



Village of
ESTERO

**VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET**

JANUARY 8, 2025, 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
January 8, 2025, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor Kevin Morris Estero Community Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. December 18, 2024 Village Council Meeting Minutes

Attachment: [12182024 minutes.pdf](#)

b. Financial Report for Month ended October 2024

Attachment: [SS Monthly Financial Report 10312024.pdf](#)

Attachment: [1 October Budget Report All Funds.pdf](#)

Attachment: [2 October Available Funds Report.pdf](#)

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

a. Village of Estero Water Monitoring Contract -- 2025

Recommended Action

Motion to approve award of Task Authorization 14 to Contract EC 2022-38 to Johnson Engineering to

provide water monitoring services for The Village of Estero for \$193,411.

Approve a \$19,000 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Financial Impact

The project's financial impact is \$212,411 (\$193,411 plus \$19,000 contingency).

Sufficient funds are available in Fiscal Year 2024-2025 stormwater maintenance budget to fund this contract.

Attachment: [SS Water Monitoring.pdf](#)

Attachment: [1 Loc Map Water Level Monitoring.pdf](#)

Attachment: [2 Loc Map Flow Monitoring.pdf](#)

Attachment: [3 Loc Map WQ Sample Sites.pdf](#)

Attachment: [EC 2022-38 TA 14 - 2025 Water Monitoring.pdf](#)

7. 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 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.

Recommended Action

Pass first reading and schedule second reading for January 22, 2025.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS 1-8-25 Coconut Trace CPD Amendment Council First Reading.docx.pdf](#)

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

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

Attachment: [Ord Exh B Coconut Trace PDA Pattern Book 1-2-2025 .pptx-.pdf](#)

Attachment: [Ord Exh B 2 Coconut Trace PDA Pattern Book 1-2-2025 .pptx-.pdf](#)

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

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

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

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

b. First Reading of Ordinance 2025-01 regarding Village seal and administrative code.

An Ordinance of the Village Council of the Village of Estero, Florida, Amending § 2-1 (Official Seal) and § 2-2 (Administrative Code) of the Village Code; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2025-01.

Financial Impact

Ordinance has no financial impact.

Attachment: [SS Ord No 2025-01 Seal and Admin Code.pdf](#)

Attachment: [Ord No 2025-01 Estero Seal and Admin Code.pdf](#)

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS**9. VILLAGE ATTORNEY'S REPORT****10.VILLAGE MANAGER'S REPORT**

Adjourn Regular Session and Convene Workshop Items

11.WORKSHOP**a. Corkscrew Road (Woodlands to Ben Hill Griffin) Landscaping update**

Attachment: [SS Corkscrew Rd Woodlands to Ben Hill Griffin Landscaping.pdf](#)

Attachment: [Corkscrew Road Lanscape Plan-Rendered.pdf](#)

b. Public Works Update

Attachment: [SS Public Works Updates.pdf](#)

c. Community Development 2025 Work Plan Discussion

Attachment: [SS Community Development 2025 Work Plan Discussion.pdf](#)

Attachment: [2025 Community Development Work Plan.pdf](#)

d. FPL Follow up

Attachment: [11 d FPL Updates.pdf](#)

12.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, JANUARY 8, 2025, 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.

09:29:58 >>Mayor McLain: A PLACE WE CALL PARADISE.
09:30:01 I WOULD LIKE TO ALSO WISH YOU ALL A HAPPY NEW YEAR.
09:30:05 WE ENDED LAST YEAR ON A BANG, I BELIEVE.
09:30:09 WE HAD LOTS OF PROJECTS WE WORKED ON.
09:30:11 IF YOU STAY AROUND FOR OUR WORKSHOP THIS AFTERNOON -- WELL,
09:30:17 LET'S SAY LATE MORNING, BETTER THAN AFTERNOON -- WE'LL GO
09:30:21 THROUGH THE PROJECTS WE HAVE FOR 2025.
09:30:24 WE'RE ON A RUN IN 2024, AND WE'LL CONTINUE THAT INTO 2025.
09:30:34 STEVE SAYS '26 WILL BE JUST AS BUSY AS '25.
09:30:39 WE HAVE LOTS OF EXCITING THINGS GOING ON IN THE VILLAGE, AND
09:30:42 WE'LL COVER SOME OF THAT IN THE WORKSHOP, AND OUR AGENDA
09:30:44 TODAY IS RELATIVELY LIGHT, SO WE'LL MOVE FORWARD AS FAST AS
09:30:49 WE CAN.
09:30:50 I'D LIKE TO ALSO REMIND ALL OF YOU, THAT IF YOU HAVE A CELL
09:30:53 PHONE, PLEASE TURN IT OFF SO WE DON'T DISRUPT THE MEETING.
09:30:56 IF YOU HAVE ANYTHING ELSE THAT BUZZES, TURN THAT OFF ALSO.
09:31:01 IF ANYBODY IS GOING TO BE SPEAKING, PLEASE GET AS CLOSE AS
09:31:07 YOU CAN TO THE MIKE AT THE PODIUM THERE SO THAT WE CAN GET

09:31:12 YOUR MESSAGE ACROSS.
09:31:13 WITH NO FURTHER ADO, I'D LIKE TO WELCOME PASTOR KEVIN MORRIS
09:31:18 FROM ESTERO COMMUNITY CHURCH TO DO OUR INVOCATION.
09:31:21 WELCOME, KEVIN.
09:31:22 >> THANK YOU, MR. MAYOR.
09:31:23 LET US PRAY.
09:31:24 DEAR WISE AND LOVING LORD, FIRST, LET US SAY THANK YOU.
09:31:34 THANK YOU FOR THIS PREVIOUS YEAR.
09:31:35 THANK YOU FOR ALL THAT HAS BEEN ACCOMPLISHED.
09:31:38 THANK YOU FOR YOUR LEADING, YOUR GUIDING, YOUR DIRECTION.
09:31:46 THANK YOU FOR ALL THE MEN AND WOMEN, BOYS AND GIRLS WHO MAKE
09:31:49 UP ESTERO, WHO HELP MAKE THIS A WONDERFUL PLACE TO LIVE AND
09:31:54 WORK AND VISIT.
09:31:57 LORD, THANK YOU ON BEHALF OF ALL WHO ARE GATHERED HERE
09:32:02 TODAY.
09:32:03 THANK YOU FOR YOUR MANY AND ABUNDANT BLESSINGS.
09:32:08 THANK YOU FOR LIFE ITSELF, FOR THE MEASURE OF HEALTH WE NEED
09:32:12 TO FULFILL OUR VARIOUS CALLINGS, FOR SUSTENANCE, FOR

09:32:20 FRIENDSHIP.
 09:32:21 THANK YOU FOR THE ABILITY TO BE INVOLVED IN USEFUL WORK AND
 09:32:25 FOR THE HONOR OF BEARING APPROPRIATE RESPONSIBILITIES.
 09:32:32 THANK YOU FOR THE FREEDOM TO EMBRACE WHAT IS RIGHTEOUS IN
 09:32:34 YOUR SIGHT.
 09:32:37 THANK YOU FOR LOVING US EVEN SO, FROM YOUR BOUNDLESS AND
 09:32:42 GRACIOUS NATURE.

 09:32:45 HOLY GOD, WE PRAY FOR THE AGENDA SET BEFORE US TODAY.
 09:32:50 PLEASE GIVE AN ASSURANCE OF WHAT WOULD PLEASE YOU AND WHAT
 09:32:54 WOULD BENEFIT THOSE WHO LIVE, WORK, LEARN, AND PLAY IN AND
 09:32:58 AROUND OUR BELOVED VILLAGE OF ESTERO, INCLUDING OUR VILLAGE
 09:33:03 STAFF AND THEIR FAMILIES.
 09:33:06 IT IS IN YOUR MOST BLESSED NAME WE PRAY, AMEN.
 09:33:11 >>Mayor McLain: THANK YOU, KEVIN.
 09:33:12 HAVE A WONDERFUL DAY.
 09:33:13 PLEASE JOIN ME IN THE PLEDGE OF ALLEGIANCE.
 09:33:17 [PLEDGE OF ALLEGIANCE]
 09:33:31 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 09:33:37 >>Vice-Mayor Ribble: HERE.
 09:33:39 >>Larry Fiesel: HERE.
 09:33:39 >>Mayor McLain: HERE.
 09:33:42 >>Lori Fayhee: HERE.
 09:33:43 >>Rafael Lopez: HERE.
 09:33:44 >>Jim Ward: HERE.
 09:33:46 >>George Zalucki: HERE.
 09:33:47 >>Mayor McLain: THANK YOU.
 09:33:48 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
 09:33:51 DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES?
 09:33:53 I SEE NONE, SO I'LL LOOK FOR A MOTION.
 09:33:56 >>Vice-Mayor Ribble: SO MOVED.
 09:33:57 >>Mayor McLain: A MOTION BY OUR VICE-MAYOR AND SECONDED BY
 09:34:00 COUNCILMAN FIESEL.

 09:34:01 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
 09:34:05 >>Larry Fiesel: AYE.
 09:34:06 >>Lori Fayhee: AYE.
 09:34:07 >>Rafael Lopez: AYE.
 09:34:09 >>Jim Ward: AYE.
 09:34:10 >>George Zalucki: AYE.
 09:34:11 >>Vice-Mayor Ribble: AYE.
 09:34:12 >>Mayor McLain: AYE.
 09:34:13 WE'LL NOW TAKE PUBLIC COMMENTS ON ITEMS THAT ARE NOT ON THE
 09:34:18 AGENDA.
 09:34:20 >>Carol Sacco: WE HAVE NONE, MAYOR.
 09:34:22 >>Mayor McLain: WE HAVE NONE.
 09:34:23 OKAY.
 09:34:23 WE'LL GO FORWARD.

09:34:24 NEXT ON THE AGENDA IS THE CONSENT AGENDA, ITEM 4A.
 09:34:29 IT INCLUDES THE DECEMBER 18 MINUTES AND 4B IS THE FINANCIAL
 09:34:33 REPORT FOR THE MONTH ENDED OCTOBER '24.
 09:34:37 DO COUNCIL MEMBERS HAVE ANY COMMENTS OR QUESTIONS?
 09:34:40 YOU KNOW, I HAVE -- I DON'T SEE ANY.
 09:34:43 I HAVE JUST A COMMENT MAYBE FOR THE VILLAGE MANAGER AND FOR
 09:34:50 KEVIN.
 09:34:50 EVERYTHING I SEE IS FINE.
 09:34:52 I JUST WAS A LITTLE BIT CONCERNED ABOUT OUR MAJOR ROAD
 09:34:56 MAINTENANCE RESERVE IS AT 3%.
 09:35:02 WE HAVE A CURRENT BALANCE OF 1.95 MILLION, WHICH SEEMS

 09:35:07 PRETTY GOOD.
 09:35:08 MY CONCERN IS WITH THE COST INCREASES THAT WE'VE SEEN ON ALL
 09:35:13 OF OUR PROJECTS, IS OUR CONTRIBUTION ANNUALLY 3% SUFFICIENT
 09:35:19 TO KEEP US UP WITH THE RATE OF INFLATION THAT WE'RE SEEING
 09:35:22 ON PROJECTS?
 09:35:23 >>Steven Sarkozy: YES, IT SHOULD BE.
 09:35:25 MOST OF OUR MINOR ROADS AND MAJOR ROADS ARE ON STREETS THAT
 09:35:35 ARE NOT COUNTY STREETS, LET ME PUT IT THAT WAY.
 09:35:38 OUR LOCAL STREETS ARE GOING TO BE LARGELY REBUILT AS A
 09:35:42 RESULT OF THE SEPTIC TO SEWER PROJECTS, WHICH WILL EXTEND
 09:35:48 WATER AND SEWER LINES DOWN THE MIDDLE OF THE STREET
 09:35:50 REQUIRING US THEN TO REBUILD A LOT OF THE LOCAL STREETS.
 09:35:53 SO THAT WILL CREATE A HEALTHY SITUATION FOR OUR MINOR ROAD
 09:35:59 FUND.
 09:35:59 FOR THE MAJOR ROAD FUND, WE'LL CONTINUE TO DO PERIODIC
 09:36:06 UPDATES OF THE QUALITY OF THE ROADS AND ADJUST THAT AS WE DO
 09:36:11 THOSE STUDIES.
 09:36:12 SO WE'LL DO A CONDITION ASSESSMENT AND THEN COME BACK IF
 09:36:17 THERE'S A FEELING WE NEED TO PLUG MORE MONEY INTO THIS.
 09:36:22 BUT AT THE PRESENT TIME, WE THINK IT'S IN GOOD SHAPE BUT
 09:36:26 SOMETHING WE'LL LOOK AT EVERY YEAR.
 09:36:27 >>Mayor McLain: JUST FOR COUNCIL, IT TAKES A SUPERMAJORITY
 09:36:31 TO MAKE A CHANGE TO THAT AS APPROPRIATE.
 09:36:35 BUT IT SOUNDS LIKE -- I SEE KEVIN COMING DOWN RIGHT NOW.
 09:36:39 I PROBABLY SHOULD HAVE WARNED YOU GUYS A LITTLE BIT.

 09:36:42 BUT THAT WAS MY ONLY -- NO CONCERN, BUT SAY ARE WE ADEQUATE
 09:36:47 FOR FUTURE?
 09:36:49 >>Kevin Greenville: GOOD MORNING.
 09:36:52 I WAS UPSTAIRS WORKING.
 09:36:53 THE MAJOR ROAD RESERVE CONTRIBUTION, MAYOR, IT IS 300,000.
 09:36:57 THAT WAS THE INITIAL CONTRIBUTION, I THINK, IN 2018 AND THEN
 09:37:01 INCREASES 3% OF THAT 300,000.
 09:37:05 SO IT'S NOT 3% OF THE MILLION.
 09:37:07 IT COMPOUNDS EACH YEAR ANNUALLY.
 09:37:12 THAT CONTRIBUTION GROWS 3%.

09:37:14 I'M SORRY I'M A LITTLE OUT OF BREATH.
 09:37:17 YEAH, WE FEEL LIKE THAT IS FINE.
 09:37:19 WE FEEL COMFORTABLE, ESPECIALLY WHEN YOU LOOK AT OUR ROAD
 09:37:22 IMPACT FEES AND OUR LARGE FUND BALANCE AS A WHOLE, WE FEEL
 09:37:26 COMFORTABLE THAT'S GOOD.
 09:37:27 >>Mayor McLain: ALL RIGHT.
 09:37:29 THAT'S THE ONLY QUESTION I HAVE.
 09:37:30 OTHER THAN THAT, THE FINANCIALS LOOK FINE TO ME.
 09:37:32 NO OTHER QUESTIONS FROM COUNCIL ON THAT.
 09:37:36 IF NO OTHER QUESTIONS, I'LL TAKE A MOTION TO APPROVE THE
 09:37:39 CONSENT AGENDA.
 09:37:39 COUNCILMAN WARD HAS MADE THE INITIAL MOTION.
 09:37:44 SECONDED BY COUNCILMAN LOPEZ.
 09:37:47 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
 09:37:50 >>George Zalucki: AYE.

 09:37:50 >>Jim Ward: AYE.
 09:37:53 >>Rafael Lopez: AYE.
 09:37:55 >>Lori Fayhee: AYE.
 09:37:57 >>Larry Fiesel: AYE.
 09:37:57 >>Vice-Mayor Ribble: AYE.
 09:37:58 >>Mayor McLain: AYE.
 09:37:59 NEXT ON THE AGENDA IS ITEM 6A, VILLAGE OF ESTERO WATER
 09:38:03 MONITORING CONTRACT, 2025.
 09:38:06 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?
 09:38:09 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 09:38:11 AS PART OF OUR WASTEWATER MANAGEMENT PLAN, THE VILLAGE
 09:38:19 UNDERTAKES WATER QUALITY MONITORING THAT ALSO INCLUDES THE
 09:38:24 VOLUME OF WATER AT VARIOUS LOCATIONS THROUGHOUT THE VILLAGE.
 09:38:29 THIS HELPS US AS WE UTILIZE THE DATA COMING OFF OF THESE --
 09:38:36 THE MONITORING PROCESS, TO EVALUATE BOTH THE QUALITY OF
 09:38:40 WATER, THE VOLUME, AND OUR POTENTIAL FOR FLOODING.
 09:38:45 THIS IS VERY VALUABLE TO US IN TERMS OF OUR LONG-RANGE
 09:38:49 PLANNING ON BOTH QUALITY AND QUANTITY, PROPOSED AS A
 09:38:55 CONTRACT HERE WITH JOHNSON ENGINEERING TO UPGRADE OUR SYSTEM
 09:38:59 TO ADD ADDITIONAL WATER MONITORING LOCATIONS AND THEN TO PUT
 09:39:03 THAT INTO A USABLE FORMAT FOR OUR FUTURE USE IN TERMS OF THE
 09:39:08 STUDIES.
 09:39:09 DAVID WILLEMS IS HERE IF YOU HAVE ANY QUESTIONS REGARDING
 09:39:12 THIS, BUT THIS IS VERY HELPFUL QUANTITATIVE DATA THAT GOES
 09:39:20 INTO OUR FORMAL PLANNING PROCESS.

 09:39:25 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 09:39:27 >>Jim Ward: STEVE, I NOTICED THAT THE CONTRACT IS WITH
 09:39:29 JOHNSON ENGINEERING.
 09:39:31 I KNOW JOHNSON WORKS WITH SOME OF THE CDDs IN THE AREA AS
 09:39:35 WELL, PARTICULARLY THE BROOKS.
 09:39:37 I'M NOT SURE PELICAN SOUND AS WELL.

09:39:41 I'M ASSUMING THEY COORDINATE WITH JOHNSON AND THE CDD?
 09:39:45 >>Steven Sarkozy: YES.
 09:39:46 THERE'S REALLY NO CONFLICT BECAUSE THIS IS GOOD PUBLIC DATA
 09:39:49 THAT CAN BE EVEN USED BY SOME OF THE CDDs AS THEY ARE
 09:39:53 DOING THEIR STUDIES INTERNAL TO THEIR --
 09:39:58 >>George Zalucki: I HAVE ONE QUESTION OR COMMENT.
 09:40:00 I'M ASSUMING THERE IS A COMPREHENSIVE REPORT THAT'S DONE
 09:40:03 AFTER THE DATA COMES BACK.
 09:40:05 THAT'S ON AN ANNUAL BASIS, STEVE?
 09:40:08 >>Steven Sarkozy: DAVID.
 09:40:11 >>David Willems: YES.
 09:40:13 THERE IS AN ANNUAL REPORT THAT THEY DO EVERY YEAR.
 09:40:16 WE USUALLY GET IT IN FEBRUARY-MARCH TIME FRAME.
 09:40:20 BUT NOT ONLY THAT, BUT WE GET THE ACTUAL DATA ITSELF.
 09:40:25 FROM A STORMWATER STANDPOINT, IT'S REALLY CRITICAL THAT WE
 09:40:28 KNOW WHAT WATER LEVELS ARE DURING CERTAIN STORM EVENTS SO
 09:40:31 THAT WHEN WE HAVE SOMEBODY DOING A MASTER PLAN FOR US, THEY
 09:40:34 HAVE SOMETHING TO CALIBRATE TOWARD SO THEY CAN MAKE SURE THE
 09:40:37 MODEL IS ACCURATE.

 09:40:38 SO WITH THIS ADDITIONAL DATA, WE'RE WORKING ON A
 09:40:42 VULNERABILITY ASSESSMENT THAT WILL INCLUDE A STORMWATER
 09:40:44 MODEL.
 09:40:44 THEY'LL TAKE THIS DATA, PUT IT INTO THE MODEL TO MAKE IT
 09:40:48 MORE ACCURATE.
 09:40:48 >>George Zalucki: THAT'S PERFORMED ANNUALLY, DAVID?
 09:40:51 THERE IS A REPORT GENERATED --
 09:40:54 >>David Willems: THERE IS A REPORT EVERY YEAR.
 09:40:55 I THINK WE HAVE FOUR OR FIVE OF THEM ALREADY.
 09:40:57 BUT WE ALSO HAVE THE SPREAD SHEETS AND ALL THE BASE DATA WE
 09:41:01 CAN USE.
 09:41:02 >>George Zalucki: IF THERE'S ANYTHING THAT WOULD BE RED
 09:41:05 FLAGGED OR A CONCERN, OBVIOUSLY -- THE REPORT IS OBVIOUSLY
 09:41:09 ACCESSIBLE, I'M THINKING.
 09:41:10 BUT IF THERE'S ANYTHING THAT IS A RED FLAG OR A CONCERN
 09:41:13 MAYBE FOR COUNCIL IN OUR DECISION MAKING, OBVIOUSLY, THAT
 09:41:15 WOULD BE SOMETHING THAT WOULD BE COMMUNICATED NOT
 09:41:18 NECESSARILY HAVING TO GIVE US A REPORT, WE COULD ACCESS IT,
 09:41:21 BUT I JUST WANT TO MAKE SURE -- BECAUSE I DON'T RECALL EVER
 09:41:24 SEEING THAT KIND OF INFORMATION OR DATA, WHETHER OR NOT IT
 09:41:26 WOULD BE HELPFUL FOR US TO UNDERSTAND HOW THE REPORT COMES
 09:41:29 OUT ANNUALLY.
 09:41:31 >>David Willems: SO I DON'T REMEMBER IF IT WAS A YEAR AGO OR
 09:41:34 WHEN IT WAS, BUT WE ACTUALLY PRESENTED THE INFORMATION THAT
 09:41:37 WE WERE GETTING TO COUNCIL.

 09:41:39 I PLAN -- STAFF PLANS ON DOING THAT AGAIN ONCE WE GET THIS
 09:41:43 YEAR'S DATA.

09:41:44 WHAT'S GOOD IS ESPECIALLY FROM THE WATER QUALITY, THE STORM
 09:41:48 ELEVATION AND THAT ISN'T REALLY -- IT'S HARD TO REALLY
 09:41:52 UTILIZE UNLESS YOU ARE IN THE MODEL.
 09:41:54 BUT FOR THE WATER QUALITY, IT REALLY PAINTS A PICTURE OF HOW
 09:41:57 THE WATER QUALITY IS HAPPENING THROUGH THE VILLAGE.
 09:42:00 IT REALLY DOES A PRETTY GOOD JOB OF WHEN YOU LOOK AT THE
 09:42:03 BACTERIA, SHOWING YOU THAT YOU'RE GETTING HIGH BACTERIA
 09:42:06 COUNTS WHERE THERE ARE SEPTIC TANKS.
 09:42:09 SO IT REALLY DOES MAP THAT.
 09:42:10 YOU MIGHT NOTICE THAT IN THE -- THIS CURRENT MONITORING,
 09:42:16 WE'RE ADDING ONE STATION.
 09:42:19 THE REASON WE'RE DOING THAT IS IT'S GOING TO BE DOWNSTREAM
 09:42:22 OF ESTERO RIVER HEIGHTS.
 09:42:24 WHAT WE'RE HOPING TO DO, WE'LL GET ONE YEAR OF DATA.
 09:42:27 AND THEN AS WE'RE PUTTING THEM ON TO CENTRAL SEWER, WE'LL
 09:42:30 HOPEFULLY GET TO SEE AN IMPROVEMENT AND THEN WE CAN
 09:42:33 DEMONSTRATE DOWN THE ROAD THAT WE'VE ADDRESSED OUR BACTERIA
 09:42:35 ISSUES IN ESTERO.
 09:42:38 >>George Zalucki: THANK YOU.
 09:42:39 >>Mayor McLain: ANY OTHER QUESTIONS?
 09:42:40 >>Larry Fiesel: I HAVE ONE COMMENT, DAVID.
 09:42:42 YOU ADDRESSED IT -- ALLUDED TO IT.
 09:42:44 BUT THE NEW STATION BEING PUT DOWNSTREAM BY ESTERO RIVER

 09:42:48 HEIGHTS, I'M REALLY PLEASED TO SEE THAT BECAUSE I THINK IT
 09:42:51 IS A CRITICAL MEASURING POINT.
 09:42:52 AS WE MOVE FORWARD WITH THE SEPTIC TO SEWER, I THINK WE'RE
 09:42:55 GOING TO BE ABLE TO UTILIZE THAT PARTICULAR STATION.
 09:42:59 I DON'T KNOW HOW YOU NUMBER THESE THINGS, BUT 47 A 2 GR, I'M
 09:43:04 HAPPY TO SEE IT ADDED TO THE LIST.
 09:43:06 >>David Willems: WE DIDN'T NAME THEM.
 09:43:08 THEY ARE ACTUALLY LEGACY FROM THE COUNTY.
 09:43:10 SO THE COUNTY HAD FOUR MONITORING STATIONS ON THE ESTERO
 09:43:14 RIVER.
 09:43:15 INSTEAD OF JUST CHANGING IT, WE JUST BUILT OFF OF THAT.
 09:43:18 GENERALLY THE LOWER NUMBER IS CLOSER TO THE BAY.
 09:43:21 WE FOLLOWED THEIR NUMBERING CONVENTION.
 09:43:23 >>Larry Fiesel: THERE'S SOME REASON BEHIND IT THEN.
 09:43:26 >>David Willems: I THINK THE 47 MEANS ESTERO RIVER.
 09:43:28 AND THEN I DON'T REMEMBER WHAT THE GR WAS.
 09:43:34 >>Mayor McLain: ANY OTHER QUESTIONS, COUNCIL?
 09:43:36 JUST FOR CLARITY, WE'RE IN THE MIDST OF IMPLEMENTING,
 09:43:42 HOPEFULLY SOON, SOME OF OUR UTILITY EXTENSION SEWER SEPTIC.
 09:43:48 IN YOUR OPINION, IF IT WAS DONE TODAY, THOSE PROJECTS DONE
 09:43:51 TODAY AND TIME LOOKING AT ABOUT TWO YEARS FOR COMPLETION ON
 09:43:57 SOME OF THESE.
 09:43:59 AS A LAYMAN I LOOK AT THAT AND SAY DON'T EXPECT IN THE NEXT
 09:44:03 YEAR THAT WE'LL SEE DRASTIC CHANGES IN OUR WATER QUALITY

09:44:06 BECAUSE THE LEACHING EFFECT FROM SOME OF THESE SEPTICS COULD

09:44:11 TAKE A YEAR OR TWO OR MORE DEPENDING ON HOW BAD THE LEACHING

09:44:15 HAS BEEN IN THE PAST AREAS.

09:44:18 JUST SO WE HAVE SOME CLARITY, I THINK THAT'S IMPORTANT.

09:44:22 >>David Willems: THAT IS A VERY GOOD POINT.

09:44:24 THE PROJECT ITSELF WILL TAKE US A YEAR TO TWO YEARS TO GET

09:44:26 THE INFRASTRUCTURE INSTALLED AND THEN THE HOMES HOOKED UP

09:44:29 AND SEPTIC TANKS ABANDONED.

09:44:32 WE'LL GET PROBABLY TWO YEARS OF EXISTING STATUS QUO THAT

09:44:36 THERE ARE SEPTIC TANKS DISCHARGING IN THE RIVER.

09:44:39 AFTER THAT, THERE WILL BE A LAG TIME.

09:44:42 THE BACTERIA WILL PROBABLY HAVE A LITTLE BIT SHORTER OF A

09:44:44 LAG TIME THAN THE NUTRIENTS BECAUSE THE NUTRIENTS STAY IN

09:44:48 THE ENVIRONMENT AND IT WILL BE A LITTLE BIT LONGER BEFORE

09:44:53 YOU SEE A CHANGE.

09:44:54 ANOTHER REASON WE'RE ADDING THE STATION IS THAT WE'RE GOING

09:44:56 TO BE SUBJECT TO A TNDL HERE SHORTLY IN THE VILLAGE, WHICH

09:45:00 IS THE STATE'S REQUIREMENT FOR US TO CLEAN UP THE RIVER.

09:45:04 IT'S GOING TO BE FOR BACTERIA.

09:45:06 AND HAVING THESE ADDITIONAL STATIONS WILL HELP US

09:45:10 DEMONSTRATE TO THE STATE THAT WHAT WE'VE DONE HAS

09:45:13 ACCOMPLISHED WHAT WE NEEDED TO ACCOMPLISH.

09:45:17 >>Mayor McLain: GREAT.

09:45:18 THANK YOU.

09:45:18 ANYONE TO SPEAK FROM THE PUBLIC?

09:45:21 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.

09:45:24 >>Mayor McLain: THANK YOU.

09:45:24 I NEED A MOTION TO APPROVE THIS.

09:45:29 COUNCILPERSON FAYHEE HAS MADE THE MOTION.

09:45:31 >>Larry Fiesel: I'LL SECOND THE MOTION.

09:45:34 >>Mayor McLain: SECONDED BY LARRY.

09:45:35 MADAM CLERK, PLEASE TAKE THE ROLL.

09:45:39 >>Larry Fiesel: AYE.

09:45:41 >>Lori Fayhee: AYE.

09:45:43 >>Rafael Lopez: AYE.

09:45:44 >>Jim Ward: AYE.

09:45:46 >>George Zalucki: AYE.

09:45:46 >>Vice-Mayor Ribble: AYE.

09:45:48 >>Mayor McLain: AYE.

09:45:49 NEXT ON THE AGENDA IS ITEM 7A, ORDINANCE NUMBER 2024-14, THE

09:45:55 FIRST READING OF ZONING ORDINANCE NUMBER 2024-14 COCONUT

09:46:00 TRACE CPD AMENDMENT, TRACT F.

09:46:04 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS

09:46:07 ORDINANCE?

09:46:08 >>Carol Sacco: ORDINANCE 2024-14, AN ORDINANCE OF THE

09:46:11 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING

09:46:14 WITH CONDITIONS AN AMENDMENT TO THE COMMERCIAL PLANNED
 09:46:17 DEVELOPMENT AND A DEVIATION FOR A REDUCED TYPE D LANDSCAPE
 09:46:21 BUFFER FOR THE PROPERTY LOCATED IN THE COCONUT TRACE
 09:46:24 SUBDIVISION LOCATED ON U.S. 41, WEST OF LYDEN DRIVE AND EAST
 09:46:28 OF MARSH LANDING COMMUNITY; PROVIDING FOR SEVERABILITY; AND

 09:46:32 PROVIDING AN EFFECTIVE DATE.
 09:46:34 >>Mayor McLain: THANK YOU.
 09:46:35 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ORDINANCE?
 09:46:37 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 09:46:39 THIS ACTION BEFORE YOU IS A FIRST READING FOR A REZONING TO
 09:46:46 ALLOW 122-ROOM HOTEL ON LYDEN DRIVE ON THE WEST SIDE OF U.S.
 09:46:54 41 ACROSS FROM COCONUT POINTE MALL.
 09:46:57 THIS CAME TO YOU ORIGINALLY IN EARLY DECEMBER AT YOUR
 09:47:01 COUNCIL MEETING WHERE YOU CONTINUED THE FIRST READING AND
 09:47:07 ASKED THE DEVELOPER TO CONSIDER SOME POSSIBLE CHANGES IN
 09:47:11 THEIR DESIGN.
 09:47:13 THIS IS BACK FOR COUNCIL CONSIDERATION.
 09:47:17 I'D LIKE TO TURN IT OVER TO MARY GIBBS TO PRESENT THE NEW
 09:47:22 PROPOSAL AND THE REQUEST OF THE DEVELOPER.
 09:47:26 >>Mayor McLain: THANK YOU.
 09:47:27 WELCOME, MARY.
 09:47:28 >>Mary Gibbs: GOOD MORNING.
 09:47:29 SO THE COUNCIL HEARD THIS ON DECEMBER 4.
 09:47:33 YOU ACTUALLY TABLED THE FIRST READING AND SAID WE'RE NOT
 09:47:35 GOING TO PASS IT ON TO SECOND READING.
 09:47:37 WE'D LIKE TO SEE SOME REVISIONS TO THE PATTERN BOOK AND SOME
 09:47:40 ADDITIONAL INFORMATION PROVIDED.
 09:47:45 THERE WERE SOME INCONSISTENT PICTURES IN THE PATTERN BOOK
 09:47:48 WHERE ONE THE BUILDING LOOKED DIFFERENT ON ONE PAGE THAN IT
 09:47:51 LOOKED ON THE OTHER PAGE AND THEN SOME COLORS THAT LOOKED A

 09:47:54 LITTLE DISTORTED AND I DON'T THINK REFLECTED WHAT THE COLORS
 09:47:58 WERE.
 09:47:59 YOU WANTED CLARIFICATION OF LANDSCAPING.
 09:48:00 SO SINCE THAT FIRST READING, WE MET WITH THE APPLICANT.
 09:48:04 WE TOLD THEM THEY NEED TO REVISE THE PATTERN BOOK.
 09:48:07 THEY HAVE DONE THAT.
 09:48:09 THE NEW PATTERN BOOK THAT'S IN YOUR PACKET TODAY, THE
 09:48:14 CHANGES ARE SUBTLE.
 09:48:15 THERE ARE NOT DRASTIC CHANGES TO THE DESIGN ITSELF.
 09:48:21 THEY DID LIGHTEN UP THE COLORS QUITE A BIT SO YOU CAN SEE
 09:48:25 THAT THE COLORS LOOK BETTER, IN MY OPINION.
 09:48:27 THEY PROVIDED SOME MORE LANDSCAPING INFORMATION AS WELL AND
 09:48:31 SHOWED SOME -- WHERE THE ADDITIONAL TREES WERE GOING TO BE
 09:48:35 PLANTED.
 09:48:36 AGAIN, BUT IT WASN'T MAJOR DESIGN.
 09:48:39 THEY DID CHANGE THE FRONT ENTRYWAY WHICH THE PLANNING ZONING

09:48:41 AND DESIGN BOARD SAID LOOKED KIND OF DINKY AND CHINTZY I
 09:48:45 THINK WERE THEIR ACTUAL WORDS.
 09:48:48 SO THEY FIXED THAT.
 09:48:50 THEY ARE BACK AGAIN.
 09:48:50 THIS WOULD BE THE FIRST READING TO SEE IF YOU HAVE
 09:48:54 ADDITIONAL QUESTIONS, IF YOU THINK THEY HAVE DONE ENOUGH TO
 09:48:57 ADDRESS YOUR QUESTIONS OR IF YOU WOULD LIKE THEM TO COME
 09:48:59 BACK WITH MORE INFORMATION WHEN THEY COME BACK FOR SECOND
 09:49:03 READING, IF YOU WANT TO SCHEDULE THE SECOND READING.

09:49:05 I THINK WE WANT TO KNOW IF YOU HAVE ANY ADDITIONAL
 09:49:08 QUESTIONS, IF THERE ARE OTHER THINGS WITH THE DESIGN THAT
 09:49:11 YOU WOULD LIKE THEM TO ADDRESS OR IF THERE'S ANY ADDITIONAL
 09:49:17 LANDSCAPING OR COLOR COMMENTS.
 09:49:20 >>Mayor McLain: ANY MEMBERS OF THE APPLICANT.
 09:49:27 >>Mary Gibbs: JEREMIE IS WAVING IN THE BACK ROW.
 09:49:31 THEY ARE LISTENING.
 09:49:32 >>Mayor McLain: I HOPE HE IS A GOOD NOTE-TAKER.
 09:49:34 >>Mary Gibbs: HE WAS PRETTY GOOD AT THE LAST MEETING.
 09:49:37 >>Mayor McLain: GOOD.
 09:49:38 VICE-MAYOR, YOU HAVE QUESTIONS.
 09:49:39 >>Vice-Mayor Ribble: YEAH, A FEW COMMENTS.
 09:49:41 I DO LIKE THE COLOR SCHEMES THAT THEY NOW SHOW.
 09:49:45 IT'S MUCH IMPROVEMENT FROM THE PREVIOUS DESIGN THAT WE HAD
 09:49:48 SEEN.
 09:49:49 AS A CONCESSION TO MARSH LANDING, THEY HAD PUT THE POOL IN
 09:49:54 THE FRONT OF THE BUILDING INSTEAD OF THE BACK OF THE
 09:49:56 BUILDING.
 09:49:57 I WAS JUST WONDERING, MARY, IF MAYBE THEY NEED SOME -- I
 09:50:00 DIDN'T SEE ANY LANDSCAPING AROUND THE POOL IN THE FRONT.
 09:50:03 MAYBE SOME LANDSCAPING AROUND THE POOL IN THE FRONT BECAUSE
 09:50:06 IT ABUTS RIGHT UP TO THE PARKING.
 09:50:08 >>Mary Gibbs: OKAY.
 09:50:09 WE'LL MAKE A NOTE OF THAT.
 09:50:11 >>Mayor McLain: ANY OTHER QUESTIONS?

09:50:13 >>Jim Ward: MARY, I DO LIKE -- SUBSTANTIAL IMPROVEMENT FROM
 09:50:17 THE FIRST DESIGN.
 09:50:18 ONE OF THE QUESTIONS THAT I HAVE IS REGARDING STORMWATER
 09:50:23 MANAGEMENT ON THE PROPERTY.
 09:50:24 THERE SEEMS TO BE CONSIDERABLE AMOUNT OF CONCERN RAISED BY
 09:50:29 RESIDENTS IN MARSH LANDING CONCERNING THAT, THAT THERE'S
 09:50:34 CURRENTLY FLOODING AND THAT THIS NEW DEVELOPMENT WILL ONLY
 09:50:37 EXACERBATE THE SITUATION.
 09:50:39 I'M WONDERING IF THE DEVELOPER HAS ANY PLANS AND HAS DONE
 09:50:44 ANYTHING FURTHER TO HELP THE RESIDENTS UNDERSTAND THAT THEY
 09:50:48 ARE GOING TO MITIGATE THAT.
 09:50:49 >>Mary Gibbs: YEAH, WE'LL HAVE THEM ADDRESS THAT AT THE

09:50:52 SECOND READING.
 09:50:53 THAT ACTUALLY CAME UP -- IT CAME UP THIS OUT THE PROCESS.
 09:50:56 WE HAD THE NEIGHBORHOOD MEETING AT MARSH LANDING, I ATTENDED
 09:51:00 THAT.
 09:51:00 THEY HAVE AN EXPLANATION OF THE STORMWATER PROBLEMS, WHICH
 09:51:03 ARE ACTUALLY CAUSED BY THE PROJECT TO THE NORTH, I THINK --
 09:51:08 THEY'LL HAVE THE ENGINEER EXPLAIN THAT.
 09:51:10 THEY ARE DOING SOME THINGS.
 09:51:11 WE'LL HAVE THEM EXPLAIN THAT AT THE SECOND READING.
 09:51:14 >>Jim Ward: IS IT TRUE ALSO THIS HAS TO BE APPROVED BY THE
 09:51:18 FLORIDA STORMWATER MANAGEMENT AGENCY?
 09:51:21 >>Mary Gibbs: WATER MANAGEMENT DISTRICT, YES, YES, THEY HAVE
 09:51:25 TO APPROVE IT.

 09:51:28 >>Mayor McLain: ANY OTHER QUESTIONS?
 09:51:33 >>Larry Fiesel: I'D LIKE TO COMMENT ON THE PREVIOUS MEETING
 09:51:35 OF THIS PROJECT.
 09:51:36 I WAS PRETTY VOCAL.
 09:51:38 THE PRESENTATION LEFT ME COLD, I THINK WERE THE WORDS I
 09:51:40 USED.
 09:51:41 I WOULD HAVE TO COMPLIMENT THEM ON THE SUBTLE CHANGES THAT
 09:51:44 HAVE BEEN MADE.
 09:51:45 I THINK THE BUILDING LOOKS SIGNIFICANTLY DIFFERENT, EVEN
 09:51:48 THOUGH IT'S NOT TOTALLY REDONE IN AN ARCHITECTURAL CONCEPT.
 09:51:52 BUT THE WHOLE PROJECT NOW SEEMS TO BE A LITTLE MORE COHERENT
 09:51:58 WITH THE PROPERTY WHERE IT'S BEING LOCATED.
 09:52:00 I COMPLIMENT THEM ON MAKING WHAT ARE SUBTLE CHANGES BUT I
 09:52:07 THINK SIGNIFICANT IN THE OVERALL APPEARANCE OF THE BUILDING.
 09:52:14 >>George Zalucki: THE ONE QUESTION I HAD AT THE LAST MEETING
 09:52:16 WAS RELATIVE TO THE BUFFER BETWEEN THE RESIDENTS AND, OF
 09:52:20 COURSE, THE HOTEL.
 09:52:22 THE QUESTION WAS, WHO OWNS THE PRESERVE.
 09:52:25 I THINK WE'LL GET BACK WITH THAT INFORMATION.
 09:52:28 THAT WOULD BE -- MY CONCERN IS THERE ENOUGH -- I THINK THAT
 09:52:32 WAS ONE OF THE CONCERNS THAT I READ AND I WAS AWARE OF IS
 09:52:35 THE LINE OF SIGHT WITH THE ADJACENT COMMUNITY.
 09:52:38 SO I THINK THIS IS A SENSITIVITY POINT THERE THAT HOPEFULLY
 09:52:42 IS FULLY ADDRESSED.
 09:52:43 BUT I THINK THE QUESTION WAS STILL, WHO HAS OWNERSHIP OF THE

 09:52:47 PRESERVE BETWEEN THE TWO?
 09:52:49 >>Mary Gibbs: RIGHT.
 09:52:50 AND WE NEED THE APPLICANT TO CLARIFY THAT.
 09:52:55 >>George Zalucki: THANK YOU.
 09:52:55 >>Mayor McLain: ANY OTHER COMMENTS?
 09:52:56 I'VE GOT JUST A FEW COMMENTS.
 09:53:00 TO START OFF, THE VILLAGE OF ESTERO IS MAINLY MEDITERRANEAN,
 09:53:08 BUT IN OUR ORDINANCE OR ONE OF OUR DOCUMENTS WE HAVE,

09:53:11 PLANNING DOCUMENTS, WE DO HAVE APPROVAL FOR PRAIRIE-TYPE
 09:53:16 ARCHITECTURE.
 09:53:19 THIS PARTICULAR ARCHITECTURE THAT WE'RE LOOKING AT TODAY IS
 09:53:22 SUPPOSED TO BE REMINISCENT OF PRAIRIE.
 09:53:26 MY CONCERN THAT I HAVE, OUR CONCERN IN THE VILLAGE OF ESTERO
 09:53:32 HAS BEEN WHEN PEOPLE DRIVE INTO OUR VILLAGE, WE WANT TO SAY,
 09:53:37 GEEZ, THIS LOOKS DIFFERENT.
 09:53:40 THEREBY WE HAVE DONE SIGNIFICANT EFFORTS IN LANDSCAPING OUR
 09:53:44 ROADWAYS TO REALLY MAKE A DIFFERENCE.
 09:53:46 SO WHEN YOU DRIVE IN FROM THE SOUTH TO THE NORTH INTO ESTERO
 09:53:50 AND YOU'RE ON THE ROADS, YOU FIND THAT IT'S DIFFERENT THAN
 09:53:54 OUR NEIGHBORS TO THE NORTH AND TO THE SOUTH.
 09:53:57 THAT'S ALWAYS BEEN OUR PLAN.
 09:54:00 THE CONCERN I HAVE WITH THE BASIC ARCHITECTURE -- THEY HAVE
 09:54:04 MADE IMPROVEMENTS IN COLOR, BUT THE ARCHITECTURE ITSELF, THE
 09:54:09 INTERPRETATION OF PRAIRIE -- AND I'M NOT AN ARCHITECT -- IT
 09:54:13 DOESN'T SEEM LIKE THIS REALLY HITS THE MARK ON THIS.

09:54:17 MY CONCERN WITH THE PRAIRIE VERSUS MEDITERRANEAN IS THAT A
 09:54:21 LOT OF THIS HAS BEEN TO COLLEGE UNIVERSITIES AROUND THE
 09:54:25 COUNTRY.
 09:54:25 YOU ALL HAVE DIFFERENT EXPERIENCES IN THAT.
 09:54:27 MY EXPERIENCE TO THAT, I'M LOOKING AT NUMEROUS COLLEGES, IS
 09:54:33 WHAT A BEAUTIFUL PICTURE YOU SEE WHEN YOU GO INTO A COLLEGE
 09:54:38 CAMPUS AND YOU SEE ALL THE BUILDINGS FROM THE 1800s TO
 09:54:41 WHAT THEY BUILD TODAY ARE VERY SIMILAR.
 09:54:45 COULD BE GEORGIA ARCHITECTURE, COULD BE ANOTHER
 09:54:48 ARCHITECTURAL SCHEME.
 09:54:49 I'VE SEEN OTHER UNIVERSITIES WHERE THEY START OUT IN THE
 09:54:53 1800s, 1600s WITH A CERTAIN TYPE.
 09:54:56 THEN THEY BUILD ANOTHER ADDITION TO THE CAMPUS.
 09:54:59 IT'S A DIFFERENT VERSION, AND THEN THEY BUILD NEW BUILDINGS.
 09:55:02 SO THERE'S NO CONTINUITY.
 09:55:04 I THINK IT'S IMPORTANT FOR THE VILLAGE OF ESTERO TO HAVE
 09:55:08 THAT RECOGNITION OF CONTINUITY THAT WE'VE BEEN FORCED FOR
 09:55:11 MANY YEARS HERE WITH THE MEDITERRANEAN.
 09:55:13 WE'VE HEARD FROM BUILDERS AND THE LIKE, YOU KNOW, WE NEED TO
 09:55:18 GO TO COASTAL.
 09:55:19 NOW WE'RE GOING TO PRAIRIE.
 09:55:21 I THINK OUR CONCERN HAS TO BE, AND MY CONCERN IS, I WANT TO
 09:55:25 BE CONSISTENT IN HOW WE DO THIS.
 09:55:28 IN REGARDS TO THAT, I'VE GOT SEVERAL CONCERNS ABOUT THIS
 09:55:33 ARCHITECTURE.

09:55:34 ONE, I DO THINK THE COLORS ARE PRETTY MUCH IN COMPLIANCE
 09:55:41 WITH THE VILLAGE.
 09:55:42 PRETTY NEUTRAL.
 09:55:42 I THINK YOU'VE DONE A NICE JOB ON THAT.

09:55:44 BUT WHEN I LOOK AT THE BUILDING, IT'S GOT JUST A PLAIN, FLAT
 09:55:48 FACE.
 09:55:48 IT DOESN'T HAVE THE MEDITERRANEAN LOOK FOR SURE.
 09:55:50 BUT I'M CONCERNED ABOUT WE'RE IN FLORIDA HERE.
 09:55:55 BEAUTIFUL WEATHER TODAY, BUT IN JUNE, JULY, AUGUST,
 09:55:58 SEPTEMBER AND OTHER TIMES OF THE YEAR, WE GET A LOT OF RAIN.
 09:56:01 THIS PARTICULAR FRONT ENTRANCE, EVEN THOUGH THERE WERE SOME
 09:56:05 COMMENTS FROM OUR DESIGN REVIEW BOARD THAT YOU DON'T HAVE A
 09:56:09 COVERED ENTRY.
 09:56:10 SO THERE IS A LITTLE BIT OF A COVER IN HERE.
 09:56:13 BUT JUST IMAGINE COMING IN THERE WITH A FAMILY OR BY
 09:56:16 YOURSELF, YOU'VE GOT YOUR BAGS, PULL INTO THE LANE AND
 09:56:19 YOU'RE GOING TO GET DRENCHED BEFORE YOU GET YOUR BAGS OUT OF
 09:56:22 YOUR TRUNK.
 09:56:23 I THINK THAT IMPACTS THE FRONT LOOK OF THIS HYATT STUDIOS.
 09:56:32 IT JUST DOESN'T LOOK VERY WELCOMING.
 09:56:34 I UNDERSTAND, THOUGH, THAT'S ALSO THE TRAFFIC LANE.
 09:56:36 SO I'D ASK THEM TO TAKE A LOOK AT THAT ENTRY TO SEE IF, ONE,
 09:56:41 YOU COULD MAKE A COVERING THAT WOULD ACTUALLY PROTECT YOUR
 09:56:44 FUTURE CUSTOMERS FROM GETTING DRENCHED BECAUSE I'M SURE,
 09:56:48 ONE, IT COULD BE A SAFETY HAZARD AS THEY ENTER THE BUILDING

 09:56:51 WITH NO DRY AREA BEFORE YOU GET INTO THE BUILDING.
 09:56:54 I THINK THAT'S AN ISSUE.
 09:56:57 THE VICE-MAYOR BROUGHT UP LANDSCAPING AROUND THE POOL.
 09:57:03 I WOULD AGREE THAT COULD USE SOME ADDITIONAL LANDSCAPING.
 09:57:06 BUT WHEN I GO INTO ITEM NUMBER 7 IN THE APPROVAL OF THE
 09:57:11 PATTERN BOOK, WE TALK ABOUT, ALSO INCLUDE THREE SIGNATURE
 09:57:19 TREE AT THE FRONT COLUMNS ON THE ENTRYWAY TO SOFTEN THE
 09:57:24 MASSING OF THE VERTICAL OPEN PANELS ON THE BUILDING.
 09:57:26 I WOULD RECOMMEND THAT YOU ALSO ADD TWO MORE OF THOSE THREE
 09:57:32 PALM TREES ON BOTH THE NORTH SIDE AND TRY TO INCORPORATE IT
 09:57:37 AROUND THE POOL, PROBABLY HAVE TO BE TO THE SOUTH OF THE
 09:57:39 POOL.
 09:57:40 BUT I THINK THAT WOULD HELP BREAK UP THE FLATNESS OF THAT
 09:57:44 BUILDING IN THERE.
 09:57:45 THE OTHER AREA AROUND LANDSCAPING THAT IS A CONCERN TO ME IS
 09:57:53 PARAGRAPH NUMBER 9B, THE DEVELOPER WILL COORDINATE WITH
 09:57:56 MARSH LANDING TO PROVIDE PLANTINGS IN GAP AREAS BY PLANTING
 09:58:01 ON MARSH LANDING PROPERTY OR PROVIDE CASH IN LIEU OF FUTURE
 09:58:06 PLANTINGS.
 09:58:06 I DON'T PARTICULARLY LIKE THAT -- I DON'T WANT CASH COMING
 09:58:14 FROM THE DEVELOPER GOING INTO THE POCKET AND WE DON'T
 09:58:18 IMPROVE THE PICTURE.
 09:58:19 I THINK BEFORE WE GET IT APPROVED, WE NEED TO UNDERSTAND
 09:58:22 WHERE THE TREES ARE GOING TO BE AND WHO IS GOING TO ACTUALLY
 09:58:25 PAY FOR THEM AND WILL THEY BE IN AT THE CONCLUSION OF

09:58:29 WHATEVER THE PROCESS IS THAT WE'VE GOT IN HERE.
 09:58:32 FROM A LANDSCAPING STANDPOINT, I THINK THAT'S SOME
 09:58:37 IMPROVEMENTS THAT YOU COULD INCORPORATE.
 09:58:39 THE OTHER ITEM THAT I HAVE, THIS LOT IS PRETTY SHALLOW AND
 09:58:45 THEREFORE THERE IS NO ACCESS TO THE REAR OF THE PROPERTY.
 09:58:51 AND THE LANDSCAPING BECOMES AN ISSUE OF WHERE IT IS PLANTED
 09:58:55 BECAUSE YOU HAVE A UTILITY EASEMENT BACK THERE.
 09:58:58 I HAVEN'T SEEN ANY APPROVAL THAT THE UTILITIES HAVE SAID,
 09:59:04 YEAH, IT'S OKAY TO GO ONTO OUR PROPERTY AND PLANT TREES IN
 09:59:08 THERE.
 09:59:08 TWO, I WORRY ABOUT FIRE SAFETY.
 09:59:14 NO TRUCKS ARE GOING TO BE ABLE TO GET TO THE REAR OF THAT
 09:59:18 BUILDING.
 09:59:19 I'D LIKE TO UNDERSTAND, AT THIS PROCESS, THE FIRE DEPARTMENT
 09:59:25 SHOULD HAVE ALREADY APPROVED THIS, BUT I'D LIKE TO BE ABLE
 09:59:27 TO SEE THAT AND MAYBE GET CONFIRMATION FROM THE FIRE
 09:59:32 DEPARTMENT THAT A FOUR-STORY BUILDING WITH NO ACCESS TO
 09:59:36 TRUCK VEHICULAR TRAFFIC TO THE BACK OF IT, IS THAT THE
 09:59:40 PROPER WAY TO BUILD A BUILDING IN HERE?
 09:59:43 I'M NOT AN EXPERT ON THAT.
 09:59:44 I'M FLOPPING AROUND HERE A LITTLE BIT.
 09:59:52 ARCHITECTURE -- AND I'M NOT AN ARCHITECT.
 09:59:55 I THINK YOU'VE MADE SOME NICE IMPROVEMENTS IN COLOR, YOU
 10:00:00 KNOW, SOMEBODY TOLD ME THAT THE LEE COUNTY HEALTH CENTER WAS
 10:00:04 KIND OF A PRAIRIE DESIGN.

 10:00:08 I HAPPENED TO GO DOWN THERE YESTERDAY AND LOOKED AT THAT AND
 10:00:10 I'M NOT SURE WHAT THAT ARCHITECTURE IS, BUT IT'S VERY
 10:00:13 BEAUTIFUL.
 10:00:13 WHAT MAKES IT BEAUTIFUL IS THE ENTIRE PROJECT IS BEAUTIFUL,
 10:00:17 BUT THEY ACTUALLY HAVE A ROOFLINE.
 10:00:20 WHEN I LOOK AT YOURS BEING FLAT, IT DOESN'T HAVE THAT KIND
 10:00:23 OF DEFINITION THAT THE LEE HEALTH BUILDING PROVIDES.
 10:00:28 SO I LOOK AT THE FRONT OF THE BUILDING AND I UNDERSTAND
 10:00:32 NEIGHBORS TO THE BACK DON'T WANT A 50-FOOT BUILDING BACK
 10:00:36 THERE THAT THEY STARE AT.
 10:00:39 I'M MORE CONCENTRATED IN THE FRONT OF THE BUILDING.
 10:00:41 I FOCUS ON THE VERTICAL BARS, I GUESS YOU CALL IT, THE
 10:00:46 VERTICAL PILLARS AT THE TOP BY THE ROOFLINE ON BOTH SIDES OF
 10:00:49 THE ENTRY.
 10:00:51 IF THERE WAS SOMETHING THAT COULD BE DONE TO SOFTEN THAT
 10:00:53 LOOK UP JUST A LITTLE BIT, I THINK IT WOULD BE A MUCH MORE
 10:00:58 APPEALING BUILDING, I THINK, FIT INTO OUR ARCHITECTURAL
 10:01:04 SCHEME.
 10:01:04 I WOULD RECOMMEND BEFORE YOU COME IN FOR A SECOND READING
 10:01:08 THAT YOU MAKE SURE THAT YOU'VE ADDRESSED THE CONCERNS THAT
 10:01:14 WE'VE HAD HERE.
 10:01:16 TALK TO THE FIRE DEPARTMENT.

10:01:17 I WOULD LIKE SOME CONFIRMATION OF THAT.
 10:01:19 MAYBE GIVE US A PLAN B ON WHAT THAT FRONT COULD BE USED AND
 10:01:24 AGREE TO THE TREES AND THE OTHER LANDSCAPING IMPROVEMENTS

 10:01:27 THAT WE'VE TALKED ABOUT IN HERE.
 10:01:28 I THINK THAT MAY BE THE MAJORITY OF MINE.
 10:01:47 THOSE LOOK LIKE SIMPLE FIXES, I HOPE.
 10:01:49 ANY OTHER COMMENTS FROM COUNCIL?
 10:01:57 >>Jim Ward: JON RAISES GOOD POINTS RELATIVE TO THE
 10:02:00 MEDITERRANEAN STYLE AND KEEPING WHAT WE'VE DEVELOPED OVER
 10:02:02 THE YEARS.
 10:02:03 I'M CURIOUS, WHERE IS THE PLANNING AND ZONING DESIGN BOARD
 10:02:07 KIND OF FALLING AT?
 10:02:09 WHAT HAS THEIR APPROACH BEEN TO THAT ISSUE IN RECENT YEARS?
 10:02:14 >>Mary Gibbs: WELL, IT'S INTERESTING BECAUSE SOME OF THE
 10:02:18 PLANNING ZONING AND DESIGN BOARD MEMBERS ARE PRETTY
 10:02:21 TRADITIONAL, PREFERRING THE MEDITERRANEAN.
 10:02:24 SOME OF THE DESIGN REVIEW BOARD MEMBERS ARE A LITTLE MORE
 10:02:28 INTO THE CONTEMPORARY.
 10:02:29 SO WE'VE HAD A MIX ON THE BOARD IN THE PAST.
 10:02:35 WHAT I CAN SAY, I THINK, IN THINKING ABOUT THIS AND WHAT
 10:02:40 YOUR NEXT STEPS MIGHT BE, SOME OF THESE -- THE QUESTIONS YOU
 10:02:45 HAVE ARE PRETTY EASILY CLARIFIED.
 10:02:49 BUT IF YOU WANT TO GO BACK AND LOOK AT THE DESIGN TO SEE --
 10:02:51 BECAUSE PRAIRIE IS ALLOWED IN OUR CODE, BUT IT SAYS IT HAS
 10:02:55 TO BE COMPATIBLE WITH WHAT'S AROUND IT.
 10:02:58 SO WHAT'S AROUND IT IN THIS SUBDIVISION IS KIND OF A MIX OF
 10:03:01 THINGS.
 10:03:01 SOME MEDITERRANEAN AND SOME WHAT I CALL ECLECTIC.

 10:03:05 SOME THINGS ARE OLD AND DON'T REALLY HAVE ANY STYLE.
 10:03:07 WHAT I THINK WE WANT TO LOOK AT IS TO SEE MAYBE IF THE
 10:03:13 ARCHITECT CAN BLEND A LITTLE BIT OF THE MEDITERRANEAN INTO
 10:03:17 THIS, IF THIS IS WHAT YOU'RE THINKING.
 10:03:20 CAN HE JUST MAKE A COUPLE OF TWEAKS?
 10:03:22 IS THERE A WAY THEY CAN COME BACK WITH A COUPLE OF OPTIONS
 10:03:25 AND SAY, HERE'S HOW I COULD BLEND THIS.
 10:03:29 I DON'T THINK YOU CAN REALLY FIX THE FLAT ROOF, BUT MAYBE
 10:03:32 THERE IS A WAY SOME TOWER CAN BE ADDED.
 10:03:34 I DON'T KNOW.
 10:03:35 I WOULD SUGGEST THAT WE ASK THE ARCHITECT TO LOOK AT SOME
 10:03:40 WAY HE CAN BLEND IT SO IT LOOKS A LITTLE BIT MORE
 10:03:44 MEDITERRANEAN.
 10:03:44 THE OTHER QUESTIONS I WOULD HAVE THE APPLICANT PROVIDE US A
 10:03:50 NARRATIVE THAT ANSWERS ALL THE QUESTIONS SO YOU HAVE THAT IN
 10:03:53 YOUR PACKET SO YOU CAN LOOK AT THAT AND KNOW, INSTEAD OF
 10:03:56 PUTTING IT IN THE PRESENTATION, YOU CAN HAVE IT IN ADVANCE
 10:03:58 SO YOU CAN KNOW WHAT THE ANSWERS ARE TO THESE QUESTIONS.

10:04:02 >>Mayor McLain: I AGREE WITH THE COMMENTS YOU HAVE IN THERE.
10:04:05 AND YOURS, JIM.

10:04:08 >>Mary Gibbs: ONE MORE THING.
10:04:09 SORRY TO INTERRUPT.

10:04:10 IF THE COUNCIL IS NOT LIKING PRAIRIE-STYLE, WE DON'T HAVE
10:04:15 MANY REQUESTS FOR PRAIRIE, BUT WE DO HAVE ANOTHER PROJECT
10:04:18 THAT'S PENDING THAT HAS KIND OF A PRAIRIE MODERN STYLE.

10:04:21 WE TOLD THEM THIS HAS BEEN A CONCERN TO COUNCIL.
10:04:25 THEY ARE NOT REALLY HEAVILY IN FAVOR OF THE PRAIRIE-STYLE.
10:04:29 ALTHOUGH WE DID LIKE IT WITH LEE HEALTH.
10:04:32 AGAIN, IT WAS A KIND OF MODIFIED PRAIRIE-STYLE.
10:04:35 IF YOU REALLY DON'T WANT TO SEE A LOT OF PRAIRIE, IF YOU
10:04:38 WANT TO PROVIDE SOME DIRECTION, THE LEE HEALTH BUILDING
10:04:42 MIGHT BE THE EXAMPLE OF PRAIRIE THAT THE COUNCIL LIKES, BUT
10:04:45 MAYBE NOT THE FLAT ROOFS.
10:04:46 AND THEN WE CAN TELL PEOPLE WHEN THEY COME IN WITH THEIR
10:04:49 PROJECTS THAT PRAIRIE IS A -- SHOULD HAVE SOME BLENDING OF
10:04:55 SOMETHING ELSE IN WITH IT.

10:04:58 >>Mayor McLain: I AGREE WITH THAT.
10:04:59 IF YOU LOOK AT LEE HEALTH, IT IS A GOOD EXAMPLE.
10:05:02 THAT'S PRAIRIE.
10:05:03 OUR INTERPRETATION, EVEN MEDITERRANEAN OVER THE YEARS.
10:05:06 I'VE BEEN ON THE COUNCIL NOW GOING ON EIGHT YEARS.
10:05:08 THE INTERPRETATION OF MEDITERRANEAN, IT CAN SLIDE QUITE A
10:05:13 BIT.
10:05:13 BUT WE HAVE THE MAJORITY OF WHAT WE ARE IS MEDITERRANEAN.
10:05:18 SO THIS IS A DEPARTURE.
10:05:20 WE HAVE WOODFIELD THAT IS BEING DEVELOPED ON THE CORNER NOT
10:05:24 VERY FAR FROM THEM.
10:05:25 WE APPROVED THE ARCHITECTURE THERE.
10:05:27 IF THEY CAN BLEND IT IN WITH THAT LOOK, THAT MAKES SOME
10:05:30 CONTINUITY.

10:05:30 THIS IS AN UNUSUAL LOOKING BUILDING.
10:05:34 IT'S NOT ON 41.
10:05:35 IT'S OFF OF 41.
10:05:36 BUT I THINK WE HAVE TO BE CONSISTENT THAT IF WE APPROVE THIS
10:05:41 STYLE OF ARCHITECTURE, YOU CAN'T RESTRICT OTHER PEOPLE
10:05:45 COMING IN WITH THE SAME THING.
10:05:47 THE FLAT ROOF AND THE LOOK OF THAT I THINK IS PROBABLY ONE
10:05:50 OF THE BIGGER ISSUES THAT WE'VE GOT WITH THIS.
10:05:53 AND THEN, COUNCIL, WE HAVE THE RIGHT.
10:05:55 IT'S NOT RIGHT TO TURN THE PAGE NOW, BUT I THINK WE HAVE THE
10:05:58 RIGHT IF WE SAY THERE'S TOO MUCH CONFUSION ON PRAIRIE, WE
10:06:02 CAN ELIMINATE THAT AND SAY MEDITERRANEAN IS WHAT WE REALLY
10:06:06 WANT.
10:06:07 WE DON'T HAVE A TREMENDOUS AMOUNT OF OPEN SPACE.

10:06:11 WE HAVE A HUNDRED ACRES NORTH OF THAT THAT'S GOING TO BE
 10:06:16 DEVELOPED.
 10:06:16 I THINK THAT'S LOOKING AT POTENTIALLY MEDITERRANEAN IN
 10:06:19 THERE.
 10:06:20 SO THERE'S NOT A LOT OF NEW BUILDING SPACES IN THERE THAT
 10:06:23 WE'RE GOING TO HAVE LARGE EXPANSIONS LIKE THIS THAT I'M
 10:06:26 AWARE OF.
 10:06:27 MAYBE SOME WILL POP UP.
 10:06:29 I'M JUST NOT A VERY GOOD FAN OF PRAIRIE, BUT IT'S A COMMON
 10:06:36 VOTE UP HERE.
 10:06:37 I THINK I'VE SAID ENOUGH IN THERE.

 10:06:39 ANY OTHER COMMENTS FROM COUNCIL?
 10:06:44 >>Mary Gibbs: MAY I MAKE A SUGGESTION, THOUGH?
 10:06:46 IF YOU WANT TO SEE SOME POTENTIAL TWEAKINGS OF THE DESIGN, I
 10:06:51 THINK JANUARY 22 IS TOO SOON FOR SECOND READING BECAUSE YOU
 10:06:55 ACTUALLY HAVE TO GET EVERYTHING BACK TO US IN THE NEXT WEEK.
 10:06:59 I THINK MAYBE THE FIRST MEETING IN FEBRUARY MIGHT BE A
 10:07:03 BETTER DATE.
 10:07:03 I KNOW THE APPLICANT IS IN A HURRY, BUT I THINK WE DON'T
 10:07:07 WANT TO RUSH IT BECAUSE WE WANT IT TO BE RIGHT.
 10:07:10 >>Mayor McLain: IT'S PROBABLY IN THEIR BEST INTEREST TO BE
 10:07:12 RIGHT THAN COME IN WITH SOME OF THE COMMENTS WE GOT TODAY.
 10:07:17 THAT IS A DECISION THEY CAN MAKE.
 10:07:19 I SURE RECOMMEND THEM TAKING THE TIME TO DO IT BASED ON OUR
 10:07:22 COMMENTS TODAY.
 10:07:23 >>Mary Gibbs: I THINK THAT DATE IS FEBRUARY 5th.
 10:07:26 FEBRUARY 5th.
 10:07:34 >>Mayor McLain: DO WE HAVE ANY PUBLIC COMMENTS ON THIS?
 10:07:37 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E COMMENTS.
 10:07:40 >>Mayor McLain: WE NEED TO MAKE A MOTION.
 10:07:42 THE MOTION -- WE SHOULD MAKE THE MOTION SAYING IT WOULD BE
 10:07:46 FEBRUARY -- SECOND READING WOULD BE DELAYED UNTIL FEBRUARY.
 10:07:50 >>Mary Gibbs: SCHEDULE THE SECOND READING FOR FEBRUARY 5 AND
 10:07:54 THE APPLICANT WILL NEED TO PROVIDE US THE ADDITIONAL
 10:07:56 INFORMATION.
 10:07:58 >>Mayor McLain: DO I HAVE A MOTION TO THAT?

 10:07:59 >>Vice-Mayor Ribble: SO MOVED.
 10:08:00 >>Mayor McLain: VICE-MAYOR MADE THE MOTION.
 10:08:02 SECONDED BY COUNCILMAN LOPEZ.
 10:08:04 MADAM CLERK, PLEASE CALL THE ROLL.
 10:08:08 >>George Zalucki: AYE.
 10:08:09 >>Jim Ward: AYE.
 10:08:11 >>Rafael Lopez: AYE.
 10:08:12 >>Lori Fayhee: AYE.
 10:08:14 >>Larry Fiesel: AYE.
 10:08:15 >>Vice-Mayor Ribble: AYE.

10:08:16 >>Mayor McLain: AYE.
 10:08:17 NEXT ON THE AGENDA IS FIRST READING OF ORDINANCE 7B,
 10:08:26 ORDINANCE 2025-01 REGARDING VILLAGE SEAL AND ADMINISTRATIVE
 10:08:32 CODE.
 10:08:32 MADAM CLERK, WOULD YOU PLEASE READ THE TITLE OF THIS
 10:08:36 ORDINANCE?
 10:08:37 >>Carol Sacco: ORDINANCE 2025-01, AN ORDINANCE OF THE
 10:08:40 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
 10:08:43 SECTION 2-1 (OFFICIAL SEAL) AND SECTION 2-2 (ADMINISTRATIVE
 10:08:47 CODE) OF THE VILLAGE CODE; MAKING RELATED FINDINGS; AND
 10:08:52 PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE
 10:08:55 DATE.
 10:08:57 >>Mayor McLain: STEVE, WOULD YOU LIKE TO INTRODUCE THIS
 10:08:59 ORDINANCE?
 10:08:59 >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.

10:09:01 THE VILLAGE ATTORNEY HAS BEEN COORDINATING WITH STAFF TO
 10:09:05 PREPARE THIS PROPOSED ORDINANCE.
 10:09:09 I'D LIKE TO TURN IT OVER TO HIM FOR PRESENTATION.
 10:09:11 >>Robert Eschenfelder: THANK YOU.
 10:09:13 MAYOR AND COUNCIL MEMBERS, WHAT IS BEFORE YOU TODAY IS
 10:09:15 PROPOSING CHANGING TWO SECTIONS OF THE CODE, SECTION 2-1
 10:09:20 DEALS WITH THE OFFICIAL SEAL.
 10:09:22 YOU CAN READ RIGHT NOW IT JUST ADOPTS THE SEAL AS YOU CAN
 10:09:26 SEE IT.
 10:09:28 I'M PROPOSING THAT YOU ADD A SUBSECTION B THAT PUTS PEOPLE
 10:09:33 ON EVEN GREATER NOTICE THAT IF THEY MANUFACTURE, USE,
 10:09:38 DISPLAY OR EMPLOY ANY FACSIMILE OR REPRODUCTION OF THE
 10:09:43 VILLAGE'S SEAL, ABSENT THE VILLAGE'S APPROVAL, THAT IT
 10:09:47 CONSTITUTES A SECOND DEGREE MISDEMEANOR.
 10:09:51 WE ARE SEEING A LOT IN MY PRACTICE AND OTHER LOCAL FIRMS
 10:09:54 THAT DO LOCAL GOVERNMENT WITH THE ADVANCES IN COMPUTERIZED
 10:10:00 POWER THAT FOLKS ARE MORE READILY ABLE TO PRODUCE DOCUMENTS
 10:10:05 THAT LOOK LIKE OFFICIAL GOVERNMENT DOCUMENTS THAT AREN'T
 10:10:08 REALLY OFFICIAL GOVERNMENT DOCUMENTS.
 10:10:09 IT CAN BECOME A PROBLEM FOR THIRD PARTIES WHO ARE LED
 10:10:14 ASTRAY.
 10:10:15 THIS IS JUST A WAY TO MAKE SURE, TO MAKE SOMEBODY THINK
 10:10:19 TWICE BEFORE USING OUR SEAL TO TRY TO MAKE SURE THEY
 10:10:22 UNDERSTAND THAT IT'S A CRIME.
 10:10:24 THE MORE SIGNIFICANT OF THE CHANGES IS TO SECTION 2-2.

10:10:29 SO IT APPEARS THAT WHEN THE VILLAGE BECAME A MUNICIPALITY,
 10:10:36 IN ADDITION TO INCORPORATING A LOT OF CODE LANGUAGE FROM LEE
 10:10:38 COUNTY, IT ALSO THROUGH THIS SECTION INCORPORATED THE LEE
 10:10:43 COUNTY ADMINISTRATIVE CODE.
 10:10:47 ADMINISTRATIVE CODE, AS YOU ALL PROBABLY CAN UNDERSTAND FROM
 10:10:49 ITS NAME, IS WHERE THE CEO OF THE AGENCY, IN THIS CASE, THE

10:10:56 COUNTY MANAGER WOULD PROMULGATE ALL MANNER OF PROCESSES AND
 10:11:02 PROCEDURES AND WHATNOT TO HELP LEE COUNTY RUN.
 10:11:06 BUT THEY ARE NOT RULES THAT APPLY TO CITIZENS THAT NEED TO
 10:11:12 BE ADOPTED IN THE CODE THAT THE COUNTY COMMISSION WOULD VOTE
 10:11:14 ON.
 10:11:17 SO THOSE WERE BROUGHT OVER TO THE VILLAGE, BUT THERE ARE A
 10:11:22 COUPLE OF PROBLEMS.
 10:11:22 FIRST, THEY WERE PUT INTO THE VILLAGE CODE.
 10:11:28 LEGALLY, AS I'VE LOOKED AT THIS.
 10:11:32 LOOKING AT TALKING TO THE DIRECTORS TO GET THIS OUT FOR A
 10:11:34 WHILE NOW, WHAT THAT DOES IS TAKE ANY ADMINISTRATIVE RULE
 10:11:39 THAT THE LEE COUNTY MANAGER MAKES AND MAKES IT A LAW OF THE
 10:11:45 VILLAGE OF ESTERO BECAUSE IT'S IN OUR CODE.
 10:11:48 I WOULD SUSPECT -- AND I KNOW -- THAT FOR MOST OF OUR
 10:11:53 OPERATIONS, OUR STAFF DOES NOT EVEN KNOW WHAT THAT CODE SAYS
 10:11:57 LET ALONE READ IT OR AGREE WITH IT OR USE IT.
 10:12:00 I HAVE RECENTLY GONE THROUGH AND LOOKED AT -- THERE ARE
 10:12:05 MULTIPLE CHAPTERS OF IT.
 10:12:07 IT DEALS WITH THINGS THAT WE DON'T EVEN DO, WHICH THAT'S

 10:12:11 FINE, BUT IN MANY INSTANCES, SUCH AS FINANCE WITH DIRECTOR
 10:12:14 GREENVILLE'S OPERATIONS, WITH PARKS, IT SAYS THAT THINGS ARE
 10:12:20 TO BE DONE IN A WAY THAT WE SIMPLY DO NOT DO THEM AND
 10:12:23 WOULDN'T MAKE SENSE TO DO THEM BECAUSE WE ARE A SMALL
 10:12:26 MUNICIPALITY, NOT A MAJOR COUNTY.
 10:12:28 SO THE CHANGE PROPOSED IS TO SIMPLY TAKE OUT THE ADOPTION OF
 10:12:34 THE LEE COUNTY ADMINISTRATIVE CODE AND TO REPLACE THAT WITH
 10:12:39 THE AUTHORITY OF OUR VILLAGE MANAGER TO ADOPT AND PROMULGATE
 10:12:42 AND REVISE OVER TIME AN ESTERO ADMINISTRATIVE RULES AND
 10:12:48 PROCEDURES.
 10:12:48 CALL IT A CODE BECAUSE IT'S NOT CODE, REALLY.
 10:12:52 IT'S INTERNAL.
 10:12:53 IT'S FOR WHEN THE MANAGER FEELS THAT A FINANCE OPERATION
 10:12:58 SHOULD WORK IN A CERTAIN WAY OR A PERMITTING SHOULD WORK IN
 10:13:01 A CERTAIN WAY OR A PARKS OR RECREATION PROGRAM SHOULD WORK
 10:13:05 IN A CERTAIN WAY, WE'LL MEMORIALIZE THAT SO THAT STAFF HAS
 10:13:09 THAT GUIDELINE OF HERE IS HOW WE DO THINGS HERE AT ESTERO.
 10:13:13 BUT IT'S STUFF THAT THE PUBLIC DOESN'T NEED TO SEE.
 10:13:17 MORE IMPORTANTLY, IT'S STUFF THAT THE PUBLIC WOULDN'T BE
 10:13:19 CITED FOR AS LIKE A CODE VIOLATION OR WHATNOT.
 10:13:24 BECAUSE IF YOU WANT THAT, THEN THAT GOES IN THE CODE.
 10:13:28 YOU'VE SEEN PLENTY OF STUFF WE PUT IN WHERE WE DO WANT FOLKS
 10:13:31 TO OBEY.
 10:13:32 THERE IS THE QUESTION OF, OKAY, WHAT IF ANY PARTICULAR
 10:13:40 DEPARTMENT OF OURS IS USING THE CODE, THE ADMINISTRATIVE

 10:13:42 CODE RIGHT NOW.
 10:13:45 AND IN MY DISCUSSIONS, REALLY ONLY DIRECTOR GIBBS CURRENTLY

10:13:49 REFERS TO AND MAKES USE OF A FEW OF THE ADMINISTRATIVE CODE
 10:13:53 PROVISIONS.
 10:13:55 SO WHAT I'VE ASSURED HER IS WHAT WILL HAPPEN IS ONCE THIS
 10:14:00 ORDINANCE PASSES ON SECOND READING, ON THAT VERY DAY, WE'LL
 10:14:03 HAVE A DOCUMENT READY FOR THE MANAGER TO SIGN SAYING I ADOPT
 10:14:07 THIS AS VILLAGE CODE, IF, IN FACT, DIRECTOR GIBBS WANTS TO
 10:14:12 CONTINUE TO USE IT.
 10:14:13 SO IT WILL BE A SMOOTH TRANSITION.
 10:14:15 WE'RE NOT LOSING ANYTHING.
 10:14:17 BUT WHAT I WAKE UP, YOU KNOW, EVERY NIGHT WORRYING ABOUT IS
 10:14:20 HOW CAN MY CLIENT BE SUED?
 10:14:23 WHAT I WOULD HATE IS FOR LIKE ON THE DEVELOPMENT SIDE, IF
 10:14:27 YOU ALL APPROVE SOMETHING, A ZONING CHANGE OR WHATNOT, THEN
 10:14:31 SOMEBODY COMES FORWARD AND SAYS, AHA, I SEE THAT HERE IS A
 10:14:36 COUNTY ADMINISTRATIVE CODE SECTION, WHATEVER, THAT WAS NOT
 10:14:39 FOLLOWED BY ESTERO AND YOUR CODE SAYS YOU NEED TO FOLLOW IT.
 10:14:43 NOW EVERYTHING IS THROWN INTO CHAOS.
 10:14:45 SO IN SIX MONTHS, COULD I GO TO COURT AND HOPEFULLY GET A
 10:14:49 JUDGE TO BRUSH THAT ASIDE?
 10:14:51 MAYBE.
 10:14:52 IT IS A LOOSE END THAT DOESN'T NEED TO BE OUT THERE.
 10:14:56 THAT IS THE EXPLANATION FOR THE ORDINANCE.
 10:14:57 UNLESS YOU HAVE ANY QUESTIONS, I WOULD ASK THAT YOU PASS IT

 10:15:00 ON FIRST READING.
 10:15:01 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 10:15:04 >>Vice-Mayor Ribble: THIS WOULD BE A FLUID DOCUMENT THAT
 10:15:08 WOULD KEEP ON CHANGING AND AS THE NEED AND AS THE MANAGER
 10:15:12 SEES FIT.
 10:15:13 >>Robert Eschenfelder: THAT'S CORRECT.
 10:15:13 THAT'S HOW IT HAPPENS AT THE COUNTY LEVEL AS WELL.
 10:15:16 I WENT IN AND TOOK A LOOK AT IT.
 10:15:19 AMENDED AS RECENTLY AS 2023 THAT I SAW BUT THEN PROVISIONS
 10:15:22 THAT GO BACK TO THE 1990s.
 10:15:25 AS A PROVISION NEEDS TO BE REVISED OR WHATNOT, IT'S REVISED
 10:15:29 AND THEN WE'LL PUT A LITTLE REVISED UPDATE WHERE WE CAN SORT
 10:15:34 OF HAVE HISTORICAL RECORD OF WHY THINGS CHANGED.
 10:15:38 YES, IT IS A LIVING DOCUMENT.
 10:15:39 REALLY, ADMINISTRATIVE CODES ARE USED TO HELP FILL IN THE
 10:15:42 GAPS THAT AREN'T INCLUDED IN THE VILLAGE CODE OR THE FLORIDA
 10:15:45 STATUTES THAT STAFF MAY NEED.
 10:15:47 IT'S IMPORTANT THAT WE DO THIS NOW, TOO.
 10:15:49 WHY I BROUGHT IT FORWARD NOW, AS YOU ALL KNOW, WE'RE REALLY
 10:15:53 WORKING TOWARDS LAUNCHING OUR SPORTS AND RECREATION PARK,
 10:15:59 AND THERE ARE GOING TO BE PROGRAMS AND GOING TO BE PROCESSES
 10:16:01 AND PROCEDURES AND APPLICATION THINGS AND ALL OF THAT.
 10:16:05 THOSE ARE ALL BACK-OFFICE THINGS THAT DON'T NEED TO BE PUT
 10:16:09 INTO THE CODE, BUT THAT WE ARE GOING TO HAVE TO DEVELOP SO

10:16:11 THAT CITIZENS CAN UNDERSTAND, HOW DO I APPLY TO USE A
 10:16:16 PICKLEBALL COURT?
 10:16:17 WHAT DOES STAFF DO WHEN AN APPLICATION COMES?
 10:16:19 ALL THOSE LITTLE THINGS.
 10:16:22 THOSE DON'T BELONG IN THE CODE BUT WILL BE IN THE
 10:16:24 ADMINISTRATIVE RULES THAT WE WORK WITH VIESTE AND THE
 10:16:28 OPERATOR THAT WE SELECT TO ADOPT, AND THOSE WILL BECOME
 10:16:33 ADMINISTRATIVE RULES.
 10:16:33 >>Mayor McLain: THANK YOU.
 10:16:34 ANY OTHER QUESTIONS OR COMMENTS?
 10:16:35 ANY E-COMMENTS?
 10:16:36 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 10:16:39 >>Mayor McLain: I NEED A MOTION TO ADOPT THE ORDINANCE
 10:16:41 NUMBER 2025-01.
 10:16:44 >>Larry Fiesel: SO MOVED.
 10:16:45 I'LL MAKE THAT MOTION.
 10:16:47 >>Mayor McLain: LARRY MADE THE MOTION.
 10:16:49 SECONDED BY GEORGE.
 10:16:50 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
 10:16:56 >>Larry Fiesel: AYE.
 10:16:57 >>Lori Fayhee: AYE.
 10:16:59 >>Rafael Lopez: AYE.
 10:17:01 >>Jim Ward: AYE.
 10:17:02 >>George Zalucki: AYE.
 10:17:03 >>Vice-Mayor Ribble: AYE.
 10:17:05 >>Mayor McLain: AYE.

 10:17:06 WE ARE -- WE MOVED THROUGH THE AGENDA PRETTY QUICKLY.
 10:17:13 WE HAVE COUNCIL COMMUNICATIONS AND FUTURE AGENDA ITEMS.
 10:17:15 WHY DON'T WE START WITH COUNCILMAN ZALUCKI.
 10:17:19 >>George Zalucki: THANK YOU, MAYOR.
 10:17:21 WELCOME BACK, EVERYBODY, FROM A WONDERFUL HOLIDAY.
 10:17:24 I'VE REALLY ENJOYED MINE.
 10:17:26 AS A MATTER OF FACT, MY GRANDKIDS AND WIFE ARE IN THE
 10:17:28 AUDIENCE TODAY.
 10:17:30 GETTING A LITTLE LESSON ON CIVICS, SO THIS IS GREAT.
 10:17:34 I HOPE EVERYBODY HAD A WONDERFUL HOLIDAY.
 10:17:36 GREAT TO BE BACK.
 10:17:37 SOMEBODY ELSE CAN SPEAK ABOUT THIS, MARY, YOU PROBABLY WILL
 10:17:41 ABOUT THE PRE-LEGISLATIVE LUNCHEON WE ATTENDED.
 10:17:44 VERY INFORMATIONAL AND GOOD TO SEE EVERYBODY THERE.
 10:17:46 THAT'S ALL I HAVE, MAYOR, THANK YOU.
 10:17:47 >>Jim Ward: I JUST WANT TO WISH EVERYBODY HAPPY NEW YEAR.
 10:17:50 49 DEGREES THIS MORNING WHEN I GOT UP.
 10:17:53 MINUS 3 WHEN I WAS IN PENNSYLVANIA.
 10:17:55 SO THAT IS QUITE AN IMPROVEMENT.
 10:17:57 JUST WANT TO WISH EVERYBODY A GREAT HOLIDAY SEASON.

10:18:02 >>Rafael Lopez: HAPPY NEW YEAR TO EVERYONE.
 10:18:04 I BELIEVE 2025 WILL BE A LOT BETTER THAN 2024.
 10:18:09 WE DID ATTEND THE LEGISLATIVE LUNCHEON YESTERDAY.
 10:18:12 WHAT I GOT FROM IT IS THEY DON'T HAVE A LOT OF MONEY, SO BE
 10:18:16 READY.

 10:18:16 HAPPY NEW YEAR.
 10:18:21 >>Lori Fayhee: JUST TO SAY HAPPY NEW YEAR TO EVERYONE.
 10:18:23 COUNCILMAN ZALUCKI, YOUR GRANDCHILDREN ARE TAKING METICULOUS
 10:18:29 NOTES.
 10:18:29 SO YOU MIGHT WANT TO --
 10:18:31 >>George Zalucki: OR DRAWING PICTURES OF GRANDPA.
 10:18:34 I'M NOT SURE WHICH ONE.
 10:18:35 [LAUGHTER]
 10:18:37 >>Lori Fayhee: GOOD TO SEE THEM TODAY.
 10:18:38 THANK YOU.
 10:18:40 >>Larry Fiesel: THEY ARE TAKING NOTES.
 10:18:41 I WOULD LIKE TO WISH EVERYBODY A HAPPY NEW YEAR.
 10:18:43 APPEARS THOSE OF US WHO DID TRAVEL DURING THE HOLIDAY GOT
 10:18:46 BACK SAFE AND SOUND.
 10:18:48 MY TRIP WAS DELAYED QUITE EXTENSIVELY NEW YEAR'S EVE BECAUSE
 10:18:54 THE FOG SHUT DOWN RSW ALL MORNING.
 10:18:57 MY PARTY WAS AT THE AIRPORT NEW YEAR'S EVE.
 10:18:59 NICE TO SEE EVERYBODY BACK AND GET ON WITH THE AGENDA FOR
 10:19:04 THE COMING YEAR.
 10:19:06 I WAS INFORMED -- I DID GET AN EXTRA CHRISTMAS PRESENT.
 10:19:11 INFORMED BY MY GRANDSON THAT HE AND HIS WIFE ARE EXPECTING
 10:19:15 THEIR SECOND CHILD, WHICH WILL BE MY, TOTAL OF THREE GREAT
 10:19:19 GRANDCHILDREN.
 10:19:20 THE NEST IS GROWING.
 10:19:26 >>Vice-Mayor Ribble: I'D LIKE TO SAY WELCOME BACK.

 10:19:30 I ASSUME EVERYBODY HAD A VERY ENJOYABLE HOLIDAY BREAK.
 10:19:35 HAPPY NEW YEAR.
 10:19:36 WE LOOK FORWARD TO A REALLY GREAT 2025.
 10:19:39 >>Mayor McLain: THANK YOU.
 10:19:40 I WANT TO WELCOME THE YOUNG CHILDREN ALSO.
 10:19:44 WE NEED THOSE IN THERE.
 10:19:45 I CAN REMEMBER MANY, MANY YEARS AGO I TOOK MY TWO DAUGHTERS
 10:19:50 TO A TRIAL WITH A JUDGE, HAPPENED TO BE -- I'VE GOT TWO
 10:19:54 DAUGHTERS, A LADY JUDGE.
 10:19:57 TURNED OUT ONE OF MY DAUGHTERS IS NOW A LAWYER AND LOOKING
 10:20:01 TO BE A JUDGE HERE SOMEDAY IN THE FUTURE.
 10:20:03 WE HOPE THAT YOU MAYBE LEARN A FEW THINGS TODAY.
 10:20:06 IT'S NOT THAT COMPLEX HERE.
 10:20:09 WE ALWAYS NEED GOOD PEOPLE THAT ARE INTERESTED IN IMPROVING
 10:20:12 THE COMMUNITY.
 10:20:13 I HOPE YOU LEARNED A LITTLE BIT TODAY.

10:20:16 IT'S NOT MAGIC HERE.
 10:20:17 WE JUST DO THE BEST WE CAN FOR THE VILLAGE.
 10:20:20 WE WELCOME YOU HERE.
 10:20:21 AS THE COUNCILMAN INDICATED, SEVERAL OF US WENT TO THE
 10:20:28 LEGISLATIVE SESSION YESTERDAY.
 10:20:29 I THINK THE CLEAR MESSAGE WAS THAT THE STATE OF FLORIDA DOES
 10:20:35 NOT HAVE AN ABUNDANT SUPPLY OF MONEY TO BE DOLING OUT FOR
 10:20:38 ALL THE COMMUNITIES.
 10:20:41 IN THAT LIGHT, THE VICE-MAYOR AND MYSELF WILL BE GOING TO

 10:20:45 THE STATE LEGISLATIVE REQUEST SESSION.
 10:20:48 I THINK THERE ARE 50 OR 60 OTHER PEOPLE THAT ARE GOING TO BE
 10:20:54 PRESENTING IN FRONT OF OUR LOCAL STATE LEGISLATIVE, AND THEY
 10:20:59 ARE GOING TO BE MAKING REQUESTS AND THEY ARE GOING TO LISTEN
 10:21:01 TO THEM.
 10:21:02 WE'RE GOING TO BE PRETTY CONCISE.
 10:21:04 I THOUGHT I WOULD SHARE A COUPLE OF THE PRIORITIES THAT
 10:21:06 WE'RE LOOKING AT, AND THAT'S BASICALLY THE EXTENSION OF OUR
 10:21:11 UTILITIES, SEPTIC TO WATER.
 10:21:13 WE'VE GOT TWO OF THOSE SEPTIC TO SEWER AND WATER EXTENSIONS.
 10:21:19 WE BASICALLY HAD TWO OF THOSE.
 10:21:20 ONE CC UTILITY EXTENSION AND THE OTHER ONE IS SANDY LANE
 10:21:27 UTILITY EXTENSION.
 10:21:28 OUR ASK FOR THIS YEAR, IF YOU LOOK AT THAT AND ANOTHER
 10:21:32 PROJECT THAT WE HAVE, WILLIAMS ROAD AND ATLANTIC GULF
 10:21:35 BOULEVARD IMPROVEMENTS.
 10:21:37 THE TOTAL BUDGET FOR ALL THREE OF THOSE PROJECTS IS
 10:21:41 \$7.5 MILLION.
 10:21:44 SO WE'RE GOING TO BE ASKING THE STATE TO HELP US OUT IN THAT
 10:21:48 REGARD.
 10:21:48 WE'RE ASKING FOR 2.4 MILLION, WHICH IS SIGNIFICANTLY LESS
 10:21:52 THAN WHAT WE ASKED FOR LAST YEAR.
 10:21:55 AND THEN WE WILL DO A LOCAL MATCH OF 5.1.
 10:21:58 HOPEFULLY WE CAN GET SOME OTHER FUNDS TO HELP US OUT IN THAT
 10:22:01 REGARD ALSO.

 10:22:02 AND THEN THE OTHER ITEM THAT WE'LL PUT AS A SIGNIFICANT
 10:22:07 REQUEST WITH NO DOLLARS ATTACHED TO IT IS THE BERT PROJECT.
 10:22:11 THE RAILS TO TRAILS THAT WE'VE BEEN TALKING ABOUT WHERE WE
 10:22:13 HAVE AN \$82 MILLION PRICE TAG.
 10:22:16 WE DON'T HAVE THE WHOLE COST ON THAT.
 10:22:21 WE'RE SAYING THIS IS A PRIORITY FOR THE VILLAGE OF ESTERO.
 10:22:23 PRIORITY MENTIONED BY BONITA SPRINGS.
 10:22:28 I DON'T KNOW IF ANY COLLIER REPRESENTATIVES WILL BE THERE,
 10:22:31 BUT IT'S A PRIORITY FOR THEM ALSO.
 10:22:33 PRETTY SIMPLE.
 10:22:36 WE'LL HAVE TO DO THIS IN A SHORT PERIOD OF TIME.
 10:22:39 LAST YEAR, I WAS PREPARED TO TALK FOR THREE MINUTES.

10:22:42 JUST BEFORE I GOT UP, THEY SAID, OH, WE'RE CHANGING THAT
 10:22:45 DOWN TO 90 SECONDS.
 10:22:46 WE HAD TO DO A LITTLE SHUFFLE DANCE AT THE END.
 10:22:49 THIS YEAR I THINK A LITTLE MORE PREPARED FOR THAT.
 10:22:52 BUT IT IS DIFFICULT.
 10:22:54 THE PROCESS IS DIFFICULT.
 10:22:54 THERE'S NO WAY THAT THE STATE LEGISLATIVE REPRESENTATIVES
 10:22:57 THAT WILL BE THERE CAN REMEMBER ALL OF THE ASKS.
 10:23:01 WE HAVE, AS YOU KNOW, WE SPEND MONEY ON REPRESENTATIVES,
 10:23:07 ATTORNEYS TO HELP US THROUGH THAT WHOLE PROCESS BECAUSE IT
 10:23:11 IS A CONFUSING.
 10:23:12 A LOT OF INTERACTIONS.
 10:23:14 I THINK FROM A VILLAGE STANDPOINT, I THINK WE'RE WELL

 10:23:17 REPRESENTED WITH OUR ATTORNEYS THAT WE'VE HIRED.
 10:23:19 SO THIS IS A FORMALITY THAT WE NEED TO GO THROUGH.
 10:23:22 I HOPE THAT WE'LL GET SUFFICIENT FUNDS TO BE ABLE TO DO
 10:23:26 THESE PROJECTS.
 10:23:27 OTHER THAN THAT, AT THE BEGINNING, I WISHED EVERYBODY A
 10:23:33 HAPPY NEW YEAR.
 10:23:34 IT WILL BE A PRODUCTIVE YEAR.
 10:23:35 WE HAVE LOTS OF THINGS THAT WE'RE IN THE PROCESS OF ACTUALLY
 10:23:40 COMING TO FINALIZATION.
 10:23:41 OUR SPORTS PARK THAT WE HAVE, ESTERO ON THE RIVER.
 10:23:46 WE HAVE A WORKSHOP THAT WILL GO THROUGH SOME OF THOSE ITEMS.
 10:23:48 RATHER THAN GO THROUGH THE WHOLE LIST, WE'LL LET DAVID CARRY
 10:23:51 IT THROUGH IN THERE.
 10:23:52 I WILL TURN THIS OVER TO OUR VILLAGE ATTORNEY FOR HIS
 10:23:58 COMMENTS.
 10:23:59 YOU WANT TO TALK A LITTLE BIT ABOUT THE BROOKS SETTLEMENT.
 10:24:04 >>Robert Eschenfelder: NO.
 10:24:05 [LAUGHTER]
 10:24:07 >>Mayor McLain: I'LL BE MORE THAN HAPPY TO.
 10:24:09 YOU ARE BETTER QUALIFIED TO TALK ABOUT THAT SINCE YOU WERE
 10:24:12 INVOLVED.
 10:24:12 >>Robert Eschenfelder: WELL, THE READER'S DIGEST VERSION IS
 10:24:15 THAT WE WORKED TOGETHER WITH THE GROUP OF RESIDENTS WHO WERE
 10:24:23 OPPOSED AND LITIGATING WOULD APPEAL TO THE COUNCIL'S
 10:24:29 DECISION AS WELL AS THE DEVELOPER TO COME UP WITH A

 10:24:33 RESOLUTION.
 10:24:34 IT WAS REALLY ON THEM MORE THAN THE VILLAGE BECAUSE THE
 10:24:37 VILLAGE, YOU KNOW, WE MADE THE DECISION THAT WE MADE.
 10:24:40 SO THE DEVELOPER MADE A VARIETY OF CONCESSIONS TO THE
 10:24:45 OWNERS, WHICH INCLUDED SOME ENHANCED LANDSCAPING, THE
 10:24:49 INSTALLATION OF A FENCE OFF PROPERTY ON THE CDD PROPERTY, IF
 10:24:55 THE CDD APPROVES AND THE DEVELOPER WOULD FUND THAT
 10:25:00 LANDSCAPING AND THAT ADDITIONAL FENCE.

10:25:05 OF COURSE, I KEPT DIRECTOR GIBBS IN THE LOOP AS THE VARIOUS
 10:25:09 ITERATIONS AND PROPOSALS WE'RE GOING THROUGH TO MAKE SURE
 10:25:12 SHE WAS COMFORTABLE WITH WHAT WAS BEING PROPOSED.
 10:25:15 ALSO, THEY FEEL THAT THE MOSAIC SIGN AT THE ENTRANCE TO THE
 10:25:24 FACILITY WASN'T AS SOPHISTICATED AS THEY WANTED.
 10:25:28 THEY AGREED TO MAKE SOME OTHER PROPOSALS OF WHAT THAT WOULD
 10:25:34 LOOK LIKE, BUT THAT'S ALSO SUBJECT TO DIRECTOR GIBBS' FINAL
 10:25:38 APPROVAL.
 10:25:39 I MADE SURE THAT THE AGREEMENT SAID THAT THE VILLAGE IS
 10:25:41 PARTICIPATING IN THIS.
 10:25:42 WE'RE NOT GIVING UP OUR POLICE POWER.
 10:25:44 WE WILL APPLY OUR CODES THE WAY THEY ARE.
 10:25:47 YOU ALL CAN AGREE ON WHATEVER YOU THINK YOU'RE AGREEING TO,
 10:25:50 BUT YOU STILL HAVE TO ASK, LIKE EVEN WITH THE FENCE.
 10:25:53 COME PULL A FENCE PERMIT.
 10:25:55 PUT YOUR LANDSCAPE PROPOSAL IN TO DIRECTOR GIBBS TO MAKE
 10:25:58 SURE IT FITS OUR CODE, BUT ALL THAT IS BEING DONE.

10:26:01 THEY HAVE COME IN AND MET WITH DIRECTOR GIBBS AND THEY ARE
 10:26:05 PROCEEDING.
 10:26:07 IN ACCORDANCE WITH THE AGREEMENT, ONCE THE AGREEMENT IS
 10:26:11 SIGNED AND YOU ALL AUTHORIZE THE MANAGER TO DO THAT, HE DID
 10:26:14 DO THAT, AND WITHIN FIVE DAYS THEREAFTER BOTH THE APPEAL
 10:26:19 LITIGATION AND THE SEPARATE DECLARATORY JUDGMENT THAT HAD
 10:26:22 BEEN FILED AGAINST THE VILLAGE WAS DISMISSED.
 10:26:24 NOW ALL LITIGATION IS DONE.
 10:26:28 AT LEAST AS I KNOW OF TODAY EVERYONE IS HAPPY.
 10:26:30 >>Mayor McLain: THANK YOU.
 10:26:31 I DID A LITTLE TOUR OF THE VILLAGE YESTERDAY.
 10:26:35 THEY ACTUALLY HAVE FENCES UP READY TO START TO DEMOLISH.
 10:26:39 SO IF YOU GET QUESTIONS, THAT BUILDING IS COMING DOWN HERE
 10:26:42 PRETTY QUICKLY, I THINK.
 10:26:45 >>Jim Ward: JUST TO FOLLOW UP ON THAT, I DID SEND A NOTICE
 10:26:48 TO THE COMMUNITIES, TO THE GENERAL MANAGER'S OF THE BROOKS
 10:26:52 COMMUNITY, THE EFFECT THAT THE RESOLUTION HAS BEEN RESOLVED
 10:26:55 AND CONSTRUCTION WILL BE STARTING PROBABLY IN ANOTHER WEEK
 10:26:58 OR TWO.
 10:26:59 WHILE IT WASN'T THE RESULT THAT MOST OF THE BROOKS COMMUNITY
 10:27:02 WANTED IN TERMS OF HAVING THE APARTMENTS THERE, IT WAS A
 10:27:06 GOOD EXERCISE IN THE ABILITY OF THE COMMUNITY TO GET SOME
 10:27:11 FURTHER IMPROVEMENTS FROM THE DEVELOPER.
 10:27:14 SO THAT PROCESS WORKED OUT WELL IN A SENSE THAT THEY DID GET
 10:27:20 SOME NICE IMPROVEMENTS THROUGH THE DEVELOPMENT.

10:27:22 THERE ARE STILL SOME PARTS OF THE COMMUNITY THAT WERE NOT
 10:27:29 VERY HAPPY WITH THE RESULT OF ACTUALLY HAVING THE APARTMENTS
 10:27:32 THERE.
 10:27:33 >>Mayor McLain: THANK YOU, JIM.

10:27:35 VILLAGE MANAGER.
 10:27:36 >>Steven Sarkozy: NOTHING TO REPORT.
 10:27:41 >>Mayor McLain: OKAY.
 10:27:41 WE'RE GOING FAST HERE.
 10:27:43 WE'RE GOING TO ADJOURN THE REGULAR SESSION AND CONVENE A
 10:27:51 WORKSHOP.
 10:27:52 THE WORKSHOP IS GOING TO BE COMPRISED OF ITEM 11A, CORKSCREW
 10:28:03 ROAD WOODLANDS TO BEN HILL GRIFFIN LANDSCAPING.
 10:28:05 WE HAVE A COUPLE OF OTHER ITEMS THAT WE'LL BE TALKING ABOUT.
 10:28:08 WELCOME.
 10:28:15 >>David Willems: GOOD MORNING AGAIN.
 10:28:16 WE INTRODUCED THIS PROJECT TO VILLAGE COUNCIL A FEW MONTHS
 10:28:21 AGO.
 10:28:22 IT IS THE LANDSCAPING, THE MEDIAN ALONG CORKSCREW ROAD FROM
 10:28:25 CORKSCREW WOODLANDS ALL THE WAY TO BEN HILL GRIFFIN.
 10:28:28 THE CONSULTANT HAS FINISHED THE DESIGN AND THEY ARE WORKING
 10:28:32 WITH THE STATE AND THE COUNTY TO GET THE PERMITS.
 10:28:34 JUST WANTED TO BRIEFLY GO OVER WHAT THE FINAL DESIGN IT IN A
 10:28:39 FASHION THAT IS A LITTLE BIT EASIER TO UNDERSTAND THAN JUST
 10:28:41 THE CONSTRUCTION PLANS THAT WE WENT THROUGH BEFORE.
 10:28:44 THE GENERAL CONCEPT IS A LOT OF THE TREES IN THE MEDIAN ARE

 10:28:49 IN REALLY GOOD SHAPE SO WE ARE GOING TO LEAVE THOSE AS THEY
 10:28:52 ARE AND SUPPLEMENT THEM AS NEEDED.
 10:28:54 IF YOU DRIVE ALONG THAT AREA, SOME OF THE ROYAL PALMS ARE IN
 10:28:59 REALLY GOOD SHAPE, BUT THERE ARE A COUPLE THAT ARE MISSING
 10:29:02 SO WE'LL ADD ROYAL PALMS.
 10:29:04 THERE ARE DIFFERENT TREES, DIFFERENT FLOWERING TREES.
 10:29:06 THREE OF THEM LOOK GOOD, ONE ISN'T GOOD, SO WE'LL TAKE OUT
 10:29:10 THE ONE THAT ISN'T GOOD AND ADD A NEW ONE.
 10:29:12 IT'S SUPPLEMENTING THE TREES.
 10:29:13 BUT THE REAL ENHANCEMENT WILL BE THE UNDERSTORY.
 10:29:16 SO THERE'S GOING TO BE A LOT OF SHRUBS AND FLOWERING BUSHES
 10:29:22 AND GROUND COVER.
 10:29:23 THE GRASS WILL BE ST. AUGUSTINE INSTEAD OF THE BAHIA.
 10:29:26 AND IT WILL BE ALL LANDSCAPED.
 10:29:28 IT WILL LOOK MORE FINISHED THAN WHAT IT IS RIGHT NOW.
 10:29:31 I JUST WANTED TO GO OVER WHAT THE IDEAS ARE AND THE
 10:29:33 CONCEPTS.
 10:29:35 A LOT OF IT IS GOING TO BE THE PALM TREES AND THE SMALLER
 10:29:39 FLOWERING TREES.
 10:29:41 BECAUSE OF THE WIDTH OF THE MEDIAN, THERE IS NOT ROOM FOR
 10:29:43 OAK TREES OR BLACK OLIVES, SOME OF THE BIGGER TREES, BUT THE
 10:29:48 UNDERSTORY WILL KIND OF FILL THAT IN SO YOU DON'T SEE
 10:29:51 DIRECTLY THROUGH IT.
 10:29:54 KIND OF GOING FROM CORKSCREW WOODLANDS AT THE ENDS YOU HAVE
 10:29:56 TO LEAVE A LITTLE BIT OF SPACE WHERE IT IS JUST UNDERSTORY,

10:30:00 WHERE IT'S JUST GROUND COVER.
 10:30:01 THE PERENNIAL PEANUT THAT WE USE ALL OVER THE VILLAGE.
 10:30:05 IT HAS A YELLOW FLOWER TO IT.
 10:30:07 THEN A LITTLE FARTHER AWAY, IN THIS LOCATION, THE IDEA IS TO
 10:30:11 USE BOUGAINVILLEA, WHICH IS A FLOWERING SHRUB, SO YOU STILL
 10:30:15 GET THAT COLOR AS YOU MOVE AWAY.
 10:30:17 WHEN YOU GET INTO THE WIDER AREAS, WHAT YOU'LL SEE THROUGH
 10:30:22 HERE, WE'LL USE A BIGGER SHRUB, COCOPLUM OR FIRE BUSH WHICH
 10:30:27 ARE BOTH NATIVE, VERY RESILIENT BUT CAN GROW THREE OR FOUR
 10:30:31 FEET TALL.
 10:30:31 THE IDEA IS IT WOULD BASICALLY BLOCK THE VIEW OF THE CARS IN
 10:30:35 THE OTHER LANE SO YOU WOULDN'T SEE THROUGH LIKE WHAT YOU DO
 10:30:38 RIGHT NOW.
 10:30:39 AS YOU GET OVER TOWARD THE INTERCHANGE, WHERE YOU SEE THAT
 10:30:43 END WHERE THERE IS NO LANDSCAPING PROPOSED, THAT'S WHERE THE
 10:30:46 STATE'S PROJECT STOPPED.
 10:30:49 WE'LL GO RIGHT UP TO WHERE THE STATE'S PROJECT STOPS.
 10:30:52 SO THAT LANDSCAPING HAS ALREADY BEEN DONE, AND WE'RE JUST
 10:30:55 GOING TO ADD ON TO THAT.
 10:30:56 THE IDEA IS THAT OUR INTERFACE WILL KIND OF BLEND WITH THAT.
 10:31:01 THEY HAVE SOME OF THE FAKAHATCHEE GRASS AND GROUND COVER
 10:31:04 THERE, AND THEN BUILD UP TO MORE OF THE SHRUBS AND THE PART
 10:31:08 THAT WE'RE DOING HERE.
 10:31:09 THE SAME THING ON THE OTHER SIDE.
 10:31:13 THE END OF THAT BULL NOSE IS ALREADY LANDSCAPED BY THE

 10:31:17 STATE.
 10:31:17 WE'RE GOING TO DO A SIMILAR PATTERN ON THE OTHER SIDE.
 10:31:21 AND THEN AS WE GET TO THE WIDER MEDIAN, BIGGER SHRUBS,
 10:31:25 BIGGER TREES.
 10:31:26 WE'RE GOING TO TAKE THAT ALL THE WAY OUT TO BEN HILL GRIFFIN
 10:31:31 PARKWAY.
 10:31:31 THE ONE THING, IF YOU DRIVE OUT THERE, YOU'VE SEEN THAT THE
 10:31:35 STATE IS USING WELL WATER FOR IRRIGATION.
 10:31:41 WITH EVERY PROJECT WE'VE HAD THAT'S USED WELL WATER, THERE
 10:31:44 IS A PROBLEM.
 10:31:46 THERE IS STAINING OUT THERE JUST LIKE THERE WAS ON ESTERO
 10:31:49 PARKWAY.
 10:31:50 THERE'S NOTHING THE STATE WILL ALLOW US TO DO ABOUT THAT
 10:31:53 RIGHT NOW.
 10:31:53 ONCE THEIR MAINTENANCE CONTRACT IS UP WITH THE ORIGINAL
 10:31:58 CONTRACTOR, WE WILL TAKE OVER MAINTENANCE AND THEN WE WOULD
 10:32:01 BE ABLE TO DO SOMETHING ABOUT IT THEN.
 10:32:04 WE'VE ASKED JOHNSON ENGINEERING TO INVESTIGATE WHAT IT WOULD
 10:32:07 TAKE TO SWITCH THOSE OVER TO RECLAIMED WATER.
 10:32:09 ON ESTERO PARKWAY, WHAT WE DID WAS WE INSTALLED A FILTER
 10:32:14 SYSTEM THAT I THINK WAS 20 OR 30 THOUSAND DOLLARS AND ENDS
 10:32:17 UP COSTING US A COUPLE THOUSAND DOLLARS A MONTH TO RUN IT.

10:32:20 THE IDEA HERE IS BECAUSE THERE'S RECLAIMED WATER ALREADY ON
 10:32:25 THE NORTH SIDE OF CORKSCREW ROAD TO SEE IF WE CAN CONNECT
 10:32:28 THAT IN.

10:32:28 ALL OF THE PLANTINGS THAT WE'RE GOING TO BE DOING WILL BE
 10:32:31 CONNECTED TO RECLAIMED WATER.
 10:32:32 SO WE DON'T HAVE THAT STAINING ISSUE.
 10:32:35 WITH THAT, I CAN ANSWER ANY QUESTIONS.
 10:32:37 SCHEDULE-WISE, THEY ARE WORKING ON PERMITTING RIGHT NOW.
 10:32:40 HOPEFULLY BY THE SUMMER WE WOULD BE ABLE TO BE READY TO BID
 10:32:44 THIS AND START CONSTRUCTION ON IT.
 10:32:46 >>Mayor McLain: ANY REQUESTS FROM COUNCIL?
 10:32:51 >>George Zalucki: DAVID, THIS LOOKS GREAT.
 10:32:53 I'M REALLY EXCITED TO SEE THIS PART OF OUR COMMUNITY
 10:32:55 ENHANCED.
 10:32:56 IT WILL LOOK REALLY GOOD AS WE START OUR EAST CORKSCREW
 10:33:00 BEAUTIFICATION AS WELL.
 10:33:01 JUST ONE QUESTION.
 10:33:02 ON THE SOUTH SIDE OF CORKSCREW ROAD OVER THERE BY THE CVS
 10:33:05 AND MIROMAR DESIGN CENTER, IT'S NOT REALLY GREATLY
 10:33:12 LANDSCAPED AND THERE ARE SOME SWALES AND SOME WEEDS.
 10:33:16 IS THERE ANYTHING CONSIDERED IN TAKING CARE OF THOSE, WHAT I
 10:33:20 WOULD CONSIDER SOMEWHAT OF AN EYESORE.
 10:33:25 >>David Willems: THERE IS A LONG-TERM PLAN THAT WE DO HAVE
 10:33:27 PLANS TO KIND OF LOOK AT THAT WHOLE AREA FROM NOT ONLY A
 10:33:31 LANDSCAPING BUT ALSO A BICYCLE AND PEDESTRIAN.
 10:33:34 IF YOU NOTICE, SOME OF THE SIDEWALK IS A LONG WAYS AWAY FROM
 10:33:37 THE ROAD.
 10:33:38 ONCE YOU GET TO BEN HILL GRIFFIN, IT'S ALMOST LIKE IT'S

10:33:41 RIGHT ON THE ROAD.
 10:33:42 THERE IS A PLAN, ONCE WE FINISH THIS, TO LOOK AT GETTING THE
 10:33:46 SIDEWALKS ON THE OTHER SIDE OF THE SWALE, SIMILAR TO WHAT
 10:33:48 WE'RE DOING ON THE REST OF CORKSCREW ROAD AND THEN DOING
 10:33:50 SOME LANDSCAPING SO IT WOULD EVENTUALLY LOOK LIKE CORKSCREW
 10:33:54 ROAD EAST IS GOING TO LOOK LIKE.
 10:33:56 BECAUSE WE'RE DEALING WITH THE STATE RIGHT-OF-WAY, IT'S A
 10:34:01 LOT MORE COMPLICATED AND IT'S PROBABLY GOING TO TAKE US A
 10:34:05 COUPLE OF YEARS TO GET THROUGH THAT.
 10:34:07 THAT IS SOMETHING IN THE PLANS TO WORK THROUGH.
 10:34:08 NOW, THE VILLAGE COULD, BECAUSE IT'S AN ENTRANCE, WE'LL BE
 10:34:14 TAKING OVER MAINTENANCE OF THE MEDIAN.
 10:34:16 THERE IS THE POTENTIAL, IF COUNCIL WANTED TO, WE COULD TAKE
 10:34:19 OVER THE MAINTENANCE ON THE SIDES AS WELL.
 10:34:21 THAT WAY IT WOULD GET CUT AS WE THINK IT SHOULD GET CUT.
 10:34:27 WHEN THE STATE IS DOING THINGS, THEY CUT IT LIKE ONCE A
 10:34:30 QUARTER.
 10:34:30 WHEN THE COUNTY IS DOING IT, I THINK THEY DO IT ONCE A MONTH

10:34:34 IN THE DRY SEASON AND LIKE TWICE A MONTH DURING THE WET
 10:34:39 SEASON.
 10:34:40 THE VILLAGE, OUR MAINTENANCE IS THAT WE CUT IT EVERY WEEK
 10:34:43 DURING THE SUMMER AND EVERY OTHER WEEK DURING THE DRY
 10:34:46 SEASON.
 10:34:47 IT'S JUST A DIFFERENT LEVEL OF MAINTENANCE.
 10:34:50 WE COULD, AS WE TAKE OVER THIS MAINTENANCE, LOOK AT TAKING

 10:34:52 THAT OVER AS WELL.
 10:34:55 >>George Zalucki: THANK YOU.
 10:34:56 >>Mayor McLain: ANY OTHER QUESTIONS?
 10:34:56 THANK YOU, DAVID.
 10:34:59 ANY PUBLIC COMMENTS?
 10:35:01 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENT.
 10:35:04 >>Mayor McLain: THANK YOU.
 10:35:05 NEXT ITEM IS THE WORKSHOP 11B, PUBLIC WORKS UPDATE.
 10:35:09 DAVID HAS THE HONOR TO DO THAT ALSO.
 10:35:13 >>Steven Sarkozy: AS PART OF AN INTRODUCTION, THIS IS KIND
 10:35:17 OF A WELCOME BACK AND HAPPY NEW YEAR TO THE COUNCIL, JUST TO
 10:35:22 REFRESH OUR UNDERSTANDING OF SOME OF THE THINGS THAT ARE IN
 10:35:25 PROGRESS.
 10:35:27 IT'S BEEN A VERY BUSY HOLIDAY SEASON.
 10:35:33 JUST ALL OF THE DIFFERENT PROJECTS, IT IS A HELPFUL
 10:35:38 REMINDER.
 10:35:39 WE DON'T INTEND TO GO INTO GREAT DETAIL ON ANY OF THESE, BUT
 10:35:44 IT'S A BUSY SEASON AND WE'RE BACK INTO A HEAVY WORK PLAN AND
 10:35:49 WANTED YOU TO REFAMILIARIZE YOURSELF WITH THIS AS WE MOVE
 10:35:53 FORWARD.
 10:35:54 I'LL TURN IT OVER TO DAVID TO WALK THROUGH HIS LIST.
 10:35:56 >>David Willems: LIKE THE VILLAGE MANAGER SAID, A BRIEF
 10:35:59 UPDATE ON ALL THE THINGS THAT WE'RE WORKING ON WITHIN THE
 10:36:03 PUBLIC WORKS DEPARTMENT.
 10:36:04 WE DID GET GOOD NEWS I THINK MAYBE LAST WEEK.

 10:36:08 ROBERT WILEY WAS TALKING TO THE STATE ABOUT THE HMGP GRANT
 10:36:14 FOR THE BROADWAY WEST.
 10:36:15 IT SOUNDS LIKE THEY ARE GOING TO PROCESS THAT FOR APPROVAL.
 10:36:18 THERE ARE A FEW QUESTIONS THAT THEY WANTED US TO ANSWER TO
 10:36:21 BETTER CLARIFY THE WATER QUALITY IMPROVEMENT PORTION OF IT.
 10:36:25 BUT WE'LL WORK THROUGH THAT.
 10:36:27 THE REASON THAT IS OF HUGE IMPORTANCE FOR THE VILLAGE IS
 10:36:31 THAT IS A \$16 MILLION GRANT.
 10:36:34 WITH THAT AND THE OTHER GRANTS THAT WE HAVE FOR THE BROADWAY
 10:36:39 WEST, IT WILL COVER A LARGE PART OF THE UEP.
 10:36:41 SO WITH THAT, IF YOU LOOK AT THE AGENDA, THE FIRST FOCUS IS
 10:36:46 THE BROADWAY AVENUE WEST.
 10:36:48 THAT'S REALLY WHERE THE HMGP COVERS.
 10:36:51 IT COVERS ESTERO RIVER HEIGHTS, CHARING CROSS, AND IT

10:36:55 ACTUALLY ALSO INCLUDES SHERRILL AND LUETTICH LANE.
 10:37:02 THAT WAS ALWAYS GOING TO BE A PROJECT VERY DIFFICULT TO DO
 10:37:04 BECAUSE OF HOW MUCH IT COSTS AND THE FACT THAT THERE'S NO
 10:37:09 ROADWAY RIGHT NOW.
 10:37:10 WE HAVE TO CREATE A NEW ROADWAY AND THEN ALSO THE RESIDENTS
 10:37:13 THAT LIVE ALONG THAT ROAD.
 10:37:16 THIS HMGP ALLOWS US TO MOVE FORWARD WITH THE PROJECT.
 10:37:19 ORIGINALLY WE WERE LOOKING AT DOING THE TWO SEPTIC TO SEWER
 10:37:22 SOUTH OF THE RIVER.
 10:37:23 NOW WE'RE GOING TO BE ABLE TO DO ALL THREE OF THESE AT THE
 10:37:27 END OF BROADWAY, WHICH WILL BE A HUGE IMPROVEMENT TO THE

 10:37:29 WATER QUALITY.
 10:37:30 BECAUSE WE HAVE THE HMGP GRANT, THOSE PROJECTS ARE READY TO
 10:37:36 START CONSTRUCTION BASICALLY RIGHT NOW.
 10:37:39 THERE ARE A COUPLE OF TS TO CROSS AND IS TO DOT, BUT
 10:37:42 WE'RE GOING TO WAIT ON THE HMGP.
 10:37:44 THE WAY THAT WORKS, IT'S PROBABLY STILL SEVERAL MONTHS AWAY
 10:37:49 FROM GETTING APPROVAL AND THEN WE HAVE TO DO THE GRANT
 10:37:51 DOCUMENTS.
 10:37:52 WE WERE TRYING TO BE PROACTIVE WITH THAT AND HIRE A FIRM TO
 10:37:57 HELP US WITH CONSTRUCTION MANAGEMENT, BUT BECAUSE IT'S
 10:38:01 GOTTEN THE FUNDING FROM HMGP, WE'RE NOT ACTUALLY ABLE TO USE
 10:38:05 A CONSTRUCTION MANAGER.
 10:38:06 SO WE'RE GOING TO HAVE TO ACTUALLY GO OUT FOR THE LOW BID.
 10:38:11 SO THAT WILL MAKE THINGS GO A LITTLE BIT LONGER, WHICH ISN'T
 10:38:16 IDEAL, BUT THE FACT THAT WE'RE GETTING \$16 MILLION FOR THE
 10:38:19 PROJECT, IT'S DEFINITELY WORTH WAITING.
 10:38:21 THAT'S KIND OF WHERE WE ARE SITTING RIGHT THERE.
 10:38:24 THE NEXT KIND OF GROUP OF PRIORITY PROJECTS THAT WE'RE
 10:38:29 TRYING TO GET PUSHED FORWARD ARE THE PACKAGE WASTEWATER
 10:38:32 TREATMENT PLANTS.
 10:38:33 THAT IS THE THREE OTHER AREAS HERE IN BLUE.
 10:38:35 AS COUNCIL MAY REMEMBER, THAT WAS PART OF THE APPROPRIATION
 10:38:40 REQUEST LAST YEAR THAT ENDED UP NOT GETTING APPROVED.
 10:38:44 IT WAS VETOED.
 10:38:46 WE HAVEN'T BEEN ABLE TO MOVE FORWARD WITH THAT YET.

 10:38:49 PROJECTS ARE DESIGNED AND PERMITTED AND READY TO GO, BUT WE
 10:38:52 DID SUBMIT FOR STATE WATER QUALITY GRANTS THE MIDDLE OF LAST
 10:38:56 YEAR, AND WE'RE HOPEFUL THAT WE CAN GET SOME DECISION HERE
 10:39:00 IN JANUARY OR FEBRUARY TO KNOW WHETHER WE GOT THAT FUNDING
 10:39:03 OR NOT.
 10:39:04 FOR ALL THREE OF THOSE PROJECTS, WE REQUESTED HALF OF THE
 10:39:07 FUNDING FROM THE STATE AND THEN HALF WOULD COME FROM THE
 10:39:11 VILLAGE AND THE RESIDENTS THEMSELVES.
 10:39:17 >>Larry Fiesel: CAN I MAKE A COMMENT, PLEASE?
 10:39:18 YOU HIGHLIGHTED ALL OF THESE AREAS GOING TO GET DONE HERE

10:39:24 RECENTLY SOON, IT APPEARS.
 10:39:26 I WOULD JUST LIKE TO HIGHLIGHT THAT THIS IS ALL IN MY
 10:39:28 DISTRICT.
 10:39:29 AND I REALLY APPRECIATE THIS.
 10:39:35 >>David Willems: THERE ARE STILL SEVERAL OTHER UTILITY
 10:39:40 PROJECTS THAT WE'RE LOOKING TO GO FORWARD WITH.
 10:39:44 A LOT OF THOSE PROJECTS ARE ON PRIVATE PROPERTY, SO IT WILL
 10:39:47 GET A LOT MORE COMPLICATED.
 10:39:49 SO THE IDEA RIGHT NOW IS TO PROCEED REALLY WITH THE ONES
 10:39:52 THAT ARE ON THE PUBLIC ROADWAYS.
 10:39:57 THE MAYOR MENTIONED TWO OF THOSE THAT WE'RE LOOKING TO GO
 10:40:00 FORWARD WITH, WITH BOTH GRANT FUNDING AND STATE
 10:40:04 APPROPRIATIONS.
 10:40:06 SEE SEE STREET, RIGHT HERE, RIGHT ALONG CORKSCREW ROAD.
 10:40:09 THE VILLAGE OWNS THAT ROAD.

 10:40:10 IT'S ON WELL AND SEPTIC.
 10:40:12 THE OTHER ONE IS SANDY LANE, TO GET THOSE RESIDENTS OFF OF
 10:40:16 WELL AND SEPTIC.
 10:40:17 THOSE AREN'T AS FAR ALONG AS THE OTHER TWO.
 10:40:20 BOTH OF THOSE ARE PROBABLY 90% DESIGNED, AND WE'RE WORKING
 10:40:24 TO SECURE THE FUNDING FOR BOTH OF THOSE AS WELL.
 10:40:26 THE REST OF THE UEP PROJECTS ON THE LIST, WE'RE DESIGNING
 10:40:31 THEM, BUT BECAUSE THEY ARE ON PRIVATE PROPERTY, IT'S GOING
 10:40:34 TO GET A LITTLE MORE COMPLICATED AND WE'LL BE DOING THOSE
 10:40:37 LATER AFTER WE GET THESE PROJECTS FINISHED.
 10:40:41 REALISTICALLY, WITH THE LIMITED STAFF WE HAVE, IT'S GOING TO
 10:40:43 BE QUITE A BIG ENDEAVOR JUST TO DO THIS, TO NOT TRY TO ADD
 10:40:49 TOO MUCH MORE AT THIS POINT.
 10:40:51 THAT IS THE UEP PROJECTS.
 10:40:55 THE SPORTS AND ENTERTAINMENT --
 10:41:02 >>Steven Sarkozy: DID YOU MENTION BROADWAY?
 10:41:04 >>David Willems: I MENTIONED THE PROJECTS.
 10:41:06 SINCE WE'RE IN THIS AREA RIGHT NOW, THE BROADWAY AVENUE
 10:41:10 WEST, WE DID GET A DISASTER DR, FEDERAL MONEY TO DO SOME
 10:41:15 WORK THERE AS WELL.
 10:41:16 WE HAD ORIGINALLY HAD, IF YOU LOOKED AT OUR BUDGET A COUPLE
 10:41:19 OF YEARS AGO, WE HAD THAT OUT FOUR OR FIVE YEARS, BUT WE
 10:41:23 WERE ABLE TO GET -- WE SUBMITTED AN APPLICATION TO THE STATE
 10:41:27 AND THE -- OR THE COUNTY AND THEY APPROVED I THINK IT WAS
 10:41:32 \$16 MILLION FOR US TO MAKE SAFETY IMPROVEMENTS ALONG

 10:41:36 BROADWAY WEST, WEST OF U.S. 41.
 10:41:39 WE'RE WORKING ON THE FINAL GRANT DOCUMENTS RIGHT NOW.
 10:41:43 HOPEFULLY FIRST, SECOND QUARTER THE GRANT WILL BE FINISHED
 10:41:47 AND THEN WE CAN HIRE HOPEFULLY A CONSTRUCTION MANAGEMENT
 10:41:51 FIRM TO KIND OF RUN THROUGH THAT PROJECT.
 10:41:54 WE HAVE THE MONEY.

10:41:55 IT'S LIKELY GOING TO TAKE A COUPLE OF YEARS.
 10:41:57 I WOULD SUSPECT WE WOULDN'T EXPECT CONSTRUCTION PROBABLY FOR
 10:42:00 TWO YEARS OR SO BECAUSE WE HAVEN'T EVEN STARTED DESIGN.
 10:42:05 WE HAVE TO GO ALL THE WAY THROUGH THE CONCEPT DESIGN.
 10:42:09 WE HAVE HUNDRED PERCENT OF THE CONSTRUCTION COST COVERED
 10:42:11 THROUGH THAT GRANT, WHICH IS GREAT BECAUSE THAT PROJECT
 10:42:14 PROBABLY WOULDN'T HAVE HAPPENED FOR ANOTHER FIVE OR TEN
 10:42:17 YEARS IF WE DIDN'T GET THAT GRANT.
 10:42:18 IF YOU DRIVE DOWN THAT ROAD, IT'S VERY NARROW.
 10:42:22 SOME OF THE AREAS IT'S VERY STEEP OFF THE SIDE OF THE ROAD.
 10:42:26 REALLY THE BIKE-PED FACILITIES AREN'T UP TO WHAT THE VILLAGE
 10:42:29 WOULD WANT AND THIS WOULD HELP US GET TO THAT POINT.
 10:42:34 >>Mayor McLain: WE TALKED ABOUT STRIPING AND WE'RE GOING TO
 10:42:36 STRIPE BROADWAY.
 10:42:37 IN LIGHT OF THIS, I GUESS THE TIME DELAY WILL BE SUFFICIENT
 10:42:41 THAT WE WANT TO DO THAT.
 10:42:42 >>David Willems: I THINK WE WOULD STILL WANT TO DO IT.
 10:42:45 I DON'T THINK WE WOULD WANT TO LEAVE THAT FOR TWO YEARS
 10:42:47 WITHOUT THE ADDITIONAL REFLECTORS AND STRIPING AND

 10:42:49 EVERYTHING LIKE THAT.
 10:42:50 WHEN YOU'RE TALKING ABOUT CHARING CROSS AND ESTERO RIVER
 10:42:53 HEIGHTS, WE'RE NOT REALLY DOING ANYTHING IN THERE.
 10:42:55 THOSE ARE LOCAL STREETS AND THEY DON'T HAVE THE SAME LEVEL
 10:42:58 OF STRIPING THAT BROADWAY DOES.
 10:43:00 THE SPORTS PARK, I THINK COUNCIL IS PRETTY UP TO SPEED ON
 10:43:08 WHAT'S GOING ON THERE.
 10:43:12 THE VILLAGE HAS CONTRACTED WITH A FIRM TO DO THE STATE
 10:43:14 PERMITTING FOR THAT BECAUSE THAT'S GOING TO BE THE LONGEST
 10:43:17 LEAD ITEM.
 10:43:19 THEY ARE ALREADY WORKING ON IT.
 10:43:21 END OF JANUARY, EARLY FEBRUARY, WE SHOULD HAVE PLANS FOR
 10:43:24 THAT PERMITTING.
 10:43:26 AND IN FEBRUARY WE'RE HOPING TO GET THEM TO SUBMIT THE
 10:43:29 APPLICATIONS TO START THE TIME CLOCK.
 10:43:32 IT COULD BE SIX MONTHS, NINE MONTHS TO A YEAR TO GET THAT
 10:43:34 PERMITTED.
 10:43:35 SO WE'RE TRYING TO GET THAT STARTED AS EARLY THIS YEAR SO WE
 10:43:39 CAN START CONSTRUCTION LATE THIS YEAR, EARLY NEXT YEAR.
 10:43:42 THERE ARE ACTUALLY A COUPLE OF OTHER THINGS WE'RE WORKING
 10:43:45 ON.
 10:43:46 WE HAVE TO RELOCATE THE MAINTENANCE FACILITY, WHICH WE'RE
 10:43:50 ALREADY GOING FORWARD WITH, THE COUNTY'S UP TO THEIR
 10:43:51 PROPERTY.
 10:43:52 AND THEN WE ACTUALLY HAVE AN RFP OUT ON THE STREET RIGHT NOW

 10:43:56 FOR A CONSTRUCTION MANAGEMENT FIRM TO ACTUALLY DEVELOP THE
 10:43:59 SPORTS PARK.

10:44:00 THOSE ARE DUE BACK JANUARY 15.
 10:44:03 HOPEFULLY IN FEBRUARY, MARCH WE'LL BE COMING BACK TO THE
 10:44:06 VILLAGE COUNCIL TO GET YOUR APPROVAL TO ACTUALLY HIRE A
 10:44:10 CONSTRUCTION MANAGER TO DESIGN, PERMIT, AND BUILD THE SPORTS
 10:44:13 PARK.
 10:44:13 WHICH IS GOING TO BE A HUGE STEP FOR THE VILLAGE.
 10:44:17 THEN LATER THIS MONTH, WE WILL BE SUBMITTING -- ADVERTISING
 10:44:22 AN RFP FOR AN OPERATOR OF THAT FACILITY.
 10:44:24 SO THAT OPERATOR WOULD NOT ONLY OPERATE THE SPORTS PARK
 10:44:29 AFTER WE DEVELOP IT, BUT THEY WOULD ALSO HELP US OPERATE
 10:44:33 WHAT WE HAVE RIGHT NOW.
 10:44:34 RIGHT NOW, WE'RE GETTING THINGS DONE, BUT IT'S A LITTLE BIT
 10:44:39 MORE PIECEMEAL THEN YOU WOULD WANT.
 10:44:41 TO GET AN OPERATOR IN THAT'S JUST KIND OF FOCUSED ON DOING
 10:44:44 THAT WOULD HELP GET THINGS RUNNING A LITTLE SMOOTHER AND
 10:44:48 KEEP THE MAINTENANCE AND OPERATION UP TO WHAT THE VILLAGE
 10:44:51 WOULD WANT.
 10:44:52 SO THAT WOULD BE ADVERTISED LATER THIS MONTH AND THEN MAYBE
 10:44:55 IN THREE OR FOUR MONTHS, THE COUNCIL SHOULD SEE SOMETHING
 10:44:58 COME FORWARD TO HIRE SOMEBODY TO OPERATE THAT FACILITY.
 10:45:01 AND THEN WE HAVE SEVERAL CONSTRUCTION PROJECTS.
 10:45:07 CORKSCREW ROAD CONSTRUCTION MANAGER HAS ALREADY BEEN HIRED.
 10:45:11 THEY ARE ORDERING EVERYTHING RIGHT NOW.

10:45:15 THEY SHOULD PROBABLY BE BREAKING GROUND IF NOT EARLY, LATE
 10:45:19 JANUARY, EARLY FEBRUARY, WE'LL START SEEING THE SILT FENCE
 10:45:23 AND THEM STARTING TO DO THE WORK THERE.
 10:45:26 THAT'S MOVING FORWARD FULL SPEED.
 10:45:28 BEN HILL GRIFFIN, WE ARE STILL STRUGGLING WITH GETTING THE
 10:45:32 IRRIGATION EASEMENT.
 10:45:33 SO WHAT WE'RE GOING TO DO -- IT'S GOING TO COST A LITTLE BIT
 10:45:36 OF MONEY, BUT WE'LL GO AHEAD AND INVESTIGATE IF WE CAN FLIP
 10:45:40 THE SIDES.
 10:45:40 SO WE'LL TRY TO PUT IT ON THE WEST SIDE OF THE ROAD BECAUSE
 10:45:43 THERE ARE VERY FEW UTILITIES OVER THERE.
 10:45:45 WE'RE GOING TO TRY TO DO IT ON THE EAST SIDE.
 10:45:48 IT WILL COST A LITTLE BIT TO FIND OUT EXACTLY WHERE THE
 10:45:51 UTILITIES ARE TO SEE IF WE CAN GET THE IRRIGATION, BUT WE'LL
 10:45:55 TRY TO DO THAT SO WE CAN GET THAT PROJECT MOVING FORWARD.
 10:45:57 IT'S BEEN HANGING OUT THERE WAY TOO LONG AND HAVE ONE LITTLE
 10:46:01 THING HOLDING IT UP, WE'D LIKE TO TRY TO GET THAT GOING.
 10:46:06 >>George Zalucki: HOW IS THE SIGN COMING?
 10:46:09 >>David Willems: IT'S PART OF THAT PROJECT.
 10:46:11 ONCE THIS WHOLE IRRIGATION LOCATION, THE SIGN, THE LANDSCAPE
 10:46:15 AND ALL THAT WILL BE BID IN THE SAME PACKAGE.
 10:46:18 THE ESTERO RIVER PARK, SIMILAR TO CORKSCREW ROAD THAT
 10:46:26 PROJECT HAS BEEN BID.
 10:46:27 CONSTRUCTION MANAGER.

10:46:28 THEY ARE ACTUALLY ORDERING THE MATERIALS.

10:46:30 THEY ALREADY ORDERED THE BRIDGE TO GO OVER THE RIVER.
 10:46:33 AGAIN, THAT ONE SHOULD BE STARTING CONSTRUCTION HERE IN
 10:46:36 FEBRUARY, IF NOT LATE JANUARY.
 10:46:40 THEY ARE ALREADY WORKING.
 10:46:41 IT'S JUST YOU MAY NOT SEE THE DIRT BEING TURNED UNTIL THAT
 10:46:44 POINT.
 10:46:44 SO THAT'S GOING FORWARD AS WELL.
 10:46:46 WILLIAMS ATLANTIC GULF DRIVE, THE MAYOR TALKED ABOUT IT
 10:46:53 BRIEFLY.
 10:46:54 THAT IS ONE THAT WE'RE PROBABLY GOING TO ASK FOR AN
 10:46:57 APPROPRIATION THIS YEAR TO TRY TO OFFSET SOME OF THAT
 10:46:59 FUNDING.
 10:47:00 WE'RE STILL WORKING WITH THE ADJACENT PROPERTY OWNERS.
 10:47:03 WE THINK WE'VE FINALLY GOTTEN THEM TO A POINT THAT THEY ARE
 10:47:06 WILLING TO PROVIDE THE PROPERTY.
 10:47:08 IT'S GOING TO BE AT A COST, THOUGH.
 10:47:10 WE'RE WORKING ON NEGOTIATING THOSE COSTS AND THEN WE'LL HAVE
 10:47:13 TO BRING THAT BACK TO VILLAGE COUNCIL FOR APPROVAL AT A
 10:47:16 LATER DATE.
 10:47:18 >>Jim Ward: DAVID, JUST A QUICK QUESTION.
 10:47:19 ON THE ESTERO RIVER PARK, DO WE HAVE AN IDEA OF WHEN WE MAY
 10:47:25 HAVE LIMITED ACCESS TO THAT PARK FOR THE GENERAL PUBLIC OR
 10:47:30 RESIDENTS?
 10:47:31 >>David Willems: PROBABLY THE END OF THIS YEAR, THEY ARE
 10:47:34 SUPPOSED TO FINISH CONSTRUCTION THIS YEAR OF THE PHASE ONE

10:47:36 PATH.
 10:47:39 >>Jim Ward: THANK YOU.
 10:47:42 >>David Willems: AND THEN THIS IS RIVER OAKS PRESERVE.
 10:47:47 THAT IS ANOTHER ONE WE'VE GOTTEN GRANT FUNDING.
 10:47:52 LUCKILY IT ACTUALLY SHOULD COVER THE ENTIRE COST OF THE
 10:47:54 IMPROVEMENT.
 10:47:55 IT'S TWO AND A HALF MILLION DOLLARS.
 10:47:57 THE ONLY HOLDUP RIGHT THERE IS WE'RE TRYING TO GET THE STATE
 10:48:00 TO FINALIZE THE ACTUAL GRANT DOCUMENTS SO WE CAN HIRE THE
 10:48:05 CONSTRUCTION MANAGEMENT FIRM.
 10:48:07 WE ACTUALLY ALREADY HAVE THE CONTRACT READY TO GO.
 10:48:09 WE'VE ALREADY NEGOTIATED THE CONTRACT WITH THE CONSTRUCTION
 10:48:13 MANAGEMENT FIRM.
 10:48:14 WE JUST CAN'T SIGN IT UNTIL WE GET THE GRANT DOCUMENTS AND
 10:48:19 GET APPROVAL FROM THE STATE.
 10:48:20 SO WE'RE TRYING TO PUSH THAT.
 10:48:22 ONCE THAT HAPPENS, WE'LL GET STARTED ON THAT DESIGN AS WELL.
 10:48:25 THAT'S BASICALLY GOING TO BE A PASSIVE REC KIND OF PATH AREA
 10:48:30 WHERE THE NATIVE PLANT SOCIETY HELPING US MAINTAIN IT,
 10:48:34 RESTROOM FACILITIES, PARKING LOT, DECORATIVE FENCE KIND OF

10:48:39 BRANDING THE VILLAGE THROUGH THERE.
 10:48:41 AND THERE WILL BE A SMALL BRIDGE THAT GOES OVER THE NORTH
 10:48:45 BRANCH OF THE ESTERO RIVER THERE BECAUSE THERE WILL BE PATHS
 10:48:48 ON BOTH SIDES OF THE RIVER.
 10:48:49 SANDY LANE BIKE-PED IMPROVEMENTS, THAT'S ONE THAT COUNCIL

 10:48:58 HAS DECIDED TO POSTPONE FOR A LITTLE BIT GOING FORWARD.
 10:49:02 STAFF MAY BE BRINGING BACK HERE IN THE NEXT MONTH OR SO AN
 10:49:06 IDEA OF POTENTIALLY INSTALLING THE BRIDGE RIGHT NOW AND THEN
 10:49:12 EVERYTHING ELSE WILL COME LATER.
 10:49:14 JUST BECAUSE WE ORDER THE BRIDGE AHEAD OF TIME AND IT MAY BE
 10:49:17 EASIER TO DO IT NOW, BUT WE'LL BRING BACK COSTS AND
 10:49:20 EVERYTHING AS FAR AS THAT'S CONCERNED AT A LATER MEETING.
 10:49:24 AND THEN SOME OF THE OTHER PROJECTS WE TALKED ABOUT THE
 10:49:29 CORKSCREW ROAD LANDSCAPING WHICH WILL BE COMING HERE
 10:49:33 SHORTLY.
 10:49:33 THE NORTH BRANCH OF THE ESTERO RIVER, ANOTHER HMGP PROJECT
 10:49:38 THAT WE'RE KIND OF DOING SOME PRELIMINARY WORK ON IT.
 10:49:41 IT'S HARD TO -- JUST LIKE SOME OF THE OTHER GRANT PROJECTS,
 10:49:44 WE CAN'T REALLY GET FULLY INTO IT UNTIL THE GRANT COMES
 10:49:48 THROUGH BECAUSE THAT IS A LONG LEAD DESIGN ITEM, WE'RE
 10:49:51 WORKING ON SOME OF IT RIGHT NOW SO THAT WE'RE ABLE TO HIT
 10:49:54 THE GROUND RUNNING ONCE WE GET THAT GRANT IN.
 10:49:57 THAT'S ANOTHER ONE THAT THE GRANT COULD COVER ALMOST ALL OF
 10:50:00 THE CONSTRUCTION COSTS.
 10:50:02 A COUPLE OF OTHER PROJECTS THAT ARE A LITTLE BIT ON HOLD
 10:50:08 RIGHT NOW, WE HAVE THE DESIGNS AND CONCEPTS.
 10:50:12 THE WILLIAMS ROAD WIDENING PROJECT, WE HAVE KIND OF TWO
 10:50:17 OPTIONS OF THE DESIGNS THAT WE COULD GO FORWARD WITH, BUT AT
 10:50:20 SOME POINT, WE'LL HAVE TO COORDINATE WITH THE PROPERTY TO
 10:50:24 THE NORTH, NORTH POINT FOR RIGHT-OF-WAY AND FOR POTENTIAL

 10:50:27 FOR PONDS.
 10:50:29 BUT IT'S PROBABLY NOT QUITE THE RIGHT TIME TO DO THAT YET
 10:50:32 UNTIL THEY PROGRESSED A LITTLE BIT INTO WHAT THEY WANT THAT
 10:50:35 PROPERTY TO BE AT SOME POINT.
 10:50:36 AND THEN TWO OTHER PROJECTS IN THIS AREA, WILLIAMS ROAD, THE
 10:50:40 PATHS ARE MOSTLY DESIGNED, BUT WE'VE KIND OF HELD TIGHT ON
 10:50:46 THAT PROJECT FOR A LITTLE BIT TO SEE WHAT'S HAPPENING WITH
 10:50:48 THE SPORTS PARK.
 10:50:49 WHAT WE DIDN'T WANT TO DO IS DESIGN ALL THIS INFRASTRUCTURE
 10:50:52 ON WILLIAMS ROAD AND THEN IT ALL HAS TO CHANGE BECAUSE OF
 10:50:55 WHAT WE'RE DOING FOR THE SPORTS PARK.
 10:50:57 THAT'S ON HOLD UNTIL THE SPORTS PARK GETS FIGURED OUT AND
 10:51:00 THEN IT MAY COME BACK IN COORDINATION WITH THE SPORTS PARK.
 10:51:03 AND RIVER RANCH ROAD IS A PROJECT THAT'S DESIGNED, BUT
 10:51:09 BECAUSE OF THE COSTS AND THEN SOME OF THE OTHER PRIORITIES
 10:51:11 OF THE VILLAGE, THAT'S KIND OF ON HOLD FOR THE TIME BEING

10:51:16 UNTIL OTHER FUNDING BECOMES AVAILABLE.
 10:51:20 >>George Zalucki: DAVID, DID YOU MENTION THE ESTERO RIVER
 10:51:23 SEDIMENT REMOVAL?
 10:51:25 >>David Willems: I HAVE NOT YET.
 10:51:26 I COULD HAVE SKIPPED IT.
 10:51:29 IT IS A GOOD THING YOU BROUGHT IT UP.
 10:51:31 THAT'S BASICALLY THE AREA DOWNSTREAM OF U.S. 41.
 10:51:38 THE CONSULTANT THAT IS WORKING FOR US, THEY HAVE GOTTEN A
 10:51:43 COUPLE OF KIND OF ADDITIONAL QUESTIONS KIND OF AT THE LAST

 10:51:47 HOUR THAT THEY ARE TRYING TO WORK THROUGH WITH THE STATE.
 10:51:51 BECAUSE IT'S BEEN A THREE- OR FOUR-YEAR PROCESS, THE PEOPLE
 10:51:55 REVIEWING IT HAVE CHANGED SO NOW THEY HAVE A LITTLE BIT OF A
 10:51:57 DIFFERENT VIEW ON WHAT THE QUESTIONS ARE.
 10:52:00 SO THEY HAVE BEEN OVER THE LAST MONTH OR SO, THEY HAVE A
 10:52:03 BEEN WORKING TO FINALIZE THOSE RESPONSES AND HOPEFULLY IN
 10:52:07 THE NEXT COUPLE OF MONTHS THEY'LL BE ABLE TO BUTTON THAT UP
 10:52:11 AND GET IT BACK TO THEM.
 10:52:12 THEY ARE WORKING ON THAT.
 10:52:18 THE COMPLEXITY OF THAT IS IT'S NOT ONLY A RIVER, BUT PART OF
 10:52:22 AN AQUATIC PRESERVE THAT THE STATE HAS IDENTIFIED AND ALSO
 10:52:27 AN OUTSTANDING FLORIDA WATER.
 10:52:30 SO THE STATE IS LOOKING AT IT A LITTLE CLOSER THAN THEY
 10:52:35 PROBABLY WOULD AT OTHER RIVERS IN THE AREA.
 10:52:39 >>Mayor McLain: IS THE TRAFFIC FLOW ON THERE SUFFICIENT?
 10:52:41 DON'T YOU HAVE A -- ARE YOU ABLE TO OPERATE THAT WITH THE
 10:52:46 SEDIMENT THAT'S IN THERE AT THIS POINT?
 10:52:51 >>David Willems: THERE ARE CONCERNS WITH THE DEPTH.
 10:52:54 WE'VE GOTTEN RECENT REPORTS THAT THERE'S PROBABLY FOUR OR
 10:52:58 FIVE SPOTS THAT HAVE GOTTEN REALLY SHALLOW.
 10:53:01 WE'VE HAD REPORTS MAYBE A FEW MONTHS AGO ABOUT DEBRIS AND I
 10:53:04 THINK WE GOT MOST OF THAT REMOVED.
 10:53:06 BUT WE'RE GOING TO BE HOPEFULLY MEETING WITH SOME OF THE
 10:53:09 RESIDENTS OF PELICAN SOUND TO GO OUT THERE AND LOOK AT THE
 10:53:12 EXACT AREAS THAT THEY ARE HAVING ISSUES.

 10:53:14 IF IT'S DEBRIS, WE'LL HIRE SOMEBODY TO GO TAKE THAT OUT.
 10:53:17 BUT IF IT'S OYSTERS OR SEDIMENT, WE'RE NOT ABLE TO DO ANY OF
 10:53:24 THAT UNTIL WE GET THIS PERMIT.
 10:53:26 A COUPLE OF PROJECTS THAT -- THEY ARE VILLAGE PROJECTS BUT
 10:53:34 WE'RE NOT ACTUALLY FUNDING THEM AND WE'RE ACTUALLY NOT EVEN
 10:53:37 DESIGNING THEM.
 10:53:39 ALONG THE NORTH SIDE OF COCONUT ROAD, COCONUT ROAD HAS
 10:53:43 REALLY NICE SIDEWALKS AND GREAT LANDSCAPING, BUT I THINK IT
 10:53:47 WAS PROBABLY BECAUSE THEY DIDN'T WANT TO WORK WITH THE
 10:53:49 RAILROAD.
 10:53:49 THERE'S ACTUALLY NO SIDEWALK ON THE NORTH SIDE OF COCONUT
 10:53:52 ROAD FROM SHADOW WOOD ALL THE WAY OVER TO U.S. 41.

10:53:58 SO THE RESIDENTS OF SHADOW WOOD ACTUALLY HAVE TO CROSS
 10:54:01 COCONUT ROAD TO GET ON THE SIDEWALK AND GO TO U.S. 41.
 10:54:05 SO WE WORKED WITH THE STATE, AND THEY ARE ACTUALLY GOING TO
 10:54:08 DESIGN AND PERMIT AND BUILD A SIDEWALK ON THE NORTH SIDE OF
 10:54:12 COCONUT ROAD FOR US.
 10:54:14 WE STILL HAVE TO COORDINATE WITH THEM AND WORK THROUGH IT.
 10:54:16 WE'LL HAVE TO WORK WITH SHADOW WOOD TO GET SOME EASEMENTS
 10:54:19 AND THINGS LIKE THAT.
 10:54:20 BUT THEY ACTUALLY STARTED THE DESIGN AND STARTED WORK ON
 10:54:24 THAT.
 10:54:26 >>Larry Fiesel: EXPLAIN THAT.
 10:54:27 YOU'RE WORKING WITH THE STATE BUT IS COCONUT ROAD A STATE
 10:54:30 ROAD?

 10:54:30 >>David Willems: NO.
 10:54:33 >>Larry Fiesel: EXPLAIN THAT TO ME.
 10:54:34 >>David Willems: THEY HAVE PROGRAMS WHERE THEY WILL AT THE
 10:54:39 REQUEST OF THE LOCAL MUNICIPALITY ASSIST IN THE DESIGN,
 10:54:42 PERMITTING, AND CONSTRUCTION OF FACILITIES ON YOUR ROADWAYS.
 10:54:46 >>Larry Fiesel: OKAY.
 10:54:49 INTERESTING.
 10:54:49 >>Mayor McLain: WHAT KIND OF SCHEDULE DO YOU THINK WE'RE ON?
 10:54:51 A COUPLE OF YEARS?
 10:54:52 >>David Willems: YEAH, YEAH, A COUPLE YEARS OFF STILL.
 10:54:54 BUT THEY ARE STARTING THE WORK RIGHT NOW.
 10:54:56 I THINK I EVEN SAW THE SURVEY CREWS OUT THERE A COUPLE OF
 10:55:00 MONTHS AGO.
 10:55:01 SIMILAR TO THAT WE HAVE TWO OTHER PROJECTS THAT THE STATE
 10:55:04 WILL BE WORKING ON FOR US.
 10:55:06 ONE IS GOING TO BE ROUNDABOUT IMPROVEMENTS TO BOTH THE VIA
 10:55:09 COCONUT ROUNDABOUTS.
 10:55:12 BOTH OF THOSE ROUNDABOUTS FUNCTION FAIRLY WELL, BUT THEY
 10:55:16 WERE DONE SO LONG AGO, THE THINKING OF HOW THE VEHICLES
 10:55:19 COMING INTO THE ROUNDABOUT SHOULD BE ANGLED HAS CHANGED.
 10:55:25 WHAT IT WOULD DO IS MAKE THOSE MORE MODERN.
 10:55:28 IT IS ADJUSTING THE ANGLE COMING INTO THE ROUNDABOUT SO IT
 10:55:31 WILL BASICALLY FORCE PEOPLE TO SLOW DOWN MORE.
 10:55:33 RIGHT NOW YOU CAN GO AROUND THAT ROUNDABOUT A LITTLE BIT TOO
 10:55:37 FAST.

 10:55:38 WE HAVEN'T SEEN A WHOLE LOT OF ACCIDENTS, BUT IT WILL SLOW
 10:55:41 PEOPLE DOWN AND MAKE IT SAFER FOR BOTH THE VEHICLES AND THE
 10:55:45 PEDESTRIANS GOING THROUGH THOSE ROUNDABOUTS.
 10:55:46 I'M NOT GOING TO GO OVER IT IN DETAIL, BUT WE HAVE A COUPLE
 10:55:53 OF STUDIES THAT WE'RE WORKING ON, THE VULNERABILITY
 10:55:55 ASSESSMENT, WHICH IS OUT ON THE STREET RIGHT NOW.
 10:56:00 PROPOSALS ARE DUE BACK JANUARY 20.
 10:56:02 THAT WILL BE AN UPDATE OF THE STORMWATER MASTER PLAN AND

10:56:05 THEN ALSO JUST IDENTIFYING DIFFERENT STORM SURGE, DIFFERENT
 10:56:09 VULNERABILITIES THE VILLAGE HAS AND PROVIDING RECOMMENDATION
 10:56:14 ON HOW TO IMPROVE OR MITIGATE THOSE IMPACTS.
 10:56:17 VILLAGE WIDE TRAFFIC STUDY, JUST ABOUT FINISHED.
 10:56:20 THE CONSULTANT IS WORKING ON A DRAFT REPORT RIGHT NOW.
 10:56:23 THAT SHOULD BE BACK -- SHOULD BE TO ME WITHIN THE NEXT WEEK
 10:56:28 OR TWO, SO WE WOULD BE READY IN FEBRUARY OR MARCH TO BRING
 10:56:31 SOMETHING FORWARD TO COUNCIL ON THAT TRAFFIC STUDY.
 10:56:33 AND THAT LOOKS AT THE ENTIRE VILLAGE.
 10:56:36 IT LOOKS AT ROADWAY CAPACITY, INTERSECTION CAPACITY,
 10:56:39 INTERSECTION SAFETY, PEDESTRIAN SAFETY.
 10:56:43 IT'S A PRETTY COMPREHENSIVE REPORT THAT WE'LL BE BRINGING
 10:56:46 BACK TO COUNCIL.
 10:56:47 IT WILL HAVE RECOMMENDATIONS ON HOW WE CAN IMPROVE TRAFFIC
 10:56:51 FLOW AND SAFETY IN AREAS THAT ARE KNOWN ISSUES.
 10:56:54 WE ARE JUST ABOUT FINISHED WITH THE CONDITION ASSESSMENT.
 10:57:00 BASICALLY, WE HAD A FIRM ASSESS ALL OF THE ROADWAYS THAT ARE

 10:57:03 OWNED BY THE VILLAGE FOR THE CONDITION OF THOSE ROADWAYS.
 10:57:07 AND WE HAVE A SOFTWARE, GIS SOFTWARE THAT WE CAN KEEP
 10:57:11 UPDATING IT AND FOLLOW HOW THAT PAVEMENT CHANGES SO THAT WE
 10:57:15 CAN MAKE APPROPRIATE DECISIONS ON WHICH ROADS NEED TO GET
 10:57:19 RESURFACED.
 10:57:21 IT ALSO PROVIDES AN INVENTORY OF SIGNS AND ALL THE OTHER
 10:57:24 THINGS ASSOCIATED WITH THE ROADWAYS.
 10:57:25 HERE IS JUST SOME LISTING OF OTHER THINGS THAT THE VILLAGE
 10:57:29 IS DOING ON KIND OF A DAILY OR ANNUAL.
 10:57:35 WATER QUALITY MONITORING, THE LANDSCAPING, STREET LIGHTING,
 10:57:38 DRAINAGE.
 10:57:39 WE DO TRAFFIC COUNTS EVERY YEAR, EVEN WITHOUT THE
 10:57:43 VILLAGE-WIDE STUDY, AND THAT HELPS THE STUDY AND HELPS US
 10:57:47 TRACK HOW TRAFFIC HAS CHANGED THROUGHOUT THE VILLAGE.
 10:57:50 I CAN ANSWER ANY QUESTIONS YOU MIGHT HAVE.
 10:57:55 >>Mayor McLain: LOOKS LIKE WE HAVE ENOUGH FOR COUPLE MORE
 10:58:00 YEARS.
 10:58:00 >>David Willems: WE'LL BE BUSY.
 10:58:01 >>Jim Ward: IT ALWAYS AMAZES ME WHEN WE LOOK AT THE PROJECTS
 10:58:05 DEVELOPED OVER THE LAST YEAR OR TWO, PARTICULARLY WITH
 10:58:09 RESPECT TO THE FACT THAT WE ARE ESTERO-LIGHT IN TERMS OF OUR
 10:58:12 STAFF.
 10:58:12 I UNDERSTAND WE USE SUBCONTRACTORS TO HELP US OUT.
 10:58:17 I THINK IT'S IMPORTANT TO RECOGNIZE THE VISION THAT THE
 10:58:21 VILLAGE HAS IN DEVELOPING THESE PROJECTS AND GETTING THEM

 10:58:24 THROUGH IN THE PAST COUPLE OF YEARS.
 10:58:26 THANK YOU FOR ALL YOU DO.
 10:58:29 >>Mayor McLain: DO WE HAVE ANY PUBLIC COMMENTS?
 10:58:31 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

10:58:33 >>Mayor McLain: OKAY.
 10:58:34 LET'S MOVE ON.
 10:58:36 >>Steven Sarkozy: COUNCIL MEMBERS, GREAT REPORT BY DAVID,
 10:58:43 BUT MANY OF THE PROJECTS, AS YOU MENTIONED, COUNCILMEMBER
 10:58:47 WARD, HAVE BEEN IN THE DEVELOPMENT FOR THREE, FOUR, FIVE
 10:58:49 YEARS TO GET TO THIS POINT.
 10:58:51 THE GOOD NEWS IS WE'RE AT THE POINT WHERE THESE ARE GOING TO
 10:58:55 BUILD.
 10:58:56 BUT FAST-FORWARD SIX TO NINE MONTHS, WE'RE GOING TO HAVE
 10:59:01 CORKSCREW ALL TORN UP FOR THE LANDSCAPING PROJECT, BIG
 10:59:04 PROJECT.
 10:59:05 WE'LL HAVE EVERYTHING ON WEST BROADWAY FROM 41 WEST TORN UP.
 10:59:10 WE'LL HAVE THE CONSTRUCTION GOING ON, ON THE SPORTS PARK.
 10:59:14 WE'RE GOING TO HAVE RIVER OAKS PRESERVE IN CONSTRUCTION.
 10:59:18 BEWARE WHAT YOU WISH FOR BECAUSE YOU MIGHT JUST GET IT AND
 10:59:26 IT'S GOING TO BE A LOT OF STUFF GOING ON.
 10:59:27 INVARIABLY, YOUR CONSTITUENTS ARE GOING TO BE SAYING, WHAT'S
 10:59:32 HAPPENING?
 10:59:32 BUT THESE THINGS TAKE A LONG, LONG TIME TO GET DESIGNED AND
 10:59:39 PERMITTED AND SO FORTH.
 10:59:40 AND THE DEVELOPMENT IS HERE.

 10:59:47 >>Rafael Lopez: THE VILLAGE WILL BE VERY DUSTY.
 10:59:48 >>Steven Sarkozy: WE'LL BE DUSTY.
 10:59:50 WE DON'T DO CAR WASHES FOR CARS.
 10:59:52 BUT IT IS A MONUMENTAL CHANGE THAT YOU WILL SEE PROBABLY IN
 10:59:58 THE NEXT 12 MONTHS.
 11:00:00 SOME OF THESE PROJECTS, LIKE CORKSCREW TWO YEARS, WEST
 11:00:05 BROADWAY, THREE YEARS IN CONSTRUCTION.
 11:00:10 SO THERE ARE GOING TO BE A WHOLE NEW SET OF ISSUES THAT
 11:00:12 WE'LL BE DEALING WITH.
 11:00:13 WE'LL, OF COURSE, COMMUNICATE THOSE TO YOU.
 11:00:19 JUST BE AWARE.
 11:00:20 >>Mayor McLain: WHEN IT'S ALL DONE, IT WILL BE VERY
 11:00:22 BEAUTIFUL.
 11:00:23 OUR VISION THAT WE'RE LOOKING FOR.
 11:00:26 I THINK IT'S ALL GREAT.
 11:00:28 GOING TO BE A LOT OF MONEY SPENT TOO.
 11:00:31 LOT OF ASKS FOR THAT.
 11:00:33 SO WE HAVE OUR NEXT WORKSHOP ITEM IS COMMUNITY DEVELOPMENT.
 11:00:39 11C IS THE ITEM.
 11:00:41 I THINK, STEVE, WOULD YOU INTRODUCE THAT?
 11:00:43 >>Steven Sarkozy: THIS ONE IS MARY GIBBS' BAILIWICK.
 11:00:48 MARY, OF COURSE, HAS HAD AN INCREDIBLE WORKLOAD RECENTLY
 11:00:55 WITH THE FEMA ISSUES THAT WE DEALT THROUGH AND DEALT THROUGH
 11:01:00 SUCCESSFULLY.
 11:01:01 BUT MANY OF THESE ITEMS ARE ON THE WORK PLAN FOR '25, HAVING

11:01:05 ALSO BEEN ON THE WORK PLAN FOR 2024.
 11:01:07 AND THAT'S NOT BECAUSE FAILURE TO PERFORM.
 11:01:12 IT'S JUST THAT WE'VE BEEN REDIRECTED TO DEAL WITH THE FEMA
 11:01:16 ISSUES.
 11:01:16 THESE ARE JUST KIND OF BOTH DAVID'S AND MARY'S UPDATES HERE
 11:01:21 ARE KIND OF WELCOME BACK.
 11:01:24 WE'VE BEEN BUSY AND WE'RE CONTINUING TO BE BUSY, BUT THESE
 11:01:28 ARE NICE REMINDERS OF THE THINGS GOING ON.
 11:01:30 WITHOUT FURTHER ADO, I'LL TURN IT OVER TO MARY.
 11:01:34 >>Mary Gibbs: I DON'T KNOW ABOUT YOU ALL, BUT I WAS
 11:01:36 EXHAUSTED LISTENING TO DAVID'S UPDATES.
 11:01:38 I JUST WANT TO GIVE YOU AN IDEA OF SOME OF THE THINGS
 11:01:42 COMMUNITY DEVELOPMENT IS GOING TO BE WORKING ON THIS YEAR.
 11:01:44 LIKE STEVE SAID, SOME OF THEM ARE ACTUALLY CARRY-OVERS FROM
 11:01:48 LAST YEAR.
 11:01:48 SOME OF THEM WILL PROBABLY CARRY OVER INTO THE YEAR AFTER
 11:01:51 THAT, KIND OF LIKE THE C.I.P., BECAUSE SOME OF THESE ARE
 11:01:54 MULTIYEAR PROJECTS.
 11:01:55 THEN I'LL TALK A LITTLE BIT ABOUT DEVELOPMENTS, SOME
 11:01:58 DEVELOPMENTS THAT I THINK WILL BE COMING FORWARD.
 11:02:00 THE FIRST THING ON THE LIST IS THIS PERMIT MANAGEMENT
 11:02:06 SOFTWARE.
 11:02:07 WE'VE TALKED ABOUT THAT FOR MULTIPLE YEARS BECAUSE IT'S A
 11:02:12 VERY COMPLICATED, TIME-CONSUMING PROJECT.
 11:02:17 IT GOT PUSHED BACK BECAUSE OF THE HURRICANES.

 11:02:19 JUST DIDN'T HELP.
 11:02:21 WE HAD TO FOCUS ON ALL THE FEMA THINGS.
 11:02:23 SO WE ARE BEHIND ON THE IMPLEMENTATION OF THE PROJECT BUT
 11:02:27 WE'RE ACTUALLY MOVING FORWARD AND SHOULD HAVE IT WITHIN LIKE
 11:02:30 THE NEXT SIX MONTHS WE SHOULD HAVE IT IMPLEMENTED.
 11:02:33 RIGHT NOW, WE HAVE TO PLOT OUT OUR WORK FLOWS SO YOU CAN SEE
 11:02:40 HOW THE PROCESS WORKS TO WORK IT INTO THE SOFTWARE.
 11:02:43 ONCE WE DO THAT, IT'S GOT TO BE VALIDATED.
 11:02:46 IT'S GOT TO BE TESTED.
 11:02:47 WE'VE GOT TO HAVE STAFF TRAINING AND A SERIES OF THINGS THAT
 11:02:51 HAVE TO BE DONE BEFORE YOU ACTUALLY GO LIVE.
 11:02:54 SO I THINK IT'S PROBABLY GOING TO BE ABOUT SIX MONTHS, BUT
 11:02:56 THAT'S GOING TO BE A BIG FOCUS THIS YEAR, GETTING THIS
 11:03:02 PERMIT TRACKING SOFTWARE.
 11:03:04 RIGHT NOW, WE HAVE A BAND-AID ON THE CGA PROPRIETARY
 11:03:08 SOFTWARE.
 11:03:09 THEY UPGRADED IT AND PUT A BETTER BAND-AID ON IT.
 11:03:12 IT'S HOLDING BUT DOESN'T DO A LOT OF THINGS THAT WE WANT TO
 11:03:15 SEE.
 11:03:15 THAT'S GOING TO BE PROBABLY ONE OF OUR HIGHEST PRIORITIES
 11:03:19 THIS YEAR.
 11:03:20 I LISTED FEMA FOLLOW-UP, EVEN THOUGH I BORED YOU ALL WITH

11:03:26 THE UPDATES LAST YEAR, IT'S NOT FINISHED.
 11:03:28 IT'S STILL GOING ON.
 11:03:29 WE TURNED IN OUR CORRECTIVE ACTION PLAN AT THE END OF LAST

 11:03:33 YEAR, BUT IN THE CORRECTIVE ACTION PLAN, THERE'S LIKE 40
 11:03:36 SEPARATE ACTION ITEMS THAT HAVE TO BE IMPLEMENTED.
 11:03:39 TRAINING, HIRING STAFF, PREPARING PROCEDURES.
 11:03:45 THERE ARE ALL KINDS OF THINGS WE'VE GOT TO DO.
 11:03:47 THAT'S SOMETHING THAT TOUCHES ON EVERYBODY.
 11:03:51 SO THAT WILL INVOLVE ROBERT WILEY.
 11:03:53 THAT INVOLVES THE PERMIT STAFF.
 11:03:55 THAT INVOLVES ME.
 11:03:56 THAT WILL PROBABLY INVOLVE CAROL.
 11:03:59 THERE'S SOME POTENTIAL ORDINANCE AMENDMENTS.
 11:04:02 ROB PROBABLY INVOLVED.
 11:04:04 A MULTIFACETED ITEM.
 11:04:05 THAT'S GOING TO BE TIME-CONSUMING.
 11:04:08 SOME OF THE ITEMS WE'VE ALREADY DONE.
 11:04:10 I'M HAPPY ABOUT THAT.
 11:04:11 WE EXPECT THAT WE'LL PROBABLY GET A VISIT FROM FEMA WHEN WE
 11:04:15 LEAST EXPECT IT.
 11:04:16 WE WANT TO BE READY AND MAKE SURE WE'RE ON TOP OF THINGS.
 11:04:19 THE SECOND ITEM, WE TALKED ABOUT THIS BEFORE, THE
 11:04:21 SUBSTANTIAL DAMAGE ADMINISTRATIVE PROCEDURES PLAN, WHICH IS
 11:04:24 YOUR ACTUAL PROCEDURES FOR WHAT YOU DO BEFORE A HURRICANE,
 11:04:28 DURING A HURRICANE, AFTER THE HURRICANE AND HOW THE
 11:04:31 POST-DISASTER PERMITTING WORKS.
 11:04:33 HAGERTY IS HELPING US WITH THAT NOW.
 11:04:35 THEY HAVE BEEN A VERY BIG HELP.

 11:04:37 WE MEET WITH THEM STILL EVERY FRIDAY.
 11:04:40 THEY ARE PLANNING TO HAVE THIS DOCUMENT DONE.
 11:04:42 WE ACTUALLY TURNED IT IN NOVEMBER 18 WHEN IT WAS DUE TO
 11:04:46 FEMA.
 11:04:46 THEY ACCEPTED IT.
 11:04:47 BUT WE WANTED TO ENHANCE IT A LITTLE BIT WITH SOME MORE
 11:04:50 TRAINING INFORMATION.
 11:04:50 HAGERTY IS HELPING US AND THEY'LL HAVE THE DOCUMENT TO US AT
 11:04:54 THE END OF JANUARY.
 11:04:55 SO THAT WILL BE A HELPFUL TOOL THAT WE CAN USE FOR OUR STAFF
 11:04:59 TRAINING.
 11:05:00 THE CGA CONTRACT, CGA IS OUR OUTSOURCE VENDOR ON THE
 11:05:08 PERMITTING AND CODE ENFORCEMENT AND ALL OUR STAFFING FOR
 11:05:11 BUILDING AND SOME OF THE ZONING.
 11:05:14 WE'VE HAD ISSUES, WHICH WAS EXACERBATED BY THE HURRICANE,
 11:05:20 WITH THE PERMIT BACKLOG, AS YOU ALL KNOW BECAUSE YOU WERE
 11:05:24 GETTING CALLS.
 11:05:24 WHY CAN'T THE PERMITS COME OUT?

11:05:26 WHY IS IT TAKING SO LONG?
 11:05:27 IT IS SOMETHING THAT I THINK EVERYBODY IN SOUTHWEST FLORIDA
 11:05:30 EXPERIENCED BECAUSE OF THE HURRICANES.
 11:05:33 SO WE HAVE MADE PROGRESS ON THAT.
 11:05:35 I WON'T SAY THE BACKLOG IS ELIMINATED, BUT IT'S BEEN REDUCED
 11:05:40 SUBSTANTIALLY.
 11:05:41 AND THINGS ARE MOVING ALONG IN THE SYSTEM.

11:05:44 MY NUMBER ONE PRIORITY WITH THIS IS TO GET THE PERMIT
 11:05:47 BACKLOG ELIMINATED.
 11:05:49 WE'VE GOT EXTRA FLOODPLAIN STAFF NOW, SO WE'RE REVIEWING
 11:05:52 THOSE THINGS TIMELY.
 11:05:54 BECAUSE OF THE 50% RULE, IT'S VERY TIME-CONSUMING FOR THE
 11:05:58 FLOODPLAIN STAFF.
 11:06:00 SOMETIMES YOU HAVE TO MEET WITH THE APPLICANTS AND IT TAKES
 11:06:02 LIKE TWO HOURS TO GO THROUGH SOME OF THIS PAPERWORK PER
 11:06:06 PERSON.
 11:06:06 IT'S JUST SOMETHING THAT BEHIND THE SCENES IS TAKING LONGER
 11:06:09 THAN WE THOUGHT.
 11:06:10 AGAIN, WE ARE MAKING PROGRESS.
 11:06:12 CGA SOFTWARE WAS BAND-AIDED.
 11:06:16 ONCE WE GET OUR NEW SOFTWARE IN PLACE, WE'LL BE ABLE TO
 11:06:21 TRACK EVERYTHING.
 11:06:21 SO THAT TIES IN WITH GETTING REPORTS AND METRICS WHICH WE'VE
 11:06:24 NOT BEEN ABLE TO GET MUCH OUT OF THE CGA SOFTWARE.
 11:06:29 WE'VE GOT SOME KIND OF RUDIMENTARY INFORMATION.
 11:06:32 BUT THIS NEW SOFTWARE WE'LL BE ABLE TO TRACK EVERYTHING.
 11:06:36 WE'LL BE ABLE TO KNOW IF WE ARE BEHIND, HOW LONG IT'S TAKING
 11:06:38 TO REVIEW PLANS.
 11:06:39 IT'S GOING TO BE A HUGE, HUGE HELP.
 11:06:41 I'M EXCITED.
 11:06:45 IT'S A LOT OF WORK BUT IT WILL BE VERY EXCITING.
 11:06:48 >>Vice-Mayor Ribble: MARY, CAN I SAY THANK YOU?

11:06:50 SINCE MY DISTRICT LAYS IN THE FLOODPLAIN AND A LOT OF PEOPLE
 11:06:54 HAVE BEEN CALLING FOR THE PERMITTING, ESPECIALLY FOR RESALE,
 11:06:57 WHERE THEY SAY MY CLOSING IS IN A FEW DAYS AND I NEED THE
 11:07:01 PERMIT, YOU HAVE BEEN PHENOMENAL IN HELPING THEM GET THROUGH
 11:07:03 THAT.
 11:07:03 I WANT TO THANK YOU.
 11:07:05 >>Mary Gibbs: WELL, EVERYBODY IS KIND OF HELPING WITH THAT.
 11:07:07 THEY UNDERSTAND THAT IT'S PROBLEMATIC FOR PEOPLE.
 11:07:14 WE FEEL BAD FOR THE PEOPLE, TOO.
 11:07:15 ROBERT HAS BEEN A BIG HELP ON THE FLOODPLAIN STUFF.
 11:07:20 STILL EVEN THOUGH HE'S SUPPOSED TO BE DOING THE SEWER
 11:07:22 PROJECT, WE STILL DRAG HIM IN.
 11:07:24 AND WE HAVE A NEW PERSON, KRISTIN SCHUMACHER, THAT HAS BEEN
 11:07:28 DOING A PHENOMENAL JOB.

11:07:29 WE'RE HAPPY ABOUT THAT.
 11:07:31 ONE OF THE THINGS WE WANT TO GET, WE STARTED WORKING ON IS
 11:07:36 THAT ECOHISTORIC GRANT.
 11:07:40 THAT HAS GONE OUT FOR RFP.
 11:07:43 I THINK WE ARE EXPECTING TO SEE BY THE END OF THE MONTH IF
 11:07:46 WE GET SOME -- WHAT KIND OF SUBMITTALS WE GET ON THAT.
 11:07:50 THAT'S GOING TO BE A BIG PROJECT THIS YEAR AND THAT WE'RE
 11:07:55 GETTING THE GRANT MONEY FOR THE HMGP I THINK ON THAT OR
 11:07:59 CDBG-DR.
 11:08:02 I FORGET WHICH ONE IT IS.
 11:08:06 >>Steven Sarkozy: THE CDBG-DR.

 11:08:08 >>Mary Gibbs: THANK YOU.
 11:08:09 I ONLY KNOW THE PLANNING ACRONYMS.
 11:08:12 DON'T KNOW ALL THE OTHER ACRONYMS.
 11:08:14 PLANNING ZONING DESIGN BOARD, WE HAVE TWO MEMBERS WHOSE
 11:08:19 APPOINTMENTS RUN OUT THE END OF APRIL.
 11:08:22 AND THEN WE HAVE SCOTTY WOOD VACANCY.
 11:08:25 WE'LL BE COMING BACK I THINK TO THE COUNCIL TO SEE WHAT WE
 11:08:29 WANT TO DO WITH REAPPOINTMENTS.
 11:08:32 COUNCILMEMBER TATOOLES AND COUNCILMEMBER -- OR BOARD MEMBER,
 11:08:35 SORRY, TATOOLES AND PAIVANDY APPOINTMENTS EXPIRE.
 11:08:41 WE'LL COME BACK WITH SOME DIRECTION ASKING WHAT TO DO WITH
 11:08:46 THESE.
 11:08:47 SOME THINGS WE DO INTERNALLY THAT YOU DON'T KNOW ABOUT KIND
 11:08:49 OF DONE BEHIND THE SCENES LIKE UPDATING OUR ZONING MAP.
 11:08:52 EVERY TIME THERE IS A ZONING, WE HAVE TO UPDATE THE ZONING
 11:08:55 MAPS ON THE WEB PAGE.
 11:08:57 WE REALLY NEED TO KIND OF GO THROUGH OUR WEB PAGES AND GET
 11:09:00 THEM UPDATED.
 11:09:00 OUR FLOODPLAIN INFORMATION WAS A LITTLE BIT OUT OF DATE.
 11:09:04 SO WE'RE DOING THAT WITH -- WE'VE GOT TO DO A THOROUGH
 11:09:09 REVIEW OF THE WEB PAGES AND WE HAVEN'T HAD TOO MUCH TIME TO
 11:09:13 DO THAT.
 11:09:13 WE MONITOR LEGISLATION.
 11:09:17 I KNOW YOU ALL DO A REALLY GOOD JOB OF MONITORING THE
 11:09:20 LEGISLATION AND WE FIND OUT A LOT FROM THE FLORIDA

 11:09:23 ASSOCIATION OF COUNTIES.
 11:09:24 WE ALSO THROUGH OUR PLANNING, PLANNING ORGANIZATIONS, WE GET
 11:09:28 HEADS UP ON LEGISLATION.
 11:09:31 TYPICALLY, IT'S EFFECTIVE IN JULY, BUT THERE ARE SOME
 11:09:34 EFFECTIVE IN JANUARY.
 11:09:34 I KNOW THERE WAS A BILL THAT EVERY YEAR THERE IS A BILL THAT
 11:09:39 MANDATES REVIEW TIMES FOR BUILDING PERMITS.
 11:09:41 SO WE HAVE TO PAY REALLY CLOSE ATTENTION TO THAT.
 11:09:44 THERE'S ONE THAT I THINK BECOMES EFFECTIVE THIS MONTH THAT
 11:09:47 SHORTENS THE REVIEW TIME FOR BUILDING PERMITS AND AFFECTS

11:09:51 PRIVATE PROVIDERS.
 11:09:52 WE TRY TO KEEP ON TOP OF THAT.
 11:09:54 WE HAVE OUR ATTORNEY TO HELP US WITH.
 11:10:00 I'LL BE TALKING TO YOU LATER ABOUT THAT.
 11:10:01 AS WE TALKED ABOUT WHEN THE ATTORNEY BROUGHT UP THE
 11:10:05 ADMINISTRATIVE PROCEDURES, THE ITEM THAT WAS ON THE AGENDA
 11:10:08 EARLIER, WHEN WE ADOPT OUR LAND DEVELOPMENT CODE, WE HAVE
 11:10:12 THE ACTUAL CODE ITSELF.
 11:10:14 BUT THE PROCEDURES, SOME OF THE PROCEDURES ARE NOT IN THE
 11:10:16 CODE.
 11:10:18 SO THEY CARRIED OVER THE COUNTY ONES.
 11:10:20 THE COUNTY ONES ARE OLD.
 11:10:21 SOME OF THEM ARE NOT RELEVANT.
 11:10:23 SOME OF THEM I DO USE, FOR EXAMPLE, IF -- WHEN SOMEBODY
 11:10:28 SUBMITS A ZONING AND THEY ARE DOING A TRAFFIC IMPACT STUDY,

 11:10:31 THERE ARE STANDARDS AND PARAMETERS FOR HOW THAT STUDY NEEDS
 11:10:34 TO BE DONE.
 11:10:35 THAT HAS TO BE IN SOME TYPE OF PROCEDURE.
 11:10:37 ROB WILL HELP ME WITH THAT.
 11:10:40 HE OFFERED.
 11:10:41 I SAID YES.
 11:10:42 THANK YOU.
 11:10:42 SO WE'VE GOT -- I'VE GOT A STACK OF PROCEDURES.
 11:10:48 SO THERE ARE A LOT.
 11:10:50 THAT HAS ACTUALLY BEEN ON MY LIST SINCE WE ADOPTED THE LAND
 11:10:53 DEVELOPMENT CODE IN 2021 BUT HASN'T GOTTEN DONE YET.
 11:10:57 SO EXCITED TO GET THAT DONE.
 11:10:59 LET'S TALK A LITTLE BIT ABOUT SOME PROJECTS THAT ARE COMING
 11:11:02 UP.
 11:11:02 I PLAN TO COME BACK TO THE COUNCIL.
 11:11:07 ONCE A YEAR WE DO THE PowerPoint UPDATE THAT WILL GIVE YOU
 11:11:10 AN UPDATE OF ALL THE PROJECTS WE'VE HAD IN THE PAST YEAR.
 11:11:13 HOPEFULLY SOON I'LL BE COMING BACK WITH A MORE DETAILED
 11:11:18 UPDATE.
 11:11:19 IN THE MEANTIME, WE HAVE THE HOTEL ZONING THAT WE TALKED
 11:11:22 ABOUT THIS MORNING.
 11:11:24 SEEMS LIKE IT WILL BE A BIG YEAR FOR HOTEL REQUESTS.
 11:11:26 GETTING A LOT OF PEOPLE ASKING ABOUT THEM.
 11:11:28 WE'VE GOT AN APPLICATION IN RIGHT NOW RIGHT BEHIND IN THE
 11:11:33 PARKING LOT AT COCONUT POINTE MALL, SOUTH OF THE MOVIE

 11:11:37 THEATER IN THE BACK PARKING LOT.
 11:11:38 THERE IS A REQUEST FROM HOME2 SUITES FOR A ZONING AMENDMENT
 11:11:42 AND DRI AMENDMENT.
 11:11:44 THAT IS WORKING ITS WAY THROUGH THE SYSTEM NOW.
 11:11:46 IT'S PROBABLY GOING TO GO TO PLANNING AND ZONING IN
 11:11:49 FEBRUARY.

11:11:50 SO THAT WILL BE COMING TO COUNCIL AT SOME POINT.
 11:11:54 UPDATE ON WOODFIELD, THEIR DEVELOPMENT ORDER FOR THE FIRST
 11:11:57 PHASE, WHICH IS HALF THE PROJECT, THE PART IN THE FRONT ON
 11:12:00 41 WAS APPROVED BY A PLANNING ZONING DESIGN BOARD.
 11:12:05 AND THEY HAVE APPLIED FOR THE BUILDING PERMITS.
 11:12:09 THEY JUST STARTED THAT PROCESS.
 11:12:11 BUT THEY SEEM TO BE IN A HURRY TO GET MOVING ON THAT.
 11:12:14 SO THAT'S GOOD NEWS.
 11:12:15 WE'LL BE HELPING WITH ENTERTAINMENT DISTRICT PROJECT, THE
 11:12:19 VILLAGE PROJECT.
 11:12:20 I THINK WE'VE GOT SOMETHING SCHEDULED FOR INFORMATION
 11:12:23 MEETING FOR PLANNING AND ZONING NEXT TUESDAY.
 11:12:26 TOLL BROTHERS PROJECT, IF YOU REMEMBER ACROSS THE STREET AT
 11:12:30 SANDY LANE AND CORKSCREW, YOU APPROVED THE ZONING.
 11:12:35 THEY SUBMITTED THEIR DEVELOPMENT ORDER I THINK CHRISTMAS EVE
 11:12:39 OR SOMETHING LIKE THAT.
 11:12:42 NEW NAME CALLED SUMMERCREST NOW.
 11:12:44 THEY JUST SUBMITTED THAT AND THAT'S JUST STARTING THE REVIEW
 11:12:47 PROCESS TO GO BACK TO PLANNING, ZONING AND DESIGN BOARD.

 11:12:49 AND THEN GENOVA, I KNOW IT HAS BEEN A SORE SUBJECT, BUT THE
 11:12:56 FINAL PHASE GOT SUBMITTED FOR DEVELOPMENT ORDER.
 11:12:58 ON THE NORTHERN VACANT PIECE OF THE PROPERTY IS THE CC
 11:13:03 HOMES, I THINK, HAD THE TOWNHOMES AND THE VILLAS.
 11:13:06 THE DEVELOPMENT ORDER IS GOING TO PLANNING ZONING AND DESIGN
 11:13:10 BOARD TUESDAY NIGHT.
 11:13:11 SO HOPEFULLY WE'LL SEE SOME PROGRESS WITH THAT.
 11:13:15 EXCITED TO SEE THAT MOVING ALONG.
 11:13:18 AND THEN VIA COCONUT WE HAVE THE DEVELOPMENT ORDER
 11:13:21 AMENDMENT.
 11:13:22 THE ZONING WAS -- FOR THE CHANGES WAS APPROVED.
 11:13:24 THEY'VE GOT TO MAKE THEIR DEVELOPMENT ORDER CONSISTENT.
 11:13:27 THEN THE BROOKS APARTMENTS, WHICH OUR ATTORNEY MENTIONED
 11:13:31 EARLIER, BECAUSE OF THE LAWSUIT SETTLEMENT, THEY SUBMITTED A
 11:13:36 MINOR CHANGE TO US FOR SOME OF THE THINGS THAT AFFECTED US
 11:13:41 AND THAT THE NEIGHBORS AND THE DEVELOPER AGREED UPON, WHICH
 11:13:44 I THINK ROB MENTIONED EARLIER.
 11:13:47 SOME OF THEM WERE SOME EXTRA LANDSCAPING AND THE FENCE.
 11:13:50 THEY ALSO WANTED TO CHANGE THE ROOF COLOR ON THE TILE ROOF
 11:13:55 SO THAT IT WASN'T AS RED.
 11:13:56 IT'S A LITTLE MORE BROWNISH COLOR.
 11:13:59 AND THEN THE MURAL ON THE WALL WASN'T TASTEFUL ENOUGH, SO
 11:14:03 THEY HAVE A NEW PROPOSAL, WHICH EVERYBODY SEEMS TO LIKE.
 11:14:07 SO THAT SEEMS TO BE MOVING ALONG.
 11:14:08 AND THEN THERE WERE A COUPLE OF TOWERS IN THE BACK OF THE

 11:14:14 BUILDING THAT FACED THE NEIGHBORS, THAT THEY DIDN'T WANT THE
 11:14:16 TOWERS.

11:14:17 WE ELIMINATED THE TOWERS BECAUSE IT'S NOT VISIBLE REALLY
 11:14:22 FROM THE OUTSIDE OF PROJECT.
 11:14:23 THEY DID APPLY FOR A DEMOLITION PERMIT.
 11:14:27 SO THE DEMOLITION PERMIT WILL BE TO TAKE DOWN THE WINN
 11:14:31 DIXIE.
 11:14:32 WE MET WITH ENVIROSTRUCT WHO IS DOING ALL THE CONSTRUCTION.
 11:14:36 THIS WILL BE A TWO-YEAR PROCESS.
 11:14:38 DEMOLITION PERMIT IS APPLIED FOR.
 11:14:40 I THINK WE'LL ISSUE IT TODAY.
 11:14:41 THEY ALSO APPLIED FOR CONTEMPORARY CONSTRUCTION FENCE WHICH
 11:14:45 WILL GO AROUND THE WHOLE PERIMETER OF THE PROPERTY.
 11:14:48 WE ISSUED THAT YESTERDAY.
 11:14:49 SO THEY ARE GETTING READY TO MOVE.
 11:14:51 THEY TOLD ME THAT THEY EXPECT THAT THEY'LL START THE
 11:14:54 DEMOLITION AROUND, SOMETIME AROUND THE 13th OR THE 15th
 11:14:58 WHICH IS NEXT WEEK.
 11:14:59 THE DEMOLITION ITSELF WILL TAKE AT LEAST 45 DAYS.
 11:15:03 45 TO 60 DAYS.
 11:15:04 SO THE PEOPLE WILL SEE A LOT OF ACTIVITY GOING ON.
 11:15:08 ONCE THEY FINISH THE DEMOLITION ACTIVITY, THEN THEY START
 11:15:12 WITH THE SITE WORK WITH THE UTILITIES AND THINGS.
 11:15:14 SO YOU WON'T SEE THE CONSTRUCTION RIGHT AWAY.
 11:15:17 YOU'LL JUST SEE THE BUILDING BEING TAKEN DOWN.

11:15:22 COUNCILMEMBER WARD I KNOW NOTIFIED THE BROOKS PEOPLE.
 11:15:28 I ALSO NOTIFIED THE NEIGHBORS SO THEY WOULDN'T BE SHOCKED IF
 11:15:31 YOU DRIVE BY ONE DAY AND SEE A LOT OF THINGS GOING ON.
 11:15:34 THE TEMPORARY CONSTRUCTION FENCE WILL STILL ALLOW FOR ACCESS
 11:15:39 ON TO THREE OAKS.
 11:15:41 THERE WAS SOME CONCERN THAT THE ACCESS ONTO THREE OAKS WAS
 11:15:44 GOING TO BE CLOSED BUT IT WILL NOT BE CLOSED.
 11:15:46 YOU'LL BE ABLE TO GET IN.
 11:15:48 IT WILL BE A LITTLE TRICKY MANEUVERING AROUND BECAUSE PART
 11:15:51 OF THE SITE WILL BE FENCED OFF AND THEY'LL PUT UP SILT
 11:15:54 FENCES.
 11:15:54 WE HAD A GOOD MEETING.
 11:15:55 WE MADE SURE EVERYBODY WAS ON THE SAME PAGE WITH THAT.
 11:15:58 BUT THAT WILL BE HAPPENING FAST.
 11:16:00 AND FOR FUTURE PROJECTS, WE PUT THIS LIST TOGETHER AND THEN
 11:16:06 WE END UP WITH THINGS WE DIDN'T EXPECT ON THE LIST.
 11:16:08 WE ALWAYS HAVE HCA ON THE LIST BECAUSE WE DON'T KNOW IF
 11:16:14 THEY'LL BE COMING IN WITH SOMETHING.
 11:16:16 I KEEP THAT ON THE LIST CONTINUOUSLY.
 11:16:18 THE MYSTERY PROJECTS THAT WE DON'T KNOW ABOUT YET.
 11:16:20 I'LL BE HAPPY TO ANSWER ANY QUESTIONS.
 11:16:27 >>Larry Fiesel: JUST THIS MORNING, GULF SHORE BUSINESS
 11:16:29 ANNOUNCED THAT THE PIECE OF PROPERTY ON THE NORTH SIDE OF
 11:16:32 PELICAN SOUND DRIVE OFF OF 41, MINNESOTA DEPARTMENT

11:16:38 DEVELOPER HAD ORIGINALLY COME BEFORE YOU.

11:16:42 BUT IT HAS A NEW OWNER.

11:16:44 HAS THAT NEW OWNER BEEN IN TO TALK TO YOU ABOUT WHAT THEIR

11:16:48 PLANS ARE WITH THAT PROMPT?

11:16:49 >>Mary Gibbs: NO.

11:16:51 WE KNEW THAT THE MINNESOTA PEOPLE WERE -- KIND OF GAVE UP.

11:16:55 THEY WERE THE YOUNG GROUP FROM MINNESOTA.

11:16:58 WE CALLED THEM THE KIDS.

11:16:59 THEY ALL LOOKED LIKE THEY WERE 12.

11:17:01 >>Larry Fiesel: THE UNPREPARED GROUP.

11:17:03 >>Mary Gibbs: YEAH.

11:17:04 AND WE KEPT HEARING THAT -- WE GET NIBBLES.

11:17:07 WHAT CAN I DO ON THAT PIECE OF PROPERTY?

11:17:09 AND I HAD A FEW NIBBLES BUT NOBODY EVER CONFIRMED THAT IT

11:17:14 HAS BEEN SOLD.

11:17:15 WE HAVE TALKED TO VARIOUS PEOPLE ABOUT DOING DIFFERENT TYPES

11:17:18 OF PROJECTS, BUT I DON'T BELIEVE WE HAVE BEEN CONTACTED WITH

11:17:20 THE NEW OWNERS YET.

11:17:24 >>Larry Fiesel: 401 COLUMBUS AVENUE LLC PURCHASED IT.

11:17:27 DOES THAT NAME RING ANY BELLS?

11:17:30 >>Mary Gibbs: THAT'S ALL CLEVERLY DISGUISED SO YOU DON'T

11:17:33 REALLY KNOW WHO THEY ARE.

11:17:34 I'M SURE WE'LL FIND OUT SOON ENOUGH.

11:17:36 >>Larry Fiesel: I KNOW THE FOLKS IN PELICAN SOUND AND THE

11:17:38 MEADOWS ARE GOING TO BE ANXIOUS TO KNOW WHAT IS PLANNED FOR

11:17:41 THAT PIECE OF PROPERTY.

11:17:42 >>Mary Gibbs: HOPEFULLY THEY COME TALK TO US.

11:17:45 SOMETIMES THEY HAVE CONSULTANTS CALL US AND KIND OF ASK THE

11:17:48 QUESTIONS BECAUSE THEY DON'T WANT TO TELL YOU, IF WE TELL

11:17:51 YOU WHO WE ARE, WE HAVE TO KILL YOU.

11:17:53 THEY GO THROUGH LIKE ANOTHER PARTY TO FIND OUT.

11:17:55 WE KEEP TELLING THEM THAT IS A HIGH-PROFILE PROJECT AND

11:18:01 NEEDS TO BE MIXED-USE AND THERE ARE A LOT OF ISSUES.

11:18:04 WE HOPE THEY WILL REACH OUT.

11:18:09 >>George Zalucki: EARLIER YOU MENTIONED THE WORD TOWER,

11:18:11 WHICH REMINDED ME, WHERE DO WE STAND WITH THE BELLA TERRA

11:18:15 CELL PHONE TOWER?

11:18:17 >>Mary Gibbs: FORGOT ABOUT THAT.

11:18:19 WE APPROVED EVERYTHING.

11:18:23 FOR THE LIMITED DEVELOPMENT ORDER, EVERYTHING WAS DONE.

11:18:25 THEY JUST NEEDED TO PULL THE BUILDING PERMIT.

11:18:28 I WAS VISITED BY SOMEBODY FROM BROADUS CAME IN TO SEE CAROL

11:18:32 ONE DAY.

11:18:33 NEED TO TALK TO MARY.

11:18:34 I WENT OUT TO TALK TO THEM.

11:18:36 THIS IS SEVERAL MONTHS AGO.

11:18:38 THEY SAID, OH, THEY HAD AN ON-SITE MEETING WITH THE WATER
 11:18:42 MANAGEMENT DISTRICT.
 11:18:44 THE WATER MANAGEMENT DISTRICT TOLD THEM THERE WAS A WETLAND
 11:18:46 ON THE PROPERTY, WHICH HAD BEEN ALREADY KIND OF CLEARED OFF.
 11:18:50 SO WE WERE KIND OF SURPRISED.

 11:18:53 AND I THINK IT WAS IN THE CORNER OF THE PROPERTY.
 11:18:57 NOT LIKE THE WHOLE PROPERTY.
 11:18:58 SO THEY WERE GOING BACK TO WORK WITH WATER MANAGEMENT AND
 11:19:01 THEY ASKED ME, HOW DOES THIS AFFECT OUR STUFF?
 11:19:03 I SAID TELL ME WHAT YOU'RE GOING TO DO.
 11:19:06 CAN YOU SHIFT THE TOWER?
 11:19:07 I'M SURE WE CAN WORK AROUND IT, BECAUSE THE CORNER OF THE
 11:19:11 PROPERTY.
 11:19:12 HAVEN'T HEARD FROM THEM SINCE BUT THE NEIGHBORS KEEP ASKING
 11:19:14 ME.
 11:19:14 THEY TOLD ME IT WOULD BE CONSTRUCTED IN QUARTER FOUR WHICH
 11:19:18 WOULD HAVE BEEN BY THE END OF THE YEAR.
 11:19:19 I COULD REACH OUT TO THEIR ATTORNEY AND SEE IF I CAN GET A
 11:19:22 STATUS UPDATE.
 11:19:23 IF THEY HAD A WATER MANAGEMENT ISSUE, THEY HAVE TO WORK
 11:19:27 THROUGH, THAT WOULD DELAY THEM.
 11:19:28 BUT I THINK FROM OUR POINT OF VIEW IT LOOKED LIKE IT WAS
 11:19:33 WORKABLE.
 11:19:34 THEY MIGHT NEED TO TWEAK A COUPLE OF THINGS.
 11:19:36 >>George Zalucki: I THINK THAT ISSUE MIGHT BE FURTHER WEST
 11:19:38 THAN WHERE THE TOWER WAS PROPOSED.
 11:19:40 >>Mary Gibbs: APPARENTLY IT NICKED THE CORNER OR SOMETHING.
 11:19:44 >>George Zalucki: OKAY.
 11:19:45 I KNOW THE LAST TIME WE DISCUSSED THIS, ONE ISSUE THAT WAS
 11:19:47 PENDING IS WHETHER OR NOT THERE NEEDED TO BE A LIGHT ON THE

 11:19:52 TOP OF THE TOWER BECAUSE THEY WERE WAITING FOR COMPLIANCE
 11:19:55 WITH THE MOSQUITO DIVISION BECAUSE OF THE LOW FLYING PLANES
 11:19:59 AND HELICOPTERS.
 11:20:00 WAS THAT RESOLVED?
 11:20:01 >>Mary Gibbs: YEAH, BUT I CAN'T REMEMBER.
 11:20:02 I THINK IT WAS NO LIGHT.
 11:20:04 I'D HAVE TO DOUBLE CHECK.
 11:20:07 >>George Zalucki: THANK YOU.
 11:20:11 >>Mary Gibbs: IF ANYBODY AT BELLA TERRA IS WONDERING, WE'RE
 11:20:14 NOT HOLDING IT UP.
 11:20:15 >>George Zalucki: THANK YOU.
 11:20:19 >>Jim Ward: SIMILAR COMMENT THAT I MADE TO DAVID.
 11:20:21 I JUST WANT TO COMMEND YOU ON ALL THE WORK THAT YOU'VE
 11:20:24 ACCOMPLISHED IN 2024.
 11:20:26 I KNOW FEMA SET YOU BACK AN ENORMOUS AMOUNT OF TIME WITH THE
 11:20:31 REQUESTS THAT THEY HAD.

11:20:33 CONGRATULATIONS ON REALLY SPECTACULAR JOB THIS YEAR.
 11:20:38 >>Mary Gibbs: THANK YOU.
 11:20:39 HAPPY WE SURVIVED FEMA.
 11:20:42 IT'S ALL GOOD.
 11:20:43 >>Mayor McLain: MADAM CLERK, DO WE HAVE ANYONE TO SPEAK?
 11:20:45 >>Carol Sacco: WE HAVE NO COMMENTS AND NO E-COMMENTS.
 11:20:48 >>Mayor McLain: THE NEXT WORKSHOP IS 11D, AN UPDATE ON
 11:20:53 FLORIDA POWER AND LIGHT.
 11:20:55 STEVE, GOT THAT?

11:20:56 >>Steven Sarkozy: THANK YOU, MAYOR.
 11:20:57 MEMBERS OF COUNCIL, YOU MAY RECALL THAT BACK IN EARLY
 11:21:01 DECEMBER -- NOVEMBER I GUESS IT MIGHT HAVE BEEN -- WE HAD A
 11:21:08 DISCUSSION HERE WITH FPL.
 11:21:11 THERE WERE TWO ISSUES RAISED.
 11:21:12 ONE IS THE INTERMITTENT OUTAGES THAT FPL ATTRIBUTED TO THE
 11:21:17 SALTWATER SPRAY THAT COVERED THEIR SYSTEM.
 11:21:21 THE SECOND WAS THE FREQUENT OUTAGES WITHIN WILDCAT RUN.
 11:21:26 ON THE FIRST ISSUE, THE SALTWATER SPRAY ISSUE, DID PASS.
 11:21:35 WE ARE NOT SEEING THE SAME NUMBER OR FREQUENCY OF ISOLATED
 11:21:41 POWER OUTAGES.
 11:21:42 FPL ATTRIBUTES THAT TO THE RAIN AND WHATNOT THAT HAS WASHED
 11:21:46 THE SALT OFF OF THEIR SYSTEM.
 11:21:48 THEY HAVE GONE OUT AND ADDRESSED CERTAIN PROBLEM AREAS THAT
 11:21:55 CAME TO THE FRONT AS A RESULT OF THE SALTWATER SPRAY FROM
 11:22:01 THE HURRICANES.
 11:22:01 SO WE THINK THAT ONE ISSUE IS RESOLVED.
 11:22:03 THEY ALSO INDICATED THAT THEY WOULD MEET WITH -- ON THE
 11:22:10 SECOND ISSUE -- MEET WITH WILDCAT RUN TO ADDRESS SOME DESIGN
 11:22:14 CHANGES TO THEIR SYSTEM.
 11:22:18 THESE ISSUES CAME TO US AND THEN WE PASSED THEM ON TO FPL
 11:22:27 BEFORE THEIR INCREASE IN THEIR FILING THAT ALLOWED THEM TO
 11:22:36 INCREASE THEIR RATES.
 11:22:37 THERE WAS A MEETING SCHEDULED WITH WILDCAT RUN, BUT THAT
 11:22:44 MEETING WAS CANCELED BY THE FPL STAFF.

11:22:51 THE ACCUSATION FROM WILDCAT RUN IS THAT IT WAS CANCELED
 11:22:54 RIGHT AFTER THE TARIFF WAS APPROVED.
 11:22:58 THIS HAS BEEN AN ONGOING FRUSTRATION WITH REGARD TO WILDCAT
 11:23:03 RUN.
 11:23:05 WE'RE TRYING TO BE AN ADVOCATE FOR THE RESIDENTS THERE.
 11:23:10 FPL HAS TYPICALLY BEEN VERY RESPONSIVE, BUT THE ISSUES IN
 11:23:14 WILDCAT RUN GO BACK YEARS.
 11:23:19 AND THE PROBLEM IS GETTING WORSE INSTEAD OF GETTING BETTER.
 11:23:23 THE FOLKS IN WILDCAT RUN ARE SIMPLY ASKING FOR A SERIES OF
 11:23:30 OPTIONS THAT THEY CAN PURSUE WITH FPL.
 11:23:36 FROM MY DISCUSSIONS WITH WILDCAT RUN, THEY ARE NOT ASKING
 11:23:38 FOR FPL TO PAY FOR SOMETHING NECESSARILY, BUT AS YOU LOOK AT

11:23:47 THE OUTAGES, THE FREQUENCY AND THE LENGTH OF OUTAGES, THE
 11:23:52 WORST LOCATION THAT WE HAVE IN THE ENTIRE VILLAGE IS IN
 11:23:56 WILDCAT RUN.
 11:23:59 WE'RE AT A LOSS AS TO HOW TO TRY TO HELP WILDCAT RUN.
 11:24:04 THIS IS NOT OUR ISSUE, BUT WE'RE TRYING TO HELP THE
 11:24:08 RESIDENTS IN THAT COMMUNITY.
 11:24:09 AT THIS POINT, I'LL ASK IF THE COUNCIL WOULD BE WILLING TO
 11:24:17 AUTHORIZE THE MAYOR TO SEND A LETTER TO FPL TO ADDRESS THESE
 11:24:23 ISSUES AND GET A MEETING TOGETHER WITH THE RESIDENTS TO
 11:24:30 REALLY ADVOCATE ON WILDCAT RUN'S BEHALF THAT THERE BE
 11:24:35 SOMETHING DONE.
 11:24:36 >>Mayor McLain: IT SEEMS TO ME THAT WE HAD A BREACH OF
 11:24:40 AGREEMENT.

 11:24:40 AS SOON AS WE PASSED -- DECIDED NOT TO GO FORWARD WITH AN
 11:24:44 ORDINANCE, THEY BACKED DOWN FROM THE MEETING.
 11:24:47 TO ME THAT'S NOT VERY ACCEPTABLE.
 11:24:50 >>Steven Sarkozy: THE TIMING WAS SUSPECT.
 11:24:55 I DON'T KNOW THAT THEY DID THAT RIGHT BEFORE THE TARIFF WAS
 11:25:01 CONSIDERED BY THE STATE COMMISSION, BUT THE TIMING WAS --
 11:25:06 JUST WAS IN--
 11:25:08 >>Mayor McLain: I THINK AT LEAST REACH OUT I THINK FOR
 11:25:11 WILDCAT RUN, WE SHOULD GET SOMETHING TO FLORIDA POWER AND
 11:25:16 LIGHT AND IF THE COUNCIL AGREES WITH THAT, ANY NEIGHBORHOOD,
 11:25:21 ANY DISTRICT THAT WE HAVE, HAVING THOSE KIND OF PROBLEMS,
 11:25:25 YOU KNOW, WE SHOULD GET INVOLVED, IF NEED BE.
 11:25:27 AND THEY HAVE BEEN VERY RESPONSIVE -- FLORIDA POWER AND
 11:25:30 LIGHT HAVE BEEN VERY RESPONSIVE.
 11:25:31 IT IS A LITTLE SURPRISING TO ME THAT AFTER THE LONG
 11:25:35 DISCUSSION WE HAD WITH THEM HERE THAT THEY ALL OF A SUDDEN
 11:25:37 DON'T FOLLOW THROUGH WITH THE WAY THEY SHOULD HAVE.
 11:25:40 IF WE CAN DRAFT SOMETHING UP, THAT WOULD BE GOOD.
 11:25:43 I THINK EVERYBODY ON COUNCIL AGREES WITH THAT.
 11:25:46 >>Steven Sarkozy: OKAY.
 11:25:47 THAT'S ALL I HAD.
 11:25:47 >>Mayor McLain: DO WE HAVE ANY PUBLIC COMMENTS?
 11:25:49 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 11:25:53 >>Mayor McLain: SO, I THINK WE'VE GONE THROUGH THE AGENDA
 11:25:55 AND THE WORKSHOPS.
 11:25:56 I'M LOOKING FOR A MOTION TO ADJOURN.
 11:25:59 >>Larry Fiesel: SO MOVED.
 11:25:59 >>Mayor McLain: COUNCILMAN -- ADJOURNED.
 11:26:02 [SOUNDING GAVEL]

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.

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**

December 18, 2024 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

Led by Councilmember Lopez

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, Public Works Director David Willems, Community Development Director Mary Gibbs, 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.

Motion by: Councilmember Ward

Seconded by: Vice Mayor Ribble

Action: Approved agenda.

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

None

4. CONSENT AGENDA

(a) December 4, 2024 Village Council Meeting Minutes

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. 2024-23 Mayfair Village Property – Request from Lennar for Council to approve removal of a Notice of Future Road Construction that was recorded in the Lee County Public Records in 2007.

A Resolution of the Village Council of the Village of Estero, Florida, Rescinding Requirement of Recorded Obligation of Disclosure as to Future Extension of Sandy Lane; and Providing for Effective and Termination Dates.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmembers Ward, Zalucki, and Mayor McLain

Public Comments

None

Motion: Motion to adopt Resolution No. 2024-23.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Adopted Resolution No. 2024-23.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Resolution No. 2024-24 Seminole Gulf MOA (Memorandum of Agreement Regarding Support of Continuation of BERT project planning and grant application process and related Village support).

A Resolution of the Village Council of the Village of Estero, Florida, Approving Memorandum of Agreement with other Jurisdictions to Continue the Rail to Trail Initiative; Authorizing Contribution of Village Funds to Assist in Continuing the Grant Application Preparation Process; Authorizing Submission of Correspondence to the MPO Supporting the Submission of a Grant Application; Establishing Public Acquisition of the Seminole Railroad Right of Way as a Top Legislative Priority and Directing Village Lobbyists to Seek Legislative Support for the Project; and Providing for Severability and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor McLain

Public Comments

Paul Keith Scoggins Jr., The Residences at Coconut Point

Motion: Motion to adopt Resolution No. 2024-24.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2024-23.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (c) Corkscrew Road CMAR Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

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

Public Comments

eComments

Donald Lozzi, The Preserve at Corkscrew
Timothy Klevar, The Preserve at Corkscrew
Louis Frattarelli, The Preserve at Corkscrew
Ramona Novitski, Bella Terra
Mark Novitski, Bella Terra
Scott Stryker, Bella Terra

Motion: Tabled Motion.

(d) Pavement Striping and Marking Services

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments

Councilmember Fiesel, Vice Mayor Ribble, and Mayor McLain

Public Comments

None

Motion: Motion to approve awarding ITB 100525 Pavement Striping and Marking Services to McShea Contracting LLC for the amount of \$577,194, approve a \$57,000 contingency for additional services that may be required to complete the project, authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved awarding ITB 100525 Pavement Striping and Marking Services to McShea Contracting LLC for the amount of \$577,194, approve a \$57,000 contingency for additional services that may be required to complete the project, authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) RFP 100724 Grant Management Services

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Mayor McLain

Public Comments

None

Motion: Motion to approve scoring evaluation of RFP 100724 Grant Management Services the Village of Estero in CDBG-DR Recovery and Resiliency Program Grant Management Support, and authorize Village Manager or Designee to pursue a contract(s) with the top two scoring firms.

Motion by: Councilmember Zalucki

Seconded by: Councilmember Ward

Action: Approved scoring evaluation of RFP 100724 Grant Management Services the Village of Estero in CDBG-DR Recovery and Resiliency Program Grant Management Support, and authorize Village Manager or Designee to pursue a contract(s) with the top two scoring firms.

Vote: (Roll Call)

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

Nay:

Abstentions:

(f) Lee County Maintenance Facility Architect Services

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Zalucki, Fiesel, Vice Mayor Ribble, and Mayor McLain

Public Comments

Brawley Adams, Estero

Motion: Motion to approve EC 2022-43 STA-01 in the amount of \$154,425 for GMA Architects to provide Architectural Services for the Lee County Maintenance Facility at The Estero Community Park, approve a \$15,500 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Fiesel

Seconded by: Councilmember Fayhee

Action: Approved EC 2022-43 STA-01 in the amount of \$154,425 for GMA Architects to provide Architectural Services for the Lee County Maintenance Facility at The Estero Community Park, approve a \$15,500 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Vote: (Roll Call)

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

Nay:

Abstentions:

(g) Lee County Maintenance Facility Construction Manager at Risk

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Ribble

Action: Approved Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Vote: (Roll Call)

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

Nay:

Abstentions:

(h) Estero Sports Park Permitting

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember Zalucki

Public Comments

None

Motion: Motion to approve EC 2022-24 STA 11 in the amount of \$200,000 for Atwell to provide Design and Permitting Services for the Estero Sports Park, approve a \$20,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Motion by: Councilmember Zalucki

Seconded by: Councilmember Lopez

Action: Approved EC 2022-24 STA 11 in the amount of \$200,000 for Atwell to provide Design and Permitting Services for the Estero Sports Park, approve a \$20,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments which do not require an increase in the not to exceed budget (with contingency).

Vote: (Roll Call)

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

Nay:

Abstentions:

7. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

8. VILLAGE ATTORNEY'S REPORT

None.

9. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

A motion to the appointment of David Willems, Public Works Director to the Lee County Advisory Committee (Disaster Advisory Council) and Robert Willey as the alternative was made and duly passed.

10. ADJOURNMENT at 10:51 am

Motion by Councilmember Ward and seconded by Councilmember Lopez.

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Jon McLain, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a [Public Record Request](#).

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Financial Report for the month ended October 31, 2024.

Description:

This financial report provides budget to actual comparisons for the month ending October 30, 2024, which is the **first** month of the 2024-2025 fiscal year. Activity year to date is trending as projected during the first quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* As expected, there were no collections reported during the first month of the fiscal year.
- *General Fund:* As expected, revenues for the first month of the fiscal year within the General Fund were minimal.
- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy as follows:

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

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

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

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

With the beginning of a new fiscal year in October, staff updated the required reserve amounts. After update, the General Fund has \$4,984,975 in emergency reserve funds, \$1,993,990 in operating reserve funds, \$750,000 in litigation defense reserve funds and \$1,940,400 in major road maintenance reserve funds. The remaining funds are allocated to Capital Projects and total \$30,334,059.

- *Available funds:* total funds categorized as available are \$45,774,740 which includes the General Fund Capital Projects reserve.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. October 31, 2024, Budget Report All Funds
2. October 31, 2024, Available Funds Report



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Revenue						
001-General Fund						
311000	Ad Valorem Taxes	0.00	0.00	-6,560,880.00	-6,560,880.00	0.00%
312410	Local Option Gas Tax-1-6 Cent	0.00	0.00	-625,000.00	-625,000.00	0.00%
315200	Local Communications Svcs Tax	0.00	0.00	-950,500.00	-950,500.00	0.00%
316000	Local Business Tax	0.00	0.00	-27,000.00	-27,000.00	0.00%
323100	Franchise Fees-Electric	0.00	0.00	-2,850,000.00	-2,850,000.00	0.00%
323400	Franchise Fees-Natural Gas	-7,155.85	-7,155.85	-102,500.00	-95,344.15	6.98%
323700	Franchise Fees-Solid Waste	0.00	0.00	-137,500.00	-137,500.00	0.00%
329500	ROW Permits	0.00	0.00	-1,000.00	-1,000.00	0.00%
331500	Federal Grant - Econ Environ	0.00	0.00	-8,476,900.00	-8,476,900.00	0.00%
334400	State Grant - Transportation	0.00	0.00	-145,000.00	-145,000.00	0.00%
334500	State Grant - Econ Environ	0.00	0.00	0.00	0.00	0.00%
335140	Rev Sharing-Mobile Home Lic Tx	0.00	0.00	-3,750.00	-3,750.00	0.00%
335150	Rev Sharing-Alcohol Beverage Tx	0.00	0.00	-31,250.00	-31,250.00	0.00%
335160	Rev Sharing-Sales Tax	0.00	0.00	-850,000.00	-850,000.00	0.00%
335180	Rev Sharing-1/2 Cent Sales Tax	0.00	0.00	-4,200,000.00	-4,200,000.00	0.00%
335430	Rev Sharing-Fuel Tax	0.00	0.00	-195,000.00	-195,000.00	0.00%
341300	Administrative Fee	-9,176.36	-9,176.36	-150,000.00	-140,823.64	6.12%
341301	Cost Recovery-Admin Charge	0.00	0.00	-15,000.00	-15,000.00	0.00%
341900	Dev & Zoning-Fixed Fees	-3,033.00	-3,033.00	-60,000.00	-56,967.00	5.06%
341909	Dev & Zoning-Cost Recovery Fee	-1,073.38	-1,073.38	-90,500.00	-89,426.62	1.19%
342500	Code Comp & Contractor License	0.00	0.00	-45,000.00	-45,000.00	0.00%
359000	Fines & Forfeitures	-34.66	-34.66	-250.00	-215.34	13.86%
361100	Interest Income	-144,403.52	-144,403.52	-650,000.00	-505,596.48	22.22%
362000	Rents & Royalties	-3,000.00	-3,000.00	-36,000.00	-33,000.00	8.33%

Page Number 1 of 14



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
369900	Miscellaneous Revenue	-7,034.93	-7,034.93	-65,000.00	-57,965.07	10.82%
369909	Cash Over / Short	0.00	0.00	0.00	0.00	0.00%
	Total for General Fund	-174,911.70	-174,911.70	-26,268,030.00	-26,093,118.30	0.67%
105-Driving Range						
000-Non Divisional						
341302	Convenience Fee	0.00	0.00	0.00	0.00	0.00%
347200	Charges for Svcs-Parks & Rec	0.00	0.00	0.00	0.00	0.00%
361100	Interest Income	-659.99	-659.99	-5,015.00	-4,355.01	13.16%
369909	Cash Over / Short	0.00	0.00	0.00	0.00	0.00%
	Total for Non Divisional	-659.99	-659.99	-5,015.00	-4,355.01	13.16%
	Total for Driving Range	-659.99	-659.99	-5,015.00	-4,355.01	13.16%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-221,912.42	-221,912.42	-1,400,000.00	-1,178,087.58	15.85%
329501	Surcharge Fee Retained	0.00	0.00	-1,750.00	-1,750.00	0.00%
341302	Convenience Fee	-2,997.52	-2,997.52	-35,000.00	-32,002.48	8.56%
361100	Interest Income	-2,240.16	-2,240.16	-23,500.00	-21,259.84	9.53%
	Total for Building Dept	-227,150.10	-227,150.10	-1,460,250.00	-1,233,099.90	15.56%
	Total for Building Fee Fund	-227,150.10	-227,150.10	-1,460,250.00	-1,233,099.90	15.56%
201-Debt Service						
000-Non Divisional						
	Total for Non Divisional	0.00	0.00	0.00	0.00	0.00%
	Total for Debt Service	0.00	0.00	0.00	0.00	100.00%
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-95,468.00	-95,468.00	-1,250,000.00	-1,154,532.00	7.64%

Page Number 2 of 14



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
324320	Road Imp Fees-Commercial	-148,243.85	-148,243.85	-400,500.00	-252,256.15	37.01%
361100	Interest Income	-48,480.88	-48,480.88	-368,400.00	-319,919.12	13.16%
	Total for Road Impact Fees	-292,192.73	-292,192.73	-2,018,900.00	-1,726,707.27	14.47%
351-Comm Park Impact Fees						
361100	Interest Income	-397.25	-397.25	-3,225.00	-2,827.75	12.32%
	Total for Comm Park Impact Fees	-397.25	-397.25	-3,225.00	-2,827.75	12.32%
352-Reg Park Imp Fee						
	Total for Reg Park Imp Fee	0.00	0.00	0.00	0.00	0.00%
353-Comm Park Contributions						
361100	Interest Income	0.00	0.00	-1,575.00	-1,575.00	0.00%
	Total for Comm Park Contributions	0.00	0.00	-1,575.00	-1,575.00	0.00%
354-Public Land						
361100	Interest Income	-562.78	-562.78	-4,275.00	-3,712.22	13.16%
	Total for Public Land	-562.78	-562.78	-4,275.00	-3,712.22	13.16%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-12,280.00	-12,280.00	-115,000.00	-102,720.00	10.68%
324620	Park Imp Fee-Commercial	-2,324.00	-2,324.00	-67,500.00	-65,176.00	3.44%
361100	Interest Income	-4,816.02	-4,816.02	-36,595.00	-31,778.98	13.16%
	Total for Park Impact Fees	-19,420.02	-19,420.02	-219,095.00	-199,674.98	8.86%
360-Physical Environment						
381001	Transfer from General Fund	0.00	0.00	-10,304,615.00	-10,304,615.00	0.00%
	Total for Physical Environment	0.00	0.00	-10,304,615.00	-10,304,615.00	0.00%
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-16,600,600.00	-16,600,600.00	0.00%
381001	Transfer from General Fund	0.00	0.00	-30,000,000.00	-30,000,000.00	0.00%
381350	Transfer from Road Impact Fee	0.00	0.00	0.00	0.00	0.00%



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
381366	Transfer from Gas Tax	0.00	0.00	0.00	0.00	0.00%
	Total for Transportation	0.00	0.00	-46,600,600.00	-46,600,600.00	0.00%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-2,324.00	-2,324.00	-415,000.00	-412,676.00	0.56%
361100	Interest Income	-8,874.41	-8,874.41	-143,350.00	-134,475.59	6.19%
	Total for Gas Tax	-11,198.41	-11,198.41	-558,350.00	-547,151.59	2.01%
600-Parks & Recreation						
381001	Transfer from General Fund	0.00	0.00	-10,000,000.00	-10,000,000.00	0.00%
381355	Transfer from Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	0.00	0.00	-10,000,000.00	-10,000,000.00	0.00%
	Total for Capital Projects	-323,771.19	-323,771.19	-69,710,635.00	-69,386,863.81	0.46%
	Total for Revenue	-725,832.99	-725,832.99	-97,438,915.00	-96,713,082.01	0.74%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Envriment	0.00	0.00	12,304,615.00	12,304,615.00	0.00%
581365	Transfer to Transportation	0.00	0.00	30,000,000.00	30,000,000.00	0.00%
581600	Transfer to Parks& Rec CapProj	0.00	0.00	8,000,000.00	8,000,000.00	0.00%
	Total for Non Divisional	0.00	0.00	50,304,615.00	50,304,615.00	0.00%
100-Village Council						
511000	Executive Salaries	10,356.43	10,356.43	124,300.00	113,943.57	8.33%
521000	FICA Taxes	792.29	792.29	9,600.00	8,807.71	8.25%
524000	Workers Compensation	0.00	0.00	1,910.00	1,910.00	0.00%
525000	Unemployment Compensation	129.53	129.53	2,000.00	1,870.47	6.48%
540000	Travel and Per Diem	0.00	0.00	23,000.00	23,000.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	9,500.00	9,500.00	0.00%
555000	Training	1,200.00	1,200.00	1,500.00	300.00	80.00%



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Village Council		12,478.25	12,478.25	171,810.00	159,331.75	7.26%
101-Village Manager						
511000	Executive Salaries	29,523.23	29,523.23	260,130.00	230,606.77	11.35%
512000	Regular Salaries & Wages	16,640.38	16,640.38	195,000.00	178,359.62	8.53%
513000	Other Salaries & Wages	998.07	998.07	8,300.00	7,301.93	12.02%
521000	FICA Taxes	1,667.65	1,667.65	35,410.00	33,742.35	4.71%
522000	Retirement Contributions	3,096.50	3,096.50	44,250.00	41,153.50	7.00%
523000	Group Health Insurance	14,498.00	14,498.00	95,035.00	80,537.00	15.26%
524000	Workers Compensation	55.06	55.06	7,100.00	7,044.94	0.78%
525000	Unemployment Compensation	0.00	0.00	850.00	850.00	0.00%
531000	Professional Services	0.00	0.00	85,000.00	85,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	35,000.00	35,000.00	0.00%
534101	Public Relations	3,466.00	3,466.00	20,000.00	16,534.00	17.33%
540000	Travel and Per Diem	0.00	0.00	12,500.00	12,500.00	0.00%
541000	Communication Services	3,144.00	3,144.00	38,000.00	34,856.00	8.27%
554000	Books Pub & Memberships	0.00	0.00	4,000.00	4,000.00	0.00%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
Total for Village Manager		73,088.89	73,088.89	844,825.00	771,736.11	8.65%
110-Village Attorney						
531101	Legal Services	0.00	0.00	212,500.00	212,500.00	0.00%
531102	Land Use Legal Services	0.00	0.00	85,000.00	85,000.00	0.00%
531103	Code Enforcement Legal	0.00	0.00	12,000.00	12,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	15,000.00	15,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	12,500.00	12,500.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
Total for Village Attorney		0.00	0.00	352,000.00	352,000.00	0.00%

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**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
115-Village Clerk						
512000	Regular Salaries & Wages	5,104.17	5,104.17	130,715.00	125,610.83	3.90%
521000	FICA Taxes	390.45	390.45	10,015.00	9,624.55	3.90%
522000	Retirement Contributions	1,335.52	1,335.52	8,845.00	7,509.48	15.10%
523000	Group Health Insurance	0.00	0.00	24,640.00	24,640.00	0.00%
524000	Workers Compensation	0.00	0.00	2,550.00	2,550.00	0.00%
525000	Unemployment Compensation	55.06	55.06	850.00	794.94	6.48%
531117	Election Services	0.00	0.00	85,000.00	85,000.00	0.00%
534102	Codification	0.00	0.00	3,000.00	3,000.00	0.00%
540000	Travel and Per Diem	895.28	895.28	1,250.00	354.72	71.62%
548000	Legal Notices	0.00	0.00	5,000.00	5,000.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	500.00	500.00	0.00%
555000	Training	0.00	0.00	750.00	750.00	0.00%
Total for Village Clerk		7,780.48	7,780.48	273,115.00	265,334.52	2.85%
130-Finance						
512000	Regular Salaries & Wages	43,405.86	43,405.86	388,490.00	345,084.14	11.17%
521000	FICA Taxes	3,227.54	3,227.54	29,750.00	26,522.46	10.85%
522000	Retirement Contributions	4,079.60	4,079.60	36,000.00	31,920.40	11.33%
523000	Group Health Insurance	14,127.92	14,127.92	85,465.00	71,337.08	16.53%
524000	Workers Compensation	80.96	80.96	7,120.00	7,039.04	1.14%
525000	Unemployment Compensation	1,000.00	1,000.00	1,250.00	250.00	80.00%
531000	Professional Services	0.00	0.00	10,000.00	10,000.00	0.00%
532000	Auditing Services	0.00	0.00	51,000.00	51,000.00	0.00%
540000	Travel and Per Diem	0.00	0.00	4,500.00	4,500.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	0.00	0.00	2,000.00	2,000.00	0.00%

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**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Finance		65,921.88	65,921.88	617,575.00	551,653.12	10.67%
170-Information Technology						
531110	IT Contracted Services	0.00	0.00	175,000.00	175,000.00	0.00%
531111	Webmaster Srvs & Maintenance	148.51	148.51	34,300.00	34,151.49	0.43%
531112	Audio Visual Services	0.00	0.00	120,000.00	120,000.00	0.00%
552001	Software Licensing	41,517.84	41,517.84	145,000.00	103,482.16	28.63%
552002	Small Tools & Equipment	0.00	0.00	10,000.00	10,000.00	0.00%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Information Technology		41,666.35	41,666.35	494,300.00	452,633.65	8.43%
180-General Government						
531112	Audio Visual Services	0.00	0.00	27,550.00	27,550.00	0.00%
531113	Recruitment Services	1,931.45	1,931.45	12,500.00	10,568.55	15.45%
531114	Lobbying Services	3,000.00	3,000.00	80,000.00	77,000.00	3.75%
534000	Misc Contracted Services	0.00	0.00	250,000.00	250,000.00	0.00%
540000	Travel and Per Diem	0.00	0.00	5,000.00	5,000.00	0.00%
541000	Communication Services	566.25	566.25	6,500.00	5,933.75	8.71%
542000	Freight & Postage	75.36	75.36	4,500.00	4,424.64	1.67%
543000	Utilities	4,233.16	4,233.16	55,750.00	51,516.84	7.59%
544100	Building Lease	23,510.13	23,510.13	295,000.00	271,489.87	7.97%
544200	Equipment Rental & Leases	0.00	0.00	11,000.00	11,000.00	0.00%
545000	Insurance	0.00	0.00	175,000.00	175,000.00	0.00%
546000	Repair & Maintenance Services	82.99	82.99	20,000.00	19,917.01	0.41%
547000	Printing	0.00	0.00	1,500.00	1,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	9,500.00	9,500.00	0.00%
549102	Tax Collector Fees	0.00	0.00	4,000.00	4,000.00	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%

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**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
551000	Office Supplies	152.49	152.49	7,500.00	7,347.51	2.03%
552000	Operating Supplies	43.83	43.83	25,000.00	24,956.17	0.18%
552005	Bank Charges	0.00	0.00	500.00	500.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
Total for General Government		33,595.66	33,595.66	1,117,800.00	1,084,204.34	3.01%
197-COVID						
Total for COVID		0.00	0.00	0.00	0.00	100.00%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	220.00	220.00	10,000.00	9,780.00	2.20%
534501	Lee Cty Animal Control Svcs	0.00	0.00	45,000.00	45,000.00	0.00%
Total for Law Enforcement/Security		220.00	220.00	55,000.00	54,780.00	0.40%
210-Code Compliance Services						
531115	Special Magistrate Svcs	0.00	0.00	20,250.00	20,250.00	0.00%
531201	Code Compliance Contract Svcs	0.00	0.00	162,500.00	162,500.00	0.00%
549105	Other Chrges-Filing Fees	0.00	0.00	1,500.00	1,500.00	0.00%
Total for Code Compliance Services		0.00	0.00	184,250.00	184,250.00	0.00%
298-Lee County Marine Patrol						
534202	Lee Cty Marine Patrol	0.00	0.00	43,860.00	43,860.00	0.00%
Total for Lee County Marine Patrol		0.00	0.00	43,860.00	43,860.00	0.00%
299-Disaster Response						
531000	Professional Services	0.00	0.00	25,000.00	25,000.00	0.00%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Disaster Response		0.00	0.00	35,000.00	35,000.00	0.00%
360-Physical Environment						
531000	Professional Services	0.00	0.00	25,000.00	25,000.00	0.00%
531301	Water Level & Quality Monitor	0.00	0.00	170,000.00	170,000.00	0.00%



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
531305	NPDES Compliance	0.00	0.00	5,000.00	5,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	20,000.00	20,000.00	0.00%
531502	Flood Plain-Com Rating System	0.00	0.00	150,000.00	150,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	50,000.00	50,000.00	0.00%
546301	Stormwater Maint	0.00	0.00	150,000.00	150,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	0.00	7,500.00	7,500.00	0.00%
Total for Physical Environment		0.00	0.00	577,500.00	577,500.00	0.00%
365-Transportation						
512000	Regular Salaries & Wages	37,645.18	37,645.18	341,225.00	303,579.82	11.03%
521000	FICA Taxes	2,749.19	2,749.19	26,130.00	23,380.81	10.52%
522000	Retirement Contributions	2,143.00	2,143.00	19,000.00	16,857.00	11.28%
523000	Group Health Insurance	12,925.14	12,925.14	45,020.00	32,094.86	28.71%
524000	Workers Compensation	0.00	0.00	10,050.00	10,050.00	0.00%
525000	Unemployment Compensation	64.78	64.78	1,000.00	935.22	6.48%
531306	Traffic Counts	0.00	0.00	20,000.00	20,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	100,000.00	100,000.00	0.00%
534301	Street Sweeping Services	0.00	0.00	30,000.00	30,000.00	0.00%
534302	Right-of-Way Permit Review	0.00	0.00	25,000.00	25,000.00	0.00%
534306	Misc Construction Services	0.00	0.00	60,000.00	60,000.00	0.00%
540000	Travel and Per Diem	708.07	708.07	6,500.00	5,791.93	10.89%
541000	Communication Services	0.00	0.00	650.00	650.00	0.00%
543000	Utilities	1,319.41	1,319.41	85,000.00	83,680.59	1.55%
544200	Equipment Rental & Leases	0.00	0.00	2,500.00	2,500.00	0.00%
545000	Insurance	0.00	0.00	14,750.00	14,750.00	0.00%
546302	Bridge Maintenance	0.00	0.00	10,000.00	10,000.00	0.00%
546304	Irrigation Maintenance	0.00	0.00	77,500.00	77,500.00	0.00%

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**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546305	Landscape Maintenance	6,868.00	6,868.00	1,180,000.00	1,173,132.00	0.58%
546306	Mowing Maintenance	0.00	0.00	32,500.00	32,500.00	0.00%
546307	Ditch Maintenance	11,786.81	11,786.81	157,000.00	145,213.19	7.51%
546309	Street Light Maintenance	0.00	0.00	85,500.00	85,500.00	0.00%
546310	Traffic Sign Maintenance	0.00	0.00	70,000.00	70,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	0.00	66,000.00	66,000.00	0.00%
546312	Railroad Maintenance	0.00	0.00	150,000.00	150,000.00	0.00%
546313	Road Maintenance	0.00	0.00	412,000.00	412,000.00	0.00%
552000	Operating Supplies	128.90	128.90	5,000.00	4,871.10	2.58%
554000	Books Pub & Memberships	248.00	248.00	1,500.00	1,252.00	16.53%
555000	Training	0.00	0.00	3,000.00	3,000.00	0.00%
Total for Transportation		76,586.48	76,586.48	3,036,825.00	2,960,238.52	2.52%
439-Development Services						
512000	Regular Salaries & Wages	34,710.68	34,710.68	585,875.00	551,164.32	5.92%
521000	FICA Taxes	2,620.30	2,620.30	44,845.00	42,224.70	5.84%
522000	Retirement Contributions	3,046.05	3,046.05	54,190.00	51,143.95	5.62%
523000	Group Health Insurance	6,467.93	6,467.93	105,810.00	99,342.07	6.11%
524000	Workers Compensation	129.54	129.54	12,710.00	12,580.46	1.02%
525000	Unemployment Compensation	649.00	649.00	1,500.00	851.00	43.27%
531000	Professional Services	0.00	0.00	60,000.00	60,000.00	0.00%
531315	Growth Model Svcs	0.00	0.00	10,000.00	10,000.00	0.00%
531316	Development Svcs Manager	0.00	0.00	40,000.00	40,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	30,000.00	30,000.00	0.00%
531403	Land Development Code	0.00	0.00	40,000.00	40,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	365,000.00	365,000.00	0.00%
540000	Travel and Per Diem	0.00	0.00	2,500.00	2,500.00	0.00%

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**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
548000	Legal Notices	0.00	0.00	6,000.00	6,000.00	0.00%
554000	Books Pub & Memberships	245.00	245.00	10,000.00	9,755.00	2.45%
555000	Training	0.00	0.00	1,000.00	1,000.00	0.00%
Total for Development Services		47,868.50	47,868.50	1,369,430.00	1,321,561.50	3.50%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	998.09	998.09	125,000.00	124,001.91	0.80%
521000	FICA Taxes	75.29	75.29	9,600.00	9,524.71	0.78%
524000	Workers Compensation	0.00	0.00	2,000.00	2,000.00	0.00%
525000	Unemployment Compensation	0.00	0.00	500.00	500.00	0.00%
531000	Professional Services	0.00	0.00	15,000.00	15,000.00	0.00%
549104	Planning & Zoning-Fixed Fee	0.00	0.00	350,000.00	350,000.00	0.00%
Total for Planning, Zoning, Dev Review		1,073.38	1,073.38	502,100.00	501,026.62	0.21%
601-Parks Master Plan						
512000	Regular Salaries & Wages	0.00	0.00	140,000.00	140,000.00	0.00%
521000	FICA Taxes	0.00	0.00	10,710.00	10,710.00	0.00%
522000	Retirement Contributions	0.00	0.00	14,700.00	14,700.00	0.00%
523000	Group Health Insurance	0.00	0.00	31,950.00	31,950.00	0.00%
524000	Workers Compensation	0.00	0.00	2,150.00	2,150.00	0.00%
525000	Unemployment Compensation	0.00	0.00	500.00	500.00	0.00%
534601	YMCA Operating Agreement	11,235.12	11,235.12	69,300.00	58,064.88	16.21%
543000	Utilities	663.51	663.51	7,750.00	7,086.49	8.56%
544200	Equipment Rental & Leases	0.00	0.00	2,500.00	2,500.00	0.00%
546000	Repair & Maintenance Services	6,000.00	6,000.00	15,000.00	9,000.00	40.00%
Total for Parks Master Plan		17,898.63	17,898.63	294,560.00	276,661.37	6.08%
Total for General Fund		378,178.50	378,178.50	60,274,565.00	59,896,386.50	0.63%
105-Driving Range						

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**Village of Estero
Budget Report All Funds
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Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
600-Parks & Recreation						
534000	Misc Contracted Services	0.00	0.00	2,500.00	2,500.00	0.00%
541000	Communication Services	0.00	0.00	1,800.00	1,800.00	0.00%
543000	Utilities	184.86	184.86	3,000.00	2,815.14	6.16%
546000	Repair & Maintenance Services	0.00	0.00	2,000.00	2,000.00	0.00%
552000	Operating Supplies	0.00	0.00	1,500.00	1,500.00	0.00%
Total for Parks & Recreation		184.86	184.86	10,800.00	10,615.14	1.71%
Total for Driving Range		184.86	184.86	10,800.00	10,615.14	1.71%
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	675.00	675.00	100,000.00	99,325.00	0.68%
531110	IT Contracted Services	0.00	0.00	5,750.00	5,750.00	0.00%
531401	Building Service Contract	0.00	0.00	1,300,000.00	1,300,000.00	0.00%
541000	Communication Services	0.00	0.00	2,000.00	2,000.00	0.00%
542000	Freight & Postage	0.00	0.00	750.00	750.00	0.00%
543000	Utilities	818.91	818.91	8,500.00	7,681.09	9.63%
544100	Building Lease	4,815.33	4,815.33	62,500.00	57,684.67	7.70%
544200	Equipment Rental & Leases	0.00	0.00	8,600.00	8,600.00	0.00%
546000	Repair & Maintenance Services	17.00	17.00	3,000.00	2,983.00	0.57%
551000	Office Supplies	76.81	76.81	3,500.00	3,423.19	2.19%
552000	Operating Supplies	0.00	0.00	5,000.00	5,000.00	0.00%
552001	Software Licensing	0.00	0.00	15,000.00	15,000.00	0.00%
552009	Credit Card Fees	2,878.19	2,878.19	40,000.00	37,121.81	7.20%
Total for Building Dept		9,281.24	9,281.24	1,554,600.00	1,545,318.76	0.60%
Total for Building Fee Fund		9,281.24	9,281.24	1,554,600.00	1,545,318.76	0.60%
201-Debt Service						

Page Number 12 of 14



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
000-Non Divisional						
	Total for Non Divisional	0.00	0.00	0.00	0.00	0.00%
	Total for Debt Service	0.00	0.00	0.00	0.00	0.00%
300-Capital Projects						
350-Road Impact Fees						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Road Impact Fees	0.00	0.00	0.00	0.00	0.00%
351-Comm Park Impact Fees						
	Total for Comm Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
352-Reg Park Imp Fee						
	Total for Reg Park Imp Fee	0.00	0.00	0.00	0.00	0.00%
354-Public Land						
	Total for Public Land	0.00	0.00	0.00	0.00	0.00%
355-Park Impact Fees						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
360-Physical Environment						
563000	Capital Outlay - Infrastructure	0.00	0.00	57,421,714.00	57,421,714.00	0.00%
	Total for Physical Environment	0.00	0.00	57,421,714.00	57,421,714.00	0.00%
365-Transportation						
563000	Capital Outlay - Infrastructure	0.00	0.00	22,447,200.00	22,447,200.00	0.00%
	Total for Transportation	0.00	0.00	22,447,200.00	22,447,200.00	0.00%
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
	Total for Gas Tax	0.00	0.00	0.00	0.00	0.00%
600-Parks & Recreation						

Page Number 13 of 14



**Village of Estero
Budget Report All Funds
For Month Ending October 2024**

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastructure	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	0.00	0.00	0.00	0.00	0.00%
	Total for Capital Projects	0.00	0.00	79,868,914.00	79,868,914.00	0.00%
	Total for Expense	387,644.60	387,644.60	141,708,879.00	141,321,234.40	0.27%
	288	-338,188.39	-338,188.39	44,269,964.00	44,608,152.39	-0.76%



Village of Estero
Reserved and Available Funds Report
For the Month Ending October 24

Reserved and Available Funds Report

Emergency Reserve	\$	4,984,975
Operating Reserve		1,993,990
Litigation Defense Reserve		750,000
Major Road Maintenance Reserve		<u>1,940,400</u>
Total Reserved Funds	\$	<u>9,669,365</u>

General Fund Capital Projects	\$	30,334,059
Building Fee Fund		510,387
Gas Tax Capital Projects		2,106,641
Developer Contribution		220,145
Road Impact Fees		11,050,289
Community Park Impact Fees		96,687
Regional Park Impact Fees		-
Estero Park Entry Contribution		90,533
Park Imp Fees		1,097,659
Public Land Purchase		128,289
Driving Range		<u>140,050</u>
Total Available Funds	\$	<u>45,774,740</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Village of Estero Water Monitoring Contract – 2025

Motion to approve award of Task Authorization 14 to Contract EC 2022-38 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$193,411.

Approve a \$19,000 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Background:

The Village's Stormwater Master Plan includes recommendations to obtain additional water monitoring data to better understand water levels and water quality around Estero and improve the accuracy of stormwater models.

The Village Council previously approved contracts for water monitoring starting in 2020.

Description:

The attached contract with Johnson Engineering, Inc. will continue the Village's stormwater monitoring efforts. Tasks include the following:

- Replacing damaged dataloggers
- Eleven water quality monitoring sites (one new site, 47A-2GR, to capture data downstream of Estero River Heights)
- Four flow measurement sites
- Downloading data from seven surface water monitoring wells
- Download data for two United States Geological Survey sites
- Preparation of an annual monitoring report

Action Requested:

Motion to approve award of Task Authorization 14 to Contract EC 2022-38 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$193,411.

Approve a \$19,000 contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Process and Timeline:

With approval of this contract, Johnson Engineering will continue monitoring water levels, water flows and water quality throughout the Village.

Financial Impact:

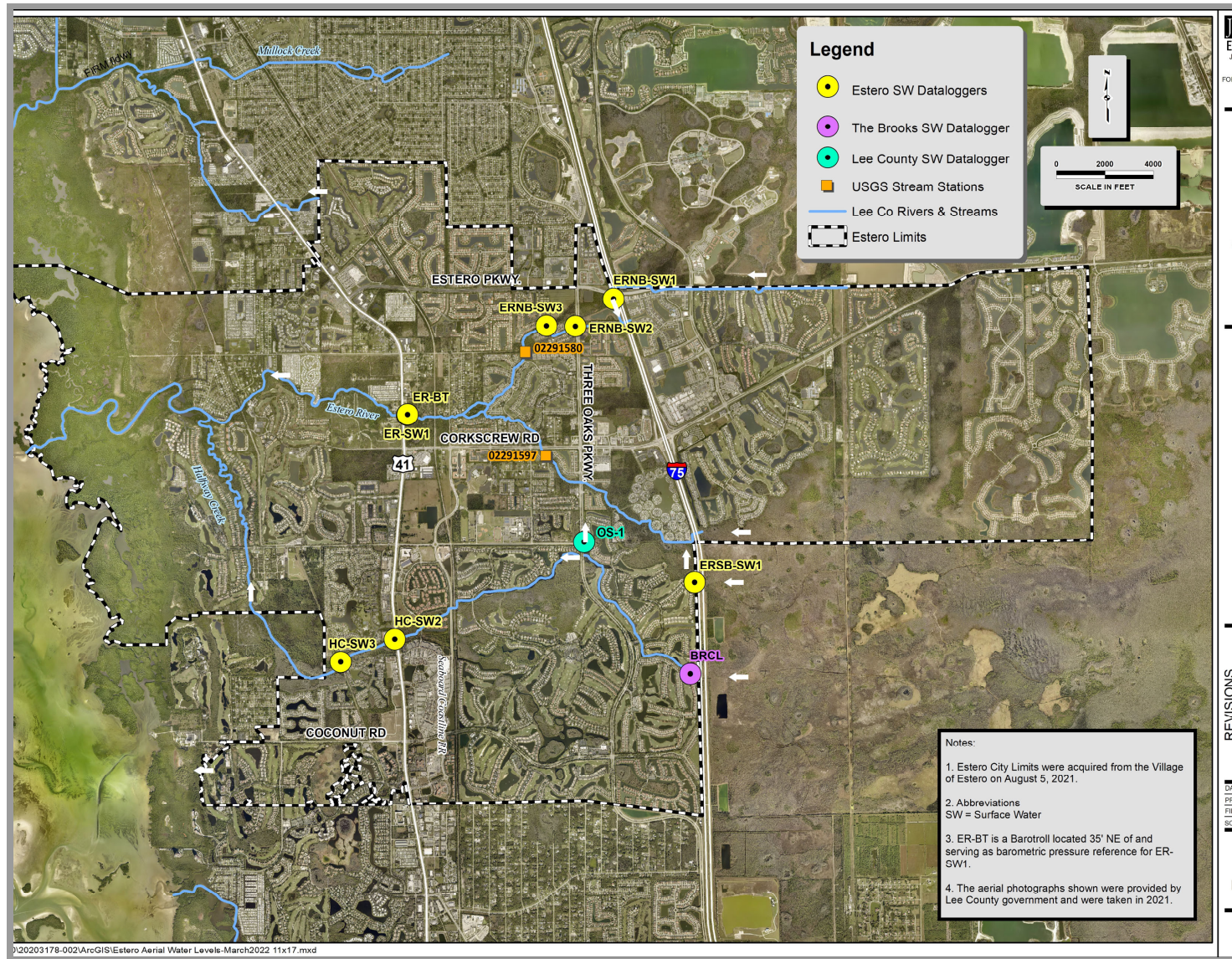
The project's financial impact is \$212,411 (\$193,411 plus \$19,000 contingency).

Sufficient funds are available in Fiscal Year 2024-2025 stormwater maintenance budget to fund this contract.

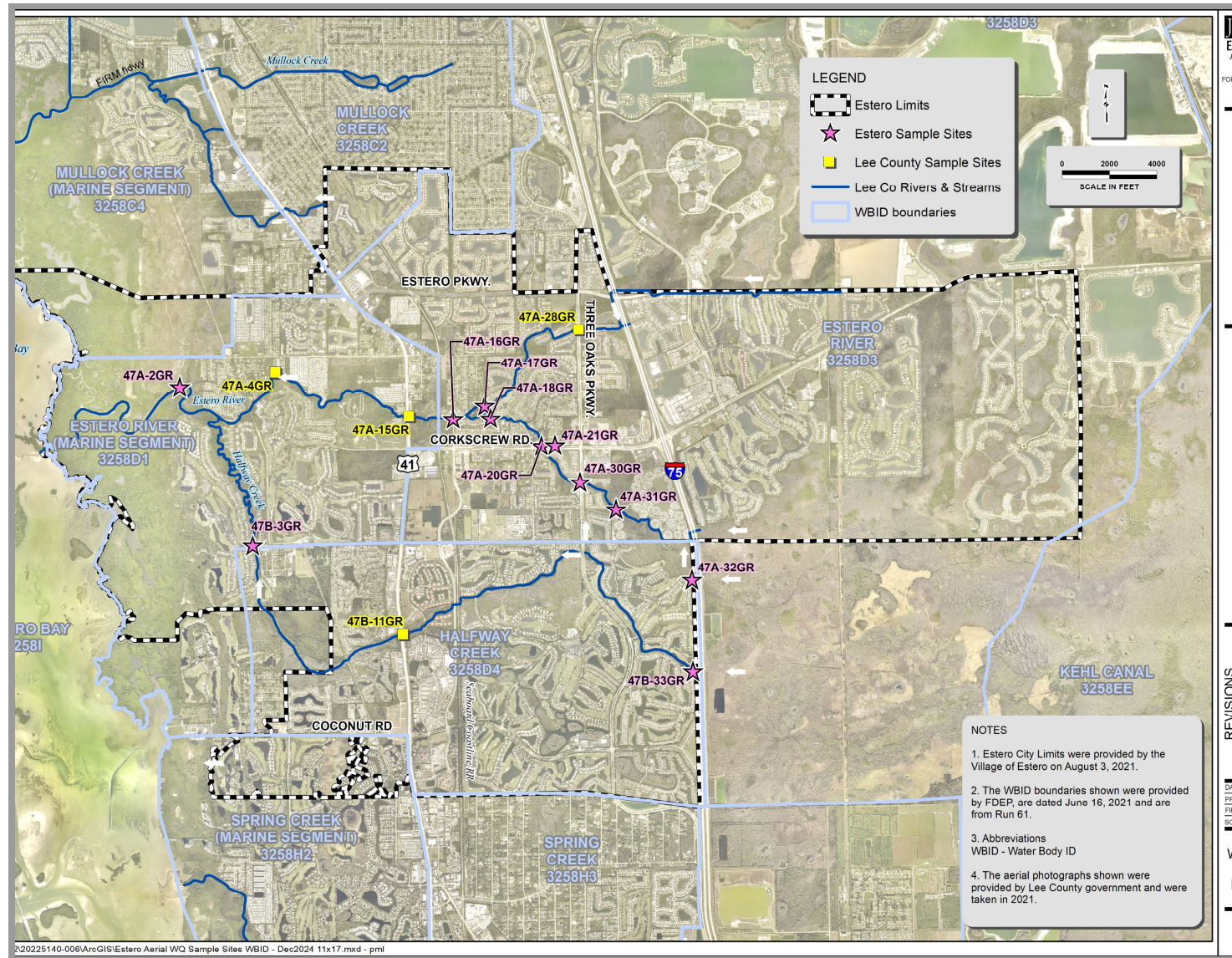
Prepared by: David Willems, P.E.

Attachments:

1. Location Maps
2. Contract EC 2022-38 TA 14









Change Order/Task Order Request

Project Name: Water Monitoring Assistance 2024-2025

Contractor/Vendor: Johnson Engineering, LLC

Contract No.: EC 2022-38 TO No 14 CO No.

Account Number: _____

Project String: _____

Total Fees: \$ 193,411

Brief Description: The Contractor will provide Water Monitoring Assistance 2024-2025 in accordance with Exhibit A for the Fees identified therein, under the terms and conditions outlined in the above referenced Village of Estero Contract number.

Recommend Competition Waived: Y / (NA)

Johnson Engineering, LLC

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachment:
Exhibit A

EXHIBIT A**EC 2022-38 MISCELLANEOUS PROFESSIONAL SERVICES
SUPPLEMENTAL TASK AUTHORIZATION No. 14****SCOPE OF SERVICES****December 16, 2024****FOR: WATER MONITORING ASSISTANCE 2024-2025**

A. PROJECT OVERVIEW

Johnson Engineering, LLC ("CONSULTANT") shall provide water monitoring assistance to The Village of Estero (VILLAGE). The VILLAGE recently implemented a water resource monitoring program. The program was designed to improve the VILLAGE's understanding of its water resources. The data can be used to help guide future actions/programs by the VILLAGE. The water quality parameters follow those measured by Lee County to allow direct comparisons.

B. SCOPE OF SERVICES**TASK 1: Surface Water Datalogger Replacement**

CONSULTANT will replace two (2) non-operating temporary Level Troll 500 dataloggers at HCSW- 2 and HCSW-3 with two (2) new Rugged Troll 200 dataloggers (dataloggers). The new dataloggers will be programmed to read hourly surface water levels referenced to North American Vertical Datum of 1988 (NAVD88) and will be downloaded quarterly in conjunction with the other water level dataloggers installed as part of this project. The water level datalogger locations are shown on the Water Level Monitoring Location map, *Attachment II*. The cable lengths and transducer reading depths for each of the dataloggers will be re-established and new piezometer sketches will be recorded for HCSW-2 and HCSW-3.

TASK 2: Monthly Water Quality Sampling and Flow Monitoring

CONSULTANT will conduct monthly surface water sampling at the eleven(11) water quality monitoring locations shown on the Water Quality Monitoring Location Map, *Attachment I* (47A-2GR, 47B-3GR, 47A-16GR, 47A-17GR, 47A-18GR, 47A-20GR, 47A-21GR, 47A-30GR, 47A-31GR, 47A-32GR, and 47B-33GR).

CONSULTANT will conduct the monthly surface water sampling from October 1, 2024, through September 30, 2025. Sampling of the Estero River locations will be conducted on the same day that Lee County will be sampling nearby locations. Sampling of locations along Halfway Creek will be conducted within one (1) day of when Lee County will be sampling nearby locations. Samples will be collected at each location where water is at least a foot deep. One (1) field blank sample will also be collected each month. CONSULTANT will record field measurements of temperature, pH, specific conductance, dissolved oxygen, and turbidity at each location. CONSULTANT will collect the samples in accordance with applicable Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs). CONSULTANT will prepare a Chain-Of-Custody (COC) for the samples and deliver them to a state-certified laboratory following proper COC procedures in adherence to established hold times. The samples will be laboratory analyzed for bacteria (enterococcus and E. Coli), nutrients (ammonia, nitrate, nitrite, nitrate + nitrite, organic nitrogen, total Kjeldahl nitrogen, total nitrogen, ortho phosphate, total phosphorus), metals (Al, As, Ba, Be, Ca, Cd, Cr, Cu, Fe, Mg, Mn, Mo, Ni, Pb, Sb, Se, Si, Ti, V, Zn), biochemical oxygen demand, chloride, color, silica, total hardness, total organic carbon and total suspended solids. Flow direction and approximate velocity will also be noted at each of the eleven (11) monitoring locations. In addition, CONSULTANT will record surface water velocity, water depth, and channel area as needed to calculate flow at the five (5) sites labeled on the updated

Flow Monitoring Location Map, *Attachment III* (HC@US41, HC@KR, ERSB@SS, ERNB@I75, and ERSB@CW).

Ongoing velocity and water level data will be recorded at the HC@KR flow monitoring location. The Doppler flowmeter recorder will be removed, downloaded, recharged, and replaced each month.

TASK 3: Quarterly Surface Water Level Downloading

CONSULTANT will download water level data from the seven (7) surface water monitor wells shown on the Water Level Monitoring Location map, *Attachment II* (HC-SW2, HC-SW3, ER-SW1, ERNB-SW1, ERNB-SW2, ERNB-SW3, and ERSB-SW1), at quarterly intervals. CONSULTANT will also download barometric data from the BaroTroll at ER-SW1 as part of this task.

TASK 4: Data Management

CONSULTANT will manage the water quality, water level, and flow data in Excel spreadsheets. The digital and lab report data provided by the lab each month will be reviewed as part of the QAQC process and the lab will be contacted about any discrepancies. Flow data from two (2) United States Geological Survey (USGS) sites shown on the Flow Monitoring Location Map, *Attachment III* (02291580 and 02291597), will be downloaded from the publicly available USGS database. Water level, flow, and water quality data from Lee County sites in the Village of Estero will be downloaded from the Lee County Natural Resources Department website.

TASK 5: Annual Water Quality Monitoring Report

CONSULTANT will prepare a monitoring report covering data collected from October 2024 through September 2025. The report will summarize the data collected using tables and charts which will include the sample date, analytical results, and comparison to nearby Lee County water quality sample results. The report will be provided on or before January 31, 2026.

C. SCHEDULE

Upon notice to proceed by the VILLAGE, monitoring will be for the period beginning October 1, 2024, through September 30, 2025. The sampling events will be scheduled based on the Lee County sampling schedule.

SUB-CONSULTANT SERVICES:

LAB: Laboratory Testing

Benchmark EnviroAnalytical, Inc. for laboratory testing.

EXHIBIT B**EC 2022-38 MISCELLANEOUS PROFESSIONAL SERVICES
SUPPLEMENTAL TASK AUTHORIZATION No. 14****COMPENSATION****December 16, 2024****FOR: WATER QUALITY MONITORING ASSISTANCE 2024-2025**

The fees for Task 1 through 5 will be Lump Sum and the Subconsultant will be billed on a Time & Materials basis. Total compensation not to exceed **\$193,411.00**.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the VILLAGE shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
1	Surface Water Datalogger Replacement	\$1,725.00	T&M
2	Monthly Water Quality Sampling and Flow Monitoring (Oct 2024 through Sept 2025)*	\$62,616.00	T&M
3	Quarterly Surface Water Level Downloading (4 quarters)**	\$10,920.00	T&M
4	Data Management	\$4,000.00	T&M
5	Annual Water Quality Monitoring Report (1 year)	\$7,590.00	T&M
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$86,851.00	T&M

* Task 2: To be billed at approximately \$5,218 per month.

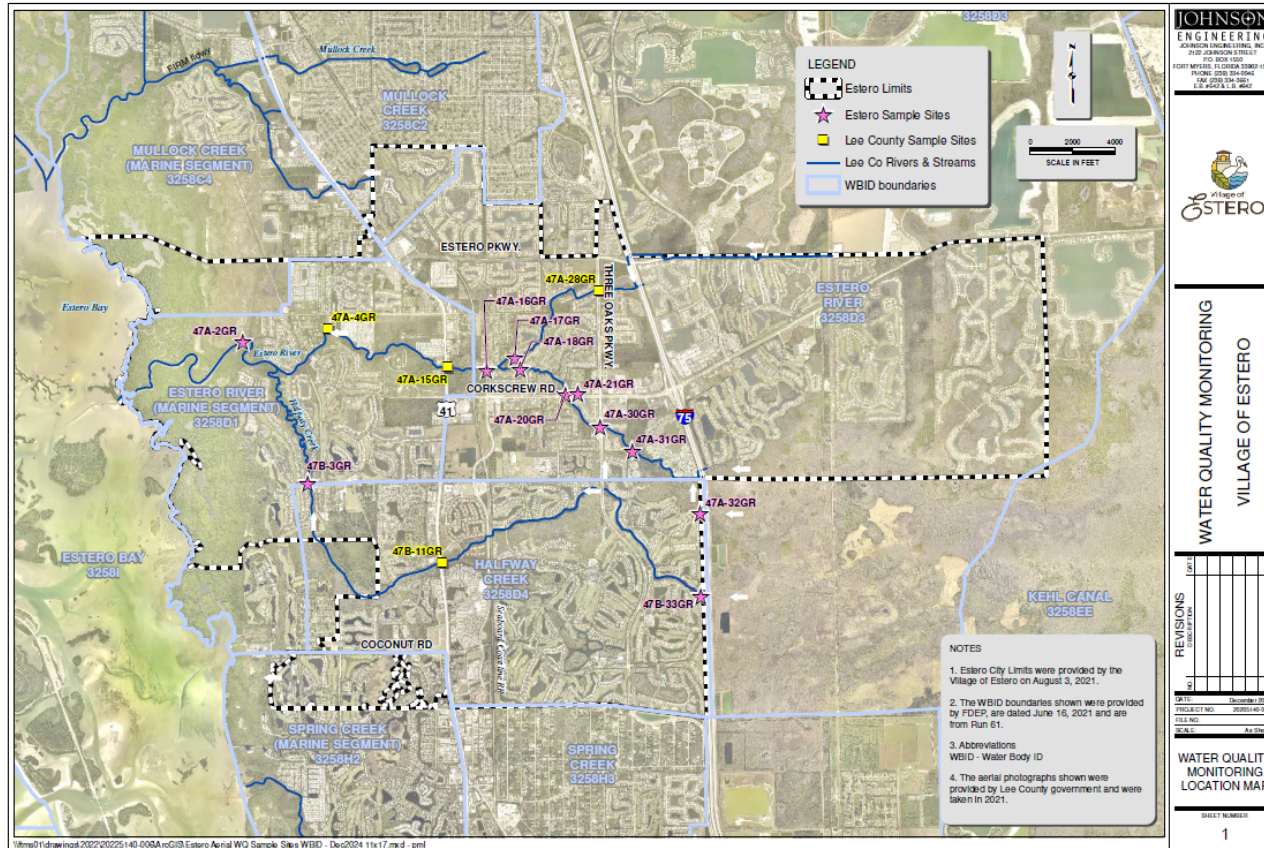
** Task 3: To be billed at approximately \$2,730 per quarter.

For services of CONSULTANT's Sub-Consultants engaged to perform or furnish services, the VILLAGE shall compensate the CONSULTANT as follows:

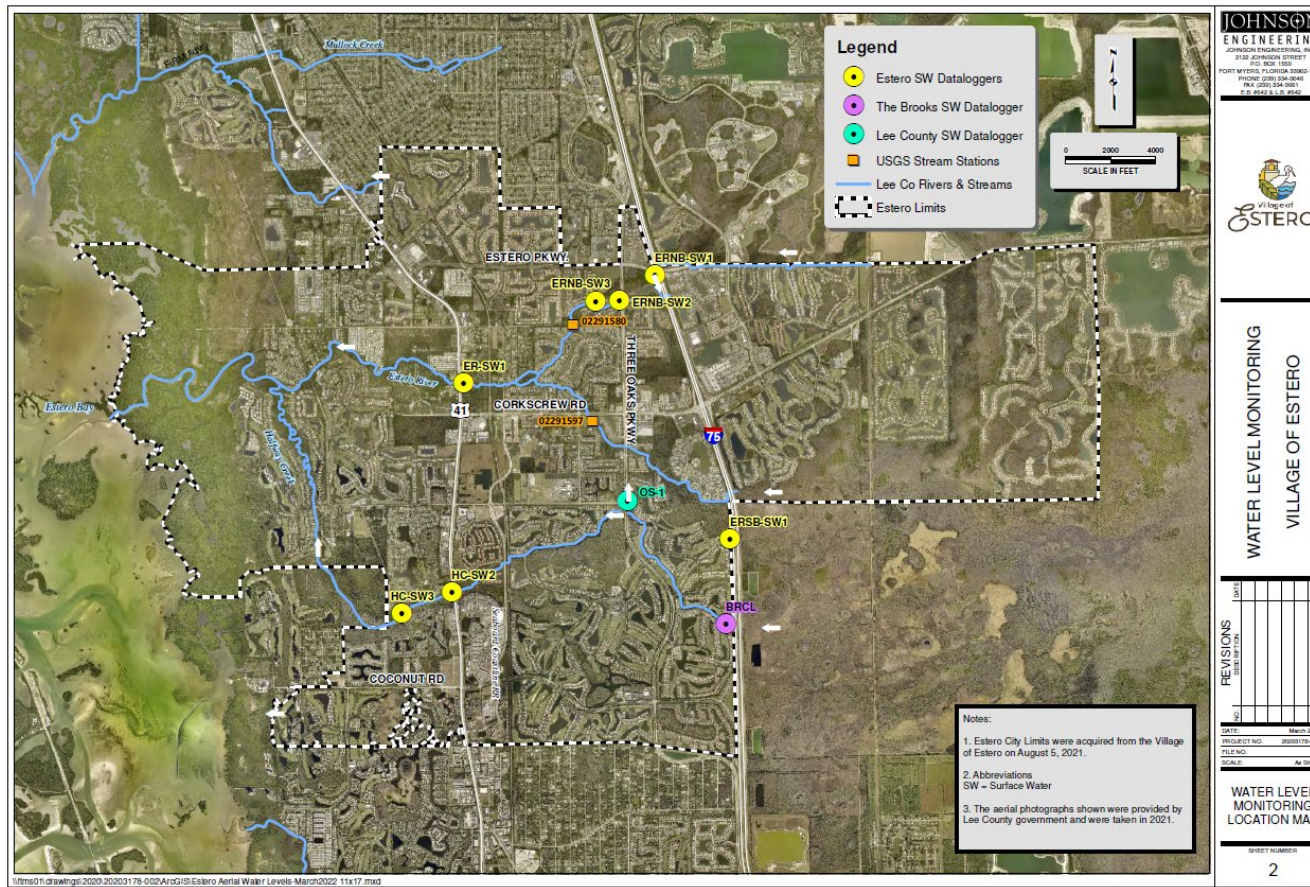
TASK	SUB-CONSULTANT	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
LAB	Cost for lab analysis of the samples is estimated at \$740 per sample x 11 samples for 12 monthly events plus 12 field blanks	\$106,560.00	T&M
TOTAL COMPENSATION FOR SUB-CONSULTANT'S SERVICES:		\$106,560.00	T&M

TOTAL COMPENSATION, INCLUDING SUB-CONSULTANTS:	\$193,411.00	T&M
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Attachment I to Exhibit A



Attachment II to Exhibit A



Attachment III to Exhibit A



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

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

Pass first reading and schedule second reading for January 22, 2025

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 Council held a first reading on December 4, 2024, but tabled the item because of questions and inconsistencies with the Pattern Book. Council asked the applicant to make revisions to address Council comments. The applicant submitted a revised Pattern Book on December 30, 2024. The revisions include changes to the front entryway, some colors and materials, and additional landscape information. Staff has rescheduled a first reading

See attached staff report for details.

Action Requested:

Pass first reading and schedule second reading for January 22, 2025

Process and Timeline:

- 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 – tabled for revisions to project including Pattern Book
- Revised Pattern Book received December 30, 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, at which time the Council tabled the item until further revisions were made to the project
 49 Pattern Book; and

50
 51 **WHEREAS**, a first reading was subsequently held before the Village Council on January
 52 8, 2025; and

53
 54 **WHEREAS**, a duly noticed second reading and public hearing was held before the Village
 55 Council on _____, 2025, at which time the Village Council gave consideration to
 56 the evidence presented by the Applicant and the Village staff, the recommendations of the Planning
 57 Zoning and Design Board, and the comments of the public.

58
 59 **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,
 60 Florida;

61
 62 **Section 1.** **Approval.**

63
 64 The Village Council approves with conditions the amendment to the zoning subject to the
 65 following conditions and deviation.

66
 67 **Section 2.** **Conditions.**

68
 69 1. The previous approvals contained in Resolution Z-00-010, including conditions and
 70 deviations, remain in effect except as modified by the conditions in this approval.

71
 72 2. Master Concept Plan

73
 74 Development of this project must be consistent with the Master Concept Plan (MCP)
 75 titled "Comerlat Hospitality Tract F Hotel" stamped "Received August 15, 2024"
 76 except as modified by the conditions below.

77
 78 3. Development Parameters

79 Development is permitted at a maximum as follows:

80
 81 122-Room Hotel on Tract F

82
 83 4. Maximum Building Height and Property Development Regulations

84 Height: 40 feet (4 stories)

85 Property Development Regulations - Setbacks

86 Street: 25 feet

87 Side: 15 feet

88 Rear: 25 feet

- 93 5. No Blasting
 94
 95 No development blasting is permitted as part of this project.
 96
 97 6. Utilities
 98
 99 This development must connect to water and sanitary sewer service at time of
 100 development order. Underground electric utilities will be provided per the Land
 101 Development Code.
 102
 103 7. Pattern Book
 104
 105 Development must be substantially consistent with the revised Pattern Book "Pattern
 106 Book Coconut Trace CPD Tract F" dated _____. Pattern Book shall also
 107 include three signature trees/palms at the front column areas of the entryway to soften
 108 the massing of the vertical open panels on the building.
 109
 110 8. Buffers
 111
 112 Landscape buffers will be supplemented as detailed in Condition 9. As part of local
 113 development order approval, all required buffer planting must be 100% native
 114 vegetation.
 115
 116 9. Enhanced Perimeter Buffering Adjacent to Marsh Landing
 117
 118 a. In the areas identified on the Master Concept Plan where there are gaps, the western
 119 perimeter buffer shall be enhanced with staggered Sabal Palms at Clear Trunk
 120 Heights (CT) between 10' CT and 30' CT to create additional screening of the
 121 exterior windows between the heights of 8' and 35'. The enhanced buffer must be
 122 planted early enough during development of the project so that it will be visually
 123 opaque at time of certificate of occupancy of the hotel.
 124
 125 b. The developer will coordinate with Marsh Landing to provide plantings in gap areas
 126 by planting on Marsh Landing property or provide cash in lieu for future plantings.
 127
 128 c. There will be a 48" high continuous hedgerow west of the parking lot adjacent to
 129 Marsh Landing.
 130
 131 10. Concurrency
 132
 133 Approval of this rezoning does not constitute a finding that the proposed project meets
 134 the mandatory concurrency requirements set forth in the Land Development Code and
 135 the Comprehensive Plan. The developer is required to demonstrate compliance with all
 136 mandatory concurrency requirements prior to issuance of a local development order.
 137
 138

139 11. Parking Lot Lighting

140
141 Parking lot lighting shall be limited to a maximum pole height of 20'. All parking lot
142 lighting will comply with the applicable requirements of the Estero LDC.

143
144 12. Lighting and Signage

145
146 There will be no building signage on the west side of the building. Lighting on the west
147 building façade will use reduced glare and reduced quantity of light fixtures on ground
148 level.

149
150 13. Rear Windows/Visibility

151
152 The third and fourth floor windows on the western façade shall be designed to improve
153 privacy and reduce visibility and light trespass using grey glass, tint, or other similar
154 techniques and/or materials to be visually opaque.

155
156 14. Radio Enhancement

157
158 The owner or owner's representative shall conduct an assessment model to determine
159 if the minimum radio signals' strength for the fire department communication is in
160 compliance with NFPA 1:11.10, NFPA 1221:11.3.9, standards for inbound and
161 outbound signal strength and quantity. If minimum signal strength is not available, the
162 applicant shall install radio enhancement in the building.

163
164 15. Land Development Code (LDC)

165
166 Where the Village LDC is referenced in these conditions of approval for
167 implementation of the condition at the time of development order issuance, the LDC in
168 effect at the time of the local development order shall be applicable.

169
170 **Section 3. Deviations.**

171
172 Deviation from LDC Table 5-406.B.4. *Buffer Type Required*, which requires a 20-foot wide
173 Type D landscape buffer between commercial and right-of-way uses, to allow a 15-foot wide
174 Type D landscape buffer, of which 10 feet will be located in a utility easement is approved.

175
176
177 **Section 4. Findings and Conclusions.**

178
179 Based upon an analysis of the application and the standards for approval in the Land
180 Development Code, and the conditions of approval, the Council finds and concludes as
181 follows:

- 182
183 1. The Planned Development Amendment as conditioned will be consistent with the
184 goals, objectives, and policies of the Comprehensive Plan.

- 185 2. The Planned Development Amendment as conditioned will not conflict with any
 186 portion of the Land Development Code, except for the deviation.
 187
 188 3. The Planned Development Amendment will address a community need for services.
 189
 190 4. The Planned Development Amendment as conditioned will be compatible with existing
 191 and planned uses surrounding the subject land.
 192
 193 5. The Planned Development Amendment will result in a logical and orderly development
 194 pattern.
 195
 196 6. The Planned Development Amendment will not adversely affect the property values in
 197 the area.
 198
 199 7. The Planned Development Amendment will result in development that is adequately
 200 served by public facilities (roads, potable water, wastewater, solid waste, storm water,
 201 schools, parks, police, and fire and emergency medical facilities).
 202
 203 8. The Planned Development Amendment as conditioned will not result in significantly
 204 adverse impacts on the natural environment including, but not limited to, water, air,
 205 noise, storm water management, wildlife, vegetation, wetlands, and the natural
 206 functioning of the environment.
 207
 208 9. The Planned Development Amendment as conditioned will be compatible with existing
 209 or planned uses in the surrounding area.
 210

211 The proposed deviation for a reduced buffer will:

- 212
 213 1. Be similar to the other right-of-way landscape buffers found within the subdivision.
 214
 215 2. Reduce the width of the buffer by 5 feet but will contain the required trees and shrubs
 216 of the Type D buffer.
 217

218 **Section 5. Exhibits.**

219
 220 The following exhibits are attached to this Ordinance and incorporated by reference:

- 221
 222 Exhibit A Master Concept Plan titled “Comerlat Hospitality Tract F Hotel” stamped
 223 “Received August 15, 2024”.
 224 Exhibit B Pattern Book titled “Pattern Book Coconut Trace CPD Tract F” dated
 225 “_____”.
 226

227 **Section 6. Severability.**

228
 229 Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance
 230 subsequent to its effective date be declared by a court of competent jurisdiction to be

231 invalid, such decision shall not affect the validity of this Ordinance as a whole or any
232 portion thereof, other than the part so declared to be invalid.

233
234 **Section 7. Effective Date.**

235
236 This Ordinance shall take effect immediately upon adoption.

237
238 **PASSED** on first reading the 8th day of January, 2025.

239
240 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero,
241 Florida on second reading this ____ day of _____, 2025.

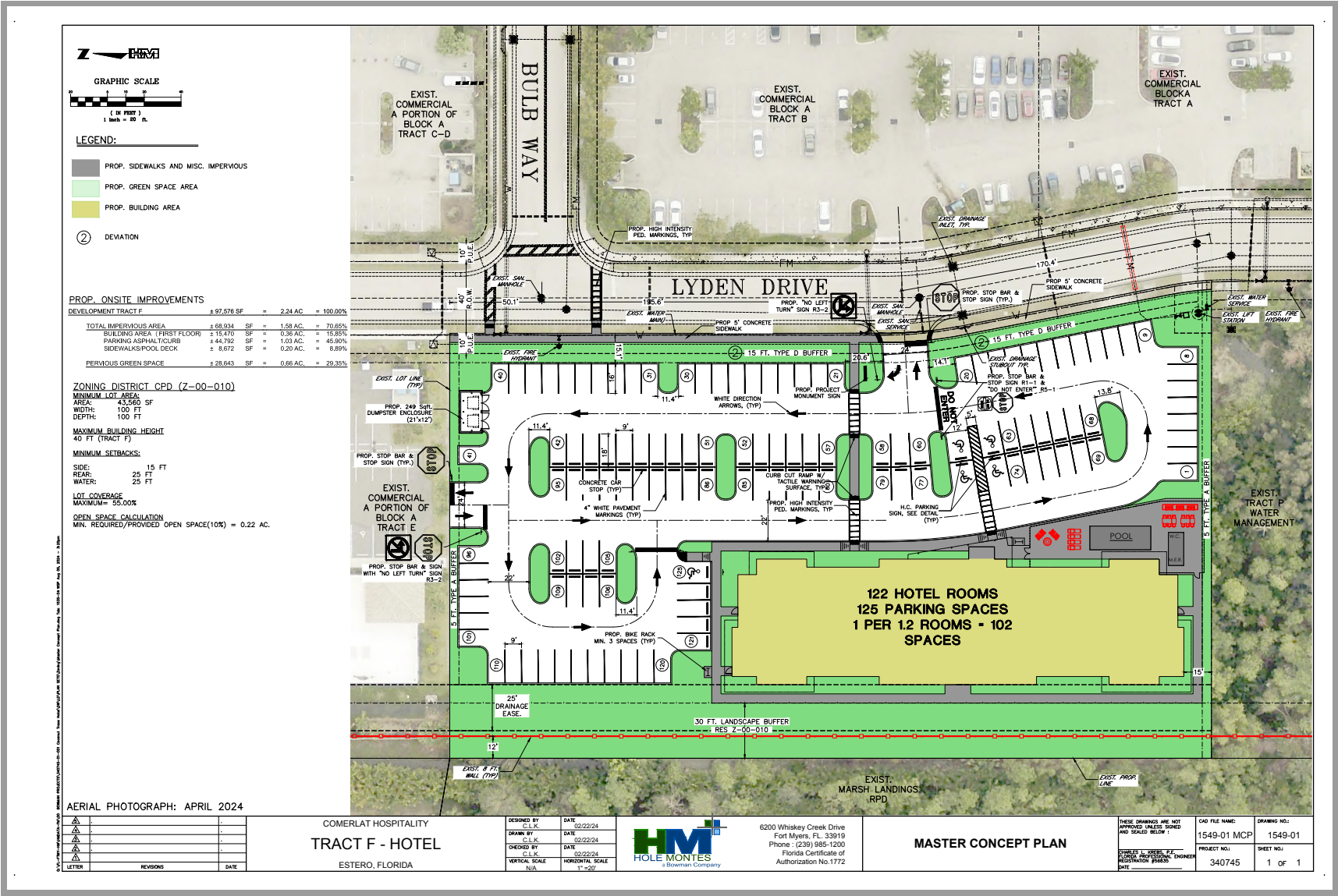
242
243
244 Attest: **VILLAGE OF ESTERO, FLORIDA**

245
246
247 By: _____ By: _____
248 Carol Sacco, Village Clerk Jon McLain, Mayor
249

250
251 Reviewed for legal sufficiency:

252
253
254 By: _____
255 Nancy E. Stroud, Village Land Use Attorney

256
257 Vote: AYE NAY
258
259 Mayor McLain _____
260 Vice Mayor Ribble _____
261 Councilmember Fiesel _____
262 Councilmember Fayhee _____
263 Councilmember Lopez _____
264 Councilmember Ward _____
265 Councilmember Zalucki _____





Location

2



Bowman



Location



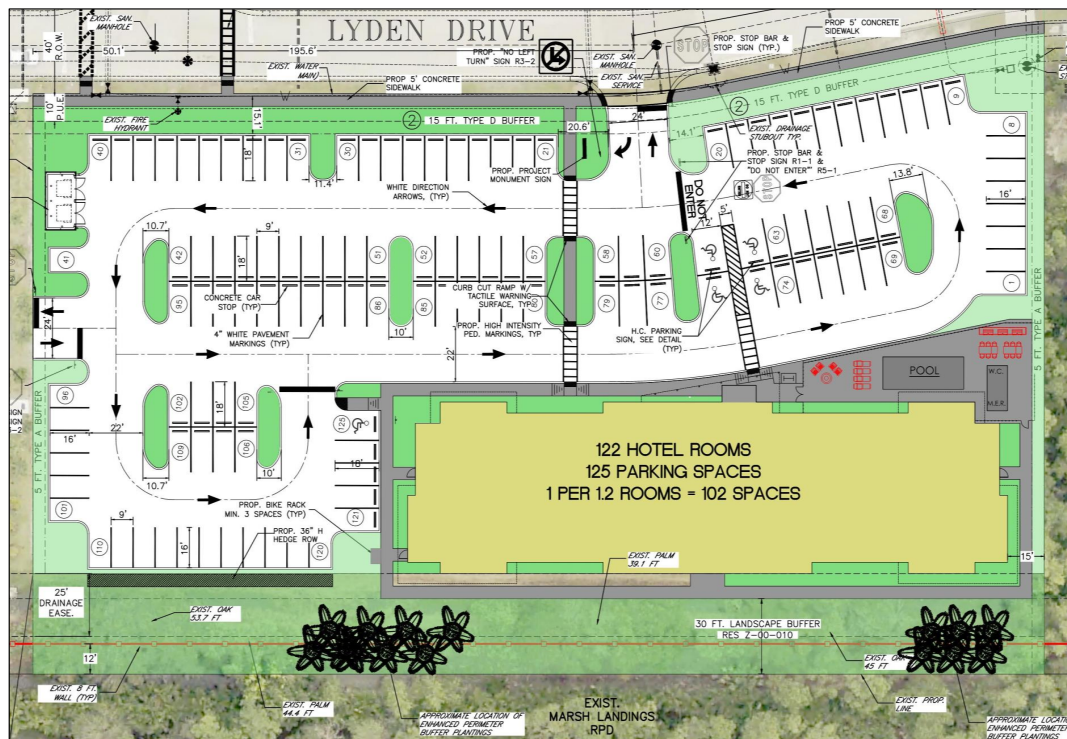
3

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

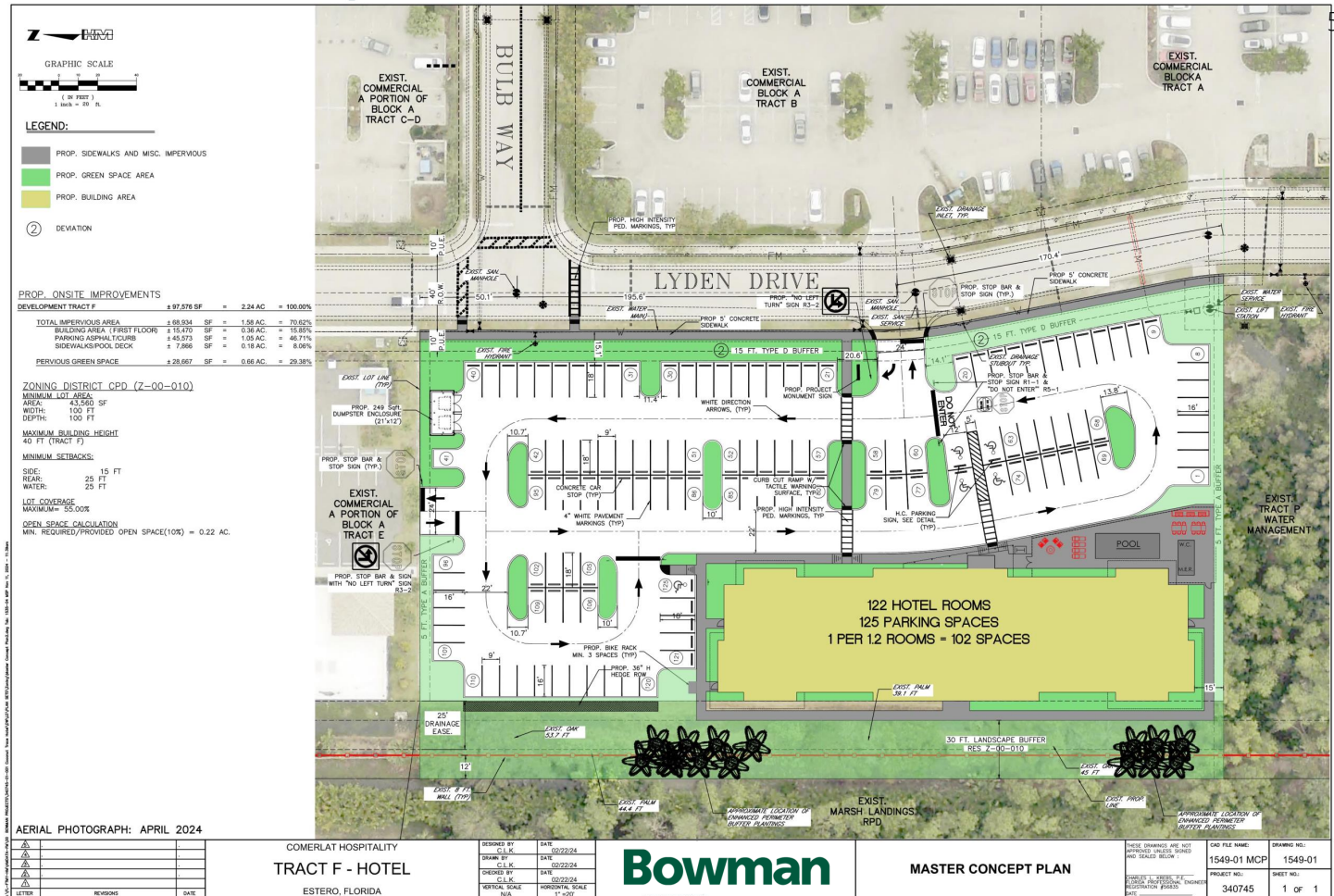
Maximum: 55%

OPEN SPACE

Min. Req./Provided (10%):

0.22 Ac.

Master Concept Plan



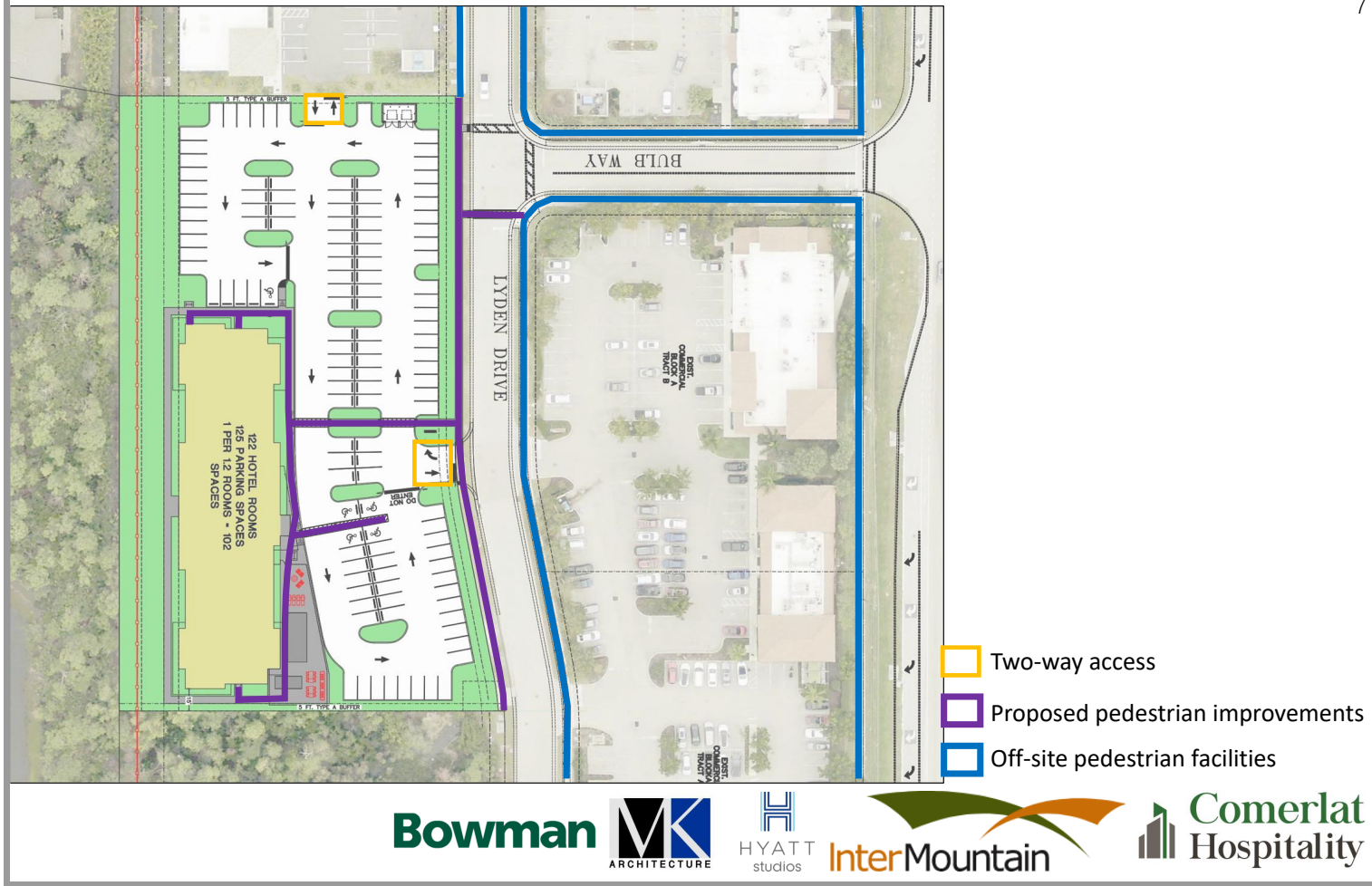
Connectivity

6

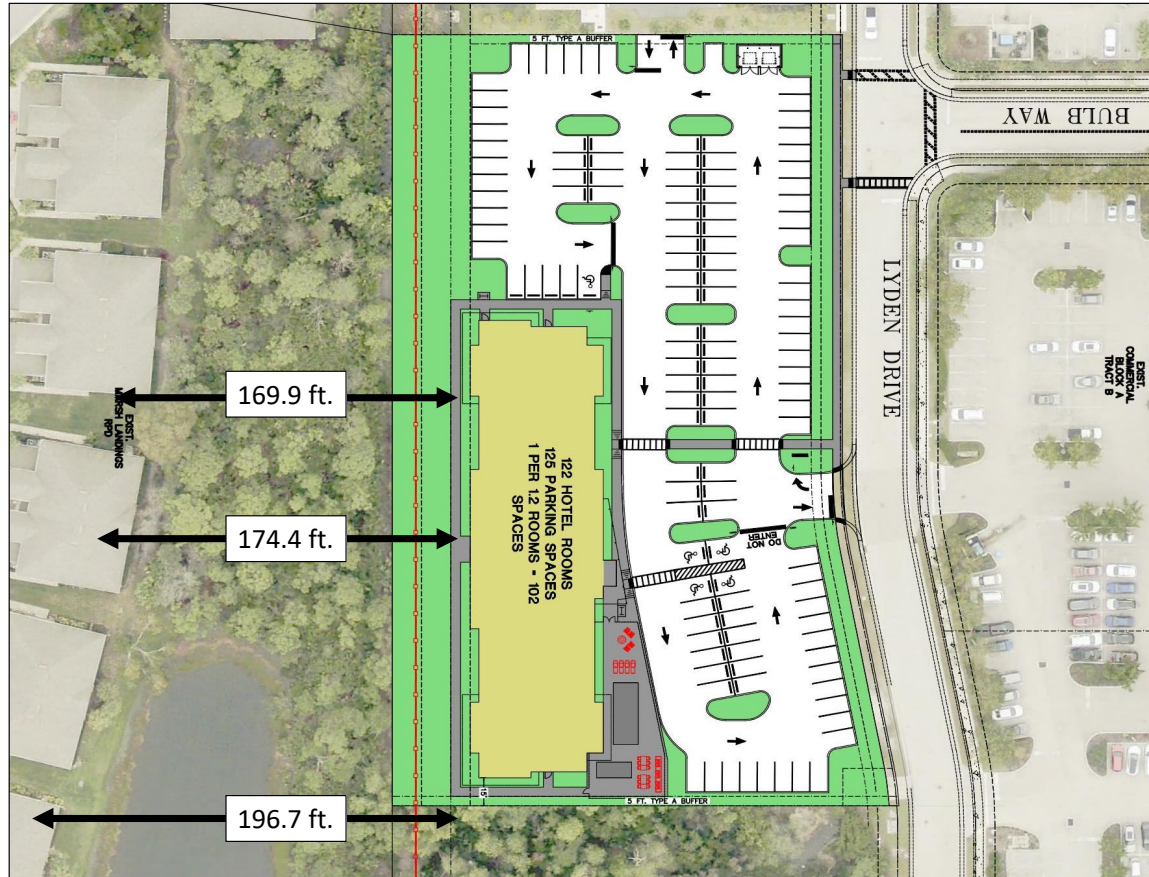


Connectivity

7



Setbacks to Adjacent Residential



8

Bowman



HYATT
studios

InterMountain

Comerlat
Hospitality

Design

9



Bowman



Design

10



Bowman



Design

11



Bowman



Materials



1st Level Horizontal Wood Siding
StoCast Wood – Oak



Vertical Wood Siding
StoCast Wood – Mocha



Stone
Coronado Stone – Quick Stack – Antique Cream

Building Paint Colors



Marble White
Sto Color 1008
Southwest Collection



Tinsmith
SW 7657



Desert Lace
Sto Color 1009
Southwest Collection

Trim / 1st Level Overhang Color



Extra White
SW 7006

Parapet Trim / Overhang Color



Spalding Gray
SW 6074

Bowman



HYATT
studios

InterMountain

Comerlat
Hospitality

Design

13



FRONT ELEVATION

Scale 1/8" = 1'-0"



SIDE ELEVATION

Scale 1/8" = 1'-0"

Bowman



Design

14



REAR ELEVATION

Scale 1/8" = 1'-0"



SIDE ELEVATION

Scale 1/8" = 1'-0"

Bowman



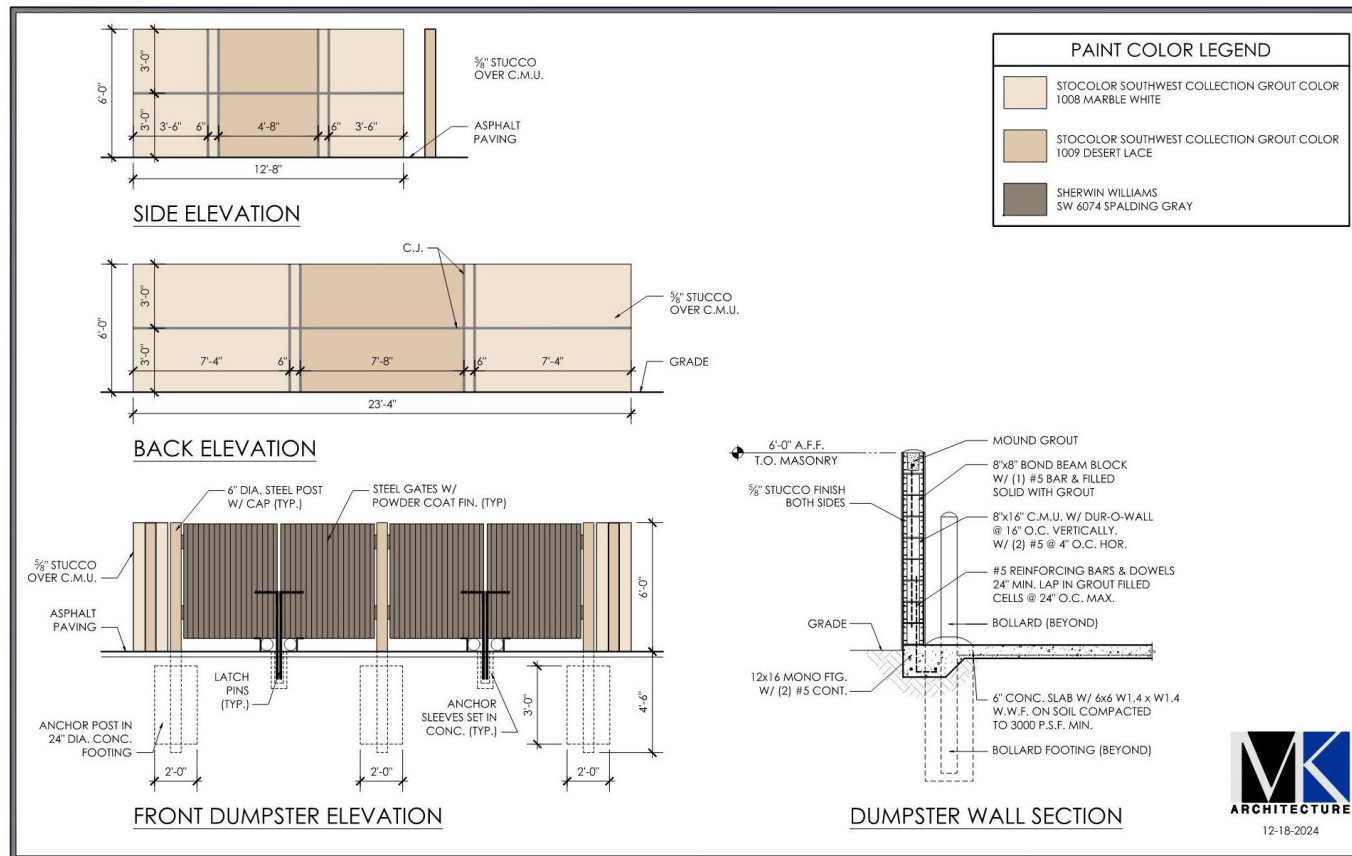
HYATT
studios

InterMountain

Comerlat
Hospitality

Design

15

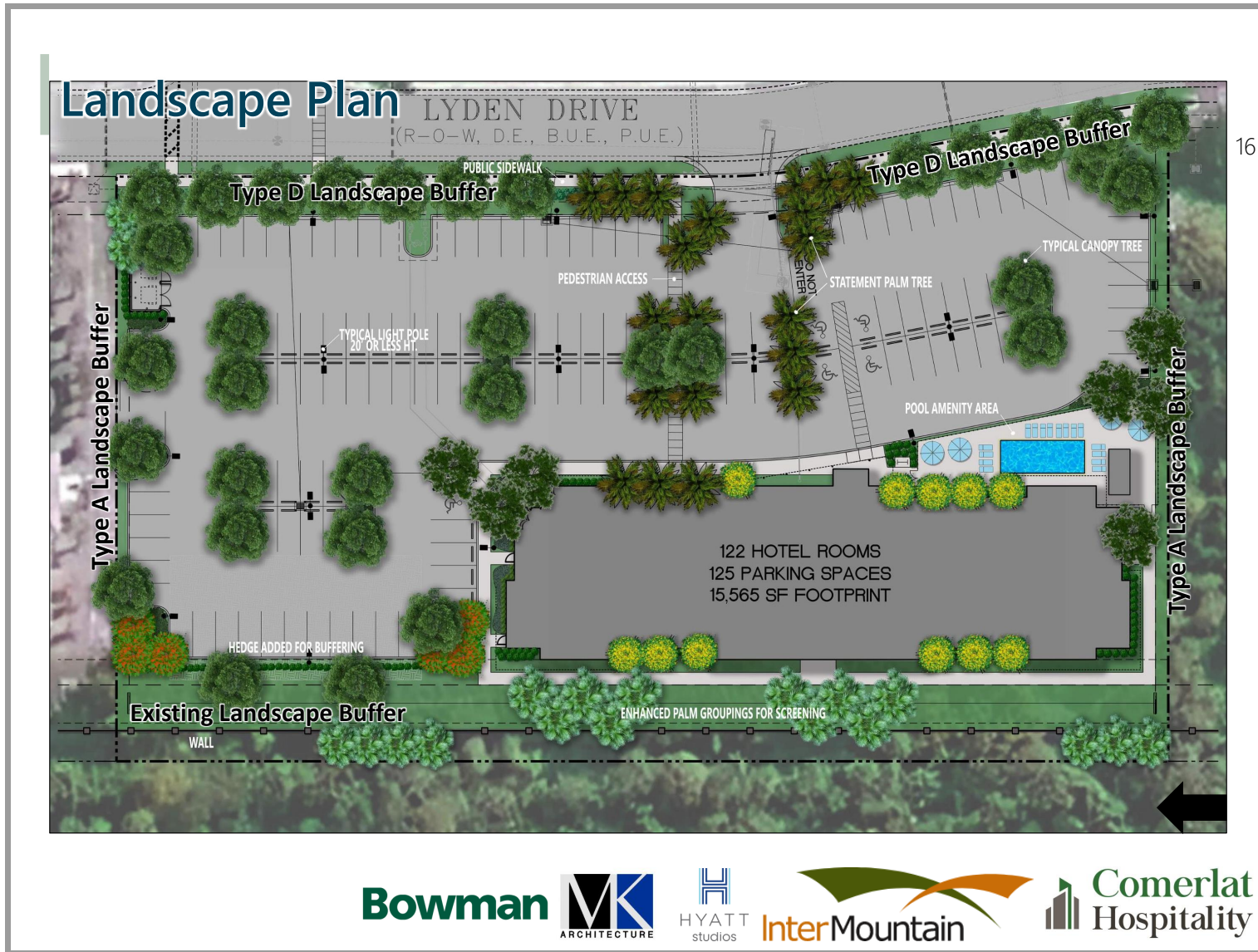


Bowman

HYATT
studios

InterMountain

Comerlat
Hospitality



Perimeter Landscape Buffers

17

- North: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- South: Type A perimeter landscape buffer consisting of 4 trees per 100 linear feet.
- East (along Lyden Drive): Type D perimeter landscape buffer consisting of 5 trees per 100 linear feet; double staggered hedge rows maintained to form a 36" height visual screen within one year after time of planting.
- West: Existing 30' perimeter landscape buffer in accordance with Resolution Z-00-010 consisting of 10 trees per 100 linear feet; hedge; and a solid wall 8 feet in height.

Enhanced Landscaping

- West (adjacent to Marsh Landing): In the approximate areas shown on the plan where there is a lack of existing vegetation, sabal palms staggered at clear trunk heights (CT) between 10' CT and 30' CT. The screening provided will create buffers against views between 8' and 35' in height.
- 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.
- Along the western parking, a hedge row maintained to form a 48" height visual screen within one year after time of planting.

Bowman



HYATT
studios

InterMountain

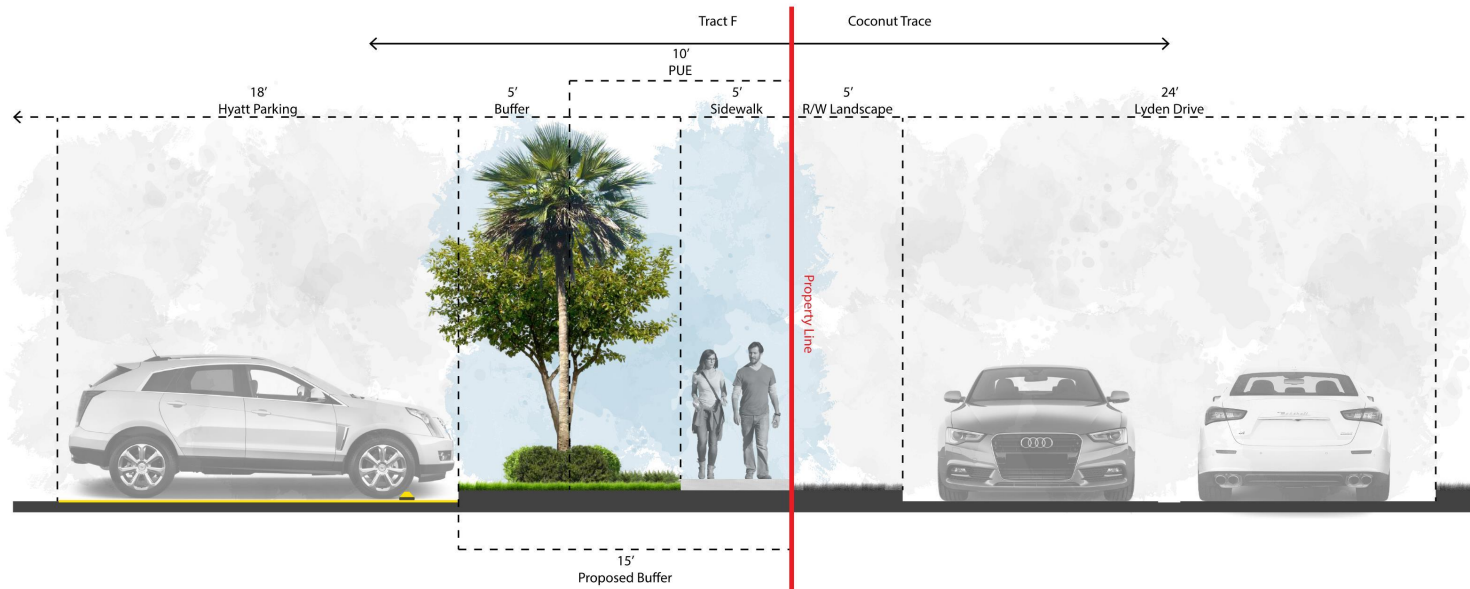
Comerlat
Hospitality

Enhanced Western Perimeter Buffer



Perimeter Buffer – Adjacent to Lyden Dr.

19



Bowman



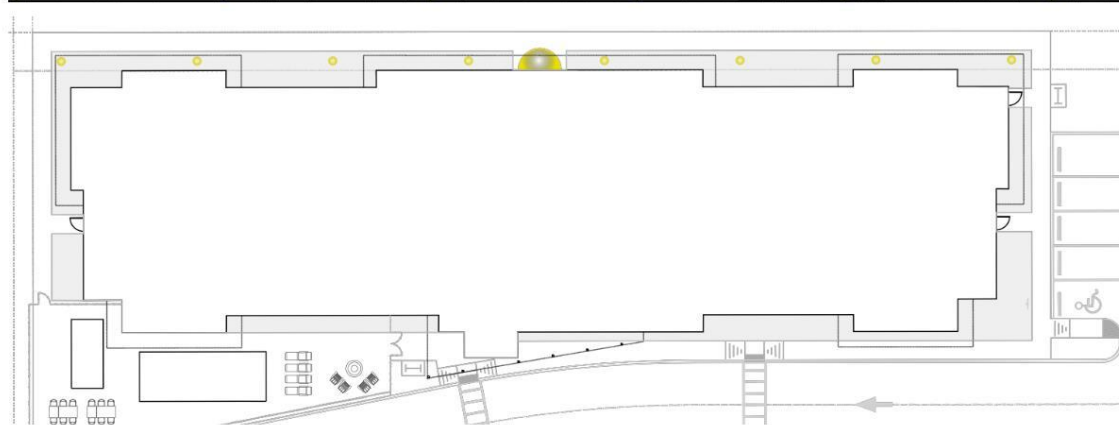
HYATT
studios

InterMountain

Comerlat
Hospitality

Western Façade Lighting

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



PREVIOUS DESIGN

1



Bowman



PREVIOUS DESIGN

2



Bowman



Design

3



Design

4



Design

5

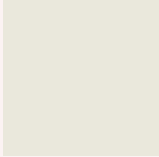


PREVIOUS MATERIALS

6



- StoCast Wood Color Tone:
Light Oak 38140 + VT192392



- StoColor Southwest Collection
Grout color: Marble White 1008



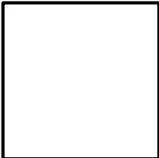
- Coronado Stone | Type: Idaho
Drystack | Color: I Antique Buff



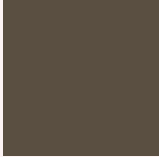
- SW 6123 Baguette



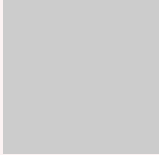
- StoCast Wood Color Tone:
Light Oak 38103



- SW 7006 Extra White



- SW 7510 Chateau Brown



- SW 7657 Tinsmith



- Door & Window Metal



Village Council Meeting - PACKET - (Page 127 of 207)

Page 6 of 13

General Attachment: Ord Exh ... ern Book 1-2-2025_.pptx-.pdf (Page 6 of 13)

Materials



1st Level Horizontal Wood Siding
StoCast Wood – Oak

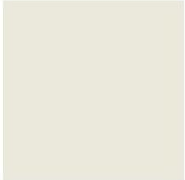


Vertical Wood Siding
StoCast Wood – Mocha



Stone
Coronado Stone – Quick Stack – Antique Cream

Building Paint Colors



Marble White
Sto Color 1008
Southwest Collection

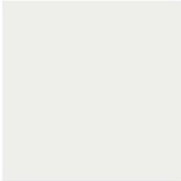


Tinsmith
SW 7657



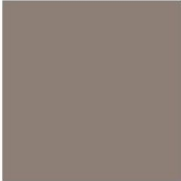
Desert Lace
Sto Color 1009
Southwest Collection

Trim / 1st Level Overhang Color



Extra White
SW 7006

Parapet Trim / Overhang Color



Spalding Gray
SW 6074



Design

8



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

PREVIOUS DESIGN



Design



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

9

PREVIOUS DESIGN



Design

10



REAR ELEVATION

Scale 1/8" = 1'-0"

PREVIOUS DESIGN



Design

11



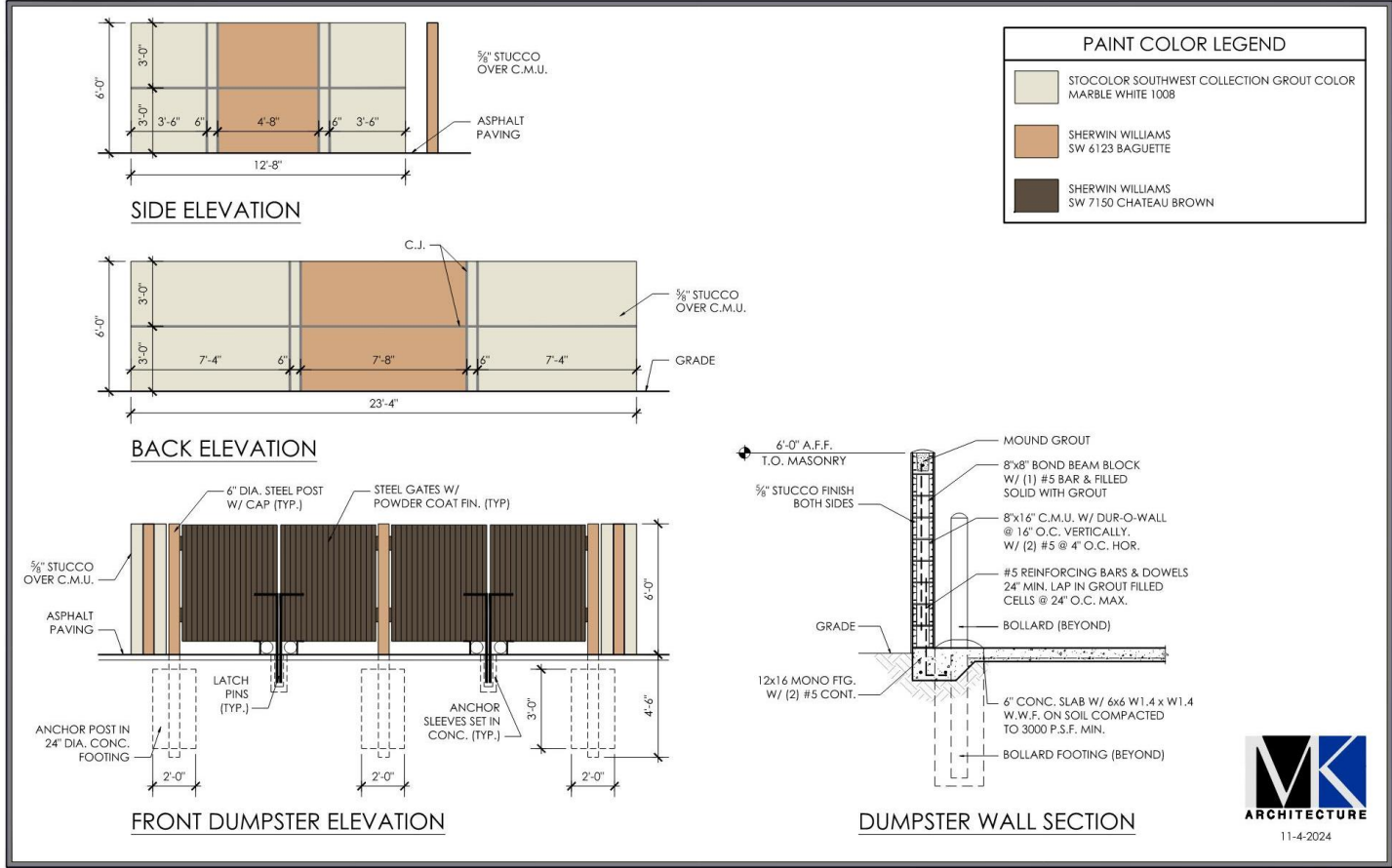
SIDE ELEVATION
Scale 1/8" = 1'-0"

PREVIOUS DESIGN



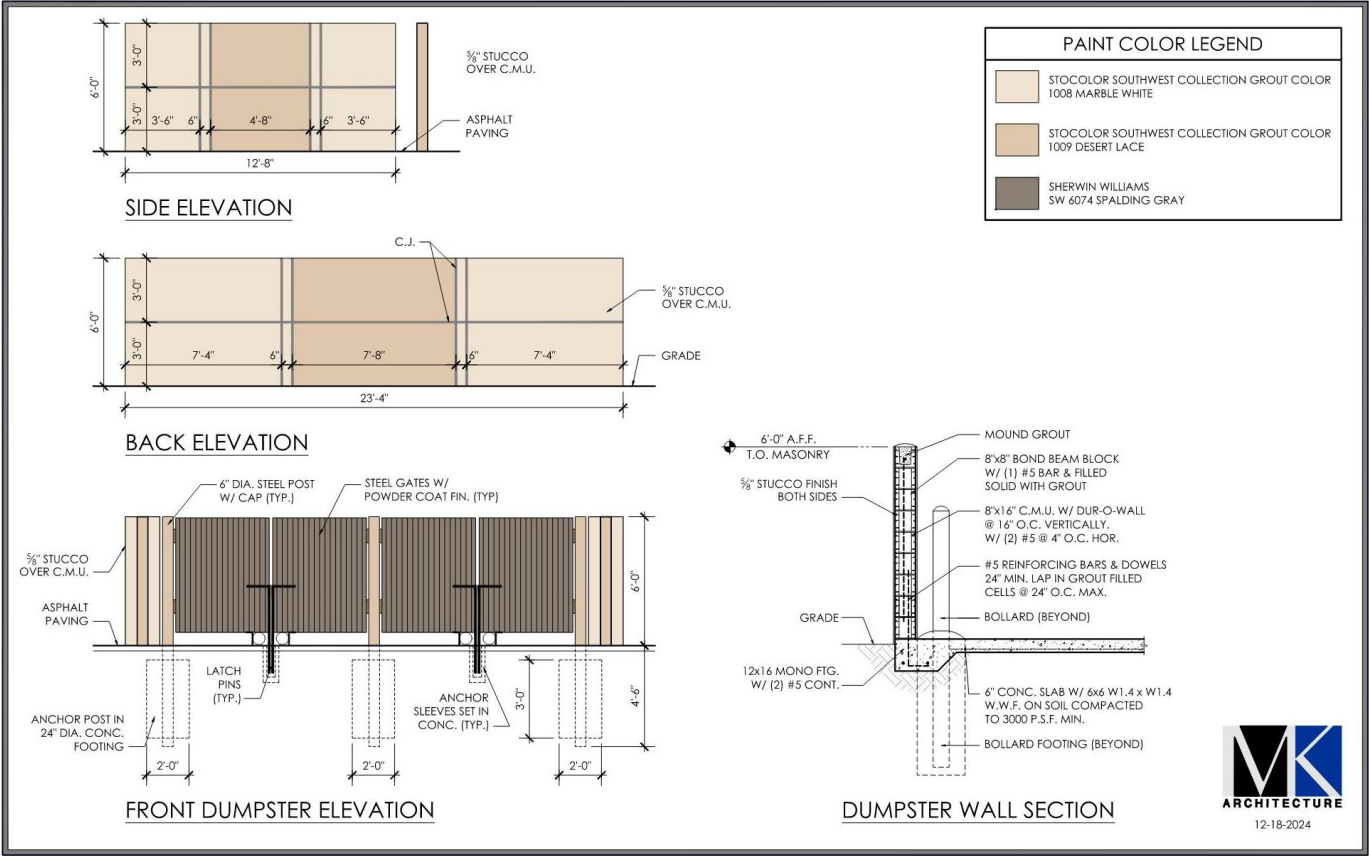
PREVIOUS DESIGN

12



Design

13





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:	January 8, 2025 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 8, 2024 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.

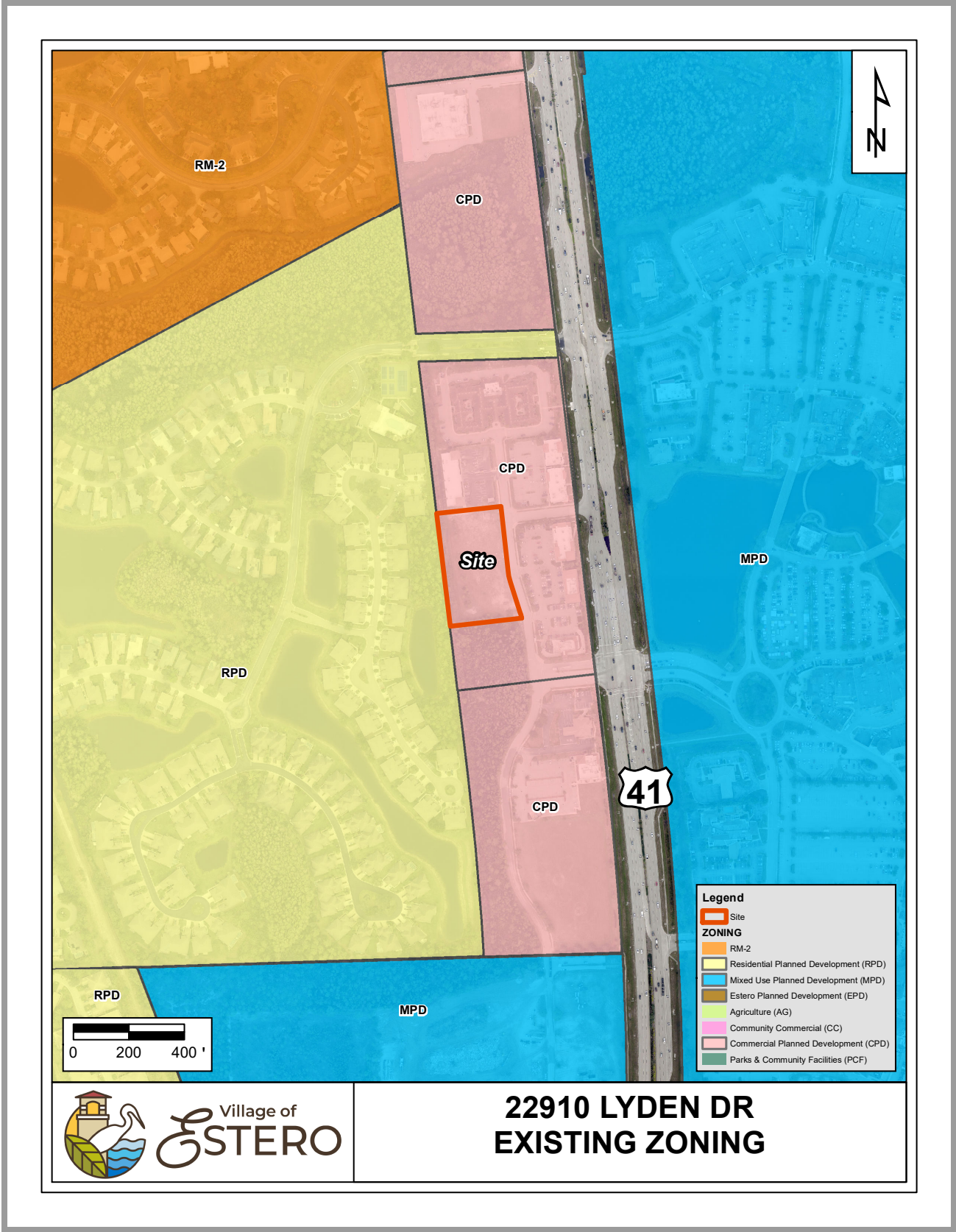
Staff has proposed the following findings for the Deviation:

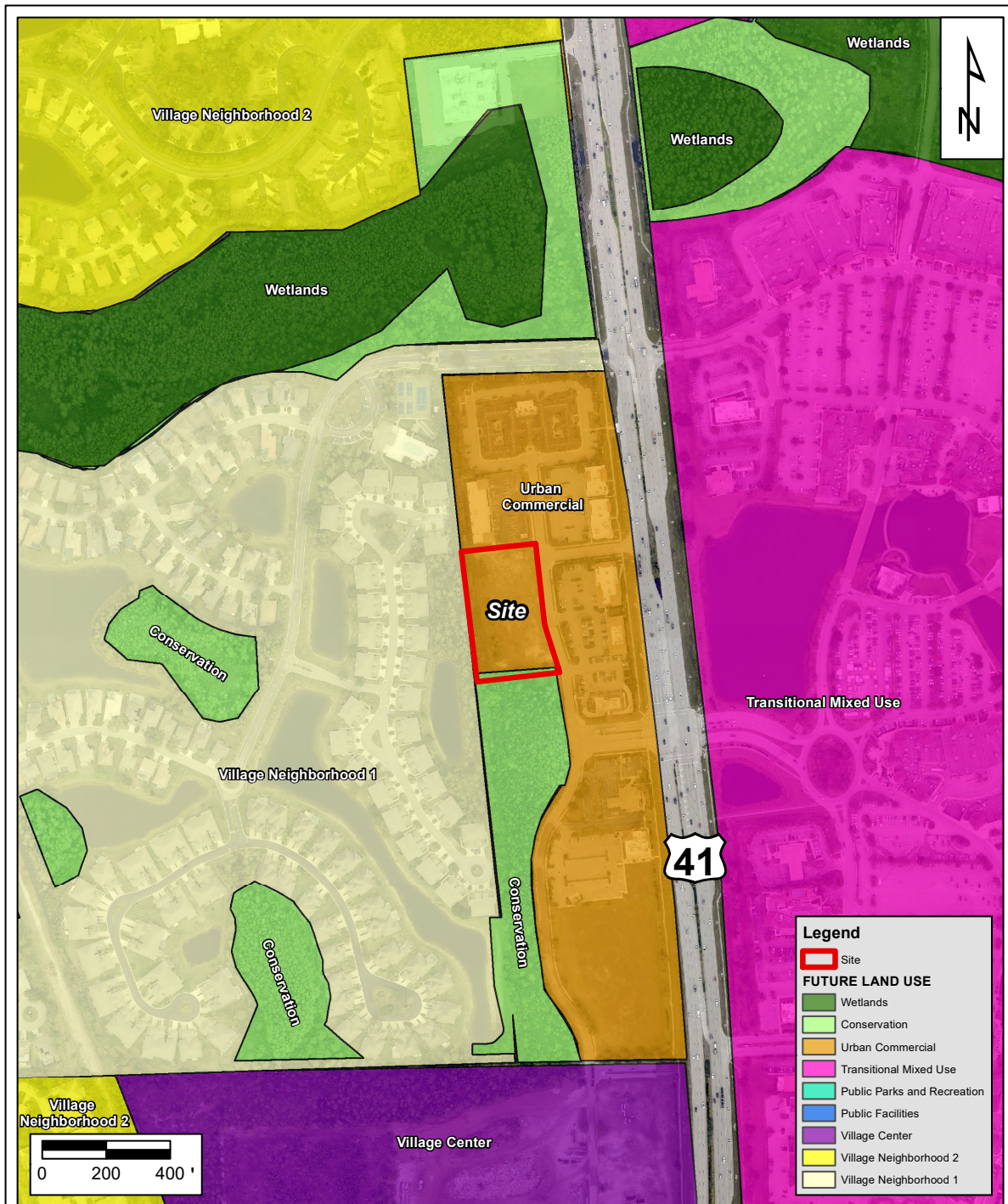
The proposed deviation for a reduced buffer will:

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 northern 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.

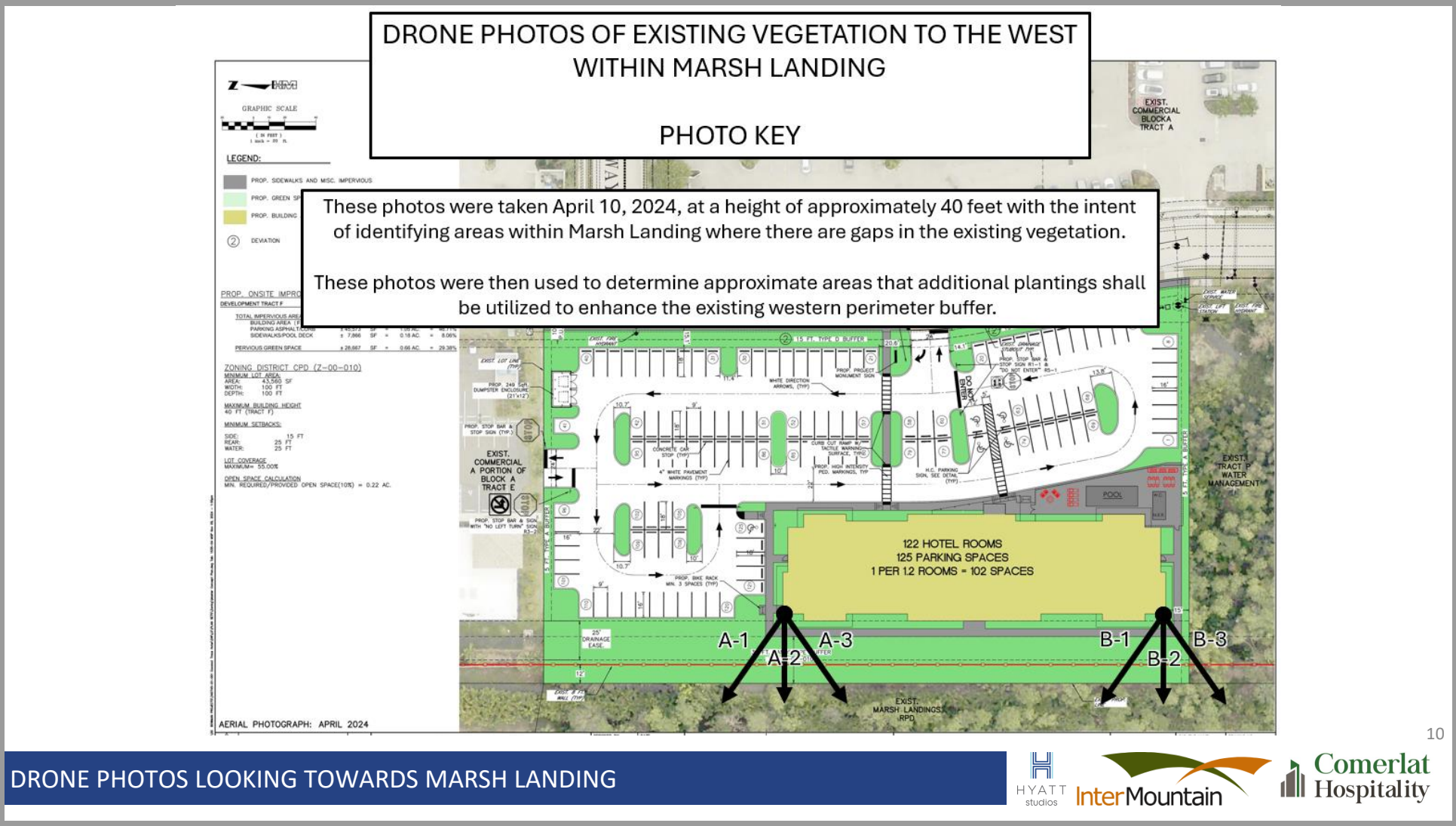
The project will access sanitary sewer service in accordance with this policy.

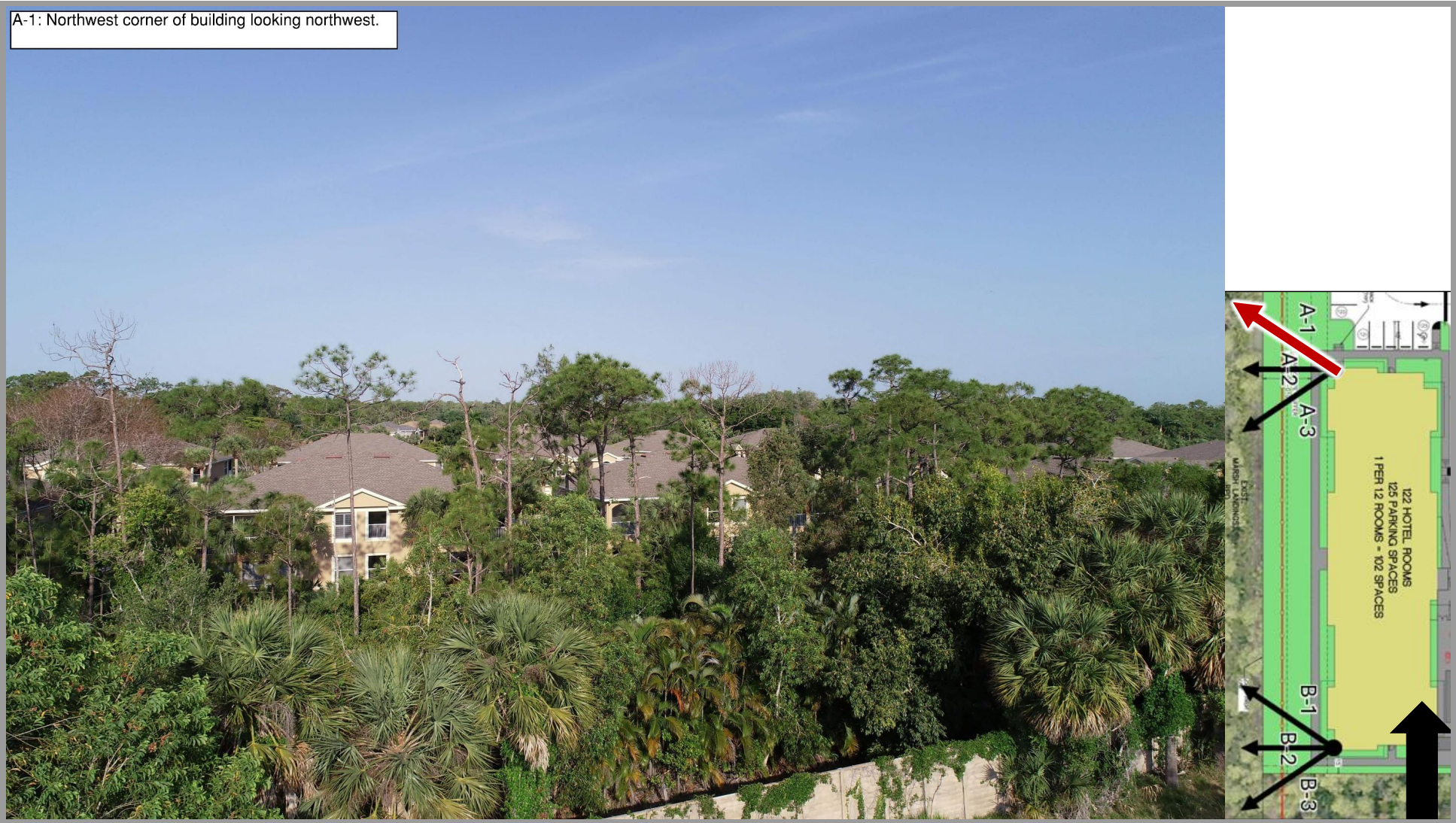
INF-1.5.4 No development order for new development will be issued unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy.

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.



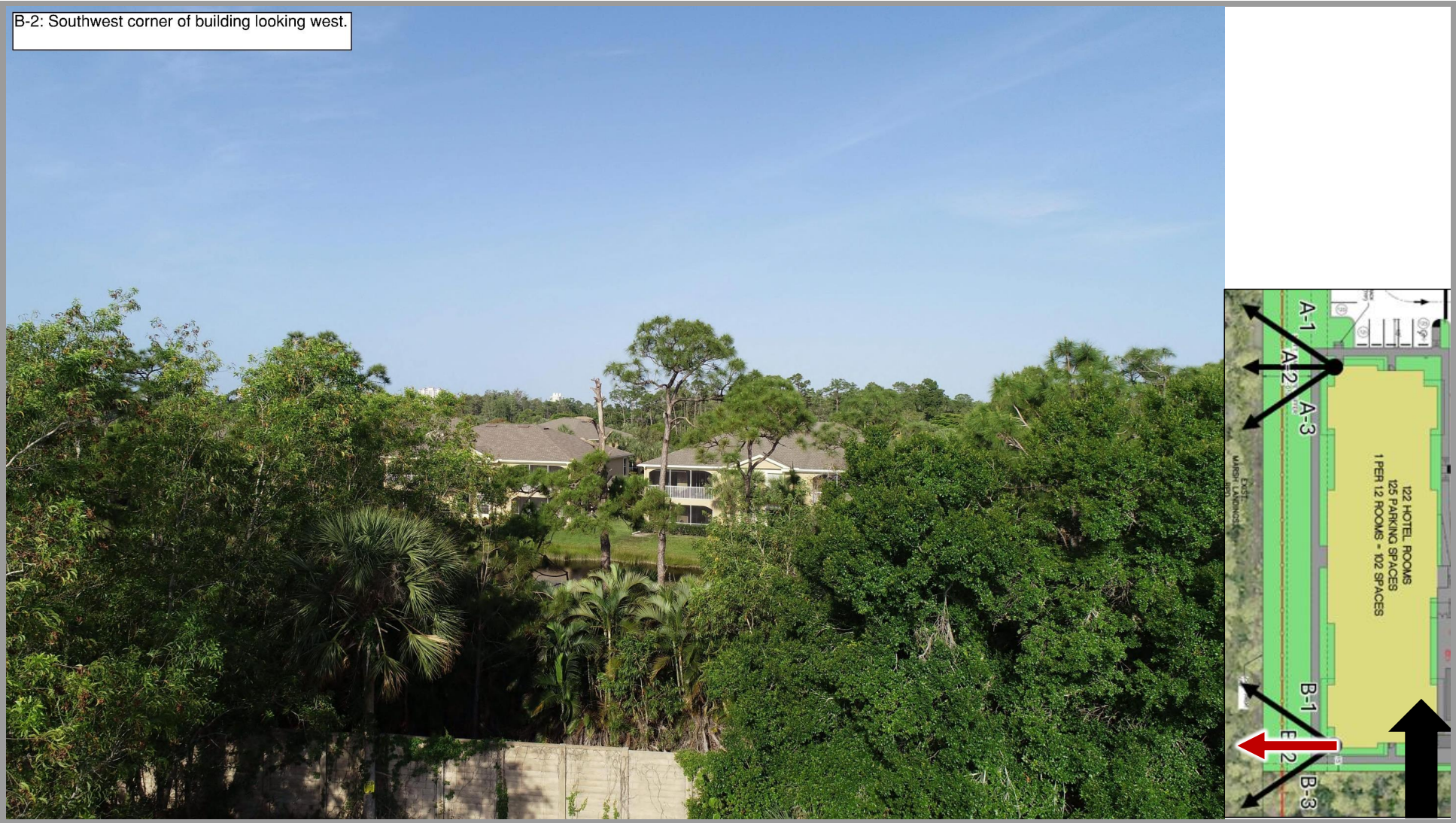


A-2: Northwest corner of building looking west.











10/28/24, 10:16 AM

Bulk Print < PUBLIC COMMENT CARD < Print Preview - Gravity Forms < Village of Estero, FL — WordPress

PUBLIC COMMENT CARD : Entry # 62281

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

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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PUBLIC COMMENT CARD : Entry # 62281

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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PUBLIC COMMENT CARD : Entry # 62215

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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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PUBLIC COMMENT CARD : Entry # 62175

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

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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PUBLIC COMMENT CARD : Entry # 62169

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

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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PUBLIC COMMENT CARD : Entry # 62129

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

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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Notes



Admin Notification (ID: 5e70ca9c71a8d)

added October 17, 2024 at 3:11 pm

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PUBLIC COMMENT CARD : Entry # 62037

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

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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PUBLIC COMMENT CARD : Entry # 62037

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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PUBLIC COMMENT CARD : Entry # 62036

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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

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

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

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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

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PUBLIC COMMENT CARD : Entry # 62421

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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

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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AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Approval of Ordinance No. 2025-01 regarding Village seal and administrative code.

Motion to adopt Ordinance No. 2025-01.

Description:

The first revision in the recommended Ordinance addresses the Village seal. In 2020, the Village Council adopted an official seal of the Village, which is now set forth in § 2-1 of the Village Code. Florida Statutes § 165.043 provides that the manufacture, use, display, or other employment of any facsimile or reproduction of a municipal seal, except by Village officials or employees in the performance of their official duties, without the express approval of the Village Council, shall constitute a misdemeanor crime of the second degree.

With ever-growing technological abilities of criminals to make documents look “official” when in fact they are fraudulent, and with the greater potential that unauthorized persons may attempt to use the Village seal for unauthorized and improper purposes on social media or websites, the Village Attorney recommends that the Village Council add an express reference to the potential criminal penalty to its code to ensure that all persons and entities which may contemplate using the Village seal for unauthorized or fraudulent purposes are fully aware of the potential penalty for doing so.

The second revision in the Ordinance relates to adoption of an administrative code. When the Village was initially formed, it adopted significant portions of the Lee County Code and related County procedures. Specifically, in § 2-2 of the Village Code, the Village adopted the entire Lee County Administrative Code as it existed in 1997, as well as any subsequent amendments thereto over the years.

The Village Attorney has recommended that this provision be removed from the Village Code. First, it is legally questionable whether the Village’s own code could be prospectively modified simply because the County Administrator administratively changes a County administrative code provision. In addition, many of the County administrative code’s provisions are inconsistent with or not relevant to the Village’s

Page 1 of 2

current operations. Finally, the Village attorney confirmed with the Village's management team that the County administrative code is not widely known to them, and they do not actually apply it in daily practice.

With that said, there is merit in empowering the Village's CEO to adopt and maintain Village-specific administrative rules and procedures. Therefore, the Village Attorney recommends revision of the current Code provision to remove incorporation of the County administrative code, but to also authorize the Village Manager to create and maintain similar administrative rules and procedures as that official deems necessary and expedient. The draft Ordinance provides for this authority, but confirms that any such rules or procedures must not conflict with any Village Code provisions or other Council-adopted policies, and should be published to employees, contracted workers, and Village customers so they can be aware of the rules and procedures.

Action Requested:

Motion to adopt Ordinance No. 2025-01.

Process and Timeline:

If Ordinance is adopted on first reading, a public hearing date will be set for January 22nd 2025 for the public hearing and second reading.

Financial Impact:

The Ordinance has no financial impact.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2025-01

ORDINANCE NO. 2025 - 01

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, AMENDING § 2-1
(OFFICIAL SEAL) AND § 2-2 (ADMINISTRATIVE CODE)
OF THE VILLAGE CODE; MAKING RELATED FINDINGS;
AND PROVIDING FOR SEVERABILITY, CODIFICATION
AND AN EFFECTIVE DATE.**

WHEREAS, in 2020, the Village Council adopted an official seal of the Village, which is now set forth in § 2-1 of the Village Code; and

WHEREAS, Florida Statutes § 165.043 provides that the manufacture, use, display, or other employment of any facsimile or reproduction of a municipal seal, except by Village officials or employees in the performance of their official duties, without the express approval of the Village Council, shall constitute a misdemeanor crime of the second degree; and

WHEREAS, the Village desires to ensure, through codification of this penalty, that all persons and entities which may contemplate using the Village seal for unauthorized or fraudulent purposes are fully aware of the potential penalty for such actions; and

WHEREAS, when the Village was initially formed, it adopted significant portions of the Lee County Code and related County procedures; and

WHEREAS, specifically, in § 2-2 of the Village Code, the Village adopts the entire Lee County Administrative Code, including any subsequent amendments thereto; and

WHEREAS, the Village Attorney has recommended that this provision be removed from the Village Code because many of the County administrative code's provisions are inconsistent with or not relevant to the Village's operations, and are not widely known to current Village staffers; and

WHEREAS, the Village Attorney has recommended that to replace the adoption of the County's administrative code, the Council should establish the general authority of the Village Manager to create, maintain and revise Village-specific administrative rules and procedures which are not inconsistent with Village Codes or Council-adopted policies; and

WHEREAS, the Village Council finds that it is in the Village's best interests to adopt the provisions of this Ordinance.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Estero, Florida, that:

Section 1. Section 2-1 (Official seal) of the Village Code is hereby amended as follows:

Sec. 2-1. - Official seal.

- (a) The Village hereby adopts the following as its official seal:



- (b) Pursuant to Florida Statutes § 165.043, the manufacture, use, display, or other employment of any facsimile or reproduction of the village's seal, except by village officials or employees in the performance of their official duties, without the express approval of the village council, shall constitute a second-degree misdemeanor.

Section 2. Section 2-2 (Administrative Code adopted) of the Village Code is hereby amended as follows:

Sec. 2-2. – Village administrative rules and procedures authorized.

- (a) The village manager is authorized to develop administrative rules and procedures regarding the operation or conduct of village business. Such administrative rules and procedures may address internal matters such as maintenance, security, procurement, and other operational aspects of village operations, and may include promulgation of related forms.
- (b) Administrative rules and procedures adopted pursuant to subsection (a) above may not conflict with any provision of the village code, nor any resolution or other policy action adopted by the village council. Administrative rules and procedures should be published to the village's website or otherwise made available for village employees and contracted workers to access. Administrative rules and procedures should be directed at the administrative work of village employees and contracted workers, or designed as forms or procedures for applicants or customers of village services to use. They shall not have the effect of law, and no citizen or business may be cited for violation thereof.

Section 3. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are

deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 5. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Sections 1 through 2 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 6. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 7. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 8th day of January, 2025.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the
Village of Estero, Florida on the 22nd day of January, 2025.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Jon McLain, Mayor

By: _____
Carol Sacco, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Corkscrew Road (Corkscrew Woodlands to Ben Hill Griffin) Landscaping Update

Background:

The installation of median landscaping and irrigation along Corkscrew Road from Corkscrew Woodlands Blvd. to Ben Hill Griffing Parkway is included in the Fiscal year 2024-2025 budget.

Johnson Engineering has completed the design and is working with the Florida Department of Transportation and Lee County Department of Transportation to obtain approvals to install the landscaping and irrigation.

Description:

Village Staff will provide a project update including a rendered landscape plan.

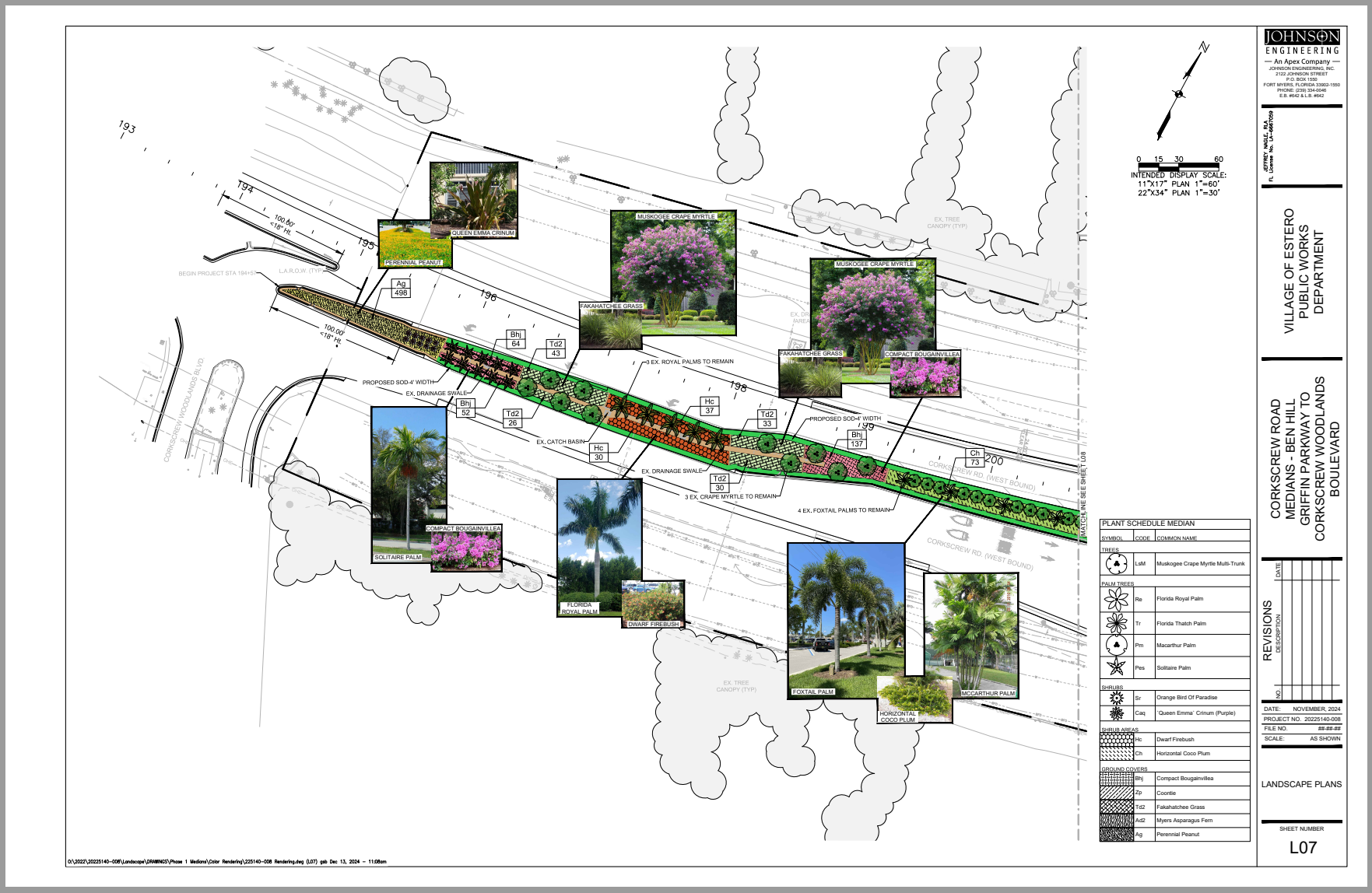
Financial Impact:

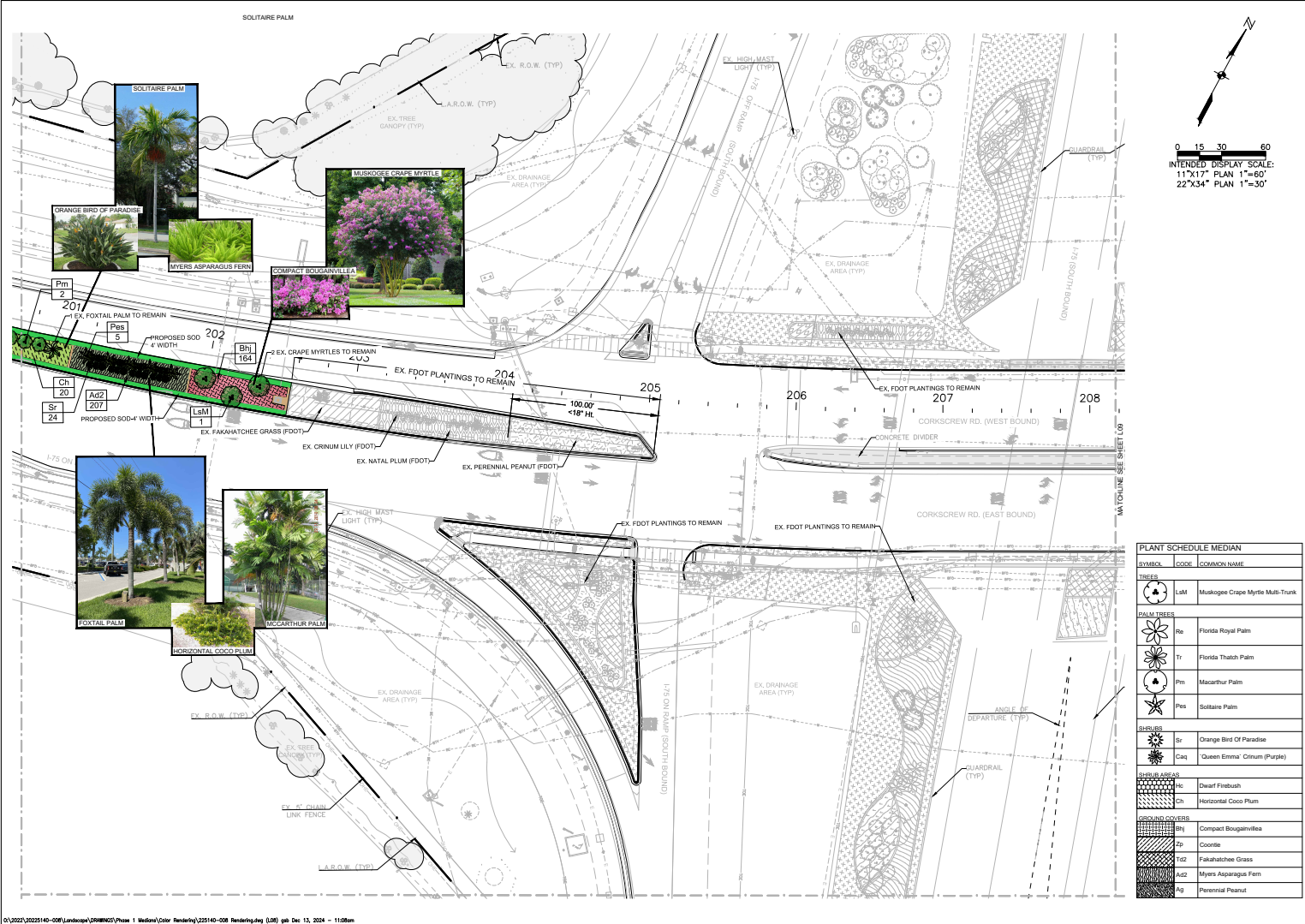
No additional financial impacts are proposed with this agenda item. The final design, including construction costs, will be brought back to Village Council for approval later this year.

Prepared by: David Willems, P.E.

Attachments:

1. Landscape Plan – Rendered





JOHNSON ENGINEERING
— An Apex Company —
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1000
PHONE: 239-334-0506
FAX: 239-334-0507
E.S. 4542 & L.S. 4542

VILLAGE OF ESTERO
PUBLIC WORKS
DEPARTMENT

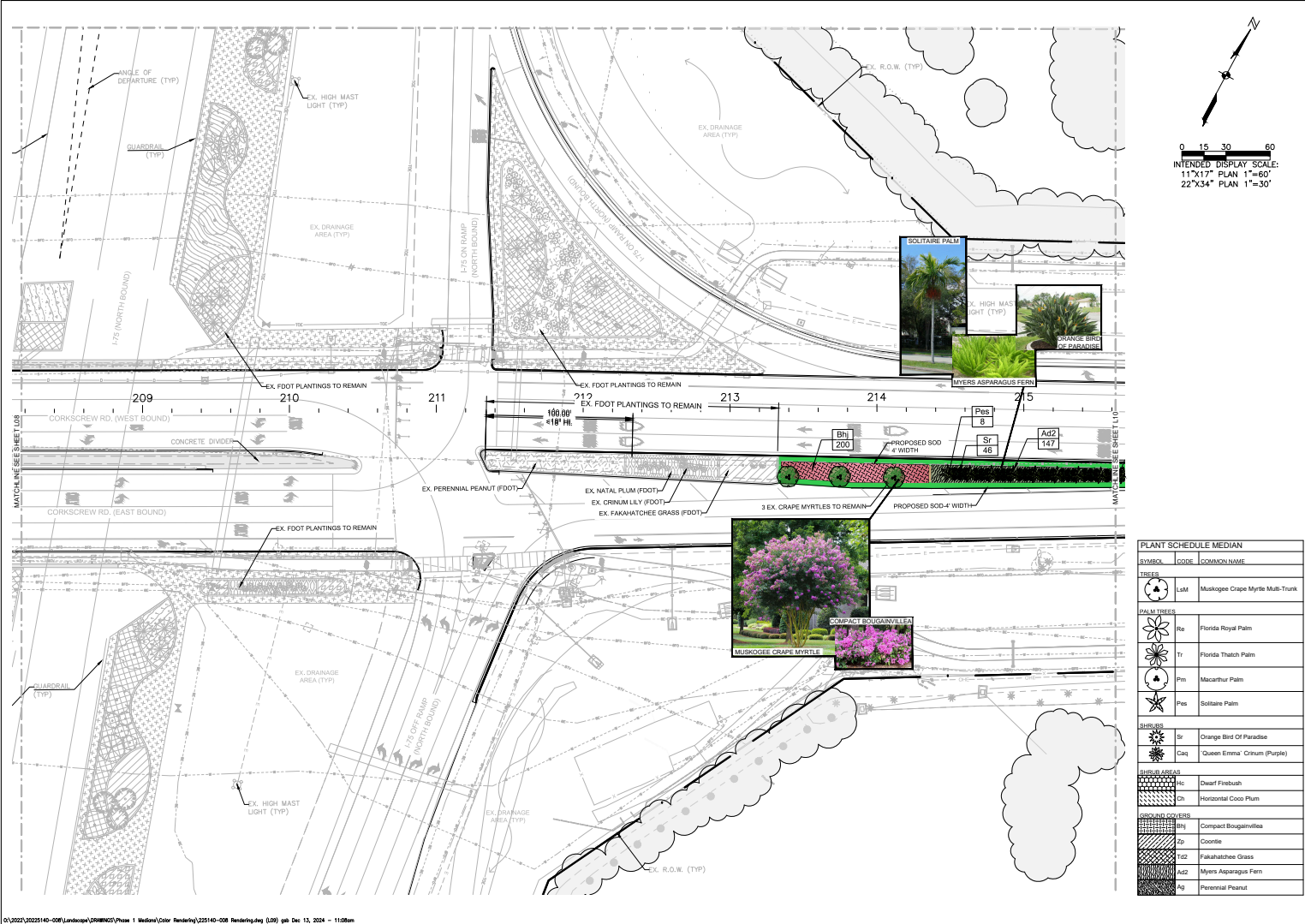
CORKSCREW ROAD
MEDIAN - BEN HILL
GRIFFIN PARKWAY TO
CORKSCREW WOODLANDS
BOULEVARD

NO.	DATE	DESCRIPTION

DATE: NOVEMBER, 2024
PROJECT NO. 2022145-008
FILE NO. 2022145-008
SCALE: AS SHOWN

LANDSCAPE PLANS

SHEET NUMBER
L08



JOHNSON ENGINEERING
— An Apex Company —
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
R/F BOX 1500
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OFFICE: 239.334.0506
FAX: 239.334.0506

VILLAGE OF ESTERO
PUBLIC WORKS
DEPARTMENT

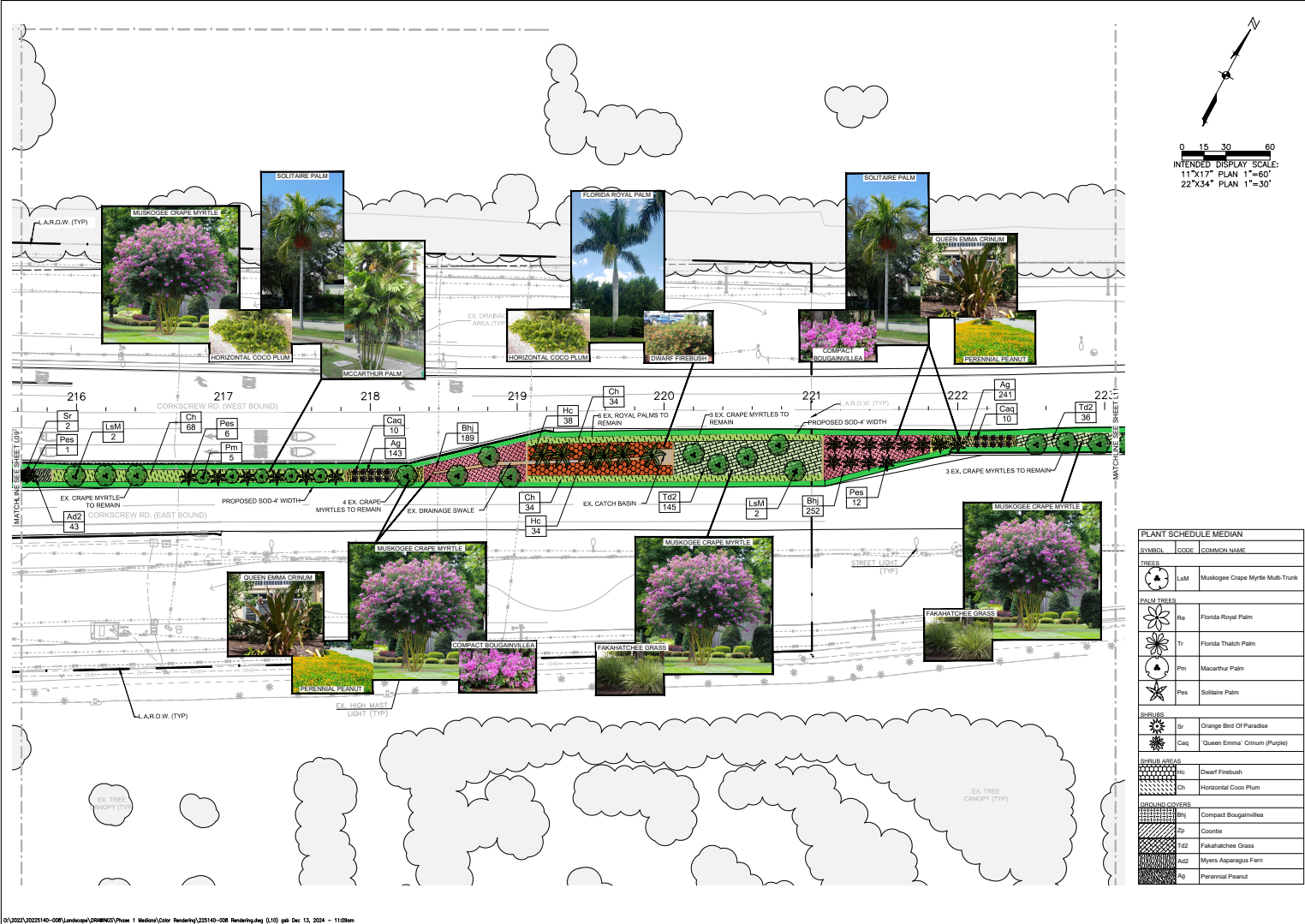
CORKSCREW ROAD
MEDIAN - BEN HILL
GRIFFIN PARKWAY TO
CORKSCREW WOODLANDS
BOULEVARD

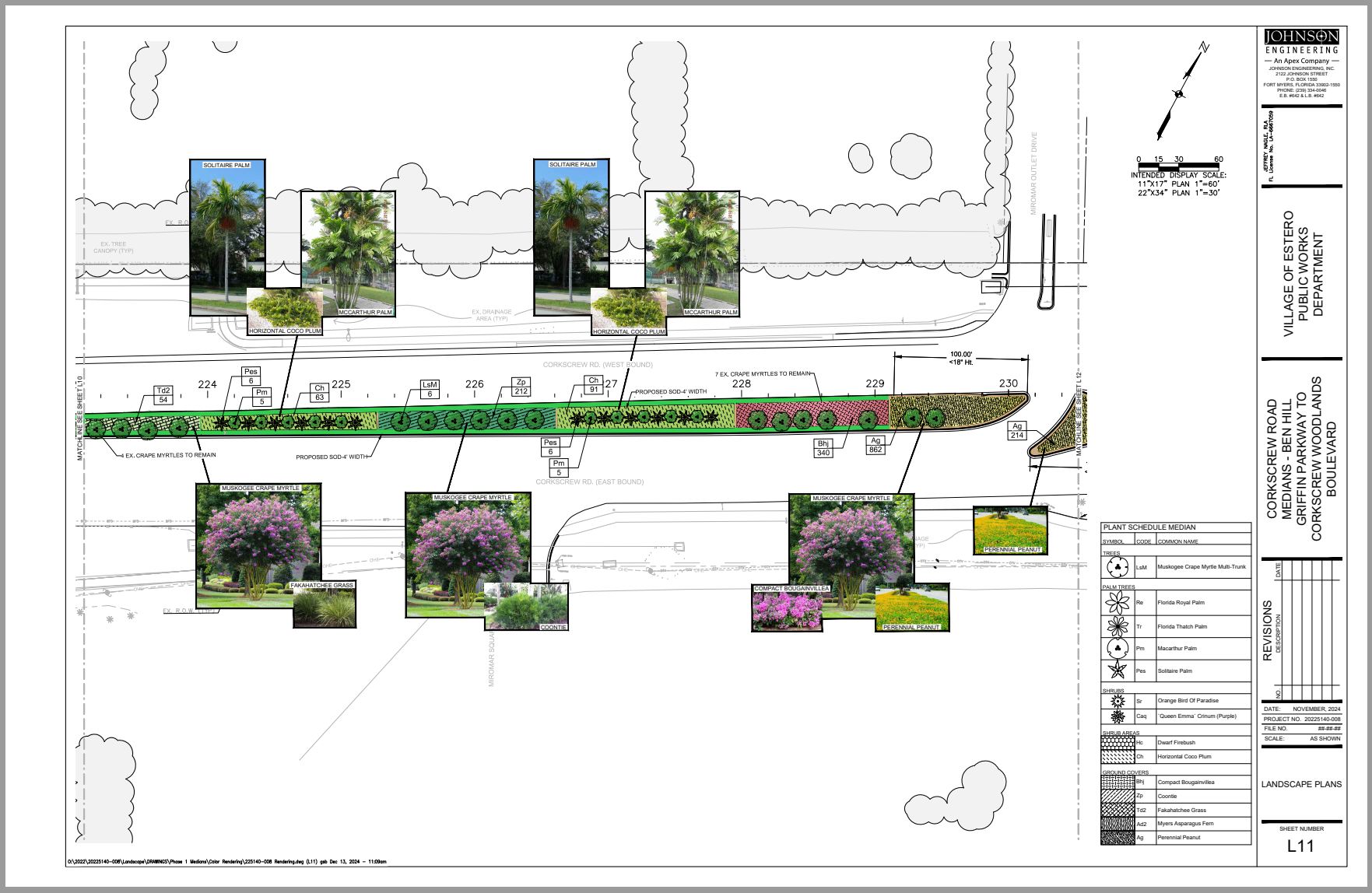
DATE	DESCRIPTION
NOVEMBER, 2024	
PROJECT NO. 20225145-008	
FILE NO.	
SCALE	AS SHOWN

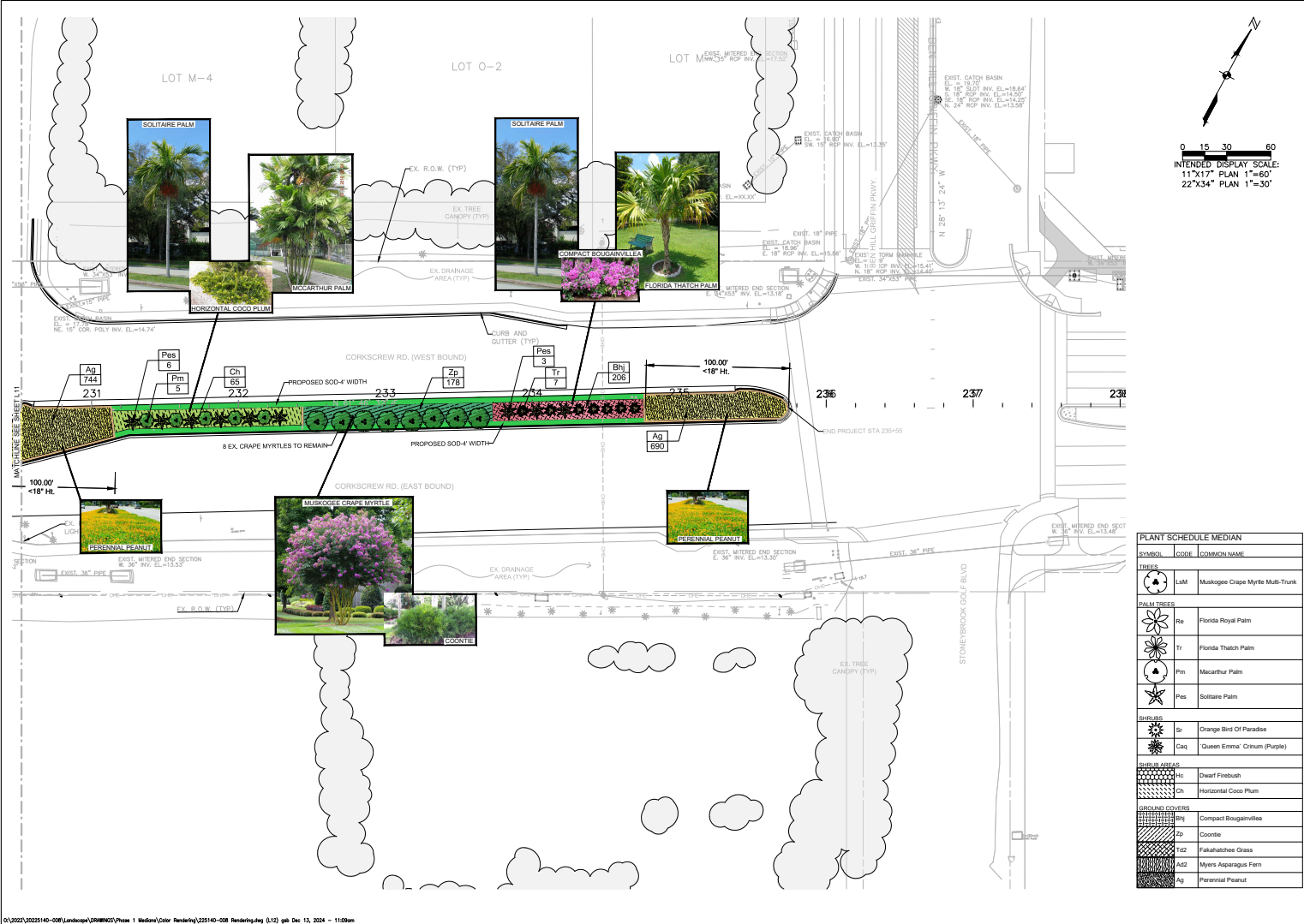
LANDSCAPE PLANS

SHEET NUMBER

L09







JOHNSON ENGINEERING
— An Apex Company —
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1900
FORT MYERS, FLORIDA 33902-1900
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JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1900
FORT MYERS, FLORIDA 33902-1900
PHONE: 239-334-0906
F.S. #540 & L.S. #542

VILLAGE OF ESTERO
PUBLIC WORKS
DEPARTMENT

CORKSCREW ROAD
MEDIAN - BEN HILL
GRIFFIN PARKWAY TO
CORKSCREW WOODLANDS
BOULEVARD

REVISIONS

NO.	DATE	DESCRIPTION

DATE: NOVEMBER, 2024
PROJECT NO. 20225145-008
FILE NO. 20225145-008
SCALE: AS SHOWN

LANDSCAPE PLANS

SHEET NUMBER
L12

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Public Works Update

Description:

Village Staff will provide brief updates and answers questions on each of the following ongoing Village of Estero public works activities.

Utility Extension Projects:

- Broadway Ave West:
 - Estero River Heights & Quarterdeck Cover neighborhoods
 - Cranbrook Harbor (Charing Cross) neighborhood
 - Sherrill Ln & Leuttich Ln
- Package Wastewater Treatment Plants:
 - Cypress Bend RV Resort
 - Sunny Grove
 - Estero Bay Village
- Other Areas:
 - See See Street
 - Highlands Ave area
 - Sandy Lane & The Groves Community
 - Trailside area
 - Cypress Park Community
 - Tanglewood Lane
 - River Ranch Road area
 - Estero Springs and Williams Road west

Sports & Entertainment District:

- Estero Sports Park
- Estero Entertainment HUB
- Via Coconut Point Intersection Improvements
- Williams Road Intersection Improvements

Construction Manager at Risk (CMAR):

- Corkscrew Road – Pathways, Landscaping, & Street Lighting
- Ben Hill Griffin Parkway Landscaping
- Estero River Park
- Williams Atlantic Gulf Drive Intersection Improvements
- River Oaks Preserve

Page 1 of 2

- Sandy Lane Bike/Ped Improvements

Other Projects:

- Corkscrew Road Landscaping (Corkscrew Woodlands to Ben Hill Griffin)
- Estero River – North Branch Drainage Improvements
- Williams Road Widening
- Estero River Sediment Removal
- River Ranch Road Improvements (Corkscrew to Williams)
- Coconut Road Sidewalk
- Williams Road Bike-Ped Improvements (east of Via Coconut Pt)

Planning:

- Vulnerability Assessment
- Village-wide Traffic Study
- Village-wide Roadway Condition Assessment

Maintenance and Ongoing Monitoring Activities:

- Landscape Maintenance
- Street Light Maintenance
- Drainage System Maintenance
- Roadway & Sidewalk Maintenance
- Pavement Markings Repainting
- Stormwater Monitoring
- Annual Traffic Counts

Committees

- Lee County Disaster Advisory Council (DAC)
- Lee County MPO Technical Advisory Committee (TAC)
- Lee County Traffic Management and Operations Committee (TMOC)
- Corkscrew Watershed Initiative Technical Working Group
- SFWMD Resiliency Coordination Forum
- Lee County Resilient Florida

Prepared by: David Willems, P.E.

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 8, 2025

Agenda Item:

Community Development 2025 Work Plan Discussion

Description:

This is an informational item to provide the Council with a summary of the department's work plan, including major projects. Staff will explain its initiatives for the upcoming year and major developments expected to be reviewed.

Financial Impact:

Estimated costs for any major items such as software have been included in the fiscal year 2024-2025 budget.

Prepared by: Mary Gibbs

Attachments:

1. 2025 Work Plan List

COMMUNITY DEVELOPMENT WORK PLAN

2025

- Permit management software implementation
 - Multi-year project
 - Expected implementation mid-2025
- FEMA follow-up
 - Corrective Action Plan – implement 40 action items
 - Substantial Damage Administrative Procedures Plan (Hagerty and staff)
- CGA Contract
 - Eliminate permit backlog
 - Metrics/reports
- Eco-Historic Planning Study Grant
- Planning Zoning and Design Board member appointments (3)
- Review and update web pages – Community Development and Floodplain
- Update Zoning Map
- Review and monitor new legislation for implementation in July
- Review Land Development Code for Municode and other updates
- Administrative procedures for Land Development Code
- 2025 Projects
 - Hotel Zoning – across from Coconut Point (Lyden Drive)
 - Home2 Suites Hotel Zoning – Coconut Point Mall parking lot
 - Woodfield – Development Order Phase I (Coconut Road)
 - Entertainment District – Village Project (Williams Road and Via Coconut)

Page 1

- Summercrest (Toll Bros.) – Development Order (Corkscrew Road and Sandy Lane)
- Genova final phase – Development Order (Via Coconut)
- Via Coconut – Development Order Amendment (Via Coconut)
- Brooks Apartments – Development Order Revision (Coconut Road and Three Oaks Parkway)
 - Demolition permit
- Numerous small projects
- Future Projects
 - HCA?

Note: At a Council Workshop in Jan/Feb, 2025, staff will present its annual update on development projects in the Village.

11 (d) FPL Update

No documents