Specific to this project, this is a new Hyatt branded hotel. Hyatt approached InterMountain and it's owner Dewey Weaver to assist in the development of the brand of interest, everything from the building to the design, to the operating model, given their many years of success in this extended stay segment within the hotel industry.
- **Comerlat Hospitality** is a company that have operated for 30 years in a variety of different industries and in multiple countries. They are experienced in real estate investment throughout Mexico and the U.S. Their portfolio consists of 319-room, dual branded hotel which is a Holiday Inn Express and Staybridge in the Houston Galleria Area. And then they are working on a 105-room development project today in ft. Lauderdale by the airport. They also have a mixed-use development project that he's working on in Fort Myers on colonial boulevard, which will include 114 room hotel.

Jeremie Chastain introduced the project team, Bowman and MK Architecture, and provided an overview of project.

- **Bowman [FKA Hole Montes]** has been working in southwest Florida for over 50 years on various land development projects from site development to land use planning
- **MK Architecture** is an experienced local firm with years of experience working on hospitality projects.
- The property was rezoned to a commercial planned development via lee county resolution Z-00-0010 in March of 2000. The CPD permits various commercial uses, including the hotel with an accessory restaurant on tracts A through D. The subject property, Tract F, is the last tract undeveloped within the CPD. We are proposing to amend the schedule of uses to allow for a 122-room hotel without an accessory restaurant on Tract F. There are no changes proposed to the approved development standards, open space, or native vegetation requirements. Explained pool location and site plan design basis with intentions to provide distance to marsh landing, to reduce noise and provide additional visual screening.

The following comments/questions were raised by the members of the PZDRB and public in attendance.

Location of the Proposed Building

PZDRB members Jim Wallace and Barry Jones expressed concern on the proximity of the building o marsh landing and inquired about alternatives of building on the eastern side of the property.

Response from project team: The location of the building on the western side of the property was due to Condition 9 of resolution, requiring buildings to be on the western end of the Tracts "F" and "E" and explained intention to allow for building to provide visual screening and to

act as noise barrier from parking, proposed outdoor amenities and existing commercial uses to the east.

Applicant's Response and Proposal to Address Concern

It is believed that the site plan and building's location is at its best option to not only comply with condition 9 of the Resolution, but also to mitigate noise and visual impact to residential use on Marsh Landing to the West. Furthermore, applicant did not share at the Public Information meeting that the site plan had been presented in person to Marsh Landing HOA representatives before the public information meeting on March 26, 2024 for feedback from Marsh Landing. There was no opposition from Marsh Landing on location of the building and the representatives expressed relief to have building between outdoor amenities and parking on the east. Therefore, development team concluded building would be best located on western side of the property.

Landscaping

PZDRB member Jim Wallace: When you do your line-of-sight drawing, you have vegetation there, which shows 30-foot trees, I presume that's existing vegetation. The vegetation you're showing is in the area.

Response from project team: Yes, in the attached drone pictures we specify the characteristic of such vegetation located between Marsh Landing and the building.

Applicant's Response and Proposal to Address Concern

We will provide an exhibit that better shows details on vegetation and drone photos provided.

PZDRB member Kristin Jeannin: You've got a sidewalk coming from Lyden Drive to the hotel and going through landscape islands, so you've got a narrow landscape island there. Maybe we can make that island the size of the other islands so that the vegetation you put in there will thrive and be consistent with the others.

Response from project team: Currently, the proposed landscape island and sidewalk going Lyden Dr. to the proposed building is the same size as the other islands proposed and complies with LDC standards.

Applicant's Response and Proposal to Address Concern

The island has been widened to include a landscaping areas along either side of the proposed sidewalk at a width that will ensure the survivability of vegetation planted.

Impact on Marsh Landing

PZDRB member Jim Wallace: What could you have done to make the building less visible to Marsh Landing?

Response from project team: Due to the existing vegetation, visibility is quite limited. In areas where there is less or no vegetation, the perimeter landscape buffer will be enhanced with additional plantings to ensure adequate screening.

Applicant's Response and Proposal to Address Concern

The drone photos provided were taken to identify any gaps where there could be less vegetated areas. Applicant is proposing to enhance the perimeter landscape buffer by adding mature vegetation above the minimum height required by the LDC to improve the density of the plantings and provide an immediate visual barrier.

Parking spaces

PZDRB member Jim Wallace: Your parking lot, I thought we had a maximum of ten spaces between landscape medians and here we've got 20 and 12. I'm not sure it meets code.

Response from Development team: It has been verified that the proposed parking lot complies with the applicable standards found in the LDC.

Floods and water management

Neighbor, Artem Nashmam: Overall I don't have an issue with the hotel, but there is an issue regarding the water flow and the easement that runs between both of our properties. Currently if you ever drive through that area in the summer, that land currently is completely flooded. And so, all the water runoff right now runs just past our building, and during major storms, the water fills up and runs almost all the way to the building. So, the issue we're having is when you develop this site, you're going to raise everything. The water is going to drain somewhere, and now it's going to be causing even more flooding for our building and everything else. So, something you can have regarding what will happen to that.

Response from Development Team: An ongoing monitoring process is being conducted with civil engineers to identify the floods' root cause and devise a corresponding solution.

PZDRB member Barry Jones explained to Mr. Nashmam that the applicant will be required to apply to the South Florida Water Management District (SFWMD), who will review the proposed development and surface water management system. The proposed development will be required to comply with all applicable SFWMD standards.

The PIM concluded at approximately 5:15 PM.

Concerns from Marsh Landing

Marsh Landing: Marsh Landing has also expressed concern regarding flooding. Marsh Landing has experienced flooding issues where their property is adjacent to the Coconut Trace CPD and has concerns how the proposed development will affect flooding on their property.

Applicant's Response and Proposal to Address Concern

The project teams civil engineer, Charlie Krebs, PE, Bowman, designed the original Coconut Trace CPD master system. Mr. Krebs has been inspecting the overall surface water management system within the Coconut Trace CPD to determine if the system is currently working appropriately; and to determine if there is any maintenance required to improve the system's functionality. Inspections have found some maintenance items that can be performed by Coconut Trace Association to the master system to improve water flow that should reduce water accumulation. The Coconut Trace Association will continue inspections after

maintenance activities have been made, and after construction of the proposed development is complete.

Moreover, applicant is also proposing in its stormwater management design to convey all water from Tract F site directly to the water management basin to the south of Tract F. This is expected to improve water accumulation within the CPD, as the subject property currently drains to the existing swale. Conveying water to south before going to swale will reduce the impacts to the properties to the west and north.

Wall Maintenance

Marsh Landing has also expressed discomfort on wall damage that happened over a year ago and that Coconut Trace Association has not fixed, even after multiple requests from Marsh Landing.

Applicant's Response and Proposal to Address Concern

The applicant has been in contact with the Coconut Trace Association and requested that the wall be repaired.

**COCONUT TRACE CPD PDA
REQUEST STATEMENT**

Summary of Request

This is a request to amend the existing Coconut Trace CPD (Resolution Z-00-010) to amend the Schedule of Uses to allow for a 122-room hotel within Tract F; and to request a new deviation seeking relief from LDC Table 5-304.A.1.A.

There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves.

Development Location

The Coconut Trace CPD is located west of Lyden Drive, between Marsh Landing Boulevard and Vanderberg Way. Lyden Drive runs through the CPD and connects to Tamiami Trail via Bulb Lane and Vandenberg Way (a signalized intersection); and connects to Coconut Road to the south outside of the CPD.

The CPD contains approximately 24.77 acres in total. The planned development is abutted on the north (across Marsh Landing Boulevard) by a parcel within a Conservation Easement zoned CPD; on the south by an indigenous area zoned CPD; on the east (across Tamiami Trail) by Coconut Point Mall zoned MPD; and on the west by multifamily development zoned RPD (Marsh Landing).

The CPD is mostly developed, with only one tract remaining vacant. Infrastructure has been installed and the vacant tract is cleared of vegetation. Perimeter landscape buffers are in place, and there is a large, shared native open space and conservation area in the southern portion of the CPD. Gulf Coast Medical Care is in the northing portion of the CPD. There is a medical office to the north, west of Lyden Drive. The east of Lyden Drive, adjacent to Tamiami Trail, there are various commercial uses: Sleep Number mattress store; two El Gaucho Inca restaurants; Eye Glass World; Mattress Firm Estero; Aspen Dental; T-Mobile; First Watch; and a Pollo Tropical with a drive through facility. Vehicular ingress and egress to these parcels is via Lyden Drive, and there are no vehicular access points into the parcels from Tamiami Trail.

The requested amendment affects one parcel within the CPD: Tract F (as shown on the Master Concept Plan). The property is designated Urban Commercial on the Future Land Use Map 2040. Please see the table below for the surrounding zoning and land uses.

Tract F	Zoning	Existing Land Use
North	CPD (Coconut Trace)	Medical office.
South	CPD (Coconut Trace)	Native open space and conservation area.
East	CPD (Coconut Trace)	Lyden Dr., retail, restaurant, dental office.
West	RPD (Marsh Landing)	Multifamily.

Design Standards

Tract F is adjacent to commercial development to both the north and east. There is an interconnection proposed to the adjacent tract to the north. Sidewalks exist within the developed tracts of the CPD, with multiple pedestrian connections to Tamiami Trail, and allow for pedestrian connectivity both within the CPD and to the external pedestrian network. There are existing pedestrian facilities along the eastern side of Lyden Drive, and both sides of Bulb Lane and Vandenberg Way. There is a Lee Tran stop for Routes 140 and 240 adjacent to Tamiami Trail in the northeastern corner of the CPD. Route 140 runs from Merchant Crossing to the South Fort Myers Transfer Station and Park and Ride; and Route 240 runs from the South Fort Myers Transfer Station and Park and Ride to Coconut Point.

There are no proposed changes to the approved property development regulations, including the maximum height. The proposed hotel building will be located the southwest corner of Tract F, with parking mostly located in the eastern portion, consistent with Condition 9 of Resolution Z-00-010 and in consideration of the residential development to the west. Locating the building in this manner will allow for the building to provide visual buffering of and screen noise from the parking, proposed outdoor amenity (a pool), existing commercial uses within the CPD, and Tamiami Trail.

Outreach to the Marsh Landing HOA

Christie Patterson, VP of Development for InterMountain Hotels and Diego Ferraez, Principal of Comerlat Hospitality, initially reached out to Marsh Landing HOA representatives in August of 2023 to share their development intentions on “Tract F” of the Coconut Trace Planned Development, which is adjacent to Marsh Landing Residential Development. The approach was with intentions to hear feedback and understand any concerns of the Association regarding the proposed hotel development project, and to consider their comments in site planning. This first meeting held between development team and Marsh Landing Association Representatives included Marsh Landing Association President - Connie Mansfield, Treasurer - James Philot, as well as Christie Patterson and Diego Ferraez from development team. The Association representatives expressed concerns specific to noise impact, visual impact, privacy, hotel type, target market/guests, and traffic generation.

In best efforts to address the concerns of the Association representatives and to mitigate the impact on adjacent residents and properties, development team considered the following in the design of the site and of overall development.

Master Plan Layout:

- **Building Position:** positioned the proposed building on the southwestern portion of the development site to increase distance to the properties on the northwest of the property as much as possible. Having the building on southwestern portion also allows to have most of the parking area on the eastern side of the building and the building would act as a barrier to most parking activity and potential parking visual and light impact. The proposed location of the building is also compatible with zoning resolution requirements.

- Perimeter Buffer: it is believed that the existing required western perimeter buffer along the “Tract F” boundary (which includes an 8’ concrete wall over a berm) and the existing conservation area on the Marsh Landing property (approximately 120’ wide of heavily vegetated conservation area) significantly reduces any visual or noise impact of the proposed development to adjacent residences within Marsh Landing. The Line-of-Sight Exhibit represents this visual impact mitigation. The development team also proposes to supplement the western buffer with additional trees where there are less vegetated areas to ensure adequate buffering. The developer proposes trees above minimum code height to have better barrier immediately and not wait for trees to grow and mature. The development team has acquired drone photos in efforts to better understand gaps in the existing vegetation and where landscaping can be supplemented to provide additional mitigation to visual impacts. These photos have been included with this submittal under separate cover.
- Outdoor Amenities: the outdoor amenity area for guests only is proposed on the eastern side of the building to mitigate any visual or noise impact to adjacent properties, allowing the building to act as a barrier. Furthermore, to the south and west there are existing heavily vegetated conservation areas that naturally enclose outdoor amenity. It is also proposed to have screening between parking lot of the proposed development and the outdoor amenity to enclose fully the proposed outdoor amenity, which will be limited in both area and seating, and will also have limited hours of operation (10:00 AM – 9:00 PM).
- Lighting: development team has proposed to use reduced impact glare lighting throughout parking and a significantly reduced quantity of light fixtures on the ground floor level of the western building façade to mitigate further visual impact. There is no building signage on the western façade.
- Windows: There are no proposed operational windows in hotel rooms.
- Proposed Hotel Concept:
 - Staffed 24/7 with approximately 12-16 associates per shift.
 - The proposed extended stay hotel type has reduced check-in and checkout, resulting in further reduced trip generation when compared to a typical hotel. Targeted guests’ length of stay is 14 nights or more. Trip generation for this type of hotel is less than traditional hotels and other approved uses on the tract.
 - The proposed extended stay concept has a compact lobby and public space totaling ±745 SF with seating for 12-15 people. The lobby seating area will also provide space for self-serve coffee; and muffin/bagel grab and go breakfast.
 - There is no restaurant, bar, or meeting room.
 - No amenities or services that would attract non-guests.
 - Distance from surrounding amenities and services generates a walkable environment, reducing the need for guests to drive offsite.

After detailed consideration of Association representatives feedback and design efforts to mitigate impact to neighbors, the development team designed the current proposed site plan. Before the Public Information Meeting, the development team personally met with the association representatives again to present the plans for the project. In this second meeting held March 2024,

there were four Marsh Landing HOA Representatives present: Connie Mansfield, President; James Philot, Treasurer; and Kate Uhart, Secretary. Christie Patterson and Diego Ferraez attended as representatives of the development team.

The Association's representatives conveyed relief in understanding the upper midscale type and branding of the hotel. They also expressed the need for this type of hotel in the area given the extended stay concept and lack of inventory in the area. The site plan design shared was acceptable to the representatives as it addressed their main concerns outlined above. The representatives did bring attention to issues with flooding they have experienced due to new development and due to existing issues with excess water accumulation prior to the new development. To help address the neighbors concern, developer asked civil engineer Hole Montes to do field inspection of the Coconut Trace Master Stormwater System and evaluate if water accumulation on Marsh Landing property could be caused by issues with the system within the Coconut Trace CPD. This would allow all parties to understand plausible causes and solutions. Furthermore, HOA representatives expressed discomfort that damage to the wall sustained during Hurricane Ian has not been repaired. Other than flooding concerns and the damaged wall, representatives did not express opposition to the project or proposed use and conveyed their support for the hotel project.

Density/Intensity

The proposed amendment will not increase the density or intensity of the existing entitlements.

Deviations

This amendment proposed one new deviation. One previously approved deviation for this project will remain in effect. Please see the Schedule of Deviations for additional details.

Decision Making Compliance

In accordance with LDC Sec. 2-501.C.2.A, the data and analysis provided in the enclosed application demonstrates the following:

2. Rezoning (Zoning Map Amendment) Review Standards.

1. Whether the applicant has provided, as part of the record of public hearing(s) on the application, competent substantial evidence that the proposed amendment:
 1. The application is consistent with and furthers the goals, objectives, and policies of the comprehensive plan (please see the Comprehensive Plan consistency narrative, below);
 2. The request will meet or exceed all performance and locational standards set forth in the Comprehensive Plan and LDC. One new deviation is being requested that enhances the achievement of the objectives of the planned development and preserves and protects the general intent of the LDC to protect the public health, safety and welfare;

3. There is a lack of extended stay units in the area to serve the surrounding community.
 4. The proposed structures and uses will be compatible with the area;
 5. The subject property is the last undeveloped tract within the CPD and will result in infill development in an area with access to adequate public facilities.
 6. The requested amendment will not adversely affect the property values in the area;
 7. The project will have access to adequate public facilities and will not unduly burden the transportation network;
 8. The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP;
 9. Is compatible with existing or planned uses in the surrounding area. The proposed use or mix of uses is appropriate at the proposed location, as the Urban Commercial Future Land Use Category allows a broad range of commercial uses.
2. The current zoning district designation included the proposed use, has been previously deemed appropriate within the CPD, and the amendment accomplishes a legitimate public purpose.

Comprehensive Plan Compliance

The project is consistent with the Comprehensive Plan based on the following Goals, Objectives, and Policies:

FLU-1.2.9 URBAN COMMERCIAL. The main purpose of the Urban Commercial designation is to foster development of unique destinations rather than a strip development pattern. Urban Commercial areas are characterized by primarily existing or emerging developments along the Village's corridors where primarily single use retail, restaurant office, assisted living uses are concentrated. These properties are generally smaller in size (less than 10 acres) and serve nearby residential neighborhoods and consumers from outside Estero with daily and occasional needs for goods and services. Urban services are in place or readily expandable to support moderately intense levels of commercial development. Residential uses are also allowable, however they are not incentivized. These areas were typically designated Urban Community or Suburban and within the Mixed-Use Overlay per the Village's Transitional Comprehensive Plan. Urban Commercial areas are generally the individual development sites along major corridors of U.S. 41, Corkscrew Road, and Three Oaks Parkway. These areas are located in

close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers.

A. Uses: A broad mix of commercial uses is allowed in the Urban Commercial areas to foster convenience and efficiency for a broader live/work/play environment, including neighborhood and community scale commercial including shopping, restaurant, hotel and office, all subject to the compatibility standards of FLU-1.10. Assisted living facilities, public and quasi-public uses are allowed in the Urban Commercial future land use category. Residential development is allowed subject to compatibility standards, and limited to parcels of 5 or more acres in size or parcels subject to an approved and effective Development of Regional Impact (DRI) that designates residential development as allowable on the parcel.

B. Development type, Density and Intensity: Development types and corresponding maximum allowed densities and intensities in the Urban Commercial areas are outlined in the following table:

Urban Commercial Category Development Types, Density and Intensity			
Development Types	Standard Density	Bonus Density	Intensity
Single use commercial subject to compatibility standards	n/a	n/a	1 FAR; and Neighborhood or community scale commercial per FLU-1.5
Residential Limited to parcels of 5 or more acres in size or parcels subject to an approved and effective DRI that designates residential development as allowable on the parcel	1 du/acre – 6 du/acre based on gross residential acreage	n/a	n/a
Integrated horizontal mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross residential acreage	n/a	1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Vertical mixed use subject to compatibility standards	1 du/acre – 6 du/acre based on gross acreage including non-residential land		1 FAR; and Minor, Neighborhood or Community scale commercial per FLU-1.5
Assisted Living Facilities	1-6 du/ac, subject to conversion standards in the Land Development Code	n/a	

The project is consistent with the Urban Commercial designation permitted uses and commercial intensity.

FLU-1.3.1 To ensure that future commercial and mixed-use developments meet the community's planning priorities, all new commercial development which requires rezoning must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time. Commercial development shall not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. commercial access through residential areas), except where adequate mitigation can be provided as determined acceptable through the public hearing process.

The proposed development is located within an existing CPD, in accordance with this policy.

FLU-1.6.1 The Village shall continue to use the Florida Department of State, Division of Historical Resources "Florida Master Site File" and Lee County's local register of historic places as the method of maintaining a record of local historically significant structures, sites, and housing.

The subject property is not designated as a historic place on the "Florida Master Site File" or Lee County's local register of historic places.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

The proposed amendment will not increase the density or intensity of the existing entitlements.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed development will be designed in accordance with the applicable Village of Estero architectural and landscape architectural design requirements.

C. Site planning, interconnectivity, and public space (rezoning and development orders);

The site has been designed to interconnect with the adjacent, developed property and to the existing road network; and will connect to the existing pedestrian network.

D. Screening, landscaping and buffering (rezoning and development orders);

Screening and buffering will meet the applicable LDC standards.

E. Availability and adequacy of services and facilities (rezoning and development orders);

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The amendment is compatible with the surrounding land uses and neighborhoods.

G. Proximity to other similar centers (rezoning); and

The proposed amendment is consistent with adjacent commercial within the Coconut Trace CPD.

H. Environmental considerations (rezoning and development orders)

The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. Provide visual harmony and screening;

The proposed development will provide the appropriate screening and will be designed in an aesthetic manner.

B. Reduce dependence on the automobile;

The proposed development is in close proximity to commercial services and Coconut Point, reducing the need for vehicular travel for guests of the proposed hotel.

C. Promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

The project will connect to the existing pedestrian facilities within the CPD, which connect to the pedestrian facilities within the US 41 right-of-way. An interconnection is proposed to the commercial development to the north.

D. Utilize joint parking, access and loading facilities;

The development proposes one new access point to Lyden Dr. and an interconnection to the commercial development to the north.

E. Avoid negative impacts on surrounding land uses and traffic circulation;

The proposed development will not have a negative impact on surrounding land uses and traffic circulation.

F. Protect natural resources; and

The project will not adversely affect environmentally critical or sensitive areas and natural resources.

G. Provide necessary services and facilities where they are inadequate to serve the proposed use.

Public services and facilities exist; and are available and have the capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

- 1. Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.***
- 2. Limited number and size of signs.***
- 3. Landscaping and use of pocket parks and courtyards adequate to soften large building masses.***

Not applicable.

I. The Village shall evaluate establishing a review process for managing impacts of any new or expanding commercial development or use within a critical distance of an existing residential use or zoning district where residential use is allowed. Considerations of such a process may involve establishing limitations and controls associated with noise, light, security, aesthetic appearance, buffering, hours of operation and access to ensure compatibility of proposed commercial activity with nearby residences.

The applicant has had multiple meetings with HOA representatives of the adjacent residential development to the west. The site has been designed to consider the feedback received during these meetings and ensure compatibility with the adjacent residential development. A letter of support from the Marsh Landing Community Association at Estero, Inc. has been included with this submittal.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities

with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The proposed development includes an interconnection to commercial development to the north.

TRA-1.2.2 Establish land development code standards that ensure the development of a well connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should:

- A. Require, where feasible, interconnects with adjacent uses;***
- B. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;***
- C. Link neighborhoods, commercial and mixed-use centers, public facilities, and parks, with priority on corridors linking neighborhoods to each other and a corridor to link Estero Community Park, the Estero River, Koreshan State Park, and Estero Bay Preserve; and***
- D. Enable multi-modal transportation access (pedestrian, bicycle, vehicular, and transit) within and between the different neighborhoods, economic and employment centers, civic uses, and public space, park, and recreational facilities within the Estero Community.***

The proposed development furthers this policy through the proposed interconnection to the commercial development to the north; minimizes access points to US 41 through proposing access via Lyden Dr. (which has existing access points to US 41); connecting to the existing pedestrian network that provides access to adjacent commercial uses and the nearby Coconut Point development.

TRA-1.2.4 During the review of comprehensive plan amendments, rezonings, zoning amendments, and development order applications, applicants must provide an evaluation addressing potential for addition of new interconnections between communities, creation of pedestrian and vehicular interconnection, and addition of new connections to the surrounding road network.

Access to the proposed development has been designed to complement and enhance the surrounding road network and pedestrian facilities.

TRA-1.5.4 During the review of rezonings or zoning amendments, and development order applications, applicants must provide an evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan.

Public utilities exist and are in place to service the proposed development.

INF-1.3.1 No building permit will be issued unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy.

The project will access potable water in accordance with this policy.

INF-1.4.5 No development order for new development, or change in use or intensity in an approved development order, will be issued unless sanitary sewer service is available at the minimum acceptable level of service within 1/4 mile of the development, or surety is given that it will be installed prior to occupancy.

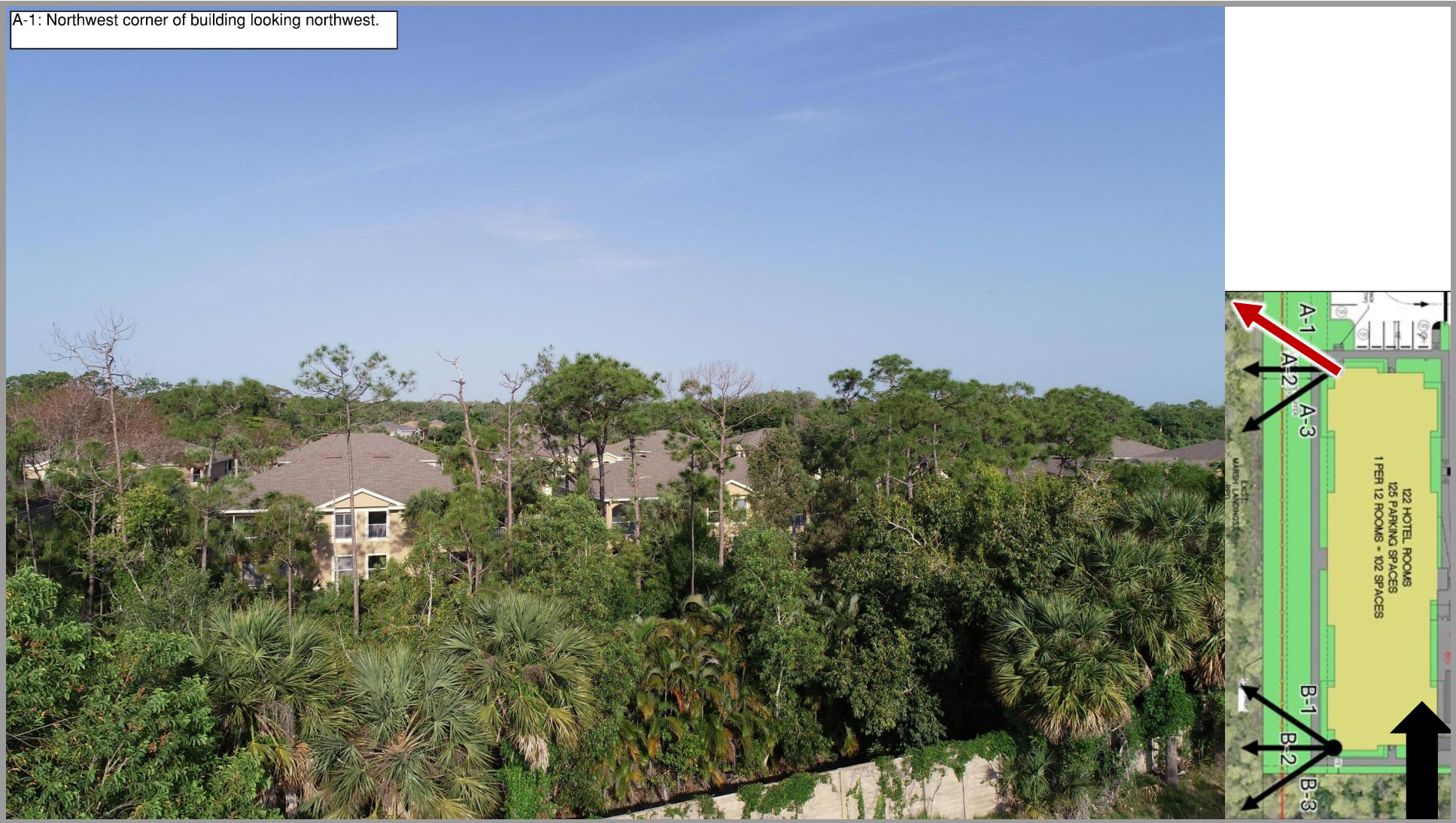
The project will access sanitary sewer service in accordance with this policy.

INF-1.5.4 No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

The project will access potable water in accordance with this policy.

CCM-1.4.2 Conserve habitat of native and non-invasive plant and animal species through development review, regulation, incentives, and acquisition.

No changes are proposed to the existing native vegetation preservation area within the CPD.

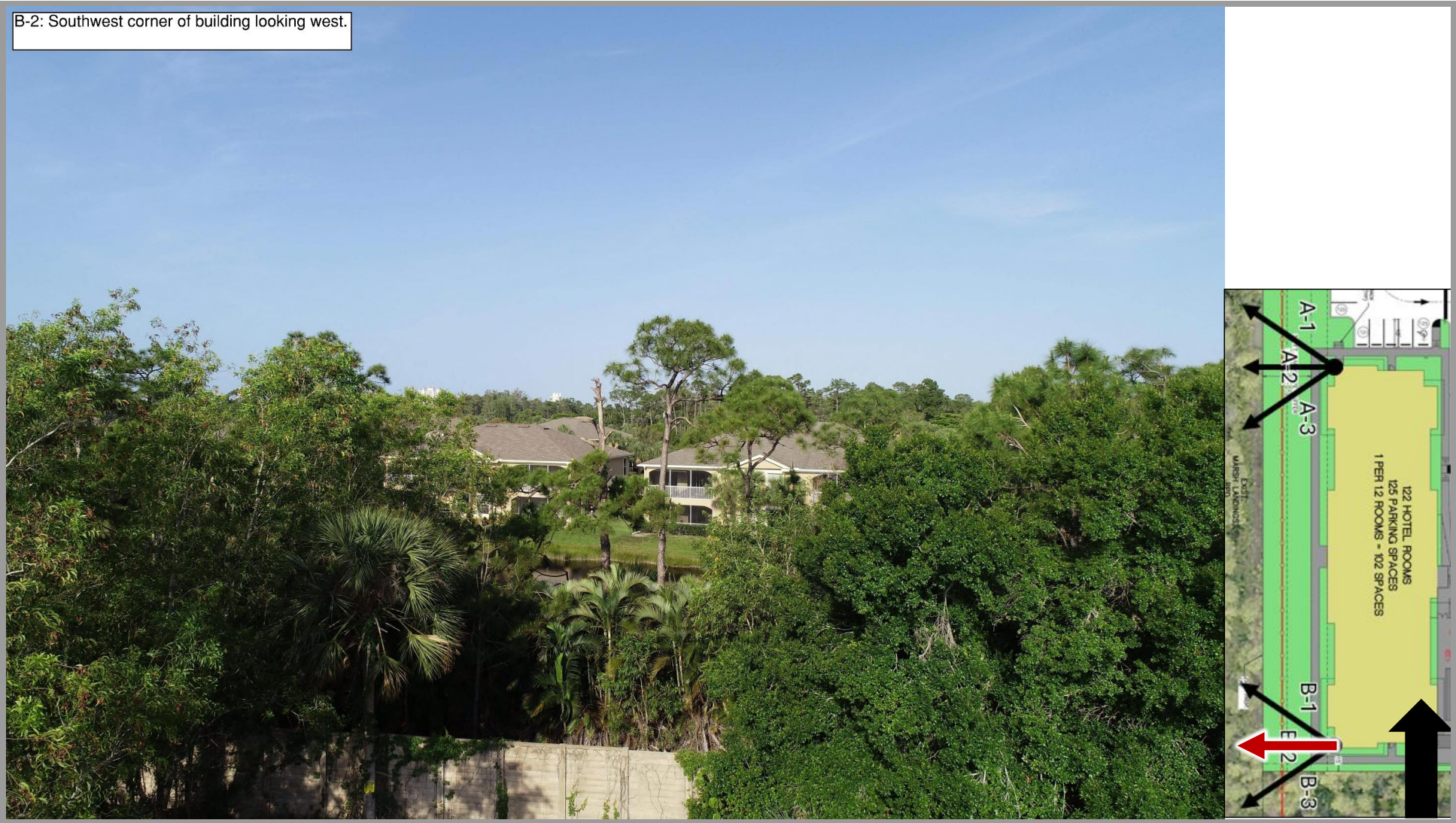


A-2: Northwest corner of building looking west.











10/28/24, 10:16 AM

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

VICKY SHAW

Address

23027 LONE OAK DR
ESTERO FL
United States
[Map It](#)

Community

MARSH LANDING

EmailVICKY@THESHAWSOONLINE.COM**Phone**

(802) 393-1964

Representing

RESIDENTS ACROSS FENCE FROM TRACT F COCONUT TRACE

Date

10/28/2024

Agenda Item No. or Topic

7C

Comments

Subject: Concerns Regarding Proposed Hotel Development in Coconut Trace

Dear Village Planning Zoning and Design Board,

I would like to express my gratitude to the Village for notifying adjacent property owners about the upcoming meeting regarding the proposed four-story hotel in Coconut Trace. As a resident of Marsh Landing, I only learned of this development through the Village's letter; unfortunately, the Marsh Landing Master Association did not reach out to individual property owners on Lone Oak Drive.

I must voice my opposition to the proposed zoning amendments for this development. The presence of a hotel so close to our condo buildings will undoubtedly diminish our property values. Had the hotel been constructed on the opposite side of the street,

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as currently zoned, the impact on height, drainage, and noise would be far less significant for those of us living along the back wall. Planting additional trees cannot adequately mitigate the effects of allowing such a large structure in proximity to our homes.

Furthermore, raising the lot to meet code will eliminate any space for drainage between the elevated land and our wall. With sidewalks situated within the 25-foot drainage easement, I am concerned about potential flooding and drainage issues.

The anticipated increased activity and expanded hours of operation will negatively affect our quality of life. A commercial or medical facility with regulated business hours would have been a more considerate option for our community.

Additionally, our private views will be replaced with the sight of hotel guests overlooking our lanais and bedroom windows. The drone photo, taken below the tree line, misrepresents the actual view from both the hotel and our condos. The top two floors of the hotel will rise above the treetops, providing an unobstructed view directly into our homes.

This large facility, squeezed into a small tract of land, poses significant concerns for nearby residents. I am alarmed that the Zoning Board is even considering deviations from the existing zoning regulations that were initially designed to protect the interests of Marsh Landing residents.

Though I am joining this discussion late, I hope my voice will be heard on behalf of the residents of Lone Oak Drive who will be directly affected by this development.

Thank you for your attention to these important concerns.

Sincerely,
Vicky Shaw

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added 15 mins ago

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Richard Miller

Address

22975 Lone Oak dr
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emailrepm1116@yahoo.com**Phone**

(216) 255-0174

Representing

Richard and Brigitte Miller

Date

10/22/2024

Agenda Item No. or Topic

Coconut Trace cpd

Comments

We are 6 year owners of our beautiful condo in Marsh Landing having purchased it for its peace and quiet next to a preserve with natural views. We are against the rezoning of the property behind the preserve for a hotel which is not needed or wanted. This hotel idea is contrary to the current zoning which was originated for the betterment of all people in Estero. Estero and the area on Linden as well as Marsh Landing community are better served by keeping the current zoning in place. A 4 story hotel would not improve the community and would result in decreased property values for us and all surrounding neighbors. Please respect the ideals and wishes of the originators of the current zoning restrictions.

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 22, 2024 at 11:13 pm

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Choose The Meeting You Are Commenting On

Village Council Meeting

Name

Xiao xun Zhang

Address

22983 Lone Oak Dr
Estero Florida 33928
United States
[Map It](#)

Community

Lone Oak

Emailxiaoxun168@hotmail.com**Phone**

(561) 542-4032

Representing

Lone Oak residents

Date

10/21/2024

Agenda Item No. or Topic

About 4 stories hotel build

Comments

I won't agree to build 4 story hotel beside the community, due to it will block some unites views and also interfere some units owners privacy, if to build office building is much better if need to build something by the location.
Thanks for take consideration of our opinion and comments

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 21, 2024 at 11:40 am

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Chris Sahakian

Address

23007 Lone Oak Drive
Estero 33928
United States
[Map It](#)

Community

Marsh Landing

Emailchrisds92@aol.com**Phone**

(239) 722-7290

Representing

Marsh Landing resident

Date

10/19/2024

Agenda Item No. or Topic

Coconut Trace Hotel at 22910 Lynden Drive

Comments

I'd like to make a request to block the zoning amendment and construction of a 4 story tall Coconut Trace Hotel at 22910 Lynden Drive in Estero. Too tall. This hotel would block the view of the resident condos in neighboring Marsh Landing just on the other side of the fence and would look down on our properties. I will be at the zoning meeting on October 29th at 4:30pm with other neighbors to try and discuss not having this zoning amendment approved.

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 19, 2024 at 6:33 pm

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Robert Bodnar

Address

23008 Marsh Landing Blvd
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emailrobert_d_bodnar@yahoo.com**Phone**

(440) 289-7025

Representing

Myself

Date

10/17/2024

Agenda Item No. or Topic

Coconut Trace Planned Development - Hotel Zoning

Comments

Dear Board Members,

The intent of zoning is to balance individual property rights with the interests of the community to create a healthy, safe and orderly living environment. Deviations from established zoning should not be a rubber stamp exercise and take into consideration the effect upon property owners who bought and developed with the good faith promise and protection the existing zoning laws provided. The Marsh Landing community has seen significant development in neighboring areas (e.g. Coconut Point, storage facilities, the planned Woodfield development, etc.) that has greatly increased the amount of traffic and noise / light pollution. Adding a hotel to the proposed site will add more of this, and impact the quality of living and properties within Marsh Landing, especially those bordering the hotel location. Additionally, please do an internet search of the linkage between human trafficking and extended stay hotels. Do we really need to give a special zoning accommodation for investors over the interest of our residents? Thank you for your careful consideration.

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Admin Notification (ID: 5e70ca9c71a8d)

added October 17, 2024 at 3:11 pm

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Beth Reinhardt

Address

22979 Lone Oak Drive
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emailbareinhardt@comcast.net**Phone**

(217) 414-5372

Representing

Myself

Date

10/06/2024

Agenda Item No. or Topic

DCI2024-E006 Coconut Trace Planned Development

Comments

My Husband and I have owned our condo in Marsh Landing since early 2014. It faces east toward the preserve and is located directly 169.9 feet from the view of the proposed hotel. Prior to the meeting in April 2024, we spoke to the Marsh Landing president concerning the proposed Hotel and was told that she was against it and would fight any changes to the current zoning. That is the last communication I had concerning the proposed zoning changes, until I read in the current plans that state that the Board has a letter from Marsh Landing supporting the development. I have checked with most of my condo neighbors that will be effected by this proposal and there has been no communication between any of the residents concerning this development. They clearly are not representing the condo residents. Therefore, I would like to express my concerns and request that the Zoning changes be denied and the proposed Hotel be denied. A 4 story, 122 room hotel will invade my privacy. People staying in the hotel will be able to see in my Bedroom window as well as my lanai and home. The preserve behind us is very sparce now and continues to diminish with each Hurricane. I don't think there are native trees that can be planted that will create a 4 story buffer to block our windows. If a Hotel is built, I will no longer be able to sit on my lanai and enjoy the beautiful sunrise each morning. It will

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be blocked. I will also no longer be able to sit on my lanai and watch the rocket launches. They will be blocked from my view. These Florida perks are my favorite. A Hotel will create additional traffic challenges, especially during Season. The residents of Marsh Landing must turn right/south to exit our community. If your destination is North, it is easier to make an immediate turn on Bulb Way, turn on Lyden, and go to the light on Vandenberg Way. Adding 122 cars coming and going will add to the congestion at that traffic light as well as on Tamiami. Lastly, I understand the Village of Estero wants to develop its land, but I am asking you to consider a development in this spot that won't intrude on my privacy and change the life I have enjoyed for 14 years. Perhaps a business that functions 8 am to 5 pm, instead of 24 hours per day 7 days a week in order to let the condo residents of Marsh Landing maintain their privacy and some normalcy. Thank you for hearing my request.

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 6, 2024 at 2:47 pm

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

John Reinhardt

Address

22979 Lone Oak Drive
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emailjdreinhardt1@comcast.net**Phone**

(217) 414-5362

Representing

Myself

Date

10/06/2024

Agenda Item No. or Topic

Coconut Trace Planned Development (DCI2024-E006)

Comments

As an owner and six month seasonal resident of a condominium unit in Marsh Landing who will be negatively affected by this project, I voice my opposition to it. Our rear sliders, our lanai and master bedroom window will all directly face this proposed hotel, which will eliminate the privacy that we currently have. Of course, there is approximately 50 yards of preserve that provides some blockage, but that changes with every season and every storm. I especially enjoy watching the sunrise from the lanai, which will be blocked if this development is approved. Plus, I can only imagine the additional noise and commotion from people coming and going from the hotel at all hours of the day and night. I just have one question for each of the members. If this proposed development was directly behind your residence or property would you want it there and vote for approval? As far as the "Letter of Support" from the Marsh Landing Community, I also have several questions. No one on the Marsh Landing Board of Directors who approved this letter of "support" will be directly affected by the hotel. Nor did anyone from the Marsh Landing Board reach out to any of the owners/residents of the Marsh Landing Condominium I Association (who will all be affected by this development) for any input before they gave their "support." So to me, that is a rather hollow endorsement. I feel that a more traditional 8:00 to 5:00

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PUBLIC COMMENT CARD : Entry # 62036

business that isn't four stories tall would be more appropriate in that space - that I think I could live with. In the end, I am acutely aware that this is all about money as well developing every square foot of land that can be developed, which is sad. Our property was purchased almost 14 years ago, before the Village of Estero was established. When the Village was incorporated I initially had some hope that there would be at least some level of controlled development, but that is no longer my perception and the reality is that money talks. Loudly. More building equals more revenue but also equals more congestion, more strain on infrastructure, and less and less green space. Unfortunately, I have little faith that my voice will actually be heard or that my objection will be more than casually considered. Please prove me wrong. Thank you for your time and I do appreciate you hearing me out.

Notes



Admin Notification (ID: 5e70ca9c71a8d)

added October 6, 2024 at 12:48 pm

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PUBLIC COMMENT CARD : Entry # 62026

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Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

margaret jelley

Address

22973 lone oak drive
 estero 33928
 United States
[Map It](#)

Community

marsh landing

Emailmaggie.jelley@yahoo.com**Phone**

(708) 772-5288

Representing

self

Date

10/05/2024

Agenda Item No. or Topic

DC12024-E006 Coconut Trace CPD Amendment

Comments

I am writing to express my opposition to allowing this deviation. Our condos will be greatly impacted by this development. We will not have any sunshine in our unit and we will be looking at a wall. Also the noise and congestion will be intolerable. I am concerned about water runoff and flooding. This construction will impact my resale value. We were not allowed to vote within our community to voice our concerns. I completely oppose this deviation.

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 5, 2024 at 2:08 pm

https://estero-fl.gov/?gf_page=print-entry&fid=30&lid=62281%2C62215%2C62175%2C62169%2C62129%2C62096%2C62037%2C62036%2C6203... 33/39

10/28/24, 10:16 AM

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PUBLIC COMMENT CARD : Entry # 62028

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Dawn Glownia

Address

22988 Lone Oak Dr
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emaildglow65@roadrunner.com**Phone**

(716) 432-8747

Representing

Marsh landing

Date

10/08/2024

Agenda Item No. or Topic

Hyatt hotel being built

Comments

I understand that Marsh Landing HOA has approved this hotel but I don't recall having a resident meeting to vote on it. I feel a four-story hotel will be a bit intrusive to our privacy, and I am not in favor. I would hope that there would be another alternative. If not what will be done to protect our privacy. I also feel there will be alot light and autible noise with such a tall hotel. Not to mention it may hinder our resale values, Thank you

Notes**Admin Notification (ID: 5e70ca9c71a8d)**

added October 5, 2024 at 5:23 pm

https://estero-fl.gov/?gf_page=print-entry&fid=30&lid=62281%2C62215%2C62175%2C62169%2C62129%2C62096%2C62037%2C62036%2C6203... 29/39

10/28/24, 10:16 AM

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WordPress successfully passed the notification email to the sending server.

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11/8/24, 12:03 PM

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PUBLIC COMMENT CARD : Entry # 62421

Comments must be received by noon one day before the actual meeting and they will be distributed to the Council/Board but will not be read at the meeting.

Choose The Meeting You Are Commenting On

Planning Zoning and Design Board Meeting

Name

Robert Bodnar

Address

23008 Marsh Landing Blvd
 Estero 33928
 United States
[Map It](#)

Community

Marsh Landing

Emailrobert_d_bodnar@yahoo.com**Phone**

(440) 289-7025

Representing

Myself

Date

11/07/2024

Agenda Item No. or Topic

Coconut Trace / Lyden Drive Hotel Project

Comments

Dear Sir / Madam,

I had previously stated my objection to the zoning change to allow the proposed hotel to be built on Lyden Drive, adjacent to Marsh Landing. Our residents invested in our individual properties with the good faith assurance that zoning legislation would be respected and development would not affect our property values or quality of life. I would ask how this hotel project will benefit Marsh Landing property owners? The answer is it simply doesn't. Please carefully contemplate the adverse effects of lower property values, and diminished quality of life for our residents before rubber stamping another zoning change to benefit investors rather than residents who's interest you are supposed to represent. Thank You.

Notes

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