



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
FEBRUARY 19, 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
February 19, 2025, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor Frank Brand First Baptist Estero

PLEDGE OF ALLEGIANCE

ROLL CALL

2. PROCLAMATION

a. Flood Awareness Week

Attachment: [Flood Awareness Week March 3-9 signed.docx.pdf](#)

3. RECOGNITION

a. Certificate of Achievement for Excellence in Financial Reporting from Government Finance Officers Association (GFOA).

Attachment: [1 - Certificate.pdf](#)

Attachment: [2 - Press Release.pdf](#)

4. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

a. February 5, 2025 Village Council Meeting Minutes

Attachment: [02052025.pdf](#)

b. Financial Report for Month ended December 2024

Attachment: [SS Monthly Financial Report 12312024.pdf](#)

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

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

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

a. Resolution No. 2025-02 authorizing the exercise of eminent domain to acquire easement.

A Resolution of the Village Council of the Village of Estero, Florida, Authorizing the Use of Eminent Domain for the Acquisition of an Easement to Facilitate the Corkscrew Road Sidewalk, Landscape and Lighting Project; Making Related Findings; Providing for Severability and for an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2025-02.

Financial Impact

Cost for attorney time and filing fees; costs related to land acquisition staff to provide expert testimony; both of which are undetermined.

Attachment: [SS Res No. 2025-02 Eminent domain to acquire easement.pdf](#)

Attachment: [1 Res No 2025-02 Estero Corkscrew Sidewalk Project Eminent Domain.pdf](#)

Attachment: [1 a Exhibit A Easement Location.pdf](#)

b. Williams Road and Atlantic Gulf Change Order 01

Recommended Action

Motion to approve award of Contract EC2020-01 STA02

Change Oder 01 to Kisinger Campo & Associates to provide additional professional services to secure right of way and provide additional permitting assistance for a not to exceed amount of \$125,364

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 contract's financial impact is \$125,364.

Sufficient funds are available in the Firsclal Year 2024-2025 budget for the Williams Rd -- Atlantic Gulf Drive Intersection project.

Attachment: [SS Williams Rd and Atlantic Gulf Change Order.pdf](#)

Attachment: [01-Loc Map.pdf](#)

Attachment: [02-Project Design Plan-Williams-Atlantic Gulf.pdf](#)

Attachment: [EC 2020 61 STA02 CO1.pdf](#)

c. Estero River Sediment Analysis EC 2019-36 Change Order #2

Recommended Action

Motion to approve Change Order No. 2 to Contract No. 2019-36 with Coastal Engineering Consultants, Inc. for additional services needed to respond to additional FDEP permit questions and prepare an emergency dredging application.

Authorize the Village Manager to sign Change Order No. 2 on behalf of the Village of Estero Council.

Financial Impact

The fiscal impact of Change Order #2 is \$71,310. This will increase the total amount of contract EC 2019-36 to a not-to-exceed amount of \$212,470. The additional cost will be funded using unallocated general funds. A budget amendment will be required to allocate the unincumbered general funds to this project.

Attachment: [SS Coastal Engineering EC 2019-36 CO 2.pdf](#)

Attachment: [1 Contract EC 2019-36 Change Order 2.pdf](#)

Attachment: [2 Location Map.pdf](#)

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10.VILLAGE ATTORNEY'S REPORT

11.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12.WORKSHOP

a. Planning, Zoning, and Design Board Annual Report

Attachment: [SS PZ and DB 2024 Annual Report.pdf](#)

Attachment: [1_2024 PZDB Annual Report ppt.pdf](#)

b. Update on Developments

Attachment: [SS Update on Development Projects in Estero.pdf](#)

Attachment: [1 2025 Council Project Review.pdf](#)

13.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING

WEDNESDAY, FEBRUARY 19, 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.

09:31:09 >>Mayor McLain: GOOD MORNING.
09:31:13 LET ME KNOW IF YOU CAN HEAR ME.
09:31:17 WE HAVE BRAND-NEW MICROPHONES THIS MORNING.
09:31:20 GOT TO MAKE SURE THAT WE CAN HEAR IT.
09:31:22 I WOULD LIKE TO CALL TO ORDER NOW THE FEBRUARY 19 -- YOU
09:31:30 CANNOT HEAR ME.
09:31:31 NOW YOU CAN.
09:31:32 CLOSE.
09:31:35 I WOULD LIKE TO CALL TO ORDER THE FEBRUARY 19, 2025, 9:30
09:31:41 VILLAGE COUNCIL MEETING TO ORDER.
09:31:42 [SOUNDING GAVEL]
09:31:42 I WOULD LIKE TO ALSO WELCOME YOU ALL TO OUR MEETING AND
09:31:46 WELCOME TO THE VILLAGE OF ESTERO, A PLACE THAT WE CALL
09:31:50 PARADISE.
09:31:51 I WOULD LIKE TO REMIND YOU, ANY OF YOU THAT ARE GOING TO BE
09:31:55 SPEAKING, BECAUSE WE DO HAVE NEW MICROPHONES AND I THINK IT
09:31:58 LOOKS LIKE YOU'VE GOT TO BE A LOT CLOSER THAN THE PREVIOUS
09:32:01 MICROPHONES THAT WE'VE HAD.

09:32:03 SO IF YOU'RE GOING TO BE SPEAKING AT THE LECTERN UP THERE,
09:32:06 PLEASE MAKE SURE YOU ARE CLOSE BECAUSE WE RECORD OUR
09:32:08 MEETINGS AND SOME PEOPLE ARE WATCHING FROM A DISTANCE.
09:32:11 THANK YOU FOR DOING THAT.
09:32:12 IF YOU HAVE A TELEPHONE, MOST OF US DO, PLEASE MAKE SURE
09:32:15 IT'S IN THE SILENT MODE.
09:32:17 AND THIS MORNING, WE'RE HONORED TO HAVE FRANK -- PASTOR
09:32:20 FRANK BRAND FROM THE FIRST BAPTIST CHURCH OF ESTERO TO DO
09:32:24 OUR INVOCATION.
09:32:25 WELCOME, FRANK.
09:32:28 >> IT'S NICE TO BE HERE WITH YOU AND TO CELEBRATE OUR GREAT
09:32:32 COMMUNITY.
09:32:32 I'M THANKFUL FOR THE SERVICE THAT YOU -- I'M EXCITED TO USE
09:32:37 THIS NEW MICROPHONE.
09:32:38 I WAS ASKING GARY IF YOU ALL HAVE BEEN BEHAVING, DO I NEED
09:32:43 TO PRAY A REALLY LONG PRAYER OR JUST AN AVERAGE PRAYER?
09:32:47 THE LONG ONE.
09:32:48 >>Mayor McLain: YOU GET TO PICK.
09:32:50 >> WELL, I DO COUNT IT A PRIVILEGE, AND I'M THANKFUL TO BE
09:32:57 ABLE TO BE WITH YOU.
09:32:59 LARRY, WE WANT TO LIFT YOU UP AS YOU MAKE A TRANSITION BACK
09:33:01 TO INDIANA TO BECOME A WONDERFUL HOOSIER AGAIN.
09:33:06 THANK YOU FOR YOUR TIME HERE.
09:33:09 AS WE CONTINUE TO SEE OUR COMMUNITY GROW AND CHANGE AND
09:33:11 DIFFERENT PEOPLE COME IN AND PLAY DIFFERENT PARTS, MAY WE

09:33:15 ENCOURAGE ONE ANOTHER TO BECOME ALL THAT GOD INTENDS FOR US
09:33:19 TO BE IN SUCH A TIME AS THIS.

09:33:21 WE ARE BLESSED.

09:33:21 SO WITH THAT, I'D ASK YOU IF YOU WOULD, PLEASE, BOW YOUR

09:33:25 HEADS WITH ME AND WE'LL GIVE THANKS.

09:33:27 FATHER, THANK YOU FOR LOVING US THE WAY THAT YOU DO.

09:33:31 THANK YOU FOR YOUR PROVISION OF GRACE THROUGH YOUR SON, THE

09:33:36 LORD JESUS.

09:33:36 THANK YOU FOR THE LIVING HOPE THAT HAS BEEN ESTABLISHED,

09:33:40 LORD, SO LONG AGO.

09:33:41 MAY WE NOT DENY YOU.

09:33:43 MAY OUR HEARTS BE OPEN, TENDER, AND RESPONSIVE TO YOU.

09:33:47 WE PRAY THAT YOU WOULD GUIDE US THROUGH THIS TIME AS WE

09:33:49 MEET.

09:33:51 LORD, WE PRAY FOR WISDOM, WE PRAY FOR UNITY.

09:33:55 WE ASK, FATHER GOD THAT YOU WOULD HELP US TO PRACTICE

09:33:59 DEFERENCE AND DO OUR BEST TO THINK OF OTHERS WITH THE

09:34:02 DECISIONS THAT WE MAKE.

09:34:03 WE PRAY, FATHER GOD, THAT YOU WOULD CONTINUE TO POUR OUT

09:34:06 YOUR ANOINTING UPON OUR COMMUNITY.

09:34:09 LORD, AS SO MANY MOVE HERE FROM VARIOUS PLACES, LORD, WITH

09:34:13 DIFFERENT BACKGROUNDS, DIFFERENT EXPERIENCES, FATHER, WE

09:34:15 HAVE ONE THING IN COMMON.

09:34:17 WE NEED COMMUNITY.

09:34:19 SO, LORD, AS WE COME TOGETHER IN THIS EFFORT TO MINISTER TO

09:34:24 ONE ANOTHER, WE DO SINCERELY PRAY FOR YOUR GUIDANCE.

09:34:27 LORD, I PRAY THAT ESTERO WOULD BE A SAFE PLACE FOR PEOPLE TO

09:34:32 COME AND ESTABLISH ROOTS AND GROW AND HAVE MANY, MANY

09:34:36 EXCITING DAYS TOGETHER.

09:34:37 YOU HAVE SMILED DOWN UPON US.

09:34:41 YOU HAVE BEEN FAITHFUL.
09:34:42 YOU WILL NEVER CHANGE.
09:34:43 LORD, HELP US TO KEEP OUR EYES FULLY FIXED ON YOU, TO PRESS
09:34:47 ON TOWARD THE GOAL TO WIN THE PRIZE AND KNOW THAT YOU ARE
09:34:49 THE AUTHOR AND FINISHER OF OUR FAITH.
09:34:52 THROUGH YOU, LORD, WE HAVE SO MUCH TO LOOK FORWARD TO.
09:34:55 SO WHETHER WE ARE HERE FOR A SHORT SEASON OR MANY YEARS TO
09:34:58 COME, MAY WE, LORD, LOOK TOGETHER AT YOU AND ALLOW YOU TO DO
09:35:03 ON US WHATEVER YOU DESIRE TO BRING THE MOST GLORY AND HONOR
09:35:06 TO YOURSELF.
09:35:07 THANK YOU FOR OUR COUNCIL MEMBERS.
09:35:09 THANK YOU FOR ALL THE HARD WORK THAT THEY PUT INTO LEADING
09:35:12 US.
09:35:13 I DO SINCERELY PRAY, FATHER GOD, THAT YOU WOULD GIVE THEM A
09:35:17 SPIRIT OF PERSEVERANCE.
09:35:19 I PRAY FATHER GOD FOR YOUR SPECIAL TOUCH ON THEIR FAMILIES.
09:35:23 LORD, I PRAY FOR YOUR HELP AND FOR THEIR HEALTH.
09:35:28 I ASK YOU TO GUIDE US NOW AND GRANT THEM WISDOM.
09:35:32 PRAISE THE LORD, WE LOVE YOU.
09:35:33 WE CAN'T WAIT TO SEE WHAT YOU ARE GOING TO DO NEXT, FATHER

09:35:36 GOD, AS WE TRUST YOU ONE DAY AT A TIME.
09:35:39 IN JESUS NAME, AMEN.
09:35:42 >>Mayor McLain: THANK YOU, PASTOR FRANK.
09:35:44 PLEASE JOIN US FOR THE PLEDGE OF ALLEGIANCE.
09:35:47 STAND.
09:35:48 [PLEDGE OF ALLEGIANCE]
09:36:04 >>Mayor McLain: MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
09:36:07 >>Vice-Mayor Ribble: HERE.

09:36:09 >>Larry Fiesel: HERE.

09:36:10 >>Mayor McLain: HERE.

09:36:13 >>Lori Fayhee: HERE.

09:36:14 >>Rafael Lopez: HERE.

09:36:16 >>Jim Ward: HERE.

09:36:17 >>George Zalucki: HERE.

09:36:19 >>Mayor McLain: THANK YOU.

09:36:20 NEXT ON THE AGENDA IS A PROCLAMATION FOR FLOOD AWARENESS

09:36:25 WEEK.

09:36:26 PRIOR TO READING THIS PROCLAMATION, I'D LIKE TO ASK STAFF

09:36:31 THAT HAVE AND WILL CONTINUE TO BE INVOLVED IN OUR FLOOD

09:36:37 PREPARATION AND REVIEWS AND RECOVERY TO PLEASE COME FORWARD.

09:36:41 I'VE GOT THE NAMES OF FOLKS THAT HAVE BEEN WORKING

09:36:44 TIRELESSLY FOR OUR FLOOD PREPARATION AND FEMA INSURANCE.

09:36:49 THE FOLKS WE HAVE HERE IS THE COMMUNITY DEVELOPMENT

09:36:53 DIRECTOR, MARY GIBBS, IF YOU WOULD PLEASE COME UP AND BE

09:36:56 JOINED BY ROBERT WILEY, OUR PUBLIC WORKS PROJECT MANAGER,

09:36:59 AND KRISTIN SCHUMACHER, OUR FLOOD PLAN MANAGER, AND LISA

09:37:08 REITBAUER, ADMINISTRATIVE ASSISTANT, AND ALSO WANT TO

09:37:11 RECOGNIZE MATT NOBLE, OUR PRINCIPAL PLANNER WHO COULD NOT

09:37:15 ATTEND TODAY.

09:37:16 I'M ALSO GOING TO ASK THE COUNCIL, WE'LL TAKE A PICTURE

09:37:19 AFTER THE PROCLAMATION READING, TO PLEASE KIND OF CENTER UP

09:37:21 HERE SO WE GET A PICTURE OF EVERYBODY IN HERE.

09:37:24 THANK YOU ALL FOR BEING HERE TODAY.

09:37:52 DON'T BE BASHFUL.

09:37:54 THE VILLAGE OF ESTERO PROCLAMATION: WHEREAS, THE VILLAGE OF

09:37:59 ESTERO HAS EXPERIENCED SEVERE WEATHER IN THE PAST SEVERAL

09:38:02 YEARS IN THE FORM OF HURRICANES AND TROPICAL SYSTEM EVENTS
 09:38:06 RESULTING IN FLOODING IN BOTH COASTAL AND RIVERINE AREAS,
 09:38:11 AND THIS FLOODING HAS CAUSED DAMAGE AND FLOOD LOSSES TO
 09:38:14 HOMES AND BUILDINGS IN BOTH HIGH-RISK SPECIAL FLOOD HAZARD
 09:38:19 AREAS AND LOW TO MODERATE RISK FLOOD ZONES; AND WHEREAS, THE
 09:38:24 VILLAGE OF ESTERO IS A VOLUNTARY PARTICIPANT IN THE NATIONAL
 09:38:28 FLOOD INSURANCE PROGRAM THAT PROVIDES RESIDENTS WITH THE
 09:38:30 OPPORTUNITY TO PROTECT THEMSELVES AGAINST FLOOD LOSS THROUGH
 09:38:34 THE PURCHASE OF FLOOD INSURANCE AT REDUCED INSURANCE PREMIUM
 09:38:39 RATES AS WELL AS SETTING HIGHER REGULATORY STANDARDS TO
 09:38:43 REDUCE THE FLOOD RISK AND POTENTIAL FLOOD DAMAGE TO THEIR
 09:38:46 PROPERTY; AND WHEREAS, THE REDUCTION OF LOSS OF LIFE AND
 09:38:49 PROPERTY DAMAGE CAN BE ACHIEVED WHEN APPROPRIATE FLOOD
 09:38:53 PREPAREDNESS, CONTROL, AND MITIGATION MEASURES ARE TAKEN

 09:38:56 BEFORE A FLOOD; AND WHEREAS, PUBLIC EDUCATION AND AWARENESS
 09:39:01 OF POTENTIAL WEATHER HAZARDS AND METHODS OF PROTECTION ARE
 09:39:05 CRITICAL TO THE HEALTH, SAFETY, AND WELFARE OF RESIDENTS,
 09:39:08 THE FLORIDA FLOODPLAIN MANAGERS ASSOCIATION HAS DECLARED THE
 09:39:14 WEEK OF MARCH 3-9, 2025, AS FLOOD AWARENESS WEEK TO PROMOTE
 09:39:19 AWARENESS AND INCREASE KNOWLEDGE OF FLOOD RISK, THE
 09:39:22 AVAILABILITY OF FLOOD INSURANCE, FLOOD PROTECTION METHODS,
 09:39:26 AND HOW TO PREPARE FOR EMERGENCIES; AND NOW, THEREFORE, I,
 09:39:31 JON McLAIN OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA,
 09:39:34 IN COORDINATION WITH LEE COUNTY AND LOCAL AREA
 09:39:37 MUNICIPALITIES DO HEREBY PROCLAIM MARCH 3 TO MARCH 9 AS
 09:39:43 FLOOD AWARENESS WEEK IN THE VILLAGE OF ESTERO AND FURTHER
 09:39:46 ENCOURAGE THE CITIZENS OF THE VILLAGE OF ESTERO TO INCREASE
 09:39:50 THEIR KNOWLEDGE OF HOW TO PROTECT THEMSELVES AND THEIR

09:39:55 PROPERTY FROM FLOODING.

09:39:56 IN WITNESS THEREFORE, I HERE HEREUNTO SET MY HAND AND CAUSED

09:40:03 THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS DAY OF

09:40:06 19th OF FEBRUARY, 2025.

09:40:08 I'M GOING TO PRESENT THIS TO MARY AND YOU GUYS CAN SHARE

09:40:15 THIS.

09:40:16 WE'VE ALL BEEN AS THE PROCLAMATION INDICATED BEEN THROUGH A

09:40:21 LOT OF STORMS LATELY.

09:40:22 MOST RECENTLY BECAUSE OF RECENT STORMS WE HAD SOME ISSUES

09:40:29 WITH FEMA AND FLOOD INSURANCE.

09:40:31 I THINK YOU READ IN THE PAPERS THAT WE WERE ABOUT TO LOSE

09:40:35 OUR DISCOUNT WE GET WHICH WOULD HAVE IMPACTED ANYONE IN THE

09:40:43 VILLAGE OF ESTERO, NOT JUST ANYONE AFFECTED BY CLAIMS AND

09:40:45 ALL THAT.

09:40:46 THIS STAFF HAS WORKED TIRELESSLY TO WORK WITH FEMA, WHICH

09:40:49 HAD CHANGING REGULATIONS THROUGH THIS WHOLE PROCESS, AND WE

09:40:53 WERE ABLE TO SAVE OUR DISCOUNT FOR EVERYBODY.

09:40:55 SO THERE WILL BE NO INTERRUPTION TO THAT.

09:40:57 WE CONTINUE TO WORK, WE ACTUALLY ARE A PROTOTYPE WRITING

09:41:04 MANUALS FOR FEMA THAT THEY ACTUALLY WILL BE USING ELSEWHERE.

09:41:07 WE HAVE A SMALL STAFF THAT ARE DILIGENT AT WORKING AND VERY

09:41:12 KNOWLEDGEABLE AND MYSELF AND I THINK ALL OF THE VILLAGE OF

09:41:15 ESTERO ARE VERY THANKFUL FOR YOUR CONTRIBUTIONS AND YOUR

09:41:18 DEDICATION TO YOUR JOB.

09:41:20 THANK YOU VERY MUCH.

09:41:21 [APPLAUSE]

09:41:21 MARY IS ALWAYS SHORT OF WORDS, SO WE'LL GIVE YOU A FEW

09:41:29 MINUTES.

09:41:29 >>Mary Gibbs: I DIDN'T KNOW I WAS GETTING CALLED UP HERE.
09:41:32 THANK YOU FOR SURPRISING ME.
09:41:33 I DO WANT TO SAY THAT THE STAFF IS VERY APPRECIATIVE, AND
09:41:36 THEY WORK REALLY, REALLY HARD.
09:41:38 NOT ME.
09:41:38 THESE GUYS ARE DOING THE WORK.
09:41:40 THANK YOU ALL.
09:41:41 [APPLAUSE]

09:42:50 >>Mayor McLain: NEXT ON THE AGENDA IS A RECOGNITION TO THE
09:42:54 FINANCE DEPARTMENT FOR CERTIFICATE OF ACHIEVEMENT FOR
09:42:57 EXCELLENCE IN FINANCIAL REPORTING FROM THE GOVERNMENT
09:42:58 FINANCE OFFICERS ASSOCIATION.
09:43:00 I WOULD LIKE TO BRING UP THE FOLKS THAT MADE THIS
09:43:05 RECOGNITION HAPPEN.
09:43:08 THAT FIRST WOULD BE KEVIN GREENVILLE, OUR FINANCE DIRECTOR.
09:43:12 HE IS SUPPORTED BY LINDSEY McNEAL, OUR ACCOUNTING
09:43:16 SUPERVISOR, STEVE GILLETTE, THE PROCUREMENT MANAGER, AND
09:43:20 BETH SHAPIRO, OUR FINANCE CLERK.
09:43:22 IF YOU ALL WOULD COME UP.
09:43:57 I'M GOING TO READ THE NEWS RELEASE FOR THIS AND THANK YOU
09:44:02 ALL FOR THE DEDICATION AND, KEVIN, FOR YOUR LEADERSHIP.
09:44:05 IT'S IMPORTANT TO HAVE OUR BOOKS.
09:44:07 THEY ARE TRANSPARENT.
09:44:08 YOU CAN LOOK AT EXACTLY WHAT WE'RE SPENDING, WHAT'S COMING
09:44:11 IN AND GOING OUT.
09:44:12 WE LIKE MORE COMING IN THAN GOING OUT.
09:44:15 THEY ARE DOING A PRETTY GOOD JOB ON THAT.
09:44:16 THANK YOU ALL FOR YOUR EFFORTS.

09:44:18 THE NEWS RELEASE, FOR IMMEDIATE RELEASE FROM CHICAGO,
09:44:23 ILLINOIS.
09:44:24 GOVERNMENT FINANCE OFFICERS ASSOCIATION OF THE UNITED STATES
09:44:26 AND CANADA, COMMONLY KNOWN AS GFOA HAS AWARDED THE
09:44:31 CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL

09:44:34 REPORTING TO THE VILLAGE OF ESTERO FOR ITS ANNUAL
09:44:37 COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDING
09:44:41 SEPTEMBER 30, 2023.
09:44:43 THE REPORT HAS BEEN JUDGED BY AN IMPARTIAL PANEL TO MEET THE
09:44:47 HIGH STANDARDS OF THE PROGRAM WHICH INCLUDE DEMONSTRATING
09:44:49 THE CONSTRUCTIVE SPIRIT OF FULL DISCLOSURE TO CLEARLY
09:44:54 COMMUNICATE ITS FINANCIAL STORY AND MOTIVATE POTENTIAL USERS
09:44:58 AND USER GROUPS TO READ THE REPORT.
09:45:02 THE CERTIFICATE OF ACHIEVEMENT IS THE HIGHEST FORM OF
09:45:05 RECOGNITION IN THE AREA OF GOVERNMENTAL ACCOUNTING AND
09:45:08 FINANCIAL REPORTING.
09:45:11 ITS ATTAINMENT REPRESENTS A SIGNIFICANT ACCOMPLISHMENT BY
09:45:14 GOVERNMENT AND ITS MANAGEMENT.
09:45:16 THANK YOU ALL AND CONGRATULATIONS.
09:45:17 KEVIN, DO YOU WANT TO SAY A FEW WORDS?
09:45:21 >>Kevin Greenville: SURE.
09:45:22 THANK YOU, MAYOR.
09:45:23 GOOD MORNING, EVERYONE.
09:45:24 THE CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL
09:45:29 REPORTING FROM GFOA, I REALLY THINK IS THE GOLD STANDARD OF
09:45:33 ANY AWARD FROM GFOA.
09:45:35 WE ALSO WENT -- AWARDED THE BUDGET AWARD, BUT THIS IS REALLY
09:45:39 A REFLECTION OF MY STAFF WHO GOES ABOVE AND BEYOND EVERY

09:45:43 DAY.

09:45:45 ALL OUR STAFF, THE MANAGEMENT AND THE ELECTED OFFICIALS.

09:45:48 THIS IS REALLY A COLLECTIVE AWARD.

09:45:52 I'M VERY PROUD AND APPRECIATIVE AND THANK YOU, EVERYONE.

09:45:56 [APPLAUSE]

09:46:56 >>Larry Fiesel: I WOULD JUST LIKE TO SAY I THINK IT'S QUITE

09:46:58 AN HONOR THAT THE VILLAGE HAS RECEIVED.

09:47:01 IT SAYS FOR IMMEDIATE RELEASE.

09:47:02 MY QUESTION IS, ARE WE GOING TO RELEASE IT IN SOME FORM

09:47:07 THROUGH MARILYN OR GULF SHORE BUSINESS OR SOMETHING SO IT

09:47:10 DOESN'T JUST STAY IN OUR BINDER AND THE COMMUNITY IS AWARE

09:47:14 OF THIS?

09:47:15 >>Mayor McLain: WE CAN PUT IT ON OUR WEBSITE, RIGHT?

09:47:17 >>Steven Sarkozy: THIS AWARD IS ONE THAT WE STRIVE FOR EVERY

09:47:21 YEAR.

09:47:22 AND WHEN WE DO GET IT, WE PUT IT OUT TO THE GENERAL MEDIA

09:47:25 AND ON OUR WEBSITE.

09:47:27 AS KEVIN MENTIONED, THE BUDGET AWARD AND THE CERTIFICATE IN

09:47:35 FINANCIAL COMPLIANCE ARE REALLY THE HIGHEST AWARDS YOU CAN

09:47:38 GET IN TERMS OF TRANSPARENCY AND STEWARDSHIP OF PUBLIC FUNDS

09:47:44 THROUGH THE GOVERNMENT FINANCE OFFICERS ASSOCIATION.

09:47:46 WE REGARD IT VERY HIGHLY, AND WE'LL MAKE SURE THAT IT GETS

09:47:52 OUT TO EVERYONE.

09:47:55 >>Mayor McLain: ANY OTHER COMMENTS FROM COUNCIL?

09:47:57 ALL RIGHT.

09:47:59 NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.

09:48:01 DOES ANYONE HAVE ADDITIONS, DELETIONS, OR CHANGES?

09:48:03 I HEAR NONE, SO I'M LOOKING FOR A MOTION TO APPROVE.

09:48:08 COUNCILPERSON FAYHEE HAS APPROVED.

09:48:11 SECONDED BY VICE-MAYOR RIBBLE.

09:48:12 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?

09:48:15 >>Larry Fiesel: AYE.

09:48:16 >>Lori Fayhee: AYE.

09:48:18 >>Rafael Lopez: AYE.

09:48:19 >>Jim Ward: AYE.

09:48:21 >>George Zalucki: AYE.

09:48:22 >>Vice-Mayor Ribble: AYE.

09:48:24 >>Mayor McLain: AYE.

09:48:24 WE WILL NOW OPEN THE AGENDA TO PUBLIC COMMENTS.

09:48:31 DO WE HAVE ANYONE SIGNED UP TO SPEAK THIS MORNING?

09:48:33 >>Carol Sacco: WE HAVE NONE, MAYOR.

09:48:34 WE ONLY HAD ONE E-COMMENT THAT WAS SENT OUT TO EVERYONE

09:48:37 YESTERDAY.

09:48:37 >>Mayor McLain: THANK YOU MUCH.

09:48:39 NEXT ON THE AGENDA IS THE CONSENT AGENDA, WHICH INCLUDES

09:48:45 ITEM 6A, FEBRUARY 5 MINUTES.

09:48:47 ITEMS 6B, THE DECEMBER 2024 FINANCIAL REPORT.

09:48:55 DO ANY COUNCIL MEMBERS HAVE QUESTIONS OR COMMENTS?

09:48:57 I SEE NONE, SO I'LL LOOK FOR A MOTION TO APPROVE.

09:49:03 COUNCILMAN LOPEZ HAS MADE THE MOTION SECONDED BY COUNCILMAN

09:49:06 WARD.

09:49:06 MADAM CLERK, PLEASE CALL THE ROLL.

09:49:10 >>George Zalucki: AYE.

09:49:11 >>Jim Ward: AYE.

09:49:13 >>Rafael Lopez: AYE.

09:49:13 >>Lori Fayhee: AYE.

09:49:16 >>Larry Fiesel: AYE.

09:49:17 >>Vice-Mayor Ribble: AYE.

09:49:18 >>Mayor McLain: AYE.

09:49:19 NEXT ON THE AGENDA IS ITEM 8A, RESOLUTION NUMBER 2025-02

09:49:26 AUTHORIZING THE EXERCISE OF EMINENT DOMAIN TO ACQUIRE

09:49:30 EASEMENT.

09:49:30 STEVE, WOULD YOU LIKE TO INTRODUCE THIS ITEM?

09:49:34 >>Carol Sacco: I'M SORRY, MAYOR.

09:49:37 I HAVE TO READ IT FIRST.

09:49:39 RESOLUTION 2025-02, A RESOLUTION OF THE VILLAGE COUNCIL OF

09:49:42 THE VILLAGE OF ESTERO, FLORIDA, AUTHORIZING THE USE OF

09:49:45 EMINENT DOMAIN FOR THE ACQUISITION OF AN EASEMENT TO

09:49:48 FACILITATE THE CORKSCREW ROAD SIDEWALK, LANDSCAPE, AND

09:49:52 LIGHTING PROJECT; MAKING RELATED FINDINGS; PROVIDING FOR

09:49:55 SEVERABILITY AND FOR AN EFFECTIVE DATE.

09:49:58 >>Mayor McLain: THANK YOU.

09:49:58 NOW STEVE.

09:50:00 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.

09:50:03 AS YOU'LL RECALL, WE BROUGHT THIS ITEM TO THE VILLAGE

09:50:06 COUNCIL AT A WORKSHOP AT THE LAST MEETING.

09:50:10 IT'S AN EFFORT HERE TO SECURE THE RIGHT-OF-WAY NECESSARY FOR

09:50:15 SOME OF OUR PROJECTS.

09:50:17 UP TO THIS DATE FOR THE ENTIRE TEN YEARS OF OUR OPERATION,

09:50:22 WE HAVE SOUGHT TO GAIN VOLUNTARY DONATIONS OF THE LAND OR

09:50:29 THE EASEMENTS THAT WE NEED TO DO OUR PROJECTS.

09:50:32 AND THAT'S AN EFFORT TO KIND OF KEEP EVERYTHING IN THE

09:50:36 COMMUNITY SPIRIT AND MAKE SURE THAT WE'RE NOT PAYING TOO

09:50:41 MUCH.

09:50:43 FORTUNATELY, UP TO THIS DATE, ALL OF THE RIGHTS-OF-WAY THAT

09:50:48 WE'VE NEEDED HAVE BEEN GIVEN TO THE VILLAGE AT LITTLE OR NO

09:50:51 COST.

09:50:52 WE HAVE A COUPLE OF HOLDOUTS.

09:50:53 THAT'S WHAT WE DISCUSSED LAST WEEK.

09:50:56 WE FOUND THAT WE HAD TO COME BACK TO THE VILLAGE COUNCIL TO

09:51:02 SECURE THE RIGHT TO TAKE PROPERTY BY EMINENT DOMAIN AND

09:51:08 ACTUALLY, IN THIS CASE, WE'VE HAD SOME MOVEMENT BY THE

09:51:11 PARTIES HERE ONLY BECAUSE THE COUNCIL INDICATED THE

09:51:16 WILLINGNESS TO DO THE ACQUISITION BY EMINENT DOMAIN.

09:51:20 NONETHELESS, WE'RE ASKING THAT YOU APPROVE THIS BECAUSE WE

09:51:23 DON'T KNOW THAT THEY ARE GOING TO FOLLOW THROUGH ON IT.

09:51:31 WHEREVER WE ARE NOT ABLE TO GAIN VOLUNTARY APPROVALS FOR THE

09:51:36 LAND THAT WE NEED, WE WILL ASSESS WHETHER WE REALLY NEED

09:51:40 THAT.

09:51:40 IF WE DO, WE'LL BRING IT BACK TO THE COUNCIL.

09:51:43 AND EVERY TIME WE WOULD USE EMINENT DOMAIN, IT WOULD REQUIRE

09:51:47 A PRIOR COUNCIL APPROVAL, SO THERE WOULD BE NOTHING THAT WE

09:51:50 DO UNILATERALLY AS STAFF.

09:51:53 SO THIS ITEM COMES TO YOU WITH A RECOMMENDATION FOR

09:51:55 APPROVAL.

09:51:57 HOPEFULLY WE'LL BE ABLE TO BACK AWAY FROM IT AND BRING IN A

09:52:01 VOLUNTARY SETTLEMENT.

09:52:02 BUT IF NOT, THE VILLAGE ATTORNEY WILL HAVE THE RIGHT TO

09:52:06 PROCEED WITH THIS.

09:52:07 >>Mayor McLain: THANK YOU.

09:52:08 ANY QUESTIONS FROM COUNCIL?

09:52:09 NO QUESTIONS.

09:52:12 I WILL OPEN THIS UP FOR ANY PUBLIC COMMENT ON THIS ITEM.

09:52:16 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

09:52:18 >>Mayor McLain: I WILL NOW ENTERTAIN A MOTION TO APPROVE.

09:52:25 >>Larry Fiesel: SO MOVED.

09:52:26 >>Rafael Lopez: SECOND.

09:52:27 >>Mayor McLain: COUNCILMAN FIESEL HAS MADE THE MOTION AND IT

09:52:30 IS SECONDED BY COUNCILMAN LOPEZ.

09:52:31 MADAM CLERK, WOULD YOU PLEASE CALL THE MOTION.

09:52:39 >>Larry Fiesel: AYE.

09:52:40 >>Lori Fayhee: AYE.

09:52:41 >>Rafael Lopez: AYE.

09:52:43 >>Jim Ward: AYE.

09:52:44 >>George Zalucki: AYE.

09:52:45 >>Vice-Mayor Ribble: AYE.

09:52:46 >>Mayor McLain: AYE.

09:52:47 NEXT ON THE AGENDA IS ITEM 8B, WILLIAMS ROAD AND ATLANTIC

09:52:54 GULF CHANGE ORDER 01.

09:52:59 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?

09:53:02 >>Steven Sarkozy: YES, MAYOR AND COUNCIL MEMBERS.

09:53:06 THIS HAS TO DO WITH ONE OF THE PROJECTS YOU ALREADY

09:53:09 INITIATED.

09:53:10 IT'S A CHANGE ORDER FOR SOME ADDITIONAL WORK AND SERVICES IN

09:53:14 THE AMOUNT OF \$125,364.

09:53:17 I'LL CALL ON OUR VILLAGE PUBLIC WORKS DIRECTOR DAVID WILLEMS

09:53:23 TO DESCRIBE THE DETAIL AND WOULD NOTE THAT THE DETAILED

09:53:27 PLANS ARE IN YOUR PACKET, BUT DAVID CAN GO THROUGH THAT WITH

09:53:31 FURTHER EXPLANATION.

09:53:31 DAVID.

09:53:32 >>David Willems: GOOD MORNING, MAYOR AND COUNCIL MEMBERS.

09:53:34 SO THIS IS THE INTERSECTION IMPROVEMENTS THAT ARE LOCATED

09:53:39 WEST OF U.S. 41 ALONG WILLIAMS ROAD.

09:53:42 WE'VE TALKED ABOUT IT SEVERAL TIMES.

09:53:44 WHAT WE'VE BEEN WORKING THROUGH IS THE PROPERTY ACQUISITION

09:53:47 PART OF IT.

09:53:49 IT'S DELAYED THE PROJECT.

09:53:51 SO WHAT YOU HAVE BEFORE YOU IS FOR US TO KIND OF TAKE INTO

09:53:53 ACCOUNT SOME OF THOSE DELAYS AND SOME ADDITIONAL WORK THAT

09:53:56 THE CONSULTANT IS GOING TO HAVE TO DO TO GET ACQUISITION OF

09:54:00 THE PROPERTY AND THEN PERMIT THE PROPERTY.

09:54:03 WHEN WE FIRST STARTED THIS PROJECT SEVERAL YEARS AGO, WE HAD

09:54:07 KIND OF GOT OUT IN FRONT OF IT AND TALKED TO ALL THE

09:54:10 PROPERTY OWNERS ADJACENT TO THE ROADWAY BEFORE WE REALLY

09:54:13 EVEN STARTED THE PROJECT.

09:54:14 AND ALL OF THEM WERE ON BOARD AT THE TIME, APPEARED READY TO

09:54:19 DONATE THE PROPERTY.

09:54:20 AFTER WE GOT INTO THE DETAILS, SEVERAL OF THEM KIND OF

09:54:24 BACKED AWAY FROM THAT.

09:54:25 SO THERE'S BEEN THE NEGOTIATION TO TRY TO OBTAIN THE

09:54:29 PROPERTY.

09:54:30 IN ORDER TO OBTAIN THE PROPERTY, A COUPLE OF THE OWNERS WANT

09:54:35 MONEY TO BE PAID TO THEM FOR THE WORK THAT WE'RE DOING.

09:54:39 SO THAT REQUIRES OUR CONSULTANT TO DO ADDITIONAL WORK.

09:54:42 FOR EXAMPLE, WE'RE GOING TO BE TAKING OUT AND RELOCATING

09:54:46 LANDSCAPING AND TECHNICALLY WHEN YOU TAKE THAT LANDSCAPING,

09:54:50 THE VILLAGE HAS TO PAY THEM FOR THE VALUE DIFFERENCE.

09:54:54 THEY ARE GOING TO HAVE LARGE OAK TREES THERE RIGHT NOW.
09:54:57 WHEN WE INSTALL THEM, THEY WILL BE SMALLER, SO THERE IS A
09:55:01 VALUE DIFFERENCE.
09:55:01 SO WE NEED THE CONSULTANT TO IDENTIFY WHAT THAT VALUE IS SO
09:55:04 WE KNOW WHAT WE'LL HAVE TO PAY THE OWNER.
09:55:06 AND THEN ALSO WE ORIGINALLY WENT THROUGH PART OF THE
09:55:10 PERMITTING PROCESS, WHICH WAS GOOD.
09:55:13 WE GOT A LOT OF QUESTIONS ANSWERED, BUT WE HAD TO STOP IT
09:55:16 BECAUSE WE DIDN'T HAVE THE RIGHT-OF-WAY YET.
09:55:18 SO WE'LL HAVE TO REDO SOME OF THAT PERMITTING A LITTLE BIT

09:55:21 TO GET BACK TO WHERE WE WERE.
09:55:22 AND THAT'S WHAT THIS CHANGE ORDER ENTAILS.
09:55:25 WITH THAT, I CAN ANSWER ANY QUESTIONS COUNCIL MIGHT HAVE.
09:55:29 >>Mayor McLain: ANY QUESTIONS, COMMENTS FROM THE COUNCIL?
09:55:31 GO AHEAD.
09:55:34 >>Larry Fiesel: FIRST OF ALL, I WANT YOU TO KNOW I'M NOT
09:55:37 SPEAKING AT YOU OR TO YOU.
09:55:39 I'M JUST VENTING MY FRUSTRATIONS.
09:55:42 LOOKING AT OUR AGENDA PACKET OVER THE WEEKEND AND REVIEWING
09:55:45 THIS ITEM AND THE ONE THAT FOLLOWS, THE LEVEL OF FRUSTRATION
09:55:49 JUST KIND OF GOES UP AND THE BLOOD PRESSURE KIND OF GOES
09:55:53 ALONG WITH IT.
09:55:55 WE'VE BEEN DISCUSSING THIS PRIOR TO ALL OF US EXCEPT THE
09:55:59 MAYOR BEING ON THIS COUNCIL.
09:56:01 THE COST OF THIS ROAD HAS PROBABLY GONE UP SIGNIFICANTLY AND
09:56:05 I WON'T EVEN HESITATE TO GUESS HOW MUCH.
09:56:07 THE PHONE CALLS THAT STARTED WHEN THIS WAS IN DISTRICT 2,
09:56:11 WHICH I REPRESENT, THEN WHEN WE REDISTRICT TWO YEARS AGO,

09:56:16 THREE YEARS AGO, IT WENT INTO DISTRICT ONE.
09:56:20 SO THE VICE-MAYOR NOW GETS TO PARTICIPATE IN THESE PHONE
09:56:22 CALLS THAT WE GET FROM PEOPLE.
09:56:26 CONTINUE TO TELL US ABOUT HOW DANGEROUS THIS INTERSECTION
09:56:29 IS, HOW PEOPLE VIOLATE THE LEFT TURN COMING OUT OF THE
09:56:35 WALGREENS.
09:56:36 AND IT SAYS HERE WE'VE BEEN FOR SEVERAL YEARS TO ATTAIN

09:56:40 PROPERTY EASEMENTS.
09:56:40 IT JUST SEEMS TO ME MY LEVEL OF FRUSTRATION OVER THIS
09:56:46 PROJECT JUST KEEPS GROWING, AND WE'RE NOT GETTING WHAT I
09:56:49 FEEL MUCH CLOSER TO THE END RESULT.
09:56:53 WE GOT SIX MORE MONTHS OF TIME IT LOOKS LIKE TO REDO THE
09:56:59 EASEMENTS AND RIGHT-OF-WAYS, ET CETERA.
09:57:02 THEN WILL THIS PROJECT, DO YOU PERCEIVE THIS PROJECT
09:57:05 STARTING AT THE END OF THE SIX-MONTH PERIOD OF TIME OR DO WE
09:57:08 HAVE FURTHER -- YOU KNOW, I GO BACK TO THE DAYS OF THE
09:57:12 PEANUTS CHARACTER AND LINUS TRYING TO KICK A FOOTBALL.
09:57:16 I FEEL LIKE EVERY TIME WE GET READY TO KICK THE FOOTBALL,
09:57:19 SOMEBODY JERKS IT OUT FROM IN FRONT OF US AND WE GO BACK TO
09:57:24 SQUARE ONE.
09:57:25 THIS ROAD, WHICH IS PROBABLY A QUARTER OF A MILE LONG,
09:57:27 SOMETHING IN THAT VICINITY, IS GOING TO WIND UP BEING THE
09:57:30 LONGEST ROAD PROJECT AND THE MOST EXPENSIVE PER-FOOT PROJECT
09:57:36 IN THE STATE OF FLORIDA, IF IT EVER GETS BUILT.
09:57:38 IT SEEMS LIKE THE WHOLE THING DOESN'T EVER GET MOVED.
09:57:43 I KNOW WE HAVE THIS RIGHT-OF-WAY ISSUE.
09:57:46 WE HAD THAT INITIALLY BACK WHEN WE WERE READY TO BREAK
09:57:49 GROUND IN THE FOUNTAIN LAKES COMMUNITY -- AND THE FOUNTAIN

09:57:52 LAKES COMMUNITY WEREN'T COOPERATING AT THAT TIME.
09:57:55 NOW NEW PLAYERS HAVE COME ON BOARD AND THEY DON'T WANT TO
09:57:58 COOPERATE.
09:57:58 FOR THE VALUE AND BENEFIT OF THE ENTIRE VILLAGE, IT SEEMS

09:58:01 LIKE A SMALL GROUP OF PEOPLE HAVE PUT THE CORK IN THE BOTTLE
09:58:04 AND STOPPED THIS ENTIRE PROJECT.
09:58:06 AND YET THE PROBLEM CONTINUES AND IT GROWS AND THE PHONE
09:58:10 CALLS AND THE E-MAILS CONTINUE AND THEY GROW.
09:58:13 I DON'T HAVE ANYTHING TO TELL THESE PEOPLE ANYMORE.
09:58:16 I TOLD THEM THREE YEARS AGO THAT WE'RE GOING TO BREAK GROUND
09:58:20 ANY DAY.
09:58:20 WELL, HERE WE ARE.
09:58:21 NOT DIRECTING IT TO YOU.
09:58:23 I'M JUST DIRECTING IT AT THE FRUSTRATIONS.
09:58:26 WAIT UNTIL WE GET TO THE NEXT AGENDA ITEM.
09:58:30 >>David Willems: THIS SHOULD GET US TO PERMIT AND
09:58:35 CONSTRUCTION.
09:58:35 IT TAKES INTO ACCOUNT ALL THE DISCUSSIONS WE'VE HAD WITH THE
09:58:38 ADJACENT PROPERTIES TO SECURE THAT PROPERTY.
09:58:42 IF FOR SOME REASON THEY CHANGE THE GOALPOSTS AGAIN, I
09:58:46 SUSPECT THE NEXT THING WILL BE IS WHAT WE JUST HAD WITH
09:58:50 EMINENT DOMAIN ON CORKSCREW ROAD, THAT WILL PROBABLY BE WHAT
09:58:55 COMES FORWARD TO COUNCIL.
09:58:56 THAT IS JUST A VERY, VERY EXPENSIVE PROCESS.
09:58:59 SO WE WOULD BE SPENDING A PREMIUM FOR THAT BECAUSE WE WOULD
09:59:03 HAVE TO PAY FOR THE LAND VALUE WHICH IS WHAT WE'RE TRYING TO
09:59:05 NEGOTIATE NOW AND THEN WE WOULD HAVE TO PAY FOR ALL ATTORNEY
09:59:08 FEES ON BOTH SIDES.

09:59:09 THAT'S WHY WE'VE BEEN TRYING TO STAY AWAY FROM THAT PART OF

09:59:12 IT.

09:59:13 YOU'RE RIGHT, IF THIS GOALPOST GETS MOVED AGAIN, WE'LL HAVE

09:59:16 NO CHOICE BUT TO PROCESS WITH EMINENT DOMAIN.

09:59:19 >>Larry Fiesel: IN HINDSIGHT YOU CAN'T LOOK BACK AND CHANGE

09:59:22 THE DYNAMICS OF WHAT WE'VE GONE THROUGH HERE.

09:59:25 YET WE WOULD SPEND MORE MONEY TO DO AN EMINENT DOMAIN.

09:59:30 BUT THE OFFSET FOR THE LAST FOUR YEARS OR SO THAT THIS HAS

09:59:33 BEEN DELAYED, THE ADDITIONAL COST OF THE ROAD MAY BE WAY

09:59:37 MORE THAN WHAT THE ACQUISITION OF LAND WOULD HAVE COST US.

09:59:39 WE HAVE NO WAY OF KNOWING THAT.

09:59:42 IT JUST SEEMS VERY FRUSTRATING BECAUSE I CAN REMEMBER

09:59:48 GETTING E-MAILS FROM SOMEPLACE, IN THOSE DAYS, I WASN'T

09:59:52 INVOLVED WITH THE VILLAGE, SO I WAS GETTING E-MAILS AND

09:59:54 DIDN'T KNOW WHO THE PARTIES WERE.

09:59:56 WHICH OF THESE DESIGNS DO YOU LIKE THE BEST?

09:59:58 I LIKE THE ROUNDABOUT BECAUSE MY ROUNDABOUT HISTORY.

10:00:03 I WASN'T EVEN THINKING ABOUT BEING ON THIS COUNCIL AT THAT

10:00:07 TIME, AND HERE WE ARE, I'M GETTING READY TO EXIT THE COUNCIL

10:00:10 AND THEY ARE STILL TALKING ABOUT THE SAME PIECE OF ROAD.

10:00:14 JUST MY TWO CENTS' WORTH.

10:00:16 >>Mayor McLain: THANK YOU.

10:00:17 ANY OTHER COMMENTS?

10:00:18 JUST SOME THOUGHTS.

10:00:21 THIS HAS BEEN A LONG PROCESS.

10:00:24 I'VE BEEN RECEIVING SOME PHONE CALLS BECAUSE PEOPLE HAVE

10:00:26 BEEN LOOKING AT OUR ENTIRE CAPITAL IMPROVEMENT PROGRAM.

10:00:30 AND SOME HAVE BEEN UPSET THAT WE'VE DELAYED SOME PROJECTS
10:00:35 BECAUSE WE'RE TRYING TO BE RESPONSIBLE FOR HOW WE BUDGET AND
10:00:39 HOW WE PAY FOR PROJECTS.
10:00:41 UNFORTUNATELY, WHEN WE GET THESE KINDS OF DELAYS, IT ALWAYS
10:00:46 ADDS TIME DELAY BUT ALSO IT NEVER GOES FOR THE PRICE
10:00:50 REDUCTION.
10:00:51 SO WHAT IT SAYS IS IF WE DON'T GET THE COOPERATION TO HELP
10:00:55 MAKE THE VILLAGE OF ESTERO A BETTER PLACE FOR TRAFFIC,
10:00:58 BETTER PLACE FOR US TO LIVE IN, WE'RE GOING TO BE ABLE TO DO
10:01:04 LESS PROJECTS IN THE FUTURE AND COUNCIL WILL HAVE TO BE VERY
10:01:07 RESPONSIBLE ABOUT HOW WE PRIORITIZE AND REPRIORITIZE AND
10:01:11 REPRIORITIZE AS WE GO FORWARD.
10:01:14 AND THAT'S FRUSTRATING, OBVIOUSLY, TO ME AND I THINK ALL THE
10:01:17 COUNCIL MEMBERS.
10:01:17 WE'RE TRYING TO DO THE RIGHT THING.
10:01:23 SAFETY IN THIS PARTICULAR CASE IS A SIGNIFICANT ISSUE, ALONG
10:01:27 WITH BEAUTIFICATION OF ESTERO IS IMPORTANT.
10:01:30 JUST HOPE THAT WE CAN GET SOME COOPERATION FROM LANDOWNERS
10:01:34 AND THAT THEY STAY TRUE TO THEIR WORD.
10:01:36 I UNDERSTAND DIMINISHED VALUE.
10:01:38 IF WE'RE GOING TO DO IMPROVEMENTS, I THINK WE DO HAVE THE
10:01:42 RESPONSIBILITY TO PAY FOR A LARGE FOR SOMETHING SMALLER.
10:01:49 THIS ISN'T THE ONLY ONE THAT WE'RE WORKING ON IN THESE
10:01:53 AREAS.

10:01:53 THAT'S ALL I'VE GOT TO SAY.
10:01:55 THANK YOU, DAVID.
10:01:56 THESE COMMENTS WERE NOT ZEROED IN ON YOU.
10:02:01 IT'S THE WHOLE PROCESS.

10:02:05 DO WE HAVE ANY PUBLIC TO SPEAK ON THIS ITEM?

10:02:14 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

10:02:16 >>Mayor McLain: NOW I'LL ENTERTAIN A MOTION REGARDING THIS

10:02:19 ITEM.

10:02:20 >>Vice-Mayor Ribble: SO MOVED.

10:02:22 LARRY DO IT.

10:02:25 >>Larry Fiesel: I'LL MAKE THAT MOTION.

10:02:27 >>Vice-Mayor Ribble: I'LL SECOND.

10:02:28 >>Mayor McLain: SECONDED BY OUR VICE-MAYOR.

10:02:29 MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.

10:02:33 >>George Zalucki: AYE.

10:02:34 >>Jim Ward: AYE.

10:02:36 >>Rafael Lopez: AYE.

10:02:38 >>Lori Fayhee: AYE.

10:02:39 >>Larry Fiesel: AYE.

10:02:41 >>Vice-Mayor Ribble: AYE.

10:02:42 >>Mayor McLain: AYE.

10:02:43 NEXT ITEM ON THE AGENDA IS 8C ESTERO RIVER SEDIMENT

10:02:52 ANALYSIS, EC 2019-36, CHANGE ORDER NUMBER 2.

10:02:57 STEVE, WOULD YOU PLEASE INTRODUCE THIS ITEM?

10:02:59 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.

10:03:01 IN 2019, THIS PROJECT WAS INITIATED BY THE COUNCIL INVOLVING

10:03:06 DREDGING OF SOME PORTIONS OF THE ESTERO RIVER.

10:03:10 WE'VE BEEN IN THE PERMITTING PROCESS, DESIGN AND PERMITTING

10:03:13 FOR THIS KIND OF WORK, BUT THERE'S ALSO SOME EMERGENCY

10:03:19 CHANGES NEEDED ON THE RIVER, AND THAT'S THE SUBJECT OF THIS

10:03:23 PROJECT HERE.

10:03:24 I WOULD LIKE TO CALL ON DAVID WILLEMS AGAIN TO WALK US

10:03:27 THROUGH THE PROCESS AS WELL AS THE REQUEST FOR COUNCIL
10:03:31 ACTION IN THIS CASE.
10:03:34 >>David Willems: THANK YOU.
10:03:37 SO WHAT WE HAVE IS THIS IS REALLY A CHANGE ORDER TO THE
10:03:42 ESTERO RIVER DREDGING BUT REALLY COVERS TWO DIFFERENT ITEMS.
10:03:45 THE FIRST ONE IS I THINK THE ANALOGY COUNCILMEMBER FIESEL
10:03:49 MENTIONED ABOUT THE PEANUTS AND THE FOOTBALL REALLY APPLIES
10:03:52 TO THIS.
10:03:53 THE CONSULTANT THAT WE HAVE HAS BEEN TRYING TO WORK WITH THE
10:03:57 CORPS AND THE DEP.
10:03:59 AS WE GO THROUGH THE PROCESS, THERE ARE DIFFERENT PEOPLE
10:04:03 THEY ARE DEALING WITH AND THEY HAVE DIFFERENT CONCERNS AS WE
10:04:06 GO ON.
10:04:08 THEY TRIED TO PUSH BACK FROM THAT, BUT IT LOOKS LIKE WE'LL
10:04:12 HAVE TO PROVIDE ADDITIONAL INFORMATION IN ORDER TO GET TO
10:04:14 THE NEXT STEP WITH THEM.
10:04:17 AND THAT'S WHAT THIS CHANGE ORDER, PART OF THIS CHANGE ORDER
10:04:19 DOES IS IT ALLOWS OUR CONSULTANT TO RESPOND TO THE LATEST

10:04:24 QUESTIONS THAT DEP HAS HAD ABOUT THE ESTERO RIVER FOR THE
10:04:28 DREDGING.
10:04:29 PART OF THE COMPLEXITY OF THE ESTERO RIVER IS THAT IT'S NOT
10:04:33 JUST A WATER BODY.
10:04:35 THE STATE VIEWS IT AS SPECIAL BECAUSE IT'S IDENTIFIED AS AN
10:04:41 OUTSTANDING FLORIDA WATER, AND PARTS OF IT ARE ACTUALLY PART
10:04:44 OF THE ESTERO BAY AQUATIC PRESERVE.
10:04:46 SO THEY ARE LOOKING AT IT AT A DIFFERENT LEVEL OF PROTECTION
10:04:50 THAN THEY PROBABLY WOULD MOST OTHER WATER BODIES.
10:04:54 AND THEY HAVE NOT SO FAR BEEN WILLING TO AGREE THAT THE

10:04:57 RIVER HAS EVER BEEN DREDGED BEFORE, EVEN THOUGH OUR
10:05:01 CONSULTANT HAS PROVIDED HISTORICAL AERIAL INFORMATION THAT
10:05:04 APPEARS TO SHOW THAT IT HAS BEEN DREDGED.
10:05:06 AND THERE'S ANECDOTAL INFORMATION AND PICTURES, THE
10:05:10 KORESHANS HAVING BARGES THAT GO UP THE RIVER THAT YOU WOULD
10:05:15 HAVE HAD TO DREDGE IT TO GET THERE.
10:05:18 THAT'S WHY IT'S BEEN DIFFICULT TO GET THE PERMIT.
10:05:21 THEY ARE BEING VERY, VERY PROTECTIVE OF THE RIVER AND SO IS
10:05:24 THE VILLAGE.
10:05:24 WHAT WE'RE PROPOSING TO DO IS NOT DREDGING IT SO LARGE SHIPS
10:05:28 CAN GET THROUGH THERE.
10:05:29 IT'S TO GET A COUPLE FEET OF DRAFT TO BOATS CAN GET IN AND
10:05:36 OUT.
10:05:36 THE SECOND PART IS RELATED TO SOME OF THE HURRICANES WE'VE
10:05:39 HAD.

10:05:39 THE STATE IS ALLOWING IT, THEY CALL IT AN EMERGENCY
10:05:41 DREDGING.
10:05:42 WHAT THAT IS, IF THE VILLAGE OR WHATEVER, OPERATING ENTITY,
10:05:48 CAN DEMONSTRATE THAT THE HURRICANE PUSHED SEDIMENT INTO THE
10:05:52 RIVER, THAT YOU WOULD BE ABLE TO REMOVE THAT SEDIMENT IN AN
10:05:57 EXPEDITIOUS MANNER, LONGER THAN WHAT THE CURRENT PERMITTING
10:06:01 PROCESS IS.
10:06:02 SO IN ORDER TO DO THAT, WE'VE MET WITH THE STATE AND WE GOT
10:06:06 THEM TO AGREE THAT WE GOT CROSS-SECTIONS OF THE RIVER BACK
10:06:11 IN 2019 OR 2020, AND THEY WOULD ALLOW US TO USE THAT AS THE
10:06:17 EXISTING CONDITIONS IN THIS ANALYSIS.
10:06:20 WHAT WE NEED TO DO IS DEMONSTRATE THAT IT HAS CHANGED.
10:06:23 WHAT THIS CHANGE ORDER DOES IS ALLOWS OUR CONSULTANT TO GO

10:06:26 OUT AND RESURVEY WHAT IT IS RIGHT NOW.
10:06:29 WE'LL COMPARE THAT TO THE DATA THAT WE HAVE PREVIOUSLY.
10:06:33 IF IT SHOWS THAT THERE'S SEDIMENT THERE, THE DEP WOULD ALLOW
10:06:37 US TO REMOVE THAT SEDIMENT BACK TO WHAT IT WAS IN 2019 WHEN
10:06:41 WE HAD THOSE ORIGINAL CROSS SECTIONS.
10:06:44 WITH THAT, I CAN ANSWER ANY QUESTIONS.
10:06:47 >>Vice-Mayor Ribble: YOU CAN ONLY REMOVE SEDIMENT UP TO WHAT
10:06:50 YOU SHOW IN 2019.
10:06:52 >>David Willems: CORRECT.
10:06:54 UNDER THE EMERGENCY DREDGING.
10:06:55 WE'RE STILL GOING THROUGH THE PERMITTING PROCESS TO GET A
10:06:58 MORE CONSISTENT RIVER BOTTOM SO THAT BOATS CAN GET THROUGH,

10:07:04 ESPECIALLY THERE'S, I THINK, SIX OR EIGHT PLACES THAT
10:07:07 SEDIMENT TENDS TO BUILD UP.
10:07:09 AND TO DREDGE THOSE.
10:07:12 BUT FOR THE EMERGENCY DREDGING, IT IS JUST YOU GO BACK TO
10:07:15 WHAT IT HAS BEEN HISTORICALLY.
10:07:17 SO IF WE WOULD HAVE HAD A PERMIT ALREADY, THEN WE COULD
10:07:22 DEMONSTRATE THAT THE SEDIMENT IS MORE THAN WHAT WE WERE
10:07:24 PERMITTED TO REMOVE ORIGINALLY, AND THEN WE COULD USE THAT,
10:07:27 BUT WE DON'T HAVE THAT YET, SO WE HAVE TO GO BACK TO THE
10:07:29 SURVEY CROSS SECTION.
10:07:31 >>Vice-Mayor Ribble: THE DROP-DEAD DATE OF APRIL 1st, CEC
10:07:38 KNOWS OF THE DEADLINE.
10:07:39 >>David Willems: YES, ABSOLUTELY.
10:07:40 THEY HAVE BEEN PART OF THE CONVERSATIONS.
10:07:43 THAT WAS RECENTLY EXTENDED TO THERE.
10:07:46 SO WE MET WITH DEP AND THEY HAVE TALKED THROUGH ALL THE

10:07:50 DETAILS OF THAT.

10:07:50 >>Vice-Mayor Ribble: SO THEY KNOW THAT WE'RE UNDER THE GUN

10:07:52 TO GET THIS DONE.

10:07:54 >>David Willems: YES.

10:07:55 THAT IS WHY WE ARE AT THIS COUNCIL MEETING TO MAKE SURE THAT

10:07:58 WE'RE ABLE TO DO THAT.

10:07:59 >>Vice-Mayor Ribble: THANK YOU.

10:08:01 >>Mayor McLain: LET ME GET A CLEAR UNDERSTANDING ON THAT.

10:08:03 YOU'RE SAYING THE PERMIT WILL TAKE IT DOWN TO LEVELS OF 2019

10:08:09 WHICH FOLLOWED ONE OF OUR MAJOR HURRICANES IRMA IN 2017.

10:08:14 WONDER WHAT THE RIVER BOTTOM WAS LIKE ELEVATION-WISE PRIOR

10:08:19 TO 2017.

10:08:23 BECAUSE WE HAD COME AND GO IN THERE.

10:08:25 IS OUR TARGET RIGHT FOR 2019 AS OPPOSED TO AN OLDER DATE?

10:08:31 >>David Willems: THE REASON IT'S 2019 IS BECAUSE THAT'S THE

10:08:34 ONLY INFORMATION WE HAVE.

10:08:35 IF WE HAD OTHER INFORMATION, WE WOULD USE IT, BUT THERE'S NO

10:08:38 OTHER DATA ON THE RIVER TO SAY --

10:08:40 >>Mayor McLain: WAS THE RIVER NAVIGABLE IN 2019 AND '20?

10:08:45 >>David Willems: NO, IT WAS NOT IDEAL.

10:08:47 IT IS NOT WHERE WE WOULD WANT IT TO BE FROM A PERMIT --

10:08:50 THAT'S WHY -- THOSE CROSS-SECTIONS WERE TAKEN IN ORDER TO

10:08:54 PERMIT REMOVING SEDIMENT.

10:08:57 IT DOES NOT GET US TO WHERE WE WANT TO BE ULTIMATELY.

10:09:00 BUT WHAT IT MIGHT ALLOW US TO DO IS IN A SECTION WHERE SOME

10:09:03 OF THE RESIDENTS ARE HAVING TROUBLE OVER THE LAST COUPLE OF

10:09:07 MONTHS, TO REMOVE THE SEDIMENT IN THAT AREA SO THAT SPECIFIC

10:09:11 AREA AT LEAST GOES BACK TO AS GOOD AS IT WAS IN 2019.

10:09:16 >>Mayor McLain: I DON'T KNOW.
10:09:16 IT DOESN'T LOOK LIKE A GREAT FIX TO ME.
10:09:18 MAYBE A STEP IN THE RIGHT DIRECTION.
10:09:22 >>David Willems: THIS IS JUST TO ANALYZE IT.
10:09:24 WE DON'T KNOW WHAT THE ANSWERS ARE.
10:09:26 IT JUST DEPENDS ON WHAT THE CROSS-SECTIONS SAY.

10:09:29 THEN THE CONSULTANT WILL HELP US DECIDE WHAT WE SHOULD DO.
10:09:33 >>Jim Ward: REFRESH MY MEMORY ON THIS.
10:09:35 DID WE DO SOIL TESTING OF THE SEDIMENT WE'RE GOING TO BE
10:09:38 DREDGING UP AND ENSURE THAT THERE'S NOTHING ENVIRONMENTALLY
10:09:42 DANGEROUS?
10:09:43 >>David Willems: CORRECT.
10:09:44 THAT'S PART OF THE PERMITTING PROCESS THAT OUR CONSULTANT
10:09:46 HAS TO DEMONSTRATE TO DEP, THAT THAT'S NOT GOING TO BE AN
10:09:50 ISSUE AND HOW THEY WILL HANDLE THE SEDIMENT.
10:09:53 ACTUALLY DURING CONSTRUCTION, THEY'LL HAVE TO MONITOR
10:09:55 UPSTREAM AND DOWNSTREAM OF THE DREDGING AREA TO DEMONSTRATE
10:09:59 THAT THERE'S NO TURBIDITY OR RESUSPENSION OF SEDIMENT.
10:10:02 >>Jim Ward: THANK YOU.
10:10:04 >>Mayor McLain: THIS IS NOT A LONG PROJECT.
10:10:06 FIVE, MAYBE SIX YEARS BEFORE YOU WERE HERE.
10:10:10 >>Larry Fiesel: THAT RUNWAY IS STARTING TO GET SHORT FOR ME.
10:10:13 I'M NOT SURE WHERE TO BEGIN ON THIS OTHER THAN WE CAN GO
10:10:17 BACK TO 2019.
10:10:19 THAT'S A LONG TIME AGO.
10:10:20 I WILL QUOTE FROM THE COASTAL ENGINEERING LETTER OF FEBRUARY
10:10:25 THE 13th.
10:10:26 THE ESTERO RIVER FUNCTIONS AS THE MAIN DRAINAGE CONVEYANCE

10:10:30 FOR MUCH OF ESTERO.
10:10:31 ALSO A MAJOR RECREATION AMENITY FOR VISITORS AND RESIDENTS,
10:10:35 USED FOR CANOEING, KAYAKING, FISHING, BOATING.

10:10:38 THE PROTECTION AND ENHANCEMENT OF THE RIVER IS A CRITICAL
10:10:41 PRIORITY FOR ESTERO.
10:10:43 I'M PREACHING TO THE CHOIR, BUT I CAN'T OVEREMPHASIZE HOW
10:10:49 IMPORTANT THIS RIVER IS TO SOUTHWEST FLORIDA, TO THE VILLAGE
10:10:53 OF ESTERO, FOR THE FOLKS WHO LIVE ON THE RIVER OR BY THE
10:10:58 RIVER, THOSE WHO USE IT FOR RECREATIONAL PURPOSES.
10:11:01 PELICAN SOUND COMMUNITY, WHERE I LIVE, I WAS ON THE RIVER
10:11:06 YESTERDAY.
10:11:07 IT WAS LOW TIDE AND THE PONTOON BOAT THAT WE HAVE THAT TAKES
10:11:12 US OUT TO LOVER'S KEY SCRAPED BOTTOM MANY TIMES.
10:11:17 I COULD HAVE GOTTEN OUT OF THE BOAT AND STOOD IN THE RIVER
10:11:21 AND MY ANKLES WOULDN'T HAVE BEEN WET.
10:11:23 THAT'S HOW MUCH WATER IS THERE.
10:11:25 WE GO BACK TO ALL THESE -- THE FLORIDA DEPARTMENT OF
10:11:31 ENVIRONMENTAL PROTECTION, THE ARMY CORPS OF ENGINEERS AND
10:11:34 THE REQUEST FOR ADDITIONAL INFORMATION, IT SEEMS TO ME RIGHT
10:11:38 NOW MY FEELING IS THEY ARE MORE CONCERNED ABOUT GETTING
10:11:41 REQUESTS FOR ADDITIONAL INFORMATION THAN THEY ARE IN SOLVING
10:11:44 THE PROBLEM THAT EXISTS THAT'S BEEN HERE FOR YEARS.
10:11:47 IF THIS RIVER WAS IN THE CONDITION MANY YEARS AGO WHEN THE
10:11:52 KORESHANS WERE TRYING TO ESTABLISH THEIR COMMUNITY HERE,
10:11:54 THEY WOULD NEVER HAVE BEEN ABLE TO GET UP THAT RIVER WITH
10:11:57 THEIR FLATBOATS BRINGING THE LUMBER IN TO BUILD THAT
10:12:00 COMMUNITY BECAUSE IT'S JUST NOT NAVIGABLE.
10:12:02 I THINK FOR ONE OF THE FINEST AMENITIES, ESPECIALLY TO THE

10:12:05 VILLAGE OF ESTERO, AS WELL AS SOUTHWEST FLORIDA, WE KEEP
10:12:09 TALKING ABOUT IT AND NOTHING EVER GETS DONE.
10:12:11 THE RIVER KEEPS CHANGING BECAUSE THAT'S WHAT THE RIVERS DO.
10:12:14 WE'VE HAD, I DON'T KNOW, FOUR MAJOR HURRICANES SINCE 2017.
10:12:21 WE HAD IAN, WE HAD THE STORM SURGE THAT CAME DOWN THE RIVER.
10:12:25 WE ALL SAW THE RESULTS OF THAT.
10:12:27 EVERY TIME SOMETHING LIKE THAT HAPPENS, THE PROFILE OF THE
10:12:29 RIVER STARTS MOVING AROUND AND CHANGING A LITTLE BIT AND WE
10:12:33 KEEP TRYING TO GO BACK TO, WELL, WHAT DID IT USED TO LOOK
10:12:36 LIKE?
10:12:37 WELL, WHAT DID IT USED TO LOOK LIKE WHEN?
10:12:39 WHAT TIME FRAME ARE WE TRYING TO TALK ABOUT?
10:12:42 WE HAVE A PROBLEM.
10:12:43 WE NEED TO NAVIGATE THE RIVER AND MAKE IT SAFE FOR THE
10:12:45 PEOPLE WHO TRY TO USE IT.
10:12:48 I GET WORE OUT WITH PEOPLE ALWAYS ASKING, WELL, I NEED MORE
10:12:51 ANSWERS.
10:12:51 LET'S GET ANSWERS OR QUIT ASKING QUESTIONS AND LET'S DO
10:12:54 SOMETHING ABOUT THIS THING.
10:12:55 IT'S DESTROYING -- THE RIVER IS NOT GOING TO GET ANY BETTER
10:12:59 ON ITS OWN.
10:13:01 WE'RE DOING THIS SEPTIC TO SEWER CONVERSION TO TRY TO
10:13:03 IMPROVE THE QUALITY OF THE RIVER.
10:13:05 BUT THE QUALITY OF THE RIVER IS IMPORTANT, BUT IF YOU CAN'T
10:13:07 USE THE RIVER FOR ANYTHING, WHICH IS MORE IMPORTANT?

10:13:15 >>Mayor McLain: COULD WE USE SOME OF THE STATE LEGISLATIVE
10:13:19 FOLKS TO HELP MOVE THIS PROJECT FORWARD?

10:13:21 SIX YEARS IS A LONG TIME FOR THE PROJECT.

10:13:25 CAN WE USE OUR STATE LEGISLATIVE BODY TO HELP CUT THROUGH

10:13:31 SOME OF THIS RED TAPE?

10:13:32 IT SEEMS LIKE THAT IS A COMMON TREND THAT WE'RE SEEING RIGHT

10:13:35 NOW IS GOVERNMENT INEFFICIENCY.

10:13:38 THIS KIND OF BEGS A LITTLE BIT TO THAT.

10:13:40 IF WE COULD GET SOMEBODY HIGHER UP TO SAY THIS IS AN

10:13:45 IMPORTANT THOROUGHFARE FOR WATER MOVEMENT AND ALL THE GOOD

10:13:48 THINGS LARRY SAID, MAYBE WE SHOULD REACH OUT AND TRY THAT

10:13:51 ALSO.

10:13:52 YOU'RE IN THE MIDDLE OF NEGOTIATIONS, SO SOMETIMES THAT CAN

10:13:55 MUCK IT UP.

10:13:56 BUT IT MIGHT BE WORTHWHILE LOOKING AT THAT, I THINK.

10:13:59 ALL RIGHT.

10:14:02 ANY OTHER COMMENTS FROM COUNCIL?

10:14:04 IF NOT, I'LL OPEN IT UP FOR PUBLIC COMMENT.

10:14:07 >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.

10:14:09 >>Mayor McLain: LARRY, I NEED ANOTHER MOTION.

10:14:12 >>Larry Fiesel: I'LL MAKE A MOTION TO APPROVE THIS CHANGE

10:14:15 ORDER.

10:14:15 >>Mayor McLain: COUNCILMAN FIESEL HAS MADE THE MOTION AND

10:14:18 SECONDED BY COUNCILPERSON FAYHEE.

10:14:20 MADAM CLERK, PLEASE CALL THE ROLL.

10:14:23 >>Larry Fiesel: AYE.

10:14:24 >>Lori Fayhee: AYE.

10:14:25 >>Rafael Lopez: AYE.

10:14:26 >>Jim Ward: AYE.

10:14:27 >>George Zalucki: AYE.

10:14:29 >>Vice-Mayor Ribble: AYE.

10:14:30 >>Mayor McLain: GOOD.

10:14:33 WE GOT THROUGH THAT AGENDA PRETTY QUICKLY.

10:14:35 WE'LL OPEN IT UP NOW FOR COUNCIL COMMUNICATIONS.

10:14:37 WHY DON'T WE START WITH OUR VICE-MAYOR.

10:14:44 >>Vice-Mayor Ribble: THANK YOU, MAYOR.

10:14:45 AS YOU KNOW, THE LEGISLATIVE SESSION IS GOING TO START VERY

10:14:48 SOON IN MARCH BUT THE BILLS ARE FAST AND FURIOUSLY FLYING

10:14:52 THROUGH THE LEGISLATURE.

10:14:54 I DID GET ONE UPDATE FROM THE FLORIDA LEAGUE OF CITIES THAT

10:14:58 ASKS FOR YOUR HELP ON HOUSE BILL 301, SUITS AGAINST THE

10:15:05 GOVERNMENT, WHICH RAISES THE CAP ON GOVERNMENT LIABILITY,

10:15:08 INCLUDING MUNICIPALITIES AND QUADRUPLES THE CURRENT LIMITS

10:15:13 FROM 200,000 TO A MILLION PER PERSON AND FROM 300,000 TO 3

10:15:19 MILLION PER INCIDENT.

10:15:20 THEY HAVE ASKED US TO TAKE ACTION.

10:15:22 I WILL MAKE SURE THIS INFORMATION GOES TO CAROL AND SHE WILL

10:15:25 SEND IT BACK TO YOU.

10:15:27 THEY ARE ASKING THAT YOU CONTACT YOUR LEGISLATORS WITH THE

10:15:30 TALKING POINTS THAT ARE CONTAINED IN HERE IN THE HOPES THAT

10:15:33 THIS DOESN'T HAPPEN.

10:15:34 UNFORTUNATELY, THIS PAST WEEK, THERE WAS A SERIOUS ACCIDENT

10:15:40 ON COCONUT ROAD WITH A BICYCLER BEING HIT BY A CAR.

10:15:45 WE ALL KNOW THE ISSUES WITH COCONUT ROAD.

10:15:48 THE AMOUNT OF TRAFFIC IT'S GETTING RIGHT NOW AND THE FACT

10:15:51 THAT THERE ISN'T EVEN A SHOULDER ON THE ROAD FOR BIKERS TO

10:15:54 USE.

10:15:55 I JUST WANT YOU TO BE AWARE OF IT IF YOU HADN'T HEARD.

10:15:59 >>Mayor McLain: WHERE ABOUT ON COCONUT WAS THAT?
10:16:01 WEST OF 41?
10:16:03 >>Vice-Mayor Ribble: YES.
10:16:06 >>Mayor McLain: BECAUSE I HAVE NOTICED YESTERDAY IN THE
10:16:10 BROOKS COMMUNITY FROM 41 GOING TO BEN HILL GRIFFIN THAT THEY
10:16:15 ARE PUTTING IN A BRAND-NEW -- IT USED TO BE A PAVEMENT
10:16:17 THING.
10:16:18 THEY ARE PUTTING IN BEAUTIFUL NEW I THINK EIGHT FOOT OR NINE
10:16:21 FOOT SIDEWALK ON THE SOUTH SIDE.
10:16:24 BUT THE BIKE LANE EVEN IN THAT SECTION IS QUASI.
10:16:29 WHEN YOUR HANDLEBARS GO OUTSIDE OF THE WHITE LINE, IT'S NOT
10:16:34 REALLY A GREAT PLACE TO BE RIDING YOUR BICYCLE.
10:16:38 >>Vice-Mayor Ribble: LIKE I SAID, THERE'S NOT EVEN A
10:16:39 SHOULDER ON THIS ROAD.
10:16:41 >>Mayor McLain: THAT SECTION OF COCONUT IS A PROBLEM.
10:16:43 WE'VE GOT, ONE, EXCESS TRAFFIC IN THERE AND WE DON'T HAVE
10:16:46 EASY SOLUTIONS TO THAT.

10:16:49 GOT TO BE PRETTY CAREFUL OF THAT.
10:16:52 DOES THAT CONCLUDE?
10:16:55 >>Vice-Mayor Ribble: YES.
10:16:55 THANK YOU.
10:16:55 >>Mayor McLain: THANK YOU.
10:16:56 GO AHEAD.
10:16:58 >>Larry Fiesel: LAST WEEK, YOU KNOW, I AM THE LIAISON TO THE
10:17:03 TOURIST DEVELOPMENT COUNCIL.
10:17:05 WE MET LAST THURSDAY TO GO OVER A LOT OF THINGS ABOUT
10:17:10 TOURISM.
10:17:11 AS YOU'RE ALL AWARE, WE'VE HAD A NUMBER OF MAJOR STORMS COME

10:17:16 THROUGH THE COMMUNITIES OVER THE LAST -- WELL, SINCE 2017
10:17:21 WAS THE FIRST BIG ONE.
10:17:22 THEY KEEP TRACK OF THE PEOPLE THAT ARE COMING TO THIS PART
10:17:27 OF THE STATE.
10:17:28 IT'S VERY IMPORTANT TO THE ECONOMY OF THE TOURISM HERE THAT
10:17:33 PEOPLE COME BACK TO THE COMMUNITY.
10:17:36 SIGNS ARE SHOWING THAT MANY PEOPLE ARE STARTING TO COME BACK
10:17:39 TO THE COMMUNITY.
10:17:40 THE ANALYSIS, THOUGH, SEEMS TO THINK IT LOOKS LIKE SOME
10:17:45 PEOPLE ARE GOING TO STAY AWAY FROM THE COMMUNITY BECAUSE OF
10:17:49 THE LACK OF IMPROVEMENTS, ESPECIALLY FORT MYERS BEACH AND
10:17:52 THE PIER THAT IS NO LONGER THERE.
10:17:54 AND VERY MUCH CONCERN WAS EXPRESSED BY THE FOLKS AT FORT
10:17:58 MYERS BEACH BECAUSE THAT PIER IS NOT SUPPOSED TO BE

10:18:03 IMPLEMENTED UNTIL 2028.
10:18:06 AND IF PEOPLE ARE NOT COMING DOWN HERE ON THEIR VACATION TO
10:18:09 HAVE FUN BECAUSE THERE'S NO LONGER A PIER OUT THERE, IT
10:18:13 CREATES A BIG PROBLEM.
10:18:14 I THINK THAT THE COMMISSIONERS IN THEIR MEETING THIS WEEK
10:18:21 DISCUSSED THAT.
10:18:22 I THINK THEY ARE GOING TO MAYBE TRY TO MOVE THAT FORWARD
10:18:24 WHICH WOULD BE A GOOD THING FOR THE AREA.
10:18:29 THE AIRPORT, ANYBODY TRAVELING THROUGH THE AIRPORT RECENTLY,
10:18:33 YOU'LL REALIZE THAT THERE IS AN AWFUL LOT OF TRAFFIC AT THE
10:18:36 AIRPORT.
10:18:36 THEY ARE NOW AVERAGING OVER A MILLION TRAVELERS PER MONTH AT
10:18:41 RSW, WHICH IS A GOOD THING.
10:18:44 THEY ARE EXPANDING THE AIRPORT.

10:18:45 THEY ARE GOING TO HAVE ANOTHER, I THINK, 16 GATES THAT THEY
10:18:48 ARE GOING TO BE PUTTING IN PLACE, WHICH WILL THEN EXPAND THE
10:18:52 NUMBER OF TRAVELERS COMING TO THIS AREA.
10:18:55 SO THAT HELPS US.
10:19:00 WE HAVE I THINK IN MARY'S PRESENTATION, 300 AND ALMOST 400
10:19:04 HOTEL ROOMS GOING TO COME ONLINE IN THE VILLAGE OF ESTERO,
10:19:07 WHICH WE HAVE JUST OVER 500 NOW.
10:19:09 SO WE'RE GOING TO EXPAND THAT.
10:19:11 THAT'S PEOPLE COMING HERE TO DO SOMETHING, BUSINESS,
10:19:15 PLEASURE.
10:19:16 THEY SPEND MONEY.

10:19:17 THEY BRING BED TAX.
10:19:19 SO THE ECONOMY IN THE AREA LOOKS LIKE IT'S DOING SOME
10:19:23 IMPROVEMENT IF WE CAN GET SOME OF THESE LONG-RANGE PROJECTS
10:19:27 MOVED FORWARD.
10:19:28 I KNOW THE PIER AT FORT MYERS BEACH DOESN'T NECESSARILY
10:19:32 DIRECTLY AFFECT THE VILLAGE OF ESTERO, BUT INDIRECTLY, THE
10:19:34 PEOPLE THAT COME DOWN HERE, THEY DON'T JUST STAY THERE, THEY
10:19:38 TRAVEL AROUND IN THE AREA.
10:19:41 IF WE DON'T HAVE ANY MORE MAJOR STORMS HERE ANY TIME SOON,
10:19:44 IT LOOKS LIKE RECOVERY IS DOING A PRETTY GOOD JOB OF COMING
10:19:47 BACK TO PRE-HURRICANE, THE BIG HURRICANES THAT HIT US.
10:19:52 SO THAT'S THE TOURIST DEVELOPMENT COUNCIL UPDATE.
10:19:57 THAT'S ALL I HAVE TO SAY.
10:19:59 >>Mayor McLain: MAKE A LITTLE COMMENT ON THAT.
10:20:01 WE'RE WORKING WITH TOURIST DEVELOPMENT TO HELP OUR SPORTS
10:20:04 PARK AND OUR ENTERTAINMENT AREA, AND I WAS OUT TO DINNER
10:20:08 LAST NIGHT TALKING TO SOME PEOPLE FROM MICHIGAN.

10:20:13 THEY SPECIFICALLY TALKED -- THERE'S NOT MUCH GOING DOWN AT
10:20:16 THE BEACH RIGHT NOW.
10:20:17 THEY ARE GOING TO THE BIG RESORT THERE, BUT THAT'S WHY IT'S
10:20:22 IMPORTANT FOR US.
10:20:22 THE FASTER WE CAN GET OUR SPORTS PARK UP AND RUNNING AND OUR
10:20:26 ENTERTAINMENT AREA, IT GIVES AN ALTERNATIVE TO THE BEACH,
10:20:28 EVEN IF THE BEACH WAS UP RUNNING 100%, PEOPLE LIKE TO GET
10:20:33 OFF THE BEACH.

10:20:34 ONLY TAKE SO MUCH SUN AND I THINK OUR ENTERTAINMENT AND
10:20:37 SPORTS PARK AND ESTERO ON THE RIVER, GOING DOWN THE RIVER
10:20:41 ARE GREAT ALTERNATIVES, AND WE'VE GOT LOTS OF HOTELS IN OUR
10:20:47 AREA HERE THAT ARE CONTRIBUTING TO THE TOURIST DEVELOPMENT
10:20:50 FUNDS.
10:20:50 SO WE HOPE THAT WE'RE GOING TO BE IN THE MONEY FLOW FOR THAT
10:20:53 HERE IN THE NEAR FUTURE, WHICH WILL HELP US A LITTLE BIT IN
10:20:57 SOME OF THOSE PROJECTS.
10:20:58 THANKS FOR BRINGING THAT.

10:21:01 >>Lori Fayhee: I HAVE NOTHING TODAY.
10:21:02 THANK YOU.

10:21:03 >>Rafael Lopez: I HAVE NOTHING EXCEPT THAT I KNOW THAT LARRY
10:21:06 WILL BE LEAVING IN THE NEXT COUPLE OF MONTHS AND HE WON'T BE
10:21:10 ON THE COUNCIL ANYMORE.
10:21:12 I KNOW THAT WE APPOINT SOMEONE TO THE HORIZON COUNCIL TO
10:21:16 REPRESENT THE VILLAGE.
10:21:18 IF NO ONE ELSE IS INTERESTED ON THE COUNCIL, I WOULD LIKE
10:21:21 THE OPPORTUNITY TO SERVE ON THAT COUNCIL.
10:21:23 I ALREADY REACHED OUT TO THE PRESIDENT, A FRIEND OF MINE,
10:21:30 TOLD I WAS INTERESTED.

10:21:31 IF NO ONE ELSE ON COUNCIL IS INTERESTED, I WOULD LIKE THE
10:21:34 OPPORTUNITY TO SERVE ON THE COUNCIL, IF POSSIBLE, WHEN THE
10:21:37 TIME COMES.
10:21:37 >>Mayor McLain: I THINK AFTER WE HAVE ELECTION OF MAYOR AND
10:21:40 VICE-MAYOR AND ALL THAT -- I SAID THAT WE SHOULD PROBABLY

10:21:47 WAIT UNTIL AFTER OUR ELECTION OF THE NEW MAYOR AND
10:21:49 VICE-MAYOR AND THAT TO DISCUSS THOSE OPPORTUNITIES.
10:21:54 >>Rafael Lopez: I JUST WANTED TO PUT THAT OUT THERE.
10:21:57 >>Jim Ward: JUST A COUPLE OF COMMENTS.
10:21:58 ESTERO FEST IS COMING UP VERY SOON.
10:22:00 IT WILL BE MARCH 15.
10:22:02 LESS THAN A MONTH.
10:22:03 A LOT OF ACTIVITY GOING ON AROUND THAT, COOPERATION WITH THE
10:22:07 ESTERO CHAMBER OF COMMERCE.
10:22:09 PUT THAT ON OUR CALENDAR FOR EVENTS TO BE -- IT'S GOING TO
10:22:13 BE A HUGE EVENT.
10:22:15 THE MAYOR REFERENCED THE SIDEWALKS ON COCONUT ROAD AND THREE
10:22:20 OAKS.
10:22:21 THAT IS A PROJECT UNDERTAKEN BY THE BROOKS CDD.
10:22:25 IT'S GOING EXTREMELY WELL, TO THE FRUSTRATION THAT LARRY HAD
10:22:31 ABOUT SOME PROJECTS, THIS PROJECT ACTUALLY IS MOVING VERY
10:22:34 QUICKLY.
10:22:36 THANKS TO THE VILLAGE, WE WERE ABLE TO REDESIGN PARTS OF THE
10:22:40 SIDEWALK.
10:22:41 THE VILLAGE CONTRIBUTED SOME FUNDS TO THAT PROCESS, SO
10:22:46 THAT'S GOING ALONG VERY WELL AS WELL.
10:22:49 A LOT OF INTEREST IN THE SPORTS PARK IN MY COMMUNITY.
10:22:53 A LOT OF PEOPLE ASK ME CONTINUOUSLY HOW IT'S GOING, WHAT THE

10:22:58 PROGRESS IS, WHEN DO WE ANTICIPATE BREAKING GROUND, SEEING
10:23:04 SOME TYPE OF STRUCTURE AND PARTICULARLY INTERESTED IN

10:23:09 PICKLEBALL.
10:23:10 THERE IS A LOT OF INTEREST IN THAT ESTERO PARK.
10:23:12 HOPEFULLY WE'LL GET THAT DONE SOONER THAN LATER.
10:23:21 >>George Zalucki: ESTERO FEST COMING UP, MARCH 15, I THINK
10:23:24 WE HAVE TWO MORE MEETINGS BEFORE THE BIG EVENT.
10:23:26 SO THIS IS ESTERO'S SIGNATURE EVENT.
10:23:28 THIS WILL BE OUR THIRD ESTERO FEST.
10:23:31 WHAT IS MOST SIGNIFICANT THIS YEAR IS THAT THE VILLAGE OF
10:23:33 ESTERO IS CELEBRATING OUR 10th ANNIVERSARY.
10:23:35 SO THERE WILL BE A PRESENTATION AT THIS EVENT IN
10:23:39 COORDINATION WITH THE VILLAGE OF ESTERO.
10:23:40 THERE ARE GOING TO BE SOME GIVEAWAYS AND SOME DISPLAYS BY
10:23:44 THE VILLAGE AS WELL.
10:23:46 JUST TO GIVE YOU A QUICK HIGH LEVEL OF WHAT'S GOING ON
10:23:48 THERE, WE'LL HAVE 11 FOOD TRUCKS.
10:23:50 THAT INCLUDES ENTREES, FOOD, BURGERS, ET CETERA, AND ALSO
10:23:55 ICE CREAM, TREATS, AND BEVERAGES.
10:23:57 SO THAT IS A NICE MIX THAT WE HAVE THIS YEAR.
10:24:00 WE'RE ALMOST DOUBLING THE AMOUNT OF FOOD TRUCKS WE HAD FROM
10:24:04 LAST YEAR.
10:24:05 ALSO, WE HAVE THE BEER AND WINE GARDEN WHICH IS GOING TO BE
10:24:07 EXPANDED THIS YEAR.
10:24:09 WE'RE ACTUALLY GOING TO HAVE THE ABILITY FOR FOLKS IF THEY
10:24:13 WANT TO TAKE THEIR ADULT BEVERAGE UP TO THE STAGE AREA AND
10:24:17 VIP AREA, THEY WILL BE ABLE TO DO THAT THIS YEAR WITH THE

10:24:21 NEW DESIGN OF THE BEER GARDEN TENT.

10:24:23 WE ALSO HAVE FOR THE FAMILIES, WE HAVE A KID ZONE.

10:24:25 SO THAT'S GOING TO BE FROM 1 TO 5 P.M.

10:24:28 THAT INCLUDES A BOUNCE HOUSE, COSTUME CHARACTERS WILL BE

10:24:33 WALKING AROUND, FACE PAINTING.

10:24:35 WE HAVE ARTS BONITA, WHAT THEY CALL THEIR KIDS' CORNER.

10:24:39 THAT WILL FEATURE ARTS AND CRAFTS FOR CHILDREN AS WELL.

10:24:41 FROM 2 TO 5, WE'LL HAVE WAY TOO TALL TORY ALSO WALKING

10:24:46 AROUND AND ENGAGING WITH KIDS.

10:24:47 LEE COUNTY SHERIFF'S OFFICE WILL BE THERE WITH THEIR ASSETS.

10:24:49 ESTERO FIRE RESCUE IS GOING TO BE THERE WITH PUBLIC

10:24:52 EDUCATION AND THEIR ASSETS TO SHOW.

10:24:54 AND WE HAVE FOUR LIVE BANDS THIS YEAR.

10:24:57 THERE WAS A FIFTH ACT THAT WAS -- THAT HAD TO CANCEL, BUT WE

10:25:01 HAVE FOUR LIVE BANDS.

10:25:04 STARTING AT 1:00, ALL THE WAY THROUGH TO 8.

10:25:07 BY THE WAY, IT'S FROM 1 TO 8 P.M., TOTAL EVENT.

10:25:11 WE'LL HAVE THE SWAMP BLUES BAND IS GOING TO BE THE OPENER.

10:25:16 LATIN AMERICA GROOVE BAND, A GREAT LATIN KIND OF BAND VERY

10:25:20 POPULAR.

10:25:21 THE ENCOURAGABLES BAND.

10:25:23 LIKE A TOP 40s HITS BAND, HIGH ENERGY.

10:25:27 AND THEN BEN ALLEN BAND WILL BE THE HEADLINER STARTING AT

10:25:33 5 P.M.

10:25:33 THE VILLAGE WILL HAVE A PRESENTATION RIGHT AROUND US 5 P.M.

10:25:36 AND THEN, OF COURSE, LET'S NOT FORGET ABOUT THE BUSINESS

10:25:39 EXPO FOR ALL OF OUR BUSINESSES IN THE VILLAGE OF ESTERO

10:25:42 THAT'S GOING TO BE FROM 1 TO 5 AND THERE ARE STILL SPOTS

10:25:46 AVAILABLE.

10:25:46 GO TO THE ESTERO CHAMBER WEBSITE, ESTERO CHAMBER.ORG FOR

10:25:50 MORE INFORMATION.

10:25:51 WE'D LOVE TO SEE YOU THERE.

10:25:53 THANK YOU.

10:25:54 >>Rafael Lopez: FOR THE RECORD, I BOUGHT MY TWO VIP TICKETS

10:25:57 ALREADY.

10:25:57 >>George Zalucki: RAFAEL HAS BOUGHT HIS TWO VIP TICKETS FOR

10:26:02 THE RECORD.

10:26:03 >>Mayor McLain: YOU HAVE A BIG FAMILY, GET MORE.

10:26:06 >>Rafael Lopez: I'M LETTING EVERYBODY KNOW THAT THE TICKETS

10:26:09 ARE VERY INEXPENSIVE.

10:26:10 AND FOR THE ENTERTAINMENT THAT YOU'RE GOING TO GET AND THE

10:26:13 FOOD TRUCKS AND EVERYTHING ELSE, YOU CAN'T BEAT THE DEAL

10:26:16 THAT YOU GET.

10:26:22 >>George Zalucki: YOU HAVE ACCESS TO THE STAGE.

10:26:24 HIGH TOP COCKTAIL TABLES.

10:26:25 I BELIEVE TWO COMPLEMENTARY ADULT BEVERAGES WITH THAT AS

10:26:31 WELL.

10:26:31 YOU CAN WALK DIRECTLY UP TO THE STAGE WITH YOUR ADULT

10:26:33 BEVERAGE.

10:26:34 THAT WAS KIND OF A STICKING POINT.

10:26:36 EVERY YEAR WE LEARN SOMETHING.

10:26:38 THAT'S SOMETHING WE SAID WE WOULD OVERCOME THIS YEAR AND

10:26:40 WE'RE GOING TO DO IT.

10:26:41 >>Mayor McLain: THANK YOU FOR THE UPDATE.

10:26:46 I THINK THAT WILL BE A GREAT EVENT FOR ALL OF ESTERO.

10:26:48 I HOPE WE GET LOTS OF PEOPLE.

10:26:50 11 FOOD TRUCKS THAT WILL BE A LOT OF FOOD AND SHOULD BE
10:26:53 PRETTY SCRUMPTIOUS.
10:26:55 THANKS TO THE ORGANIZING COMMITTEE BECAUSE IT IS A LOT OF
10:26:58 WORK PUTTING ON THESE KIND OF EVENTS. WE DIDN'T HAVE AN
10:27:05 ELECTION THIS YEAR, BUT WE ARE GOING TO BE LOSING LARRY HERE
10:27:09 AND WE'LL HAVE A REPLACEMENT FOR THAT.
10:27:10 BUT WE HAVE OUR VICE-MAYOR WAS RUNNING BUT WAS UNOPPOSED AND
10:27:15 JIM WARD THE SAME WAY.
10:27:18 SO I WANT TO TAKE A FEW MINUTES AND TALK ABOUT THE IMMEDIATE
10:27:22 FUTURE AND WHERE WE'RE GOING ON THAT.
10:27:25 LOOKING AT THE SCHEDULE FOR OUR MARCH MEETINGS, IN THE
10:27:29 VILLAGE OF ESTERO CHARTER, FOR THE FIRST REGULARLY SCHEDULED
10:27:34 MEETING AFTER THE VILLAGE REGULAR ELECTION, WHICH WOULD HAVE
10:27:37 BEEN MARCH 4th, THE COUNCIL BY A MAJORITY VOTE SHALL ELECT
10:27:43 FROM ITS MEMBERSHIP A MAYOR.
10:27:45 THE MAYOR SHALL SERVE AS CHAIRPERSON DURING THE MEETINGS,
10:27:49 SIMILAR TO WHAT I'M DOING RIGHT NOW, AND SERVE AS HEAD OF
10:27:51 THE MUNICIPAL GOVERNMENT FOR PURPOSES OF EXECUTING LEGAL
10:27:54 DOCUMENTS AND THE LIKE.

10:27:55 ON MARCH 5th, WE'RE ACTUALLY GOING TO HAVE OUR ELECTIONS
10:28:03 OF WHO IS GOING TO BE THE MAYOR AND WHO WILL BE THE
10:28:06 VICE-MAYOR.
10:28:07 WE'LL HAVE A PROCESS THAT WE'LL USE.
10:28:11 BASICALLY WE'LL SWEAR IN -- NOT SWEAR IN -- WE'LL HAVE THE
10:28:16 ELECTION OF A NEW MAYOR.
10:28:17 THEN THE MAYOR WILL TAKE CARE OF CONVENING THE COUNCIL FOR
10:28:21 WHO WILL BE THE VICE-MAYOR AND THEN WE'LL GO FORWARD ON
10:28:24 THAT.

10:28:24 THAT'S ON MARCH 5th.

10:28:26 MARCH 19 WE'RE GOING TO HAVE THE SWEARING IN OF OUR

10:28:31 VICE-MAYOR AND JIM AND NEWLY ELECTED PERSON COMING IN HERE.

10:28:37 THAT WILL BE A FUN EVENT.

10:28:41 BECAUSE LARRY IS GOING TO BE LEAVING US, WE'RE GOING TO

10:28:45 PRESENT TO HIM OUR THANKS AND THANK YOU FOR YOUR DEDICATION.

10:28:50 THAT WILL BE DONE ON MARCH 19.

10:28:54 ONE OF THE THINGS THAT I'M A LITTLE BIT IN THE DARK ON AND I

10:29:02 THINK ALL OF YOU MIGHT BE IS WHO WANTS TO BE THE NEXT MAYOR

10:29:08 OR A MAYOR.

10:29:09 WHO WANTS TO BE THE VICE-MAYOR.

10:29:11 BECAUSE OF SUNSHINE RULES AND REGULATIONS, I'M NOT SURE WHO

10:29:15 WANTS TO DO IT.

10:29:16 I FEEL A LITTLE UNCOMFORTABLE TRYING TO NOMINATE SOMEBODY

10:29:22 THAT THEY DON'T WANT.

10:29:23 I'D LIKE TO TAKE A POLL.

10:29:27 EVERYBODY WANT TO BE MAYOR, VICE-MAYOR OR RUN FOR ONE OF THE

10:29:30 OFFICES SO WE CAN MAYBE DO OUR DUE DILIGENCE?

10:29:33 WE CAN TALK TO EACH OTHER BECAUSE OF SUNSHINE LAWS.

10:29:35 I CAN'T CALL UP JIM OR LORI AND SAY WHERE YOU ARE BECAUSE

10:29:40 THAT'S THE WAY WE RUN OUR GOVERNMENT HERE.

10:29:42 IN A PUBLIC FORUM, AT LEAST WE CAN SAY WHO ARE POTENTIAL

10:29:46 CANDIDATES THAT WE COULD CONSIDER.

10:29:47 I'D LIKE TO ASK THE QUESTION -- I'M NOT GOING TO ASK FOR

10:29:52 SPECIFIC, BUT WHAT COUNCIL MEMBERS CURRENTLY UP HERE THAT

10:29:57 ARE ELIGIBLE TO BE IN THOSE POSITIONS HAVE AN INTEREST?

10:30:02 MAYBE RAISE YOUR HAND AND SAY I'M INTERESTED AND AT LEAST

10:30:05 EVERYBODY WOULD KNOW.

10:30:05 >>Vice-Mayor Ribble: I AM INTERESTED.
10:30:08 >>Mayor McLain: LARRY IS NOT GOING TO DO IT.
10:30:09 I'LL RAISE MY HAND.
10:30:11 YOU TWO.
10:30:13 WE HAVE A COUPLE, THREE PEOPLE.
10:30:17 >>Lori Fayhee: I'LL RAISE MINE AS WELL.
10:30:19 >>Mayor McLain: GOOD.
10:30:20 EVERYBODY IS ELIGIBLE.
10:30:21 IT DOESN'T GO BY SENIORITY.
10:30:22 IT GOES BY WHO WE THINK CAN BEST REPRESENT THE NEEDS OF THE
10:30:26 COUNCIL, THE VILLAGE.
10:30:27 WE ALL REPRESENT THAT.
10:30:29 YOU RUN THE MEETINGS.

10:30:32 YOU DO A LOT OF CELEBRATORY THINGS, BUT YOU GET THE SAME
10:30:36 VOTE AS EVERYBODY ELSE.
10:30:37 THEY DECLINED.
10:30:42 THEY SHOULDN'T SHOW AN INTEREST.
10:30:44 >>Rafael Lopez: NOT RIGHT NOW.
10:30:45 >>Mayor McLain: LET'S SEE.
10:30:47 THAT'S ALL I'VE GOT.
10:30:49 LET'S GO TO OUR VILLAGE ATTORNEY FOR ANY COMMENTS.
10:30:52 >>Robert Eschenfelder: JUST A FOLLOW-UP ON COUNCILMEMBER
10:30:55 FIESEL'S FRUSTRATION, I THINK ON THE ISSUE OF PROJECTS BEING
10:31:04 DELAYED BY GETTING EASEMENTS, IT'S REALLY SO
10:31:09 COUNTERINTUITIVE BECAUSE EVERYBODY THINKS ENGINEERING,
10:31:13 GETTING THE PAVEMENT, BUT THE STUPID IDIOTIC LEGAL THING OF
10:31:17 JUST GETTING THE RIGHT TO HAVE AN EASEMENT TO DO WHAT YOU
10:31:22 NEED TO DO SEEMS TO BE A PROBLEM.

10:31:24 I JUST WANT TO SAY SINCE COMING HERE AS VILLAGE ATTORNEY, I
10:31:30 THINK THE OPPORTUNITY THAT I SEE, AND I'VE TALKED TO
10:31:34 DIRECTOR WILLEMS ABOUT IT, IS THAT MOVING FORWARD, WHENEVER
10:31:37 WE'RE AT THE FRONT END OF A PROJECT, LIKE ONE OF THESE
10:31:40 PROJECTS, WE'RE GOING TO TRY, IF PEOPLE START ARTICULATING,
10:31:44 YEAH, I'LL GIVE YOU AN EASEMENT, LET'S GET IN THERE AND GET
10:31:48 THE EASEMENT RIGHT AWAY AND NOT JUST TAKE THE VERBAL YES,
10:31:53 STICK IT IN OUR POCKET AND MOVE ON.
10:31:55 BECAUSE AS WE SEE IN SEVERAL OF THESE INSTANCES, PEOPLE
10:31:58 START CHANGING THEIR MIND OR BECOME OPPORTUNISTIC AND WANT

10:32:03 TO MAYBE GET MONEY OUT OF IT THAT REALLY ARGUABLY WE'RE
10:32:08 HELPING THEM.
10:32:09 WE'RE HELPING THEIR COMMUNITY.
10:32:10 I THINK YOU'RE GOING TO SEE THAT AS A POTENTIAL OPPORTUNITY
10:32:15 TO KNOCK DOWN SOME OF THIS DELAY.
10:32:17 YOU'LL PROBABLY SEE MORE EARLY RESOLUTIONS AUTHORIZING
10:32:21 EMINENT DOMAIN.
10:32:22 I KNOW THAT'S -- LOCAL GOVERNMENT OFFICIALS DON'T LIKE TO
10:32:28 EXERCISE IT, BUT I THINK THE REALITY IS, IF PEOPLE
10:32:30 UNDERSTAND, WE HAVE PROGRESS, AS THE MANAGER INDICATED, ON
10:32:33 THIS ONE PROPERTY, ONLY AFTER COUNCIL ANNOUNCED ITS
10:32:37 INTENTION TO APPROVE EMINENT DOMAIN.
10:32:43 THEY WERE SILENT FOR MONTHS AND NOW THEY ARE TALKING TO US
10:32:46 AGAIN.
10:32:47 YOU'LL SEE THAT COMING FORWARD.
10:32:48 I CERTAINLY UNDERSTAND THE FRUSTRATION OF ALL ELECTED
10:32:53 OFFICIALS.
10:32:53 YOU WANT YOUR CONSTITUENTS TO SEE THE OUTCOME OF THINGS.

10:32:56 YOU APPROVED THESE PROJECTS AND YET YOU DON'T.
10:32:59 IT'S FRUSTRATING BECAUSE IT'S LAWYERLY STUFF THAT SEEMS TO
10:33:04 BE DELAYING.
10:33:05 NOW THAT I'M HERE, I'M DEFINITELY GOING TO WORK WITH
10:33:08 DIRECTOR WILLEMS AND WE'LL TRY TO MOVE THESE THINGS FORWARD.
10:33:13 WE HAVE A GOOD CONSULTANT WHO DOES LAND ACQUISITION EFFORTS
10:33:17 FOR US.

10:33:17 THEY CAME ON ABOUT A YEAR AGO.
10:33:19 SO I THINK MOVING FORWARD YOU'RE GOING TO SEE THOSE ISSUES
10:33:23 BE LESS AND LESS.
10:33:24 I JUST WANTED TO ADDRESS THAT FOR MOVING FORWARD.
10:33:28 WE CAN'T FIX WHAT HAPPENED IN THE PAST, BUT AT LEAST MOVING
10:33:31 FORWARD.
10:33:31 THAT'S IT.
10:33:32 THANK YOU.
10:33:32 >>Mayor McLain: THANK YOU.
10:33:33 STEVE, ANYTHING?
10:33:34 >>Steven Sarkozy: JUST A QUICK UPDATE.
10:33:36 AS THE COUNCIL IS AWARE, WE HAVE THREE MAJOR PROJECTS THAT
10:33:39 ARE KIND OF TEED UP, READY TO GO.
10:33:42 THE CORKSCREW ROAD PROJECT IS WELL UNDERWAY.
10:33:46 WRIGHT CONSTRUCTION IS OUT ON THAT PROJECT DOING THE GENERAL
10:33:53 LAND MOVEMENT AND BALANCING FOR THE PATHWAY ON BOTH SIDES
10:33:59 STARTING ON THE NORTH SIDE, BUT WE'LL CONTINUE THROUGH THE
10:34:03 WHOLE PROJECT.
10:34:04 THE COMPLETION TIME FOR THAT IS LIKELY A FULL YEAR.
10:34:10 THE SPORTS PARK IS IN THE PROCESS NOW.
10:34:14 WE BID OUT THE CONSTRUCTION, WHICH INCLUDES THE FINAL DESIGN

10:34:20 AND CONSTRUCTION OF THE ENTIRE PARK.
10:34:27 WE HAD SIX PROPOSALS.
10:34:28 THOSE WILL BE COMING TO THE COUNCIL VERY QUICKLY.
10:34:30 AND WE'VE ALSO HAD OUR FIRST MEETING WITH WHAT WE THINK IS

10:34:34 THE TOP CONSULTANT THERE.
10:34:36 THAT PROJECT, THE SPORTS PARK WILL BE TOTALLY FINISHED OR
10:34:42 THE PHASES THAT YOU AUTHORIZE BY THE EARLY PART OF 2027.
10:34:50 BY MARCH, APRIL OF 2026, HIGH 5 WILL BE UP AND RUNNING WITH
10:34:56 THE ADDITIONAL PHASES THERE TO ALLOW ACCESS TO HIGH 5 AND
10:35:00 THE CENTRAL SPINE ROAD THROUGH THAT ENTIRE AREA.
10:35:03 AGAIN, WE'RE GOING TO BE DOING THAT IN PHASES SO THAT WE
10:35:07 DON'T GET OUT OVER OUR SKIS AND BUDGETING THE DOLLARS TO
10:35:13 COMPLETE THE PROJECT BY PHASE.
10:35:15 IF WE EVER GET HUNG UP DUE TO CONSTRUCTION COSTS, WE CAN
10:35:18 ALWAYS SCALE BACK AND DELAY THINGS AS NECESSARY.
10:35:20 THE THIRD BIG PROJECT IS, OF COURSE, THE SEPTIC TO SEWER
10:35:25 WORK THAT WILL INVOLVE ALL OF THE AREA ON WEST BROADWAY,
10:35:31 WEST OF U.S. 41.
10:35:34 ALL OF THE NEIGHBORHOODS THERE WILL BE AFFECTED.
10:35:37 WE'LL BE REDOING WEST BROADWAY AND THEN THE SEPTIC TO SEWER
10:35:43 PROJECT IN THE NEIGHBORHOODS THAT DO NOT HAVE MUNICIPAL
10:35:48 WATER OR MUNICIPAL SEWER.
10:35:51 THE BIG DELAY, OF COURSE, IS THE HAZARD MITIGATION GRANT OF
10:35:56 \$16 MILLION THAT'S SUPPOSED TO BE COMING FROM FEMA.
10:36:01 WE CAN'T PROCEED WITH THE CONSTRUCTION UNTIL WE GET THAT.
10:36:06 AND 16 MILLION DOLLARS SPREAD OVER THAT AREA REPRESENTS HUGE
10:36:12 SAVINGS TO THE RESIDENTS AND THE VILLAGE.
10:36:15 SO WE'RE READY TO GO.

10:36:20 PROJECT IS COMPLETED, PERMITTED, WE SIMPLY NEED TO SCORE

10:36:24 THAT FINAL GRANT.

10:36:25 SO THOSE ARE THE THREE BIG ONES AND WE HAVE A NUMBER OF

10:36:29 OTHER LESSER, SMALLER, NOT LESSER, CAPITAL IMPROVEMENT

10:36:34 PROJECTS THAT ARE KIND OF POISED, READY TO GO AS WELL.

10:36:37 SO THAT IS A QUICK UPDATE ON OUR MAJOR PROJECTS.

10:36:41 >>Mayor McLain: THANK YOU, STEVE.

10:36:42 THAT IS A GOOD UPDATE.

10:36:43 REGARDING CORKSCREW ROAD, I'VE HAD SOME COMMENTS AND MAYBE

10:36:47 GEORGE HAS ALSO.

10:36:49 IS IT POSSIBLE THAT WE HAVE SOME KIND OF COMMUNICATION ON

10:36:52 OUR WEBSITE THAT KIND OF TALKS ABOUT MAYBE THE SCOPE OF THAT

10:36:57 PROJECT BRIEFLY AND THEN MAYBE WHAT PHASES WE ARE IN?

10:37:01 BECAUSE IT'S NOT GOING TO HAPPEN ALL IN ONE DAY, THAT WE CAN

10:37:05 MAKE UPDATES ON OUR SITE SO THAT PEOPLE KIND OF UNDERSTAND,

10:37:09 IT IS THE VILLAGE OF ESTERO THAT'S OUT THERE, AND HERE IS

10:37:11 WHERE IT IS AND THE EXPECTATION OF CLOSURE ON THAT.

10:37:16 AND LET'S NOT MAKE IT SHORT.

10:37:18 LET'S MAKE IT LONG, LARRY SO THAT WE CAN MAYBE BEAT THE

10:37:22 EXPECTED CLOSER TIME ON THAT THING.

10:37:25 >>Steven Sarkozy: WELL, ON THAT LAST POINT, ON ALL OF OUR

10:37:27 PROJECTS NOW, WE ARE ADAMANT ABOUT WHAT THE TIMELINE IS FOR

10:37:31 THE DELIVERY OF THE PROJECT.

10:37:34 >>Mayor McLain: GOOD.

10:37:34 >>Steven Sarkozy: BUT TO YOUR POINT ABOUT COMMUNICATION, LET

10:37:38 ME BRING SOMETHING BACK AT THE NEXT MEETING OR THE MEETING

10:37:42 AFTER AND WE CAN TALK ABOUT PUSHING THE INFORMATION OUT AND

10:37:44 HOW WE'RE DOING THAT.

10:37:45 >>Mayor McLain: SUPER.

10:37:46 THANK YOU.

10:37:46 WE HAVE A COUPLE OF AGENDA ITEMS UNDER WORKSHOPS.

10:37:56 WE'LL ADJOURN THE REGULAR MEETING AND GO INTO OUR WORKSHOP.

10:38:03 LET ME FIND OUT WHAT WE'VE GOT THERE.

10:38:06 WE'LL ADJOURN THE REGULAR MEETING AND CONVENE THE WORKSHOP.

10:38:10 THE WORKSHOP HAS GOT TWO ITEMS ON IT.

10:38:14 WORKSHOP 12A IS PLANNING, ZONING AND DESIGN BOARD ANNUAL

10:38:20 UPDATE.

10:38:20 AND THEN THE SECOND ONE WILL BE AN UPDATE ON DEVELOPMENTS

10:38:24 THROUGHOUT ALL OF ESTERO.

10:38:25 THOSE THAT ARE LIVE AND THOSE THAT ARE DYING.

10:38:29 WE WELCOME THE PLANNING, ZONING, DESIGN BOARD ANNUAL REPORT.

10:38:34 MARY WILL KICK US OFF.

10:38:37 >>Mary Gibbs: GOOD MORNING, EVERYBODY.

10:38:38 CAN YOU HEAR ME?

10:38:39 >>Mayor McLain: YES.

10:38:40 >>Mary Gibbs: THE PLANNING ZONING AND DESIGN BOARD DOES AN

10:38:44 ANNUAL REPORT AND USUALLY EVERY YEAR SCOTTY WOOD, THE CHAIR

10:38:47 HAS PUT IT TOGETHER.

10:38:48 SCOTTY IS NOT HERE THIS YEAR.

10:38:51 BUT CARRYING ON IN THE TRADITION TO GIVE YOU A LITTLE UPDATE

10:38:53 OF WHAT THE PLANNING, ZONING AND DESIGN BOARD HAS DONE OVER

10:38:56 THE PAST YEAR, WE HAVE CHRISTOPHER BAKER WHO WILL DO A QUICK

10:39:00 RUN-THROUGH ON THIS.

10:39:01 AND THEN I WILL FOLLOW UP WITH AN UPDATE ON ALL OF THE

10:39:06 PROJECTS OVER THE PAST YEAR.

10:39:11 >> THANK YOU, MARY.
10:39:12 MAYOR, COUNCIL, GREAT TO BE WITH YOU.
10:39:15 APPRECIATE THE OPPORTUNITY TO PRESENT THE 2024 PLANNING,
10:39:20 ZONING AND DESIGN BOARD ANNUAL REPORT.
10:39:21 AS MARY SAID, MY NAME IS CHRISTOPHER BAKER.
10:39:26 I AM THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR.
10:39:29 JUST A COUPLE OF SLIDES HERE TO REFRESH YOUR RECOLLECTION.
10:39:34 THE PZDB, BECAUSE IN GOVERNMENT WE LIKE TO USE ACRONYMS.
10:39:38 I'LL CALL THE PLANNING, ZONING AND DESIGN BOARD BY THAT
10:39:40 ACRONYM THROUGHOUT THE PRESENTATION.
10:39:42 IT IS ESTABLISHED BY THE LAND DEVELOPMENT CODE, BY ESTERO'S
10:39:46 LAND DEVELOPMENT CODE.
10:39:47 CURRENTLY IT HAS NINE MEMBERS.
10:39:49 AS YOU CAN SEE FROM THE SLIDE, THERE IS CURRENTLY ALSO ONE
10:39:52 VACANCY AS WELL.
10:39:53 THE LAND DEVELOPMENT CODE REQUIRES NOT LESS THAN SEVEN
10:39:56 MEMBERS SIT ON THE BOARD AND NO MORE THAN NINE.
10:39:59 AS YOU ALL KNOW, THE VILLAGE COUNCIL MAKES THOSE
10:40:02 APPOINTMENTS TO THAT BOARD AS WELL.
10:40:04 THE BOARD IS REQUIRED TO MEET AT LEAST ONCE A MONTH AND CAN
10:40:08 BE CANCELED BY THE BOARD AND THE CHAIRMAN.

10:40:10 JUST TO REFRESH YOUR RECOLLECTION AS WELL ABOUT WHAT THE
10:40:19 BOARD DOES, IT SITS REALLY IN TWO PRIMARY CAPACITIES.
10:40:23 NUMBER ONE, IT SITS IN AN ADVISORY ROLE TO THE VILLAGE
10:40:26 COUNCIL AND CONDUCTS PUBLIC HEARINGS, HEARS FROM APPLICANTS
10:40:30 AS WELL AS IMPACTED PROPERTY OWNERS AND THOSE WHO HAVE AN
10:40:33 INTEREST IN THE FUTURE OF ESTERO AND WHAT GETS BUILT.
10:40:36 WEIGHS THOSE OPTIONS AGAINST THE LAND DEVELOPMENT CODE AND

10:40:39 THE PUBLIC INPUT AND THEN MAKES RECOMMENDATIONS TO YOU ALL,
10:40:42 THAT THEN YOU ALL HAVE THE FINAL AUTHORITY ON.
10:40:44 THE LAND DEVELOPMENT CODE ALSO EMPOWERS THE BOARD TO BE THE
10:40:49 FINAL DECISION MAKER IN CERTAIN TYPES OF APPLICATIONS SUCH
10:40:51 AS DEVELOPMENT ORDERS, VARIANCES, SPECIAL EXCEPTIONS, AND
10:40:55 DEVIATIONS AS WELL.
10:40:56 LASTLY, I WOULD LIKE TO POINT OUT TO YOU THAT THE PZDB ALSO
10:41:00 SITS AS THE LOCAL PLANNING AGENCY AS REQUIRED BY FLORIDA
10:41:04 STATE LAW.
10:41:04 SO IT FULFILLS THAT OBLIGATION.
10:41:07 IN 2024, CALENDAR YEAR 2024, THE BOARD MET A TOTAL OF 10
10:41:15 TIMES.
10:41:16 ON THEIR AGENDAS, THERE WERE 46 TOTAL DEVELOPMENT RELATED
10:41:21 AGENDA ITEMS FOR CONSIDERATION.
10:41:23 THAT INCLUDED 24 PUBLIC HEARINGS, 18 PUBLIC INFORMATION
10:41:27 MEETINGS, AND 4 WORKSHOPS.
10:41:32 ALL OF THAT WORK REPRESENTED 16 DIFFERENT DEVELOPMENT ORDER
10:41:36 APPLICATIONS, 6 DIFFERENT REZONING AND ZONING CHANGE CASES,

10:41:41 1 COMPREHENSIVE PLAN AMENDMENT AS WELL AS 1 ORDINANCE
10:41:45 CHANGE.
10:41:45 THAT'S A LOT OF WORK IN TEN MONTHS, IN TEN MEETINGS.
10:41:52 THEN THE NEXT QUESTION, OKAY, SO THEY MEET TEN TIMES.
10:41:55 THEY CONSIDER A LOT OF STUFF.
10:41:57 WHAT DOES IT ACTUALLY MEAN FOR THE VILLAGE, FOR THE
10:42:01 RESIDENTS OF THE VILLAGE?
10:42:02 WELL, THE ACTIONS OF THE PLANNING AND ZONING DEVELOPMENT
10:42:05 BOARD HELP TO CREATE HOMES FOR PEOPLE TO LIVE, PLACES FOR
10:42:09 PEOPLE TO WORK, OPPORTUNITIES FOR PEOPLE TO RECREATE AND

10:42:14 DIVERSIFIES THE LOCAL ECONOMY.
10:42:16 SPECIFICALLY, IN 2024, THE OUTCOMES ASSOCIATED WITH THOSE
10:42:20 MEETINGS RESULTED IN THE CREATION OF AN ADDITIONAL 810 NEW
10:42:25 DWELLING UNITS, ONE NEW CHURCH SITE, 144,000 SQUARE FEET OF
10:42:30 NEW COMMERCIAL AREA, 353 NEW HOTEL ROOMS, A NEW CELL TOWER
10:42:37 BECAUSE WE ALL KNOW COMMUNICATION IS IMPORTANT, 40 NEW
10:42:41 PICKLEBALL COURTS.
10:42:43 WE KNOW THAT PICKLEBALL HAS A LOT OF FOLLOWING, AS WELL AS
10:42:47 THE NEW ENTERTAINMENT USES IN THE HIGH 5 AREA, IN THE
10:42:52 ENTERTAINMENT DISTRICT AS WELL.
10:42:53 AS YOU CAN TELL, THERE ARE A LOT OF OUTCOMES AND A LOT OF
10:42:58 INVESTMENT THAT TAKES PLACE IN THE VILLAGE OF ESTERO AS A
10:43:00 RESULT OF THESE ACTIONS BY THE BOARD.
10:43:03 BUT WHAT HAPPENS AFTER YOU ALL APPROVE AND THE BOARD
10:43:07 APPROVES SOMETHING?

10:43:08 WELL, THEN THE APPROVAL AND THE FOCUS SHIFTS TO CONSTRUCTION
10:43:14 DOCUMENTS AND GETTING PERMITS TO ACTUALLY POUR CONCRETE,
10:43:18 HAMMER IN NAILS AND THE LIKE.
10:43:19 AFTER IMPACT FEES AND OTHER FEES ARE PAID, PERMITS GET
10:43:23 ISSUED AND IN 2024, THE TOTAL OF ALL OF THE PERMITS ISSUED,
10:43:29 INCLUDING NEW PROJECTS, INCLUDING REROOFS, HVAC
10:43:35 REPLACEMENTS, HOT WATER HEATER REPLACEMENTS AND THE LIKE
10:43:38 TOTALED 6,273 PERMITS.
10:43:40 BUT STILL YET WE'RE NOT DONE BECAUSE DURING THE CONSTRUCTION
10:43:46 PROCESS, VILLAGE EMPLOYEES AND CONTRACTORS GO AND INSPECT TO
10:43:50 MAKE SURE THAT WHAT IS GETTING BUILT IS IN COMPLIANCE WITH
10:43:53 CODES, THE APPROVED PLANS AND ANY STIPULATIONS OF APPROVAL
10:43:57 AS WELL.

10:43:58 SO THERE WAS 23,232 INSPECTIONS THAT TOOK PLACE AS A RESULT
 10:44:04 OF ALL OF THIS ACTIVITY.
 10:44:06 >>George Zalucki: GREAT PRESENTATION.
 10:44:07 OUT OF THE 23,000 BUILDING INSPECTIONS, HOW MANY DID THE
 10:44:11 VILLAGE OF ESTERO STAFF ACTUALLY GO OUT AND INSPECT?
 10:44:15 >>Christopher Baker: THOSE.
 10:44:15 ALL OF THOSE.
 10:44:16 >>George Zalucki: IN ONE YEAR?
 10:44:19 >>Christopher Baker: YES, SIR.
 10:44:20 >>George Zalucki: 2024.
 10:44:22 >>Christopher Baker: YES, SIR.
 10:44:23 >>George Zalucki: INCREDIBLE.

 10:44:24 THANK YOU.
 10:44:27 >>Christopher Baker: SO IN CONCLUSION, 2024 WAS QUITE --
 10:44:32 EVEN THOUGH IT WAS A CHALLENGE WITH THREATS OF STORMS AND
 10:44:34 SOME IMPACTS FROM STORMS, BUT DESPITE THIS, YOU CAN SEE THAT
 10:44:39 THE PLANNING, ZONING AND DEVELOPMENT BOARD AS WELL AS THE
 10:44:42 VILLAGE COUNCIL AND THE COMMUNITY IN GENERAL IS VERY ACTIVE
 10:44:46 IN TRACKING AND BUILDING NEW AND ADDITIONAL INVESTMENT THAT
 10:44:49 RESULTS IN IMPROVED QUALITY OF LIFE, RECREATIONAL
 10:44:53 OPPORTUNITIES, AND BUSINESS INVESTMENT IN THE COMMUNITY.
 10:44:55 AND TRULY, IT IS A GREAT TIME TO BE PART OF ESTERO.
 10:45:00 I WANT TO SAY THANK YOU, MAYOR AND COUNCIL, AND I WOULD BE
 10:45:02 HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE ABOUT THIS
 10:45:05 PRESENTATION.
 10:45:05 >>Mayor McLain: ANY QUESTIONS FROM COUNCIL?
 10:45:09 IF YOU LOOK AT THE 6,000 PERMITS ISSUED, 6,273, IS THAT
 10:45:16 SIGNIFICANTLY HIGHER THAN HISTORY?

10:45:19 YOU WEREN'T HERE, BUT MAYBE MARY.

10:45:22 WITH THE HURRICANES AND OUR FEMA EXPERIENCES, IS THAT A

10:45:25 HIGHER NUMBER THAN NORMAL?

10:45:27 >>Mary Gibbs: IT IS A LITTLE BIT HIGHER THAN NORMAL.

10:45:29 I THINK OUR TYPICAL IS AROUND 5800.

10:45:31 IT VARIES PER YEAR, BUT I THINK WE DID SEE A LOT MORE

10:45:36 REROOFS AND AIR-CONDITIONER REPLACEMENTS AND THINGS THAT

10:45:39 WERE RESULTING FROM THE HURRICANE.

10:45:42 >>Mayor McLain: THANK YOU.

10:45:43 ANY OTHER QUESTIONS?

10:45:43 IF NOT, WE WILL GO TO THE NEXT ITEM, WHICH IS THE UPDATE ON

10:45:51 DEVELOPMENTS.

10:45:54 >>Carol Sacco: MAYOR, JUST FOR THE RECORD, THERE IS NO

10:45:56 PUBLIC COMMENT OR E-COMMENTS.

10:45:59 >>Mayor McLain: SHE'S NOT MAKING COMMENTS?

10:46:01 >>Carol Sacco: NO.

10:46:01 THERE IS NO PUBLIC COMMENT OR E-COMMENTS.

10:46:03 >>Mayor McLain: OH, SORRY.

10:46:04 NONE.

10:46:06 GOOD.

10:46:07 MARY, YOU'RE UP.

10:46:10 >>Mary Gibbs: ALL RIGHT.

10:46:11 SO THIS IS THE UPDATE ON DEVELOPMENT PROJECTS THAT WE DO

10:46:15 EVERY YEAR.

10:46:17 I THINK IT'S GOOD AND HELPFUL TO TAKE A LOOK BACK AT WHAT WE

10:46:22 HAVE DONE OVER THE PAST YEAR.

10:46:24 EVEN WHEN WE'RE PUTTING THIS TOGETHER, I'M SOMETIMES

10:46:28 SURPRISED BY SOME THINGS.

10:46:29 WE'LL LOOK BACK AT WHAT WE DID THE PAST YEAR BUT LOOK INTO
10:46:32 THE FUTURE AT THINGS WE HAVE COMING.
10:46:34 A LOT OF THESE YOU ARE FAMILIAR WITH, BUT MANY THAT THE
10:46:38 PLANNING AND ZONING BOARD HAVE REVIEWED AND MANY THAT THE
10:46:41 COUNCIL HAS REVIEWED AND A FEW THAT STAFF HAS REVIEWED.
10:46:44 THEN WE WANT TO MAKE THIS FUN FOR YOU.

10:46:46 KIND OF INTERESTING.
10:46:48 SO FEEL FREE TO ASK ANY QUESTIONS AS I GO ALONG.
10:46:52 I DID WANT TO THANK MARYANN DEVANAS.
10:46:57 SHE DID A TREMENDOUS JOB PUTTING THIS TOGETHER.
10:47:00 HAVE TO GIVE HER CREDIT.
10:47:02 I WAS BREATHING DOWN HER NECK TO GET HER TO GET THIS DONE IN
10:47:07 TIME.
10:47:07 I REALLY APPRECIATE HER HELP WITH THIS.
10:47:10 WE WANT TO TALK ABOUT PROJECTS THAT ARE UNDER CONSTRUCTION
10:47:14 FIRST AND THEN SOME THINGS RECENTLY COMPLETED, GO INTO
10:47:18 FUTURE PROJECTS.
10:47:19 I WANT TO TOUCH ON SIGNAGE THIS YEAR TO GIVE YOU A LITTLE
10:47:23 BIT OF INFORMATION ABOUT THAT AND SOME BEFORE-AND-AFTER
10:47:25 PICTURES.
10:47:26 UNDER CONSTRUCTION, YOU ALL REMEMBER RIVERCREEK.
10:47:33 I THINK IT HAD A DIFFERENT NAME.
10:47:35 GL HOMES PROJECTS OUT ON EAST CORKSCREW.
10:47:37 THIS HAS A LONG HISTORY BECAUSE IT WAS APPROVED WHEN IT WAS
10:47:40 IN THE COUNTY YEARS AGO FOR OVER 800 UNITS AND THEY CAME IN
10:47:45 TO SEE THE VILLAGE WHEN WE INCORPORATED AND WANTED TO
10:47:49 ESSENTIALLY DOWN ZONE IT TO 554 SINGLE-FAMILY HOMES.
10:47:53 IT WAS GOING TO BE MULTIFAMILY AND SINGLE-FAMILY 800.

10:47:58 THERE WAS AN ISSUE WITH THE WETLANDS, THE WATER MANAGEMENT
10:48:02 DISTRICT.
10:48:02 SO WE ENDED UP IN A LAWSUIT.

10:48:04 BUT WE ENDED UP WITH A SETTLEMENT AGREEMENT TO COME UP WITH
10:48:08 THE SITE PLAN WITH THE 200-ACRE WETLAND PRESERVE AREA AND
10:48:13 SOME MITIGATION MONEY, WHICH I'LL TALK ABOUT A LITTLE BIT
10:48:16 LATER.
10:48:17 BASICALLY, THIS PROJECT IS DOING WELL.
10:48:19 IT WAS APPROVED FOR 554.
10:48:21 YOU CAN SEE THE DIFFERENCE FROM LAST YEAR TO THIS YEAR.
10:48:24 THEY ARE MAKING GREAT PROGRESS.
10:48:26 THEY ACTUALLY SOLD 459 HOMES TO DATE.
10:48:30 THEY ARE PRETTY MUCH FINISHING UP WITH THE LAST PHASE.
10:48:33 THEY DID OPEN THE CLUBHOUSE AND REC CENTER.
10:48:35 YOU CAN SEE THE PICKLEBALL COURTS BECAUSE, OF COURSE,
10:48:38 EVERYBODY LIKES PICKLEBALL THESE DAYS.
10:48:40 THERE WAS A CONTRIBUTION IN THE SETTLEMENT AGREEMENT BY THE
10:48:43 DEVELOPER FOR ENVIRONMENTAL MITIGATION, WHICH WAS
10:48:47 THREE-QUARTERS OF A MILLION DOLLARS.
10:48:48 I'LL TALK ABOUT THAT AGAIN A LITTLE BIT LATER.
10:48:50 ESTERO CROSSINGS, YOU ALL KNOW THIS IS THE STOCK DEVELOPMENT
10:48:55 PROJECT ON CORKSCREW ROAD OVER BY LOWE'S.
10:49:00 THIS IS THE VIEW FROM -- AERIAL OF THIS PROJECT.
10:49:03 IT IS ESSENTIALLY COMPLETE NOW.
10:49:05 JUST A FEW THINGS BEING DONE.
10:49:07 WHEN THIS CAME IN, AGAIN, THIS WAS ANOTHER ONE THAT WAS
10:49:10 APPROVED BY THE COUNTY YEARS AGO FOR A COMMERCIAL, TOTALLY
10:49:15 COMMERCIAL PROJECT IN THE INTERCHANGE.

10:49:18 IT WAS GOING TO BE A SHOPPING CENTER WITH SOME FAST FOOD AND
10:49:21 JUST HIGH TRAFFIC GENERATING PROJECT.
10:49:24 THEY CAME IN TO TALK TO US.
10:49:26 THEY WANT TO DO FOUR-STORY APARTMENTS.
10:49:28 WE TOLD THEM THE FOUR STORY WAS A LITTLE TOO HIGH BECAUSE WE
10:49:32 HAVE NEIGHBORS IMMEDIATELY EAST AND SOUTH.
10:49:35 THROUGH THE COUNCIL PROCESS, STOCK ENDED UP CHANGING THE
10:49:38 PROJECT BECAUSE OUR COMPREHENSIVE PLAN CHANGED AS WELL TO
10:49:41 WHAT WE CALL TRANSITIONAL MIXED-USE WHICH MEANS WE WANTED TO
10:49:45 SEE A MIXED USE PROJECT, NOT STRICTLY COMMERCIAL, NOT
10:49:48 STRICTLY APARTMENTS.
10:49:49 STOCK KIND OF TOOK A LEAP OF FAITH WITH US AND SAID WE'LL
10:49:53 TRY TO DO THIS HORIZONTAL MIXED USE PROJECT.
10:49:56 IT TURNED OUT VERY NICELY.
10:49:59 THEY DID PLACEMAKING ELEMENTS.
10:50:00 YOU CAN SEE THE ART SCULPTURE IN THE FRONT AND THEY HAD THE
10:50:04 PASEO, THE PATIO AREAS.
10:50:06 A LOT OF OUTDOOR SPACE.
10:50:09 THEY ACTUALLY JUST FINISHED, HAD THE CLUBHOUSE GRAND OPENING
10:50:13 I THINK A COUPLE OF MONTHS AGO.
10:50:15 SOME OF YOU MIGHT HAVE BEEN THERE.
10:50:17 EVEN IN THE CLUBHOUSE THEY HAVE LIKE A BOWLING ALLEY.
10:50:20 IT'S A PRETTY UPSCALE APARTMENT COMPLEX.
10:50:23 YOU CAN SEE THE VIEW OF THE CLUBHOUSE HERE.
10:50:26 THEY HAVE THE LINEAR PARK THAT CONNECTION THE COMMERCIAL

10:50:29 AREA TO THE RESIDENTIAL.
10:50:31 IT MAKES IT BASICALLY ONE INTEGRATED PROJECT WHICH IT WOULD

10:50:34 NOT HAVE BEEN HAD IT BEEN UNDER THE OLD CODES.

10:50:38 WE HAVE SOME PICTURES OF SOME PEOPLE.

10:50:39 MARYANN WAS STALKING PEOPLE TO GET PICTURES OF THE OUTDOOR

10:50:43 SEATING.

10:50:44 SHE DID A NICE JOB WITH THAT.

10:50:46 NOW WE'RE MOVING A LITTLE BIT WEST OF THE GOODWILL

10:50:50 INDUSTRIES.

10:50:51 THEY MOVED FROM THE NORTH -- OR THEY WILL BE MOVING FROM THE

10:50:53 NORTH SIDE TO THE SOUTH SIDE OF CORKSCREW ROAD AT THE THREE

10:50:58 OAKS INTERSECTION.

10:50:59 THIS PROJECT, YOU CAN SEE HOW IT'S COMING ALONG UNDER

10:51:03 CONSTRUCTION.

10:51:03 YOU CAN SEE THE RENDERING OF WHAT IT IS SUPPOSED TO LOOK

10:51:07 LIKE.

10:51:08 WHEN THEY FIRST CAME IN AND MET WITH STAFF THEY HAD A

10:51:10 PICTURE OF THE BUILDING THAT WAS BLUE AND GRAY, KIND OF

10:51:12 LOOKED LIKE THOSE OLD-FASHIONED WALMARTS.

10:51:16 THEY SAID, HERE, WE WANT TO DO THIS.

10:51:18 WE SAID, NO, NO.

10:51:19 LET'S DISCUSS FURTHER.

10:51:20 THROUGH THE DIFFERENT ITERATIONS WE ENDED UP WITH THIS

10:51:23 RENDERING THAT YOU SEE.

10:51:27 THIS PROPERTY -- I THINK I FORGOT TO MENTION THIS ON THE

10:51:30 STOCK PROJECT.

10:51:31 THE TRAFFIC LIGHT THAT THE VILLAGE FRONTED THE PAYMENTS FOR

10:51:34 AT PUENTE AND CORKSCREW BECAUSE THERE WAS A DEATH AND IT WAS

10:51:40 IMPORTANT TO GET THE PROJECT, THE TRAFFIC LIGHT DONE AS SOON

10:51:44 AS POSSIBLE.

10:51:45 SO WE FRONTED SOME MONEY TO THE COUNTY AND THEN WE ARE
10:51:49 RECOUPING THE MONEY THROUGH PROPORTIONATE SHARE PAYMENTS
10:51:52 FROM ALL THE DEVELOPERS HERE.
10:51:54 STOCK PAID THEIR PROPORTIONATE SHARE.
10:51:57 GOODWILL ALSO PAID PROPORTIONATE SHARE FOR THAT TRAFFIC
10:52:01 SIGNAL.
10:52:01 ALSO RIGHT IN THIS VICINITY, THE OLD RUBY TUESDAY'S IS THE
10:52:13 WAWA.
10:52:14 IT'S UNDER CONSTRUCTION NOW.
10:52:15 THEY PAY THE PROPORTIONATE SHARE OF THE TRAFFIC SIGNAL AS
10:52:18 WELL.
10:52:18 YOU CAN COMPARE THE RENDERING AND THE ELEVATIONS IN THE
10:52:21 CORNER TO THE WAY THE BUILDING IS COMING ALONG NOW.
10:52:24 YOU CAN SEE THE INTERESTING THING WITH THE COUNCIL REQUIRING
10:52:28 THE ARCHITECTURAL ELEVATIONS OR THE PATTERN BOOKS GIVES YOU
10:52:31 A REALLY GOOD IDEA OF WHAT A PROJECT IS GOING TO LOOK LIKE.
10:52:35 SO IT ENDS UP NOT BEING A SPECULATIVE PROJECT, BUT YOU CAN
10:52:38 SEE WHEN YOU COMPARE IT THAT IT'S ESSENTIALLY THE SAME AS
10:52:42 WHAT YOU'VE APPROVED.
10:52:43 THE INTERESTING THING IS WAWA HAS THE STRANGE CANOPY, KIND

10:52:48 OF VERTICAL CANOPY.
10:52:50 WE TWEAKED THE CANOPY DESIGN.
10:52:52 I THINK THE COUNCIL ALSO SAID LET'S HAVE IT BE A LITTLE BIT
10:52:56 MORE ARTICULATED THAN WHAT YOU TYPICALLY SEE.
10:52:59 >>Mayor McLain: I THINK IT FITS IN NICE IN ESTERO.
10:53:02 IF YOU COMPARE THIS TO THE OTHER BRAND-NEW ONE JUST UP ON
10:53:05 ALICO, QUITE A DIFFERENCE BETWEEN THEM.
10:53:08 WITH THE LANDSCAPING THEY ARE PUTTING IN -- THAT WHOLE

10:53:12 SECTION IN FRONT OF LOWE'S AND THE STOCK DEVELOPMENT IS A
10:53:15 BEAUTIFUL ADDITION, I THINK, TO ESTERO.
10:53:17 >>Mary Gibbs: YEAH, IT'S TURNED OUT.
10:53:20 ALL THE FANS FROM PENNSYLVANIA WILL BE HAPPY TO KNOW WHEN
10:53:24 THEY FINALLY GET IT OPEN FOR BUSINESS.
10:53:25 GOING DOWN ON THREE OAKS AT WILLIAMS ROAD, MILAN VILLAS, THE
10:53:31 DR HORTON PROJECT.
10:53:33 JUST A SMALL SINGLE-FAMILY SUBDIVISION.
10:53:35 THEY ARE ALMOST COMPLETE NOW WITH THE CONSTRUCTION.
10:53:38 THIS IS ONE WHERE COUNCIL STRUGGLED A LITTLE BIT, BUT WE DID
10:53:42 GET SOME EXTRA LANDSCAPING IN THE FRONT THAT BASICALLY GOT A
10:53:46 TRIPLE TIER LANDSCAPING ON THREE OAKS.
10:53:48 AND THEN THERE WAS A LITTLE BIT OF A QUESTION OF WHETHER
10:53:51 THEY COULD DO THE SHINGLE ROOFS, BUT THEY DECIDED AFTER THE
10:53:55 COUNCIL SAID WE WOULD LIKE TO SEE THE SHINGLE ROOFS BUT
10:53:58 WE'RE NOT MANDATING.
10:53:59 AFTER THEY SAID WE'LL DO THE SHINGLE ROOFS.

10:54:03 IT'S TURNED OUT TO BE, I THINK THANKS TO THE COUNCIL TURNED
10:54:06 OUT TO BE AN IMPROVEMENT FROM WHAT IT WOULD HAVE BEEN.
10:54:10 LET'S TALK ABOUT HIGH-RISE WEST BAY CLUB AT THE END OF
10:54:15 WILLIAMS ROAD.
10:54:17 THIS WAS APPROVED BY THE COUNTY FOR I THINK 21-STORY
10:54:20 HIGH-RISE MANY YEARS AGO.
10:54:22 THE APPLICANT CAME IN AND SAID WE WANT TO GO A LITTLE BIT
10:54:25 HIGHER, BUT WE WANT TO MAKE THE UNITS MORE SPACIOUS AND MORE
10:54:28 MODERN.
10:54:29 THEY ACTUALLY DOWNSIZED THE NUMBER OF UNITS TO I THINK 84
10:54:33 BUT RAISED THE HEIGHT BY LIKE 20 FEET.

10:54:37 THIS HAS NOW BEEN CLEARED AND FILLED.
10:54:40 I THINK THEY ARE DOING -- DRIVING PILES NOW IS WHAT I HEARD.
10:54:45 RECENTLY HAD A GRAND OPENING.
10:54:47 THEY ARE MOVING ALONG AND MAKING PROGRESS WITH THIS.
10:54:50 DOWNTOWN ESTERO, IF YOU DRIVE UP 41 BY BROADWAY YOU'LL SEE A
10:54:57 BIG CLEARED AREA.
10:54:58 THAT IS THE DOWNTOWN ESTERO PROJECT.
10:55:00 THEY ARE APPROVED TO DO THE RESIDENTIAL, THE COMMERCIAL WILL
10:55:03 COME LATER.
10:55:04 THEY HAVE CLEARED THE PROPERTY AND THERE IS A BUILDING
10:55:08 PERMIT READY FOR PICKUP.
10:55:10 WE KEEP CALLING THEM, COME PICK UP YOUR BUILDING PERMIT.
10:55:14 I THINK PEOPLE TRY TO DELAY THAT UNTIL THE LAST MINUTE
10:55:16 BECAUSE YOU HAVE TO PAY IMPACT FEES.

10:55:18 THEY ARE NOT ANXIOUS TO RUN DOWN AND GET IT BUT WE KEEP
10:55:21 REMINDING THEM.
10:55:22 >>Mayor McLain: IS THE NAME GOING TO STAY DOWNTOWN ESTERO?
10:55:27 >>Mary Gibbs: THEY WILL CHANGE THE NAME.
10:55:29 NOT RECENTLY, BUT BUCKINGHAM COMMUNITIES, INITIALLY CAME IN,
10:55:35 WE TOLD THEM THEY NEED TO CHANGE THE NAME AND THEN SOLD IT
10:55:39 TO FLORIDA STAR, WHICH IS A NAPLES COMPANY.
10:55:42 THE ENGINEER HAS TOLD ME THEY WILL BE CHANGING THE NAME.
10:55:44 >>Mayor McLain: GOOD.
10:55:49 >>Mary Gibbs: THIS IS THE MARKETPLACE PROJECT IN FRONT OF
10:55:51 RAPALLO ON U.S. 41, PART OF COCONUT POINT DRI.
10:55:56 COMING SOON, IF YOU RECALL, THE McDONALD'S IS ON THE NORTH
10:56:00 END, MILLER'S ALE HOUSE ON THE SOUTH END, STARBUCKS IN THE
10:56:04 MIDDLE.

10:56:05 McDONALD'S WAS A LITTLE CONTENTIOUS WITH THE NEIGHBORS
10:56:09 BECAUSE THEY THOUGHT IT WAS GOING TO BE DISRUPTIVE BUT THE
10:56:12 ZONING WAS ALREADY APPROVED SO THERE WASN'T MUCH THAT COULD
10:56:15 BE DONE ABOUT THAT.
10:56:16 THE BUILDINGS WILL PROBABLY BE THE NICEST McDONALD'S
10:56:18 YOU'VE SEEN.
10:56:19 THE DESIGN IS PRETTY INCREDIBLE.
10:56:23 THEY ARE GETTING READY TO -- THEY ARE MOVING ALONG WITH OUR
10:56:27 PERMITS.
10:56:27 MILLER'S ALE HOUSE AND McDONALD'S ARE DOING THE FINAL
10:56:30 TOUCHES ON THE PERMITS.

10:56:33 THEY PROBABLY WILL PHASE THE OPENING.
10:56:36 I DON'T KNOW IF MILLER'S ALE HOUSE WILL BE FIRST AND MAYBE
10:56:39 McDONALD'S SECOND.
10:56:39 THERE IS A MYSTERY QUESTION MARK IN THE MIDDLE, IS IT GOING
10:56:44 TO BE LIKE LITTLE UNITS WITH NAIL SALONS AND THINGS LIKE
10:56:48 THAT OR IS IT GOING TO BE LIKE -- THERE IS A RUMOR IT MIGHT
10:56:51 BE A RESTAURANT.
10:56:52 BUT WE CAN'T TELL YOU BECAUSE WE'D HAVE TO KILL YOU IF WE
10:56:56 TOLD YOU.
10:56:57 >>George Zalucki: I THINK STARBUCKS REALLY LIKES ESTERO.
10:56:59 I THINK THIS IS GOING TO BE THE FIFTH STARBUCKS.
10:57:02 I MIGHT BE UNDER.
10:57:04 IT MIGHT BE MORE THAN THAT.
10:57:05 I THINK THAT MAKES NUMBER FIVE IF WE INCLUDE THE ONE BY WAWA
10:57:08 COMING UP.
10:57:09 >>Mary Gibbs: I DON'T THINK THERE'S FIVE BECAUSE I'M A HUGE
10:57:12 STARBUCKS FAN.

10:57:13 SO I'M THINKING ONE ON --

10:57:15 >>George Zalucki: 41, BEN HILL GRIFFIN, THESE TWO AND ONE AT

10:57:19 COCONUT POINT.

10:57:20 THAT'S FIVE.

10:57:21 THERE MIGHT BE MORE.

10:57:23 AT LEAST FIVE.

10:57:24 >>Mary Gibbs: ONE A LITTLE CLOSER ON MY WAY TO WORK IN THE

10:57:27 MORNING.

10:57:27 I'M WORKING ON THAT.

10:57:28 AND THEN CULVER'S AT COCONUT POINT DOWN ON PELICAN COLONY

10:57:36 BOULEVARD IS NOW OPEN.

10:57:38 YOU CAN SEE BY LOOKING AT THE PICTURE IN REAL LIFE VERSUS

10:57:41 THE ELEVATIONS, THEY LOOK VERY SIMILAR.

10:57:45 TURNED OUT TO BE A REALLY, REALLY ATTRACTIVE PROJECT.

10:57:48 IF WE COULD JUST GET THE TRAFFIC LIGHT THERE.

10:57:51 BUT I WON'T BRING THAT UP, BRING UP A SORE SUBJECT.

10:57:54 RIGHT IN OUR OFFICE, DEVELOPMENT RIGHT HERE ACROSS THE

10:57:58 PARKING LOT, WAS GOING TO BE GINSBERG EYE BUT NOW EYEBUILD.

10:58:03 YOU CAN SEE THAT THEY HAVE MATCHED THE ARCHITECTURE.

10:58:08 IT IS VERY CONSISTENT.

10:58:09 I LIKE THE EYEGLASSES IN THE CORNER.

10:58:12 I'M NOT SURE IF IT IS A BIKE RACK OR JUST ARTWORK.

10:58:16 HERE IS A FUN.

10:58:19 LAST YEAR, LOOK, THERE ARE SOME HAPPY CUSTOMERS WITH THEIR

10:58:22 GIANT MILK SHAKES GETTING THEIR CALORIC OVERLOAD FOR THE

10:58:26 MONTH.

10:58:27 THIS PROJECT WAS NOT OPEN LAST YEAR.

10:58:29 WE SAID IT WOULD BE OPENING SOON.

10:58:31 THE HAPPY CUSTOMERS MISSED THE GRAND OPENING, SO THEY HAD TO
10:58:35 GO OUT THERE LAST WEEK AND TRY OUT THE BLUE MILK SHAKE,
10:58:39 WHICH, BY THE WAY, IS QUITE DELICIOUS.
10:58:41 THEY HAVE THE SAME TYPE OF THING THAT WE'RE GOING TO HAVE AT
10:58:46 HIGH 5.

10:58:47 BUT SEEMS TO BE PLENTY OF PENT-UP DEMAND FOR THESE PROJECTS.
10:58:53 FUTURE DEVELOPMENTS THAT WE'VE GOT, WE HAVE A WALMART DOING
10:58:57 A SMALL EXPANSION ON THE NORTH SIDE OF THE STORE.
10:59:00 THAT'S TO STORE THINGS FOR WHEN YOU ORDER THINGS ONLINE AND
10:59:03 FOR PACKAGE PICKUP.
10:59:05 THEY INITIALLY PROPOSED IT ON THE SOUTH SIDE.
10:59:08 THERE WAS A LOT OF CONFLICTING TRAFFIC MOVEMENTS, AND THAT
10:59:10 LOOKED LIKE A PUBLIC SAFETY ISSUE, SO WE TALKED TO THEM AND
10:59:15 CONVINCED THEM TO DO THE WORK ON THE NORTH SIDE.
10:59:19 THAT WAS JUST APPROVED BY PLANNING, ZONING AND DESIGN BOARD
10:59:21 LAST WEEK.
10:59:22 ALDI'S IS COMING, AS YOU KNOW, OUT TO STONEYBROOK.
10:59:29 STONEYBROOK GOLF DRIVE.
10:59:31 THE DEVELOPMENT ORDER RECENTLY CAME IN.
10:59:33 THIS IS THEIR FIRST ITERATION OF THE ARCHITECTURE, AS YOU
10:59:37 CAN SEE, IT NEEDS WORK.
10:59:38 I EXPECT BY THE TIME THE STAFF FINISHES WITH IT AND BY THE
10:59:41 TIME IT GETS TO PLANNING, ZONING AND DESIGN BOARD IT WILL BE
10:59:44 IMPROVED FROM WHAT YOU'RE LOOKING AT TODAY.
10:59:48 >>George Zalucki: SORRY FOR INTERRUPTING BUT THE QUESTIONS
10:59:50 ARE IMPORTANT.
10:59:51 ALDI, IS THAT A CORPORATE OWNED UNIT OR ARE THESE FRANCHISED
10:59:56 OFF?

10:59:56 THE REASON I ASK, BECAUSE WE HAVE THAT REALLY NICE UNIT
 10:59:59 RIGHT THERE ON 41 AND ESTERO PARKWAY, AND I REMEMBER, THEY

 11:00:02 WENT THROUGH A LOT OF HOOPS.
 11:00:05 IT'S A ONE-OFF ALDI ARCHITECTURE.
 11:00:08 CAN'T THEY JUST DUPLICATE THAT?
 11:00:10 >>Mary Gibbs: INTERESTING BRING THAT UP BECAUSE WHEN THEY
 11:00:13 FIRST SENT US A RENDERING FOR THE ALDI'S -- THIS IS ACTUALLY
 11:00:18 THE BETTER ONE.
 11:00:18 THE FIRST ONE WAS A LITTLE CRINGE WORTHY.
 11:00:21 THEY SENT IT TO US AND SAID, YOU KNOW, WHY DON'T YOU DRIVE
 11:00:24 DOWN OR GOOGLE TO 41 AT YOUR CURRENT ALDI'S AND SEE EXACTLY
 11:00:29 WHAT YOU CAN DO.
 11:00:31 THEY SAID THIS IS OUR PROTOTYPE AND DON'T WANT TO DO EXACTLY
 11:00:34 THE SAME.
 11:00:35 DON'T HAVE TO DO EXACTLY THE SAME BUT TAKE A LOOK AT THAT
 11:00:37 BECAUSE THAT IS THE KIND OF THING YOU'LL END UP DOING.
 11:00:42 >>George Zalucki: IF IT'S ALL CORPORATE, THAT THEY ARE
 11:00:44 HAVING THE CONVERSATIONS.
 11:00:45 >>Mary Gibbs: SOMETIMES IT IS DIFFERENT CONSULTANTS.
 11:00:47 THE CONSULTANTS THAT WORKED ON THE ALDI'S ON 41 ARE
 11:00:50 DIFFERENT CONSULTANTS AND THEY DON'T KNOW.
 11:00:52 >>George Zalucki: THEY DID A GREAT JOB ON 41.
 11:00:54 THEY SHOULD REALLY GO DOWN AND TAKE A LOOK AT IT.
 11:00:56 >>Mary Gibbs: WE'LL SUGGEST IT AGAIN.
 11:00:57 >>Larry Fiesel: WE HAD THE SAME ISSUE WITH CULVER'S, THE ONE
 11:01:01 NOW DOWN AT PELICAN COLONY BOULEVARD WHICH TURNED OUT TO BE,
 11:01:05 I THINK, A VERY ATTRACTIVE BUILDING.

11:01:07 AND THE WAY THAT IT STARTED, IF YOU REMEMBER THE FIRST THING
11:01:10 THEY BROUGHT, IT WAS A FLAT TIRE.
11:01:13 IT WASN'T GOING ANYPLACE.
11:01:15 BUT I THINK THE IMPROVEMENT ON THAT WAS DRAMATIC.
11:01:17 WHY THEY DIDN'T TRY TO REPRODUCE THE ONES ON CORKSCREW, BUT
11:01:21 TRY TO REINVENT THE WHEEL, I GUESS.
11:01:24 THAT WAS A GREAT IMPROVEMENT.
11:01:25 THANK THE DESIGN REVIEW BOARD FOR BRINGING THAT ONE ALONG TO
11:01:28 WHAT IT IS NOW.
11:01:29 >>Mary Gibbs: YEAH.
11:01:31 WELL, WE'LL TALK ABOUT PROTOTYPES A LITTLE BIT.
11:01:33 YOU'LL BE SURPRISED AT SOME OF THE THINGS THAT COME IN THE
11:01:36 DOOR AND NOT IN A GOOD WAY.
11:01:38 >>Mayor McLain: I THINK MOST OF THESE COMPANIES COMING IN
11:01:41 HERE, ALDI'S AND THE REST, THEY ARE ALL PROTOTYPES.
11:01:45 WE'RE NOT TAKING BLOCK BUILDINGS AND BRINGING THEM IN HERE.
11:01:49 YOU HAVE OTHER EXAMPLES IN HERE.
11:01:50 IT SEEMS ECONOMICAL TO ME IF YOU'RE RUNNING A BUSINESS, YOU
11:01:56 HAVE ONE APPROVED, THE IMPROVEMENT PROCESS IS EXPENSIVE,
11:01:59 EVERYBODY TELLS ME, YOU GUYS ARE HARD TO DEAL WITH.
11:02:02 YOU HAVE ONE APPROVED, USE THAT.
11:02:04 YOU'LL KEEP WORKING WITH THEM.
11:02:07 >>Mary Gibbs: WE'LL KEEP ON.
11:02:09 WE ALREADY TALKED ABOUT STARBUCKS.
11:02:12 SO THIS IS I GUESS THE FIFTH STARBUCKS THAT WILL BE GOING

11:02:16 NEXT TO THE WAWA.
11:02:18 AND THAT WAS APPROVED, BUILDING PERMIT WAS RECENTLY ISSUED
11:02:22 FOR THAT.

11:02:22 AGAIN, THEY PAID ALSO A PROPORTIONATE SHARE OF THE TRAFFIC
11:02:25 SIGNAL.
11:02:26 I BELIEVE WE HAVE RECOUPED ALL THE MONEY FROM THE TRAFFIC
11:02:30 SIGNAL NOW.
11:02:31 >>Rafael Lopez: DO THEY HAVE A TRADITION OF FOLLOWING THE
11:02:35 OTHER DOUGHNUT PLACE, THE COFFEE PLACE?
11:02:39 DO THEY ALWAYS FOLLOW THEM?
11:02:40 DUNKIN' DONUTS.
11:02:42 THEY SEEM TO BE RIGHT NEXT TO EACH OTHER.
11:02:45 >>Mary Gibbs: YOU WOULD THINK IT WOULD BE COMPETITION.
11:02:48 APPARENTLY, I THINK SOME OF THOSE USES ARE COMPLEMENTARY.
11:02:50 IF YOU WANT DOUGHNUTS AND COFFEE, YOU HAVE MULTIPLES TO PICK
11:02:56 FROM.
11:02:57 >>Larry Fiesel: IS THIS ENTIRE BUILDING STARBUCKS?
11:02:59 LOOKS LIKE AN AWFULLY BIG COFFEE SHOP TO ME.
11:03:02 >>Mary Gibbs: THAT'S STARBUCKS.
11:03:03 YEAH, IT IS A STAND-ALONE.
11:03:06 >>Larry Fiesel: THEY HAVE CLEARED GROUND.
11:03:07 IT IS FLAT NOW.
11:03:08 >>Mary Gibbs: IT WAS ALREADY CLEARED.
11:03:10 I THINK THE WAWA PEOPLE ARE ACTUALLY PARKING -- I THINK THE
11:03:13 WAWA CONSTRUCTION PEOPLE ARE PARKING ON THAT LOT.

11:03:17 >>Larry Fiesel: NICE LOOKING BUILDING.
11:03:21 >>Mary Gibbs: HERE IS A PROJECT THAT YOU ALL MIGHT REMEMBER
11:03:24 IN FRONT OF FOUNTAIN LAKES.
11:03:25 I KNOW OUR ATTORNEY REMEMBERS THIS.
11:03:29 THE ABBIATI DENTAL OFFICE, INTERESTING ARCHITECTURAL.
11:03:33 IT WAS APPROVED FOR THE DEVELOPMENT ORDER, BUT THERE WAS A

11:03:37 LAWSUIT WITH FOUNTAIN LAKES AND THERE WAS A QUESTION ABOUT
11:03:39 THE EASEMENT.
11:03:40 SO IT LINGERED IN LITIGATION FOR A WHILE.
11:03:45 I THINK THE LITIGATION WAS DONE.
11:03:47 HOWEVER, I HAVE HEARD THAT THE DENTIST IS NOT INTERESTED IN
11:03:51 THIS ANYMORE.
11:03:52 THAT IS A RUMOR.
11:03:53 SO I DON'T REALLY KNOW.
11:03:55 SO THIS PROJECT MAY NOT HAPPEN.
11:03:57 THAT'S UNSUBSTANTIATED.
11:04:01 OLD POST OFFICE, ONE OF OUR MORE ATTRACTIVE BUILDINGS.
11:04:07 THANK YOU, POST OFFICE, FOR LEAVING THAT FOR US.
11:04:10 THAT MORPHED INTO -- RECENTLY PURCHASED BY THE PRUITTS WHO
11:04:14 ARE CPAs WHO LIVE IN ESTERO.
11:04:17 THEY HAD TO GO BACK AND CHANGE THE PATTERN BOOK BECAUSE THEY
11:04:20 WANTED TO CHANGE THE COLORS AND THE ARCHITECTURE A LITTLE
11:04:25 BIT.
11:04:25 SO THAT'S ALL DONE.
11:04:28 AS SOON AS THEY START WORKING ON IT, THEY CAN GET THEIR

11:04:31 BUILDING PERMIT.
11:04:32 THAT'S JUST A QUICK UPDATE ON THAT.
11:04:34 DAY CARES.
11:04:37 SEEMS TO BE A LOT OF DAY CARES CROPPING UP BECAUSE THERE ARE
11:04:41 A LOT OF KIDS THAT WE DIDN'T KNOW ABOUT.
11:04:43 GODDARD SCHOOL IS ON THREE OAKS UP BY THE CAR WASH, YOU CAN
11:04:48 SEE THAT WHEN YOU DRIVE UP THREE OAKS.
11:04:52 UNDER CONSTRUCTION NOW.
11:04:53 YOU CAN SEE THAT ON THE LEFT.

11:04:54 THERE WAS ANOTHER ONE APPROVED CALLED COASTAL PALMS ACADEMY
11:04:59 ON RIVER RANCH, CORNER OF RIVER RANCH AND CORKSCREW.
11:05:02 BUT THAT ONE WE HEARD IS NOT GOING TO BE BUILT BECAUSE THERE
11:05:06 WAS SOME ISSUE WITH THE BACK PART OF THE LOT AND WATER
11:05:10 MANAGEMENT.
11:05:11 I THINK THE DEVELOPER THOUGHT HE COULD DO ANOTHER LOT IN THE
11:05:13 BACK.
11:05:14 BUT BECAUSE OF FLOOD MAPS AND WATER MANAGEMENT, THAT WOULD
11:05:17 NEED TO BE COMPENSATORY STORAGE.
11:05:20 SO THE DEVELOPER TOLD ME HE WAS GOING TO LOOK FOR AN
11:05:24 EXISTING LOCATION.
11:05:25 THEY WEREN'T GOING TO DO THE DAY CARE.
11:05:29 THAT WILL PROBABLY BE COMING BACK FOR SOMETHING ELSE AT SOME
11:05:32 POINT.
11:05:32 HERE IS ANOTHER -- THE OLD GOODWILL BUILDING IS BEING
11:05:39 REMODELED NOW, INTERIOR REMODEL AND A LITTLE BIT EXTERNAL

11:05:44 FOR CELEBREE SCHOOL, WHICH IS A DAY CARE.
11:05:48 THE ROOF, THE BOTTOM PICTURE, IT IS NOT ORANGE.
11:05:51 THE ROOF TILES ARE NOT REALLY ORANGE.
11:05:52 THE PICTURE IS TERRIBLE.
11:05:53 BUT THEY ARE DOING MOSTLY INTERIOR REMODELING AND THEY WERE
11:05:57 APPROVED BY DESIGN REVIEW BOARD FOR EXTERIOR.
11:06:01 AND THEY HAD A LITTLE BIT OF A GRAND OPENING.
11:06:03 THEY WILL BE HOPING TO START THAT SOON.
11:06:05 TOLL BROTHERS, IF YOU RECALL THE OLD COLONNADE, ASSISTED
11:06:11 LIVING ACROSS THE STREET ON THE NORTH SIDE OF CORKSCREW AND
11:06:14 SANDY LANE.
11:06:15 TOLL BROTHERS CAME IN.

11:06:16 I KNOW YOU REMEMBER THIS BECAUSE THERE WERE SEVERAL
11:06:19 ITERATIONS WHEN THEY CAME IN.
11:06:20 THEY WANTED TO DO 171 TOWNHOMES.
11:06:23 THE BUILDINGS WERE A LITTLE BIT BORING LOOKING AND KIND OF
11:06:27 LINED UP A LITTLE, NOT MUCH ARCHITECTURAL DESIGN TO THEM.
11:06:35 THE SITE PLAN WAS PRETTY RECTANGULAR, SO BETWEEN PLANNING,
11:06:38 ZONING, AND DESIGN BOARD AND THE COUNCIL, YOU PRETTY MUCH
11:06:40 WORKED THEM OVER A LITTLE BIT TO GET A MUCH BETTER SITE PLAN
11:06:43 WITH A LAKE IN THE MIDDLE AND GET A BETTER DESIGN OF THE
11:06:47 BUILDINGS AND SOME NICE COLOR VARIATION.
11:06:51 IN THE CORNER OF THE PROPERTY WILL BE LIKE A LITTLE PUBLIC
11:06:54 KIND OF PUBLIC SPACE AREA, WHICH YOU CAN SEE IS GOING TO BE
11:06:57 VERY ATTRACTIVE.

11:06:59 THEY ARE IN -- THEY REDUCED THE UNITS TO 154.
11:07:03 THEY ARE IN NOW FOR THEIR DEVELOPMENT ORDER.
11:07:05 WE'RE REVIEWING IT AND THEY SEEM TO BE IN QUITE A HURRY TO
11:07:08 GET MOVING.
11:07:09 I THINK THAT'S A GOOD SIGN.
11:07:10 WE HAVE ANOTHER ONE, LENNAR HAS UNDER CONTRACT SOME PROPERTY
11:07:16 AT THE CORNER OF BROADWAY AND SANDY LANE.
11:07:20 THEY JUST WANT TO DO A SMALL RESIDENTIAL SUBDIVISION.
11:07:26 THAT WAS THE PROPERTY AT THE CORNER OF SANDY AND BROADWAY
11:07:29 WAS GOING TO BE THE CHURCH HAD BOUGHT THAT PROPERTY AND
11:07:31 WANTED TO DO THE CHURCH WITH THE BIG DAY CARE WITH 170
11:07:36 STUDENTS.
11:07:36 THE NEIGHBORS WERE VERY CONCERNED ABOUT THE TRAFFIC.
11:07:39 SO THE CHURCH DECIDED NOT TO GO FORWARD WITH THAT.
11:07:42 AND THEY'VE GOT THAT UNDER CONTRACT TO LENNAR.

11:07:47 THAT IS JUST UNDER STAFF REVIEW NOW.

11:07:49 IT WILL GET TO YOU BUT NOT ANYTIME REAL SOON.

11:07:52 HILTON GARDEN INN RIGHT IN FRONT OF RAPALLO AT COCONUT

11:08:01 POINT.

11:08:02 YOU MIGHT REMEMBER THIS BECAUSE IT CAME IN YEARS AGO.

11:08:05 IN 2020, GOT CAUGHT BY COVID AND THEY KIND OF PUT IT ON HOLD

11:08:10 FOR ABOUT A YEAR.

11:08:11 THEY CAME BACK TO GET THEIR DEVELOPMENT ORDER.

11:08:13 WE WERE PUSHING, PLEASE, GET YOUR DEVELOPMENT ORDER.

11:08:16 LET'S GET THE PERMITS.

11:08:18 WE'VE GOT EVERYTHING READY TO GO FINALLY.

11:08:20 THERE WERE NEW PARTNERS INVOLVED IN CHICAGO.

11:08:22 THEY GOT EVERYTHING WORKED OUT.

11:08:24 AND JUST AS WE'RE REVIEWING THE BUILDING PERMIT, WE

11:08:28 REALIZED, WHICH THEIR ENGINEER I GUESS MISSED, THERE IS A

11:08:31 SMALL PIECE OF THE BUILDING THAT ENCROACHES INTO A

11:08:35 REGULATORY FLOODWAY.

11:08:36 NOW THEY HAVE THE ISSUE THAT THEY HAVE TO GO DO ENGINEER TO

11:08:40 GET A NO RISE CERTIFICATE SO THEY CAN GET THE BUILDING

11:08:43 PERMIT DONE.

11:08:44 LITTLE HICCUP AT THE VERY END.

11:08:47 THIS PROJECT HAS BEEN IN THE PROCESS A LONG TIME.

11:08:50 >>Mayor McLain: WHAT DOES NO RISE MEAN?

11:08:52 >>Mary Gibbs: WELL, BECAUSE THE BUILDING TOUCHES, ENCROACHES

11:08:55 A LITTLE BIT INTO THE FLOODWAY AND THEN YOU HAVE HALFWAY

11:08:58 CREEK RIGHT BEHIND THIS PROPERTY, THEY HAVE TO DO

11:09:00 ENGINEERING CALCULATIONS TO SHOW THAT PUTTING THE BUILDING

11:09:04 HERE WILL NOT CREATE AN INCREASE OF FLOODING, BASICALLY.

11:09:09 SO THERE IS A LOT OF ENGINEERING CALCULATIONS INVOLVED.
11:09:13 WE HAVE ANOTHER HOTEL COMING IN THE BACK PARKING LOT OF
11:09:19 COCONUT POINT MALL.
11:09:21 IT IS THE HOME2 SUITES.
11:09:23 IT IS SOUTH OF THE MOVIE THEATER AND NORTH OF THE
11:09:25 RESIDENCES.
11:09:27 THIS IS BEING -- HAS BEEN REVIEWED.

11:09:29 IT JUST HAD THE PUBLIC HEARING AT PLANNING, ZONING AND
11:09:32 DESIGN BOARD ON THE 11th.
11:09:34 IT WILL BE COMING TO COUNCIL PROBABLY IN APRIL FOR SECOND
11:09:40 READING -- FIRST AND SECOND READING.
11:09:42 >>Mayor McLain: THAT'S BEHIND THE MOVIE THEATER.
11:09:44 >>Mary Gibbs: IT'S SOUTH OF THE MOVIE THEATER AND NORTH OF
11:09:47 THESE RESIDENCES.
11:09:48 IT'S BEHIND SOME OF THE SHOPS.
11:09:52 >>Mayor McLain: ANY DISCUSSION ON THE MOVIE THEATER?
11:09:55 JUST SITTING THERE EMPTY AT THIS POINT?
11:09:58 >>Mary Gibbs: THERE HAS BEEN DISCUSSION.
11:09:59 WE TALKED TO SIMON ABOUT THAT.
11:10:01 WE SUGGESTED INDOOR PICKLEBALL BUT THEY SAID IT DOESN'T LEND
11:10:06 ITSELF TO THAT.
11:10:07 THEY AT SOME POINT HAVE PLANS TO DEMOLISH IT AND DO ANOTHER
11:10:11 USE.
11:10:12 STEVE AND I HAD SOME MEETINGS WITH THEM TALKING ABOUT
11:10:17 DIFFERENT USES THAT THEY MAY PUT IN THERE.
11:10:19 BUT THAT'S SORT OF COMING SOON.
11:10:23 THEY HAVE PLANS.
11:10:24 THEY HAVE SOME PLANS TO REFRESH THE CENTER WITH SOME

11:10:27 PAINTING AND THE USE OF THE MOVIE THEATER.
11:10:31 BUT, AGAIN, THEY HAVE NOT -- IT'S BEEN A VERY PRELIMINARY
11:10:35 DISCUSSION.
11:10:36 YOU ALL REMEMBER THIS HOTEL.

11:10:39 I THINK YOU JUST APPROVED THIS A COUPLE OF WEEKS AGO.
11:10:43 THE ONE ON -- ACROSS FROM COCONUT POINT MALL.
11:10:46 WOODFIELD AS YOU KNOW, YOU ARE ALL FAMILIAR WITH THAT
11:10:51 BECAUSE OF DOING THE ZONING FOR THAT.
11:10:53 THEY HAVE GOTTEN THEIR DEVELOPMENT ORDER FOR PHASE ONE.
11:10:57 BASICALLY APPROVED.
11:10:57 THEY ARE JUST TIDYING UP A FEW THINGS WITH BONITA SPRINGS
11:11:01 UTILITIES AND THEY ALSO SUBMITTED BUILDING PERMITS WHICH ARE
11:11:04 UNDER REVIEW.
11:11:04 THAT'S FOR PHASE ONE.
11:11:07 ALL THE PROPERTY ON U.S. 41.
11:11:09 IT'S EVERYTHING IN THE FRONT.
11:11:11 WE'RE EXCITED ABOUT THIS PROJECT BECAUSE IT'S KIND OF MIXED
11:11:15 USE THAT WE WERE HOPING FOR.
11:11:17 THE DEVELOPER HAS BEEN VERY GOOD TO WORK WITH.
11:11:20 IN FACT, I HAVE A CONFERENCE CALL SCHEDULED WITH HIM TODAY.
11:11:24 HE'S TRYING TO TIDY EVERYTHING UP SO WE CAN GET MOVING ON
11:11:27 THAT.
11:11:28 THAT SHOULD BE VERY EXCITING ONCE WE START SEEING SOMETHING
11:11:33 HAPPEN.
11:11:33 WE ALL PROBABLY REMEMBER THIS.
11:11:37 THE BROOKS TOWN CENTER, THE LAWSUIT.
11:11:41 THE APARTMENT PROJECT.
11:11:43 IF YOU HAVE BEEN OUT IN THIS AREA, YOU'LL SEE THAT THE WINN

11:11:46 DIXIE IS NOW DEMOLISHED.

11:11:49 THE APARTMENTS WILL BE GOING UP.

11:11:54 THE DEMOLITION I THINK WILL BE ABOUT ANOTHER 30 DAYS.

11:11:58 THEY TOLD US IT WILL TAKE A COUPLE OF YEARS TO CONSTRUCT AND

11:12:01 FINISH THE PROJECT.

11:12:03 BUT, YEAH, IT IS NOW UNDERWAY.

11:12:06 GENOVA, HERE IS ANOTHER ONE WONDERING WHAT'S GOING ON WITH

11:12:13 THE LAST PHASE, EVER GET IT DONE.

11:12:15 THEY DO HAVE APPROVAL NOW FOR THE FINAL PHASE.

11:12:17 THE DEVELOPMENT ORDER WAS APPROVED IN NOVEMBER BY PLANNING,

11:12:20 ZONING AND DESIGN BOARD.

11:12:21 AND WE'RE HOPING THEY'LL COME IN FOR BUILDING PERMITS SOON.

11:12:24 VIA COCONUT ACROSS THE STREET FROM GENOVA, THAT WAS APPROVED

11:12:31 AGAIN BY THE COUNCIL.

11:12:32 THEY GOT THEIR DEVELOPMENT ORDER.

11:12:34 THEY GOT A NEW EQUITY PARTNER, SO THEY CAME IN TO DO SOME

11:12:38 MODIFICATIONS.

11:12:39 YOU ALL APPROVED THE MODIFICATIONS.

11:12:41 THEY ARE DOING THE DEVELOPMENT ORDER NOW TO JUST SHOW THE

11:12:44 CORRECT MODIFICATIONS.

11:12:47 THEY BASICALLY ELIMINATED THE UNDER-BUILDING PARKING AND PUT

11:12:50 MORE COURTYARD AREA IN THE FRONT.

11:12:52 SO THAT'S BEING REVIEWED NOW.

11:12:55 >>Mayor McLain: I DON'T WANT TO PUT YOU ON THE SPOT HERE,

11:12:57 BUT WITH ALL THE DEVELOPMENT THAT'S GOING ON AT VIA COCONUT,

11:13:02 GENOVA AND ACROSS THE STREET WITH TOLL BROTHERS, I'VE

11:13:07 NOTICED THAT THERE IS A STOPLIGHT THERE, BUT FOR

11:13:14 PEDESTRIANS, THE ONLY PUSH-BUTTON THING FOR WALKING IS GOING
 11:13:19 ACROSS VIA COCONUT, BUT NOT ACROSS COCONUT -- NOT ACROSS
 11:13:24 CORKSCREW.
 11:13:25 SO WITH ALL THIS DEVELOPMENT, THE LIGHT IS THERE.
 11:13:30 ALL WE NEED REALLY I THINK TO MAKE THAT A SAFER INTERSECTION
 11:13:33 FOR PEDESTRIANS WOULD BE INSTALLATION OF A BOX TO LIGHT UP
 11:13:38 THE THING FOR CROSSING.
 11:13:40 IS THAT SOMETHING THAT WE CAN LOOK AT EACH OF THESE
 11:13:43 DEVELOPERS?
 11:13:43 YOU HAVE TOLL BROTHERS COMING IN.
 11:13:45 YOU HAVE VIA COCONUT, AND YOU'VE GOT GENOVA.
 11:13:51 I DON'T KNOW HOW MANY DOLLARS THAT WOULD BE.
 11:13:53 WE SPENT \$1.3 MILLION ON CORKSCREW, LIGHTING FIXTURES,
 11:13:59 STANCHIONS AND ALL THAT.
 11:14:00 THIS WOULD BE A SIMPLE, BETTER STRIPING ON CORKSCREW AND
 11:14:05 PUSH BUTTONS SO THAT PEDESTRIANS CAN WALK SAFELY.
 11:14:08 THE POPULATION IS GOING TO INCREASE.
 11:14:10 SOME DAY, WE'RE GOING TO IMPROVE SANDY LANE, NOT
 11:14:13 IMMEDIATELY, BUT SOMETIME IN THE FUTURE.
 11:14:17 IS THAT SOMETHING WE HAVE TO DO COMPLETELY SEPARATE OR CAN
 11:14:20 YOU INCLUDE THAT IN THESE PROJECTS AT THIS POINT?
 11:14:24 >>Mary Gibbs: I THINK IN THE TOLL BROTHERS PROJECT, WE HAD
 11:14:26 THE CONDITION THAT WAS A CARRY OVER FROM THE OLD ALF WHERE
 11:14:30 THEY HAD TO DO SOMETHING WITH THE CROSSWALK OVER ACROSS

 11:14:35 CORKSCREW.
 11:14:36 AND I REMEMBER, TRYING TO REMEMBER OFF THE TOP OF MY HEAD,
 11:14:39 HAVING A DISCUSSION WITH TOLL BROTHERS DEVELOPERS AND DAVID
 11:14:43 WILLEMS TO TRY TO FIGURE OUT HOW WE CAN ALIGN THAT WITH THE

11:14:46 IMPROVEMENTS ON SANDY LANE.

11:14:48 SO THERE ARE SOME LOGISTICS I THINK THAT NEED TO BE LOOKED

11:14:50 AT, BUT I KNOW WE HAD THAT CONVERSATION.

11:14:53 >>Mayor McLain: I THINK THAT WOULD BE A GOOD IMPROVEMENT.

11:14:55 TOLL BROTHERS COULD DO IT OR REACH OUT TO THE OTHER GUYS.

11:14:58 THANK YOU.

11:15:01 >>Mary Gibbs: I PUT IN CELL TOWERS, BECAUSE I KNOW

11:15:05 COUNCILMEMBER ZALUCKI ASKED LAST YEAR AND I DIDN'T HAVE A

11:15:08 PICTURE IN THERE.

11:15:09 BUT YOU CAN SEE THE ONE BUILT AT THE ELK'S CLUB, THE 99-FOOT

11:15:14 MONOPOLE THAT WAS REDUCED FROM 150 FEET.

11:15:17 EVERYBODY KEEPS ASKING ABOUT THE BELLA TERRA, WHAT'S GOING

11:15:20 ON WITH THE MONOPOLE BECAUSE WE APPROVED IT.

11:15:22 THEY HAVE NOT COME IN FOR THEIR BUILDING PERMIT.

11:15:25 BUT WHAT HAPPENED IS THEY WENT -- WE GOT THEIR DEVELOPMENT

11:15:29 ORDER, EVERYTHING DONE.

11:15:30 THEY WENT TO WATER MANAGEMENT DISTRICT FOR THE PERMITS.

11:15:33 WATER MANAGEMENT DISTRICT WENT OUT ON-SITE AND TOLD THEM

11:15:36 THERE WAS A LITTLE CORNER OF A WETLAND ON THE PROPERTY.

11:15:39 SO THEY HAVE TO DO SOME -- SO THE TOWER PEOPLE CAME IN AND

11:15:43 SAID WE HAVE A LITTLE WETLAND CORNER.

11:15:46 THEY HAVE TO DO SOME MITIGATION WITH WATER MANAGEMENT

11:15:48 DISTRICT AND THEY ALSO GOT TO SHIFT THE SITE PLAN SLIGHTLY

11:15:53 TO ACCOMMODATE THAT LITTLE CORNER PIECE.

11:15:55 THEY TALKED TO US AND WE SAID THAT'S EASY FOR US TO DO.

11:15:59 WHEN YOU FIGURE IT OUT, JUST LET US KNOW AND COME GET YOUR

11:16:02 BUILDING PERMIT BECAUSE EVERYBODY IS CALLING, WHEN ARE WE

11:16:05 GETTING THE CELL TOWER?

11:16:06 THAT'S ALL I KNOW ABOUT THAT.

11:16:08 I HOPE THEY ARE GETTING IT WORKED OUT.

11:16:11 AND PICKLEBALL, BECAUSE WE CAN'T HAVE A SLIDE SHOW WITHOUT

11:16:18 PICKLEBALL.

11:16:18 THIS YEAR WE HAD WILDCAT RUN ADDED A PICKLEBALL.

11:16:23 THE VINES ADDED PICKLEBALL AND THE BROOKS ADDED THE

11:16:26 PICKLEBALL OUTDOORS.

11:16:27 THE BROOKS ALSO HAS AT SHADOW WOOD HAS INDOOR PICKLEBALL,

11:16:33 LIFESTYLE FACILITY THEY ARE COMING FORWARD WITH THAT WAS

11:16:36 JUST -- THEY JUST HAD AN INFORMATION MEETING.

11:16:38 THEY ARE LOOKING AT A 40,000 SQUARE FOOT BUILDING WHICH WILL

11:16:42 HAVE INDOOR PICKLEBALL.

11:16:43 >>Mayor McLain: HOW MANY PICKLEBALL COURTS PUT IN?

11:16:45 >>Mary Gibbs: I THINK SIX.

11:16:47 I DON'T THINK IT WAS A HUGE AMOUNT.

11:16:48 BUT I THINK IT WAS SIX.

11:16:50 WE'LL HAVE MORE PICKLEBALL COMING SOON.

11:16:54 NORTH POINT IS ALWAYS A QUESTION EVERY YEAR WHAT'S GOING ON.

11:17:00 HCA PURCHASED THE PROPERTY.

11:17:03 WE STILL DON'T HAVE APPLICATION.

11:17:04 WE'VE HAD A LOT OF CONVERSATIONS WITH THEM.

11:17:06 I DON'T THINK HCA KNOWS EXACTLY WHAT THEY WANT TO DO.

11:17:10 WE'LL STAY TUNED AND SEE IF WE HEAR ANYTHING ON THAT.

11:17:16 VILLAGE PROPERTY, OF COURSE, YOU ALREADY KNOW BECAUSE STEVE

11:17:19 TALKED ABOUT THIS, OUR SPORTS PARK.

11:17:21 ESTERO RIVER PARK, YOU KNOW WE HAVE THE EAGLE RESIDENT.

11:17:25 THE EAGLES CAME BACK.

11:17:26 WE HAD AT LEAST ONE CHICK THIS YEAR.

11:17:29 THAT WAS KIND OF EXCITING.

11:17:30 NOT TO STEVE, BUT TO US.

11:17:34 BECAUSE IT DELAYED US A LITTLE BIT ON SOME OF THE WORK

11:17:37 BECAUSE OF NESTING SEASON.

11:17:39 RIVER OAKS PRESERVE, THE PROPERTY AT THE END OF BROADWAY, I

11:17:42 PUT THIS SLIDE IN BECAUSE THE DEVELOPER CONTRIBUTION WE GOT

11:17:46 FROM THE GL HOMES PROPERTY, WE USED, WHICH WAS THE MAJORITY

11:17:52 OF THE PURCHASE OF RIVER OAKS PROPERTY.

11:17:55 THEN I WANT TO TALK ABOUT SIGNAGE FOR JUST A MINUTE.

11:17:59 BECAUSE WHEN WE TALK ABOUT ARCHITECTURE, TALK ABOUT

11:18:01 LANDSCAPING, BUT IF YOU REALLY WANT TO HAVE AN ATTRACTIVE

11:18:05 COMMUNITY, SIGNAGE IS AN IMPORTANT FUNCTION.

11:18:09 THESE ARE SOME SIGNS IN THE VILLAGE.

11:18:12 WE REQUIRE MONUMENT SIGNS, NOT POLE SIGNS.

11:18:15 YOU CAN SEE JUST FROM SOME OF THE PICTURES HERE WE HAVE A

11:18:17 LOT OF DIVERSITY OF WHAT YOU CAN DO WITH A MONUMENT SIGN.

11:18:22 THEY CAN BE DIFFERENT DESIGNS.

11:18:24 IT'S VERY FLEXIBLE, WHATEVER YOUR CORPORATE LOGOS ARE CAN BE

11:18:28 ACCOMMODATED.

11:18:28 THEY CAN BE SMALL SIGNS.

11:18:30 THEY CAN BE BIG SIGNS.

11:18:32 THE RIVERCREEK SIGN IS KIND OF A MONUMENTAL SIGN, NOT REALLY

11:18:37 A MONUMENT SIGN.

11:18:39 IT'S HUGE.

11:18:40 YOU CAN SEE THE ATTRACTIVE LOOK OF SIGNAGE IN THE VILLAGE.

11:18:44 IF YOU COMPARE IT TO SIGNAGE OUTSIDE OF THE VILLAGE, YOU CAN

11:18:47 SEE SIGNAGE IN THE VILLAGE, MONUMENT SIGNS, OUTSIDE THE

11:18:51 VILLAGE, POLE SIGNS, FLAPPING SIGNS.

11:18:54 MY FAVORITE IS THE GIANT TOOTH.
11:18:58 THE SIGN ON THE RIGHT I THINK WAS BLOWN OUT IN THE HURRICANE
11:19:01 AND STILL NOT REPLACED.
11:19:02 YOU CAN SEE THE HUGE DIFFERENCE IT MAKES IN A COMMUNITY.
11:19:07 JUST A COUPLE BEFORE-AND-AFTER PICTURES AND I'M ALMOST DONE
11:19:13 NOW IN CASE YOU ARE GETTING HUNGRY.
11:19:16 SOMETIMES WE SEE THINGS YOU DON'T SEE.
11:19:19 THIS IS ACTUALLY THE PROJECT THAT WAS JUST APPROVED IN FRONT
11:19:22 OF BRECKENRIDGE, ESTERO 4.2 PROPERTY.
11:19:27 THE PICTURE AT THE BOTTOM IS WHAT THE ENGINEER SENT TO ME IN
11:19:30 THE BEGINNING AND SAID, HEY, DO YOU THINK I CAN DO THIS IN
11:19:35 ESTERO?

11:19:35 I'M THINKING NOT.
11:19:37 I SAID, NO.
11:19:38 SO THAT NEVER EVEN MADE IT INTO THE APPLICATION SUBMITTAL,
11:19:42 BUT THAT WAS REQUESTED OF US.
11:19:44 BUT IF YOU LOOK TO THE PICTURE ON THE TOP, YOU'LL SEE THAT
11:19:47 THE LEARNING EXPERIENCE DAY CARE, IT IS APPROVED.
11:19:50 IT'S GOING TO GO INTO THAT BUILDING.
11:19:52 YOU STILL GET TO KEEP YOUR CORPORATE LOGO, THE SIGNAGE, KIND
11:19:57 OF THE CUTE LITTLE SIGN FOR DAY CARE ARTISTIC, BUT WITHOUT
11:20:03 THE KIND OF AWFUL LOOKING BUILDING.
11:20:06 >>Mayor McLain: I SAW THE BOTTOM ONE.
11:20:08 I DIDN'T REALIZE THAT IS WHAT THEY WERE MOVING FORWARD WITH.
11:20:13 >>Mary Gibbs: NOBODY KNEW THAT, BECAUSE THAT ONE NEVER WENT
11:20:17 PAST MY COMPUTER.
11:20:18 EVERYBODY IS ASKING ABOUT CHICK-FIL-A.
11:20:23 FIRST OF ALL, THE CHICK-FIL-A AT PERKINS, THERE IS NO

11:20:27 APPLICATION IN.
11:20:28 IT'S JUST AT THIS POINT A RUMOR.
11:20:31 HOWEVER, WE DID GET SOME ARCHITECT THAT SENT US A PROTOTYPE
11:20:34 PICTURE ON THE TOP WHICH IS LIKE THE GRAY BUILDING THAT
11:20:37 LOOKS LIKE FROM UP NORTH AND SAID, HEY, CAN WE DO THIS ON
11:20:41 BEN HILL?
11:20:42 AND CORKSCREW?
11:20:44 AND WE SAID, NO, THAT DOESN'T REALLY FIT.
11:20:47 YOU NEED TO LOOK AT THE SHOPPING CENTER ITSELF AND BLEND IN

11:20:50 WITH THE SHOPPING CENTER.
11:20:51 THEN THEY CAME BACK WITH THE PICTURE ON THE BOTTOM RIGHT AND
11:20:54 SAID, IS THIS MORE LIKE IT?
11:20:55 WE SAID, YEAH, THAT'S MORE LIKE IT.
11:20:57 BUT WE HAVE NOT HEARD ANYTHING.
11:20:59 WE DON'T HAVE ANY APPLICATION.
11:21:00 I PUT IT IN FOR COUNCILMEMBER LOPEZ BECAUSE YOU ASKED LAST
11:21:04 YEAR.
11:21:05 AGAIN, UNSUBSTANTIATED RUMOR.
11:21:06 NO APPLICATION.
11:21:08 BUT IT DOES KIND OF SHOW YOU THE DIFFERENCE FROM THE
11:21:11 PROTOTYPES THAT WE SEE VERSUS THE END PRODUCTS.
11:21:15 HERE IS ANOTHER ONE YOU ALL APPROVED OVER AT ARCOS AVENUE,
11:21:22 NORTH OF CORKSCREW.
11:21:23 THE PICTURE ON THE LEFT WAS LIKE THE DARK VERSION WITH THE
11:21:26 DARK BRICK.
11:21:28 LOOKED LIKE UP NORTH.
11:21:29 SAID GO BACK AND WORK ON THE PATTERN BOOK MORE.
11:21:32 THEY CAME BACK WITH THE PICTURE ON THE RIGHT, WHICH IS

11:21:35 LIGHTER COLORS AND MATERIAL IS MORE IN KEEPING WITH FLORIDA.
11:21:41 THE HOTEL YOU CAN SEE, AGAIN THE KIND OF BEFORE AND AFTER OF
11:21:44 THE DARK COLORS.
11:21:46 THEY DO HAVE A PUBLIC SPACE.
11:21:48 JUST A COUPLE NOW.
11:21:50 ALMOST DONE.

11:21:51 A COUPLE OF PROJECTS THAT WENT AWAY THAT YOU DIDN'T KNOW
11:21:54 ABOUT.
11:21:55 HERE IS ONE THAT WAS A CAR WASH.
11:21:58 IT LOOKED KIND OF LIKE THE JETSON'S PROJECT.
11:22:00 THEY CAME IN AND SAID WHAT DO YOU THINK ABOUT THAT?
11:22:03 WE SAID, KEEP GOING.
11:22:05 HEAD NORTH OR SOUTH, BUT DON'T COME HERE.
11:22:08 OR IF YOU WANT TO COME, YOU HAVE TO MAKE SOME SUBSTANTIAL
11:22:12 MODIFICATIONS.
11:22:13 SO THEY DIDN'T COME BACK.
11:22:14 THEN WE HAD ANOTHER CAR WASH.
11:22:17 THIS WAS PROPOSED IN FRONT OF TIDEWATER.
11:22:20 THIS IS WHAT THEY FIRST CAME IN WITH.
11:22:22 WE SAID THAT NEEDS A LOT OF WORK.
11:22:24 THEY SAID, WELL, WE'LL GO ELSEWHERE.
11:22:26 SO THEY WENT NORTH AND THAT'S KIND OF THE PICTURE OF WHAT
11:22:30 GOT CONSTRUCTED AS THE SAME BUILDING.
11:22:32 THAT IS THE LOOK.
11:22:34 NOT SO GREAT.
11:22:35 JUST TO SUMMARIZE, AGAIN, ALL THE PROJECTS THAT WE JUST
11:22:40 TALKED ABOUT THAT ARE IN PROCESS RIGHT NOW ARE BEING
11:22:42 COMPLETED.

11:22:43 2500 RESIDENTIAL UNITS.
11:22:46 4 HOTELS.
11:22:47 I THINK THERE'S FIVE.

11:22:48 I FORGOT ONE.
11:22:49 23 STORY LUXURY HIGH-RISE.
11:22:52 AND THEN 300,000 SQUARE FEET OF COMMERCIAL USE.
11:22:55 PLUS THE ENTERTAINMENT USES.
11:22:59 AND THEN JUST TO SUMMARIZE, I THINK THAT THE COMBINATION OF
11:23:04 WHAT OUR CODES ARE, THE REVIEW BY PLANNING AND ZONING BOARD
11:23:08 AND REVIEW BY COUNCIL MAKES SUCH A DIFFERENCE IN THE
11:23:11 PROJECTS AND KIND OF MAINTAINS OUR HIGH QUALITY AND THE
11:23:17 CHARACTER WE WANT IN THE VILLAGE.
11:23:18 GOOD JOB, EVERYBODY.
11:23:19 THAT'S IT.
11:23:23 >>Mayor McLain: ANY QUESTIONS?
11:23:26 >>George Zalucki: MARY, GREAT JOB.
11:23:28 MARY, THANK YOU, TOO.
11:23:30 GREAT JOB WITH THE PRESENTATION.
11:23:31 IT'S ALWAYS VERY BENEFICIAL TO GET THIS LAID OUT AS YOU DO
11:23:34 EVERY YEAR.
11:23:35 THANK YOU.
11:23:35 ONE QUESTION.
11:23:36 WE TALKED ABOUT ALDI IN FRONT OF STONEYBROOK ON CORKSCREW.
11:23:39 WHAT'S GOING ON WITH THE STORAGE FACILITY?
11:23:41 IT LOOKS LIKE THAT'S IN ADVANCE OF THE ALDI SITE.
11:23:45 >>Mary Gibbs: YEAH, THEY WERE KIND OF GUNG HO TO DO THE
11:23:50 STORAGE FACILITY.
11:23:52 WENT BACK TO DESIGN REVIEW BOARD, THEY GOT APPROVED AND THEN

11:23:55 THE DEVELOPER CAME IN AND SAID, OH, I HAVE SOME CHANGES TO
11:23:58 THE PLAN, I'M VALUE ENGINEERING IT.
11:24:01 I'M LIKE YOU ALREADY GOT IT APPROVED.
11:24:02 YOU HAVE TO BUILD -- NO, I DON'T WANT TO DO THAT.
11:24:05 I WANT TO CHANGE IT.
11:24:06 THEN THEY HAD SOME CHANGES THAT WERE WORSE.
11:24:08 SO WE SAID, NO, IF YOU DO THAT, YOU'VE GOT TO GO BACK OR YOU
11:24:12 JUST BUILD WHAT YOU GOT APPROVED FOR.
11:24:13 WE SAID WE'LL BUILD THAT.
11:24:15 I DON'T KNOW WHAT THE DELAY IS.
11:24:18 THEY WANTED TO MAKE SOME CHANGES AND THE FIRE DEPARTMENT HAD
11:24:21 SOME CONCERNS, TOO, ABOUT SOME OF THE CHANGES THEY WANTED TO
11:24:23 MAKE.
11:24:24 IN THE MEANTIME, I THINK THEY SOLD THIS PARCEL OR THEY HAVE
11:24:28 MAYBE A CONTRACT TO ALDI FOR THE OTHER PIECE.
11:24:31 BUT I DO THINK THEY WANT TO START THE MINI-WAREHOUSE.
11:24:34 >>George Zalucki: IS IT YOUR EXPECTATION THAT ALDI WILL BE
11:24:37 CONSTRUCTED BEFORE THE STORAGE UNITS?
11:24:43 >>Mary Gibbs: I DON'T KNOW.
11:24:44 >>George Zalucki: JUST CURIOUS.
11:24:45 OKAY.
11:24:46 THANK YOU.
11:24:49 >>Jim Ward: MARY, AGAIN, CONGRATULATIONS ON ALL YOU DO WITH
11:24:52 THESE PROJECTS.
11:24:53 IT'S AMAZING TO ME THE GROWTH THAT WE'VE SEEN IN ESTERO IN

11:24:57 THE PAST TEN YEARS, AND IT COMPLETELY AMAZES ME TO SEE
11:25:02 WHAT'S COMING IN THE NEXT TWO TO THREE TO FIVE YEARS.

11:25:05 THE ONE CONCERN THAT OVERWHELMINGLY I HEAR IN THE COMMUNITY
11:25:07 IS TRAFFIC.
11:25:09 THEY ARE REALLY VERY CONCERNED ABOUT TRAFFIC AND THE IMPACT
11:25:13 THAT THIS FUTURE DEVELOPMENT IS GOING TO HAVE ON THEIR WAY
11:25:16 OF LIFE IN ESTERO.
11:25:19 I THINK WE REALLY NEED TO BE COGNIZANT OF THAT AS WE GO
11:25:23 FORWARD WITH THESE PROJECTS.
11:25:24 >>Mary Gibbs: YEAH, YEAH.
11:25:25 IT IS THE NUMBER ONE THING WE HEAR AT ALL OUR MEETINGS.
11:25:31 >>Mayor McLain: I WOULD LIKE TO ALSO COMPLIMENT YOU AND YOUR
11:25:34 STAFF AND PLANNING AND ZONING AND COUNCIL BECAUSE WHEN YOU
11:25:39 LOOK AT THE PICTURES, NOW THAT YOU HAVE SEEN IT, LIKE YOU
11:25:41 SAID, OVER TEN YEARS, IT'S PRETTY DARN IMPRESSIVE.
11:25:46 GOING ON WITH THE TRAFFIC, AND I DON'T WANT TO PICK ON ANY
11:25:49 ONE PROJECT, BUT IF YOU LOOK AT THE CORNER OF CORKSCREW AND
11:25:52 BEN HILL GRIFFIN AND EVEN THREE OAKS, THOSE ARE REALLY
11:25:58 CONGESTED SPOTS, AND THEY HAVE GOTTEN SIGNIFICANTLY WORSE
11:26:03 JUST IN THE LAST SEEMS LIKE TWO YEARS.
11:26:06 IT'S BEEN AMAZING.
11:26:07 EVEN GETTING TO THE COUNCIL FROM ESTERO PARKWAY THIS
11:26:09 MORNING, IT WAS BACKED UP HALFWAY THERE.
11:26:13 GOOD THING WE DIDN'T PUT THAT SCHOOL IN THERE.
11:26:16 IT MAYBE WOULD HAVE BEEN A PROBLEM.

11:26:18 IN THE APPROVAL PROCESS, SPECIFICALLY TAKING A LOOK AT THE
11:26:23 PUBLIC CENTER THERE WHERE YOU'VE GOT A DUNKIN' DONUTS THAT
11:26:27 THE TRAFFIC FLOW-THROUGH IS SLOW, NOT ENOUGH STACKED PARKING
11:26:32 THERE.
11:26:33 YOU'VE GOT A McDONALD'S THERE, AND NOW YOU HAVE A

11:26:36 POTENTIAL OF THE CHICKEN PLACE, WILL WE DO A TRAFFIC STUDY
11:26:43 IN THERE?
11:26:43 AND THEN ACROSS THE STREET THEN YOU'VE GOT WAWA -- THAT IS A
11:26:49 DIFFERENT AREA IN THERE.
11:26:51 I AM WORRIED ABOUT THE TRAFFIC IN THAT AREA.
11:26:53 IT'S BAD NOW.
11:26:56 WILL A CHICK-FIL-A CREATE A SIGNIFICANT IMPACT THAT'S GOING
11:27:00 TO IMPACT EAST-WEST TRAFFIC THERE?
11:27:03 >>Mary Gibbs: WELL, WHEN SOMEBODY COMES IN WITH A
11:27:06 DEVELOPMENT ORDER, THEY HAVE TO DO A TRAFFIC STUDY.
11:27:08 THAT'S PART OF ALL THEIR APPLICATION MATERIALS.
11:27:10 AND THEN WE REVIEW IT AND WE MIGHT GO BACK AND FORTH WITH
11:27:13 THEM.
11:27:14 THEY LOOK AT THE LEVEL OF SERVICE ON THE ROADWAYS, INCLUDING
11:27:18 BACKGROUND TRAFFIC, TO SEE IF IT CREATES A CONCURRENCY
11:27:23 PROBLEM.
11:27:23 WE ALSO LOOK AT OPERATIONALLY, ARE THEY GOING TO CREATE
11:27:26 PROBLEMS.
11:27:27 DOES IT NEED A TURN LANE?
11:27:28 IS IT GOING TO BACK UP IF THE DRIVE-THROUGH BACKS UP?

11:27:33 IT IS A TWO-TIERED PROCESS OF REVIEW.
11:27:35 WHAT IS THE OVERALL BIG-PICTURE IMPACT?
11:27:37 AND THEN WHAT IS THIS PARTICULAR OPERATIONAL ISSUES?
11:27:41 IT'S TRICKY BECAUSE THE STATE LAW HAS CHANGED ON
11:27:46 CONCURRENCY.
11:27:48 SO YOU CAN HAVE BASICALLY A LEVEL OF SERVICE F ON YOUR ROAD
11:27:52 LINK.
11:27:53 YOU CAN'T REALLY DENY A PROJECT.

11:27:55 IT PUTS A CONSTRAINT ON US.

11:27:57 I KNOW EVERYBODY COMPLAINS ABOUT TRAFFIC AND WHAT ARE YOU

11:28:02 GOING TO DO WHEN LEVEL OF SERVICE F AND SAY, THANK YOU,

11:28:04 STATE, FOR NOT GIVING US TOO MANY OPTIONS HERE.

11:28:08 >>Mayor McLain: OUR TRAFFIC STUDY NOW, I DON'T THINK WE'VE

11:28:10 HAD THE RESULTS OF IT YET --

11:28:12 >>Mary Gibbs: I THINK YOU ARE SUPPOSED TO HAVE IT SOON.

11:28:14 JOHNSON ENGINEERING.

11:28:15 >>Mayor McLain: PRETTY IMPERATIVE TO TAKE A LOOK AT THAT.

11:28:18 I SURELY WOULDN'T WANT TO SAY, HEY, ONE STEP ABOVE AN F AND

11:28:23 NOW WE PUT IT IN AND IT POTENTIALLY COULD BRING IT TO AN F.

11:28:27 WITH THAT CONSTRUCTION GOING ON ALL THE WAY OUT TO

11:28:30 CORKSCREW, IT'S NOT GETTING BETTER.

11:28:33 CAN'T MAKE IT MUCH WIDER IN THAT SPOT THERE ANYWAY.

11:28:36 IT WILL BE INTERESTING TO LOOK AT THE NUMBERS.

11:28:38 >>Rafael Lopez: GETTING BACK TO THE CHICK-FIL-A PARKING LOT,

11:28:42 THAT CIRCULAR DRIVEWAY, WHEN YOU'RE LEAVING CERTAIN AREAS OF

11:28:45 THE PUBLIX PARKING AREA, YOU CAN'T EVEN SEE IF YOU'RE

11:28:49 LOOKING TO THE LEFT OR THE RIGHT CARS COMING.

11:28:52 THAT IS A TERRIBLE IDEA WHEN THEY DID THAT.

11:28:55 JUST SEEING NOW CERTAIN TIMES OF THE DAY, DUNKIN' DONUTS AND

11:29:00 McDONALD'S, THERE ARE LINES OUT ON THE MAIN DRAG.

11:29:04 THERE IS A TRAFFIC PROBLEM THERE.

11:29:06 >>Mayor McLain: THAT'S WITHIN --

11:29:07 >>Rafael Lopez: THAT'S WITHIN.

11:29:09 THAT'S NOT EVEN OUTSIDE.

11:29:12 >>Vice-Mayor Ribble: MARY, I LIKE THAT YOU INCLUDED THIS

11:29:14 TIME.

11:29:14 WE GOT A GOOD OVERALL PICTURE WHEN YOU INCLUDED THE NUMBER
11:29:17 OF RESIDENTIAL UNITS, NUMBER OF HOTELS, THE NUMBER OF
11:29:20 COMMERCIAL, CHURCHES, SCHOOLS, WHATEVER.
11:29:24 THAT WAS NICE TO SEE.
11:29:26 WHEN YOU LOOK AT THOSE NUMBERS, YOU THOUGHT, WOW, BECAUSE WE
11:29:29 SEE THEM AS INDIVIDUAL PIECES.
11:29:30 BUT TO SEE IT AS A GROUP, IT WAS GOOD TO SEE HOW MUCH WE'VE
11:29:34 GROWN.
11:29:34 >>Mary Gibbs: EVEN WHEN WE PUT IT TOGETHER, WE WERE
11:29:37 SURPRISED TOO.
11:29:38 OOH, THAT'S A LOT OF ACTIVITY.
11:29:41 >>Vice-Mayor Ribble: IT IS.
11:29:41 >>Mayor McLain: THANK YOU.
11:29:42 MADAM CLERK, DO WE HAVE ANYBODY FROM THE PUBLIC WHO WOULD

11:29:44 LIKE TO SPEAK?
11:29:45 >>Carol Sacco: NO, MAYOR.
11:29:46 WE DO NOT.
11:29:51 >>Larry Fiesel: MARY, THANK YOU FOR THIS PRESENTATION.
11:29:53 I'M ALWAYS IMPRESSED WITH THE END PRODUCT THAT THE DESIGN
11:29:56 REVIEW BOARD BRINGS FORWARD, WITH A FEW EXCEPTIONS.
11:30:01 I THINK THE ARCHITECTURE AND THE DEVELOPMENT IN ESTERO IS
11:30:08 OUTSTANDING.
11:30:09 IT STANDS ALONE I THINK IN ANY COMMUNITY THAT IS IN THE NEAR
11:30:15 VICINITY.
11:30:15 MY COMMUNITY THAT I CAME FROM BACK NORTH AND STEVE IS VERY
11:30:22 FAMILIAR WITH THE DEVELOPMENT OF THAT COMMUNITY.
11:30:24 THEY STARTED OFF WITH WHAT THEY REFERRED TO AS THEIR CITY
11:30:28 CENTER WHICH IS THE HUB OF THE COMMUNITY.

11:30:30 THE ARCHITECTURAL STANDARD ON THAT WAS EXTREMELY HIGH.
11:30:34 AND IT REALLY HAS COME OFF QUITE WELL.
11:30:37 UNFORTUNATELY, THEY KIND OF LOST THEIR WAY AFTER THEY BUILT
11:30:41 THAT PROJECT, WHICH IS STILL UNDER CONSTRUCTION, BY THE WAY.
11:30:46 THE DEVELOPMENT THAT HAS FOLLOWED HAS JUST BEEN
11:30:51 CATCH-AS-CATCH-CAN.
11:30:52 IF YOU CAN BUILD IT, BUILD IT.
11:30:54 AND THERE'S NO QUALITY OF THE END PRODUCT.
11:30:58 THEY ALL LOOK LIKE, WELL, I THINK THE RECENT ONE, THAT IS
11:31:05 THE PRETTIEST WAREHOUSE I'VE EVER SEEN, I THINK, QUOTE,
11:31:09 UNQUOTE.

11:31:09 THESE BUILDINGS UP THERE LOOK LIKE WAREHOUSES EVEN THOUGH
11:31:13 THEY ARE ALL KINDS OF DIFFERENT USES.
11:31:16 I LIKE THE FACT AND APPRECIATE THE FACT THAT YOU'VE
11:31:18 DEVELOPED A STANDARD HERE.
11:31:19 THE VILLAGE HAS A STANDARD AND YOU'RE ADHERING TO IT AND
11:31:23 YOU'RE NOT LETTING DOWN JUST BECAUSE WE'RE GETTING MORE
11:31:26 DEVELOPMENT WITHIN THE COMMUNITY.
11:31:27 OVERALL, THE END RESULT IS GOING TO BE SOMETHING VERY
11:31:31 SPECIAL IN THIS COMMUNITY.
11:31:35 I'M PLEASED THAT'S THE FOCUS AND THE VISION THAT THIS
11:31:39 VILLAGE HAS RATHER THAN LET YOUR HAIR DOWN AND SAY, OKAY --
11:31:44 I'M LOOKING -- I'M WITH THE MAYOR.
11:31:48 I SAW THIS PRESENTATION FOR THIS LEARNING CENTER OVER HERE
11:31:51 ON THE 4.2, THE PROJECT, WHAT THEY CALL IT, I JUMPED OUT OF
11:31:56 MY CHAIR.
11:31:57 YOU HAVEN'T APPROVED THAT, SURELY.
11:31:59 THAT REFLECTS WHAT I SEE IN MY COMMUNITY BACK NORTH, WHICH,

11:32:04 BY THE WAY, I HAPPEN TO BE GOING BACK TO.

11:32:06 >>Mayor McLain: WHAT ARE YOU DOING THAT FOR?

11:32:08 [LAUGHTER]

11:32:10 >>Larry Fiesel: THE ONE AREA THAT THE ACTUAL CITY THAT I'M

11:32:14 GOING BACK TO, WHICH IS A NEIGHBOR TO WHERE I WAS, THEY KIND

11:32:17 OF BUILD EVERYTHING AND THEN LOOK BACK AND LOOK AT THE

11:32:20 RESULTS, WHAT DID WE BUILD HERE?

11:32:22 WE BUILT A GREAT DEVELOPMENT BUT FORGOT TO PUT ROADS TO GET

11:32:25 TO IT?

11:32:26 WE DON'T HAVE INFRASTRUCTURE.

11:32:28 HOW WE HAVE TO FIGURE OUT HOW WE GET PEOPLE TO THE REALLY

11:32:31 NICE DEVELOPMENT WE PUT TOGETHER.

11:32:32 THE FORETHINKING, TO YOUR POINT ABOUT TRAFFIC, WE CAN'T STOP

11:32:37 THE TRAFFIC.

11:32:37 IT'S GOING TO BE HERE, WHETHER WE BUILD ANYTHING OR DON'T

11:32:40 BUILD ANYTHING, BUT WE CAN CONTROL HOW WE PUT THESE PROJECTS

11:32:43 TOGETHER.

11:32:43 NOT THE CASE BACK NORTH.

11:32:45 THEY BUILD PROJECTS AND THEN, OH, GOSH, WE DON'T HAVE ANY

11:32:48 ROADS TO GET TO THIS PROJECT.

11:32:50 THEY ARE UPSIDE DOWN IN MY VIEW.

11:32:54 I APPRECIATE THE LAND DEVELOPMENT CODE AND THE PLANNING AND

11:32:59 DESIGNING BOARD AND YOU, ESPECIALLY WHEN YOU TELL THESE

11:33:03 PEOPLE THAT ISN'T GOING TO FLOAT.

11:33:05 GO BACK AND START OVER BEFORE THEY GET TOO FAR INTO IT.

11:33:10 DOES AMAZE ME, I THINK ESTERO HAS A BACKGROUND, A HISTORY OF

11:33:13 WHAT IS ACCEPTABLE HERE.

11:33:16 THE NUMBER OF DEVELOPERS COME FORWARD IS SOMETHING JUST

11:33:19 COMPLETELY, IT'S DEAD ON ARRIVAL AS THE CULVER'S FIRST CAME
11:33:24 THROUGH AS YOU RECALL.
11:33:26 I THANK YOU FOR HOLDING THE STANDARD THAT HAS BEEN PUT IN
11:33:30 PLACE AND NOT RELINQUISHING JUST BECAUSE, OH, THIS IS
11:33:34 SOMEBODY WE WOULD REALLY LIKE TO SEE COME IN HERE, BUT IF

11:33:38 YOU'RE GOING TO COME IN HERE, YOU'RE GOING TO DO IT THE WAY
11:33:40 WE WANT IT DONE.
11:33:41 THANK YOU FOR ALL THAT.
11:33:43 >>Mayor McLain: LARRY, I SEE A FUTURE FOR YOU UP THERE.
11:33:45 [LAUGHTER]
11:33:46 TAKE YOUR SAME ATTITUDE UP THERE AND MAYBE GET THEM STRAIGHT
11:33:50 THE WAY THEY ARE.
11:33:51 TAKE SOME PICTURES --
11:33:52 >>Larry Fiesel: I DON'T SEE THAT FUTURE.
11:33:53 [LAUGHTER]
11:33:54 >>Mayor McLain: WE HAVE NO PUBLIC COMMENTS.
11:33:56 I AM LOOKING FOR A MOTION TO ADJOURN THE MEETING.
11:34:01 >> SO MOVED.
11:34:02 >>Mayor McLain: FIESEL HAS DONE AND LOPEZ HAS MADE THE
11:34:07 SECOND.
11:34:08 [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.

THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, the Village of Estero has experienced severe weather in the past several years in the form of hurricanes and tropical system events resulting in flooding in both coastal and riverine areas, and this flooding has caused damage and flood losses to homes and buildings in both high-risk special flood hazard areas and low to moderate risk flood zones; and

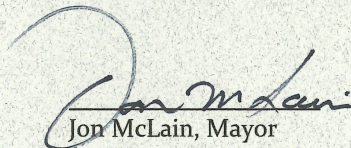
WHEREAS, the Village of Estero is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), has declared the week of March 3rd-9th, 2025 as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies ; and

NOW, THEREFORE, I, Mayor Jon McLain of the Village of Estero, Lee County, Florida, in coordination with Lee County and local area municipalities, do hereby proclaim March 3rd - March 9th as FLOOD AWARENESS WEEK IN Village of Estero and further encourage the citizens of Village of Estero to increase their knowledge of how to protect themselves and their property from flooding.

IN WITNESS THEREFORE, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 19th day of February 2025.


Jon McLain, Mayor





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Village of Estero
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023

Christopher P. Morill

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

1/21/2025

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Village of Estero** for its annual comprehensive financial report for the fiscal year ended September 30, 2023. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.

203 NORTH LASALLE STREET, SUITE 2700, CHICAGO, ILLINOIS 60601-1210

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

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

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

February 5, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Father Reji Joseph Our Lady of Light Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Land Use Attorney Nancy Stroud, Public Works Director David Willems, Community Development Director Mary Gibbs, Floodplain Manager Kristin Schumacher, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Motion: Motion to approve agenda with the deletion of 6 (b).

Motion by: Councilmember Fiesel

Seconded by: Vice Mayor Ribble

Action: Approved agenda with the deletion of 6 (b).

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**Via Zoom**

Honorable Representative Adam Botana

eComments

Angela Formica, Estero
Sheri Mohler, Estero
Rachel Forbes, Estero
Rachael Robbins, Stoneybrook
Alyssa Erickson, Estero
Mariah Poissant, Estero
Kaley Hopkins, Estero
Lindsay Cyrus, Estero
Renee Batterman, Estero
Jennifer Babaev, Estero
Nicole Benn, Estero
Carly Pass, Estero
Matthew Reed, Estero
Kelli Pasalodos, Estero
Jamie MacPhee, Estero
Adam Bennett-Griffin, Estero
Drew Ebersole, Estero
Natalie Willis, Stoneybrook
Erika Tenuto, Estero
Gemma Bennett, Estero

Julia Jones, Estero
Christina Gehrold, Estero
Rasa Rimkus, Estero
Lisa Breitengross, Estero
Coromoto Gonzalez, Estero
Sara Hines, Estero
Allison Golom, Estero
Kelsey, Estero
Drew & Kara Ebersole, Estero
Jane Avery-Du Bois, Estero
Megan Swanson, Estero
Rachel Taylor, Estero
Jennifer Mazzola, Estero
Joan Leary, Estero
Stephanie Juarez, Estero
Wendy Kenney, Estero
Matt Reed, Estero
Maria Werner, Estero
Jamie MacPhee, Stoneybrook

4. CONSENT AGENDA

- (a) January 22, 2025 Village Council Meeting Minutes
- (b) Financial Report for Month ended November 2024

Motion: Motion to approve consent agenda.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

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 ITEMS

- (a) Resolution No. 2025-01 Reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve Resolution No. 2025-01 to reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Motion by: Vice Mayor Ribble

Seconded by: Councilmember Fiesel

Action: Approved Resolution No. 2025-01 to reappoint two (2) Planning, Zoning, and Design Board members for a one-year term.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) RFP 100625 Estero Sports Park CMAR

Deleted from Agenda

7. SECOND READING AND PUBLIC HEARING

- (a) Second Reading of 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.

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

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Presentation/Information by

Jeremie Chastain, AICP, A Bowman Company
Charlie Krebs, PE, A Bowman Company
Diego Ferraez, Comerlat Hospitality
Michael Sheeley, MK Architecture
Bill Prysi, A Bowman Company

Council Questions or Comments

Councilmembers Fiesel, Ward, Zalucki, and Mayor McLain

Public Comments

Gary Lee, Marsh Landing

Motion: Motion to adopt Ordinance No. 2024-14 with staff revisions.

Motion by: Councilmember Ward

Seconded by: Councilmember Lopez

Action: Adopted Ordinance No. 2024-14 with staff revisions.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

9. VILLAGE ATTORNEY'S REPORT

Robert Eschenfelder, Village Attorney

10. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Kristin Schumacher, Floodplain Manager

Adjourn Regular Session at 10:48 am and Convene Workshop Items at 10:48 am

11. WORKSHOP

(a) Property Acquisition Update

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Robert Eschenfelder, Village Attorney

Council Questions or Comments

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

Public Comments

None

12. ADJOURNMENT at 11:08 am

Motion by Vice Mayor Ribble and seconded by Councilmember Fiesel

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Jon McLain, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Financial Report for the month ended December 31, 2024.

Description:

This financial report provides budget to actual comparisons for the month ending December 31, 2024, which is the **third** 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:* December is the second month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In December, the Village received 63%, or \$4,115,021 of the annual budgeted ad valorem taxes.
- *General Fund:* Revenue Sharing Sales Tax (15%), and State Revenue Sharing Fuel Tax (17%) began strong this fiscal year, Half-Cent Sales Tax (13%) totaled \$559,225 received through December.
- *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 \$31,913,374.

- *Available funds:* total funds categorized as available are \$48,157,959 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. December 31, 2024, Budget Report All Funds
2. December 31, 2024, Available Funds Report



**Village of Estero
Budget Report All Funds
For Month Ending December 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	-4,115,020.79	-5,783,545.23	-6,560,880.00	-777,334.77	88.15%
312410	Local Option Gas Tax-1-6 Cent	-52,103.74	-98,308.33	-625,000.00	-526,691.67	15.73%
315200	Local Communications Svcs Tax	-93,480.92	-187,434.49	-950,500.00	-763,065.51	19.72%
316000	Local Business Tax	0.00	-1,626.38	-27,000.00	-25,373.62	6.02%
323100	Franchise Fees-Electric	-225,574.44	-479,919.54	-2,850,000.00	-2,370,080.46	16.84%
323400	Franchise Fees-Natural Gas	-7,243.46	-21,864.96	-102,500.00	-80,635.04	21.33%
323700	Franchise Fees-Solid Waste	0.00	-44,880.92	-137,500.00	-92,619.08	32.64%
329500	ROW Permits	-650.00	-650.00	-1,000.00	-350.00	65.00%
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	-1,209.12	-1,545.87	-3,750.00	-2,204.13	41.22%
335150	Rev Sharing-Alcohol Beverage Tx	0.00	-636.27	-31,250.00	-30,613.73	2.04%
335160	Rev Sharing-Sales Tax	-64,140.73	-130,835.04	-850,000.00	-719,164.96	15.39%
335180	Rev Sharing-1/2 Cent Sales Tax	-288,811.29	-559,224.83	-4,200,000.00	-3,640,775.17	13.31%
335430	Rev Sharing-Fuel Tax	-16,145.57	-32,933.94	-195,000.00	-162,066.06	16.89%
341300	Administrative Fee	-6,650.07	-15,891.34	-150,000.00	-134,108.66	10.59%
341301	Cost Recovery-Admin Charge	-2,400.00	-3,550.00	-15,000.00	-11,450.00	23.67%
341900	Dev & Zoning-Fixed Fees	-2,500.00	-13,483.00	-60,000.00	-46,517.00	22.47%
341909	Dev & Zoning-Cost Recovery Fee	-294.93	-2,335.72	-90,500.00	-88,164.28	2.58%
342500	Code Comp & Contractor License	0.00	0.00	-45,000.00	-45,000.00	0.00%
359000	Fines & Forfeitures	-1,018.25	-1,186.03	-250.00	936.03	474.41%
361100	Interest Income	-131,853.47	-409,286.16	-650,000.00	-240,713.84	62.97%
362000	Rents & Royalties	-3,000.00	-9,000.00	-36,000.00	-27,000.00	25.00%

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

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
369900	Miscellaneous Revenue	0.00	-4,975.93	-65,000.00	-60,024.07	7.66%
369909	Cash Over / Short	0.00	695.13	0.00	-695.13	0.00%
	Total for General Fund	-5,012,096.78	-7,802,418.85	-26,268,030.00	-18,465,611.15	29.70%
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	-603.63	-1,872.02	-5,015.00	-3,142.98	37.33%
369909	Cash Over / Short	0.00	0.00	0.00	0.00	0.00%
	Total for Non Divisional	-603.63	-1,872.02	-5,015.00	-3,142.98	37.33%
	Total for Driving Range	-603.63	-1,872.02	-5,015.00	-3,142.98	37.33%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-131,586.43	-421,329.27	-1,400,000.00	-978,670.73	30.09%
329501	Surcharge Fee Retained	0.00	0.00	-1,750.00	-1,750.00	0.00%
341302	Convenience Fee	-2,202.02	-7,528.78	-35,000.00	-27,471.22	21.51%
361100	Interest Income	-2,048.89	-6,354.12	-23,500.00	-17,145.88	27.04%
	Total for Building Dept	-135,837.34	-435,212.17	-1,460,250.00	-1,025,037.83	29.80%
	Total for Building Fee Fund	-135,837.34	-435,212.17	-1,460,250.00	-1,025,037.83	29.80%
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	-39,984.00	-139,944.00	-1,250,000.00	-1,110,056.00	11.20%



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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
324320	Road Imp Fees-Commercial	-147,927.81	-296,171.66	-400,500.00	-104,328.34	73.95%
361100	Interest Income	-44,341.24	-137,513.75	-368,400.00	-230,886.25	37.33%
	Total for Road Impact Fees	-232,253.05	-573,629.41	-2,018,900.00	-1,445,270.59	28.41%
351-Comm Park Impact Fees						
361100	Interest Income	-387.83	-1,202.76	-3,225.00	-2,022.24	37.29%
	Total for Comm Park Impact Fees	-387.83	-1,202.76	-3,225.00	-2,022.24	37.29%
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	-363.34	-1,126.80	-1,575.00	-448.20	71.54%
	Total for Comm Park Contributions	-363.34	-1,126.80	-1,575.00	-448.20	71.54%
354-Public Land						
361100	Interest Income	-514.72	-1,596.29	-4,275.00	-2,678.71	37.34%
	Total for Public Land	-514.72	-1,596.29	-4,275.00	-2,678.71	37.34%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-6,140.00	-21,490.00	-115,000.00	-93,510.00	18.69%
324620	Park Imp Fee-Commercial	0.00	-2,324.00	-67,500.00	-65,176.00	3.44%
361100	Interest Income	-4,404.79	-13,660.41	-36,595.00	-22,934.59	37.33%
	Total for Park Impact Fees	-10,544.79	-37,474.41	-219,095.00	-181,620.59	17.10%
360-Physical Environment						
381001	Transfer from General Fund	-471,000.00	-508,998.71	-10,304,615.00	-9,795,616.29	4.94%
	Total for Physical Environment	-471,000.00	-508,998.71	-10,304,615.00	-9,795,616.29	4.94%
365-Transportation						
366000	Contributions & Donations	-17,672.61	-17,672.61	-16,600,600.00	-16,582,927.39	0.11%
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	-39,686.53	-156,001.68	0.00	156,001.68	0.00%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
381366	Transfer from Gas Tax	0.00	0.00	0.00	0.00	0.00%
	Total for Transportation	-57,359.14	-173,674.29	-46,600,600.00	-46,426,925.71	0.37%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-38,476.67	-70,748.87	-415,000.00	-344,251.13	17.05%
361100	Interest Income	-8,116.66	-25,171.86	-143,350.00	-118,178.14	17.56%
	Total for Gas Tax	-46,593.33	-95,920.73	-558,350.00	-462,429.27	17.18%
600-Parks & Recreation						
381001	Transfer from General Fund	-118,600.00	-1,204,410.17	-10,000,000.00	-8,795,589.83	12.04%
381355	Transfer from Park Impact Fees	0.00	0.00	0.00	0.00	0.00%
	Total for Parks & Recreation	-118,600.00	-1,204,410.17	-10,000,000.00	-8,795,589.83	12.04%
	Total for Capital Projects	-937,616.20	-2,598,033.57	-69,710,635.00	-67,112,601.43	3.73%
	Total for Revenue	-6,085,550.32	-10,835,664.59	-97,438,915.00	-86,603,250.41	11.12%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Envirnment	471,000.00	508,998.71	12,304,615.00	11,795,616.29	4.14%
581365	Transfer to Transportation	39,686.53	156,001.68	30,000,000.00	29,843,998.32	0.52%
581600	Transfer to Parks& Rec CapProj	118,600.00	1,204,410.17	8,000,000.00	6,795,589.83	15.06%
	Total for Non Divisional	629,286.53	1,869,410.56	50,304,615.00	48,435,204.44	3.72%
100-Village Council						
511000	Executive Salaries	10,356.43	31,069.29	124,300.00	93,230.71	25.00%
521000	FICA Taxes	792.29	2,376.87	9,600.00	7,223.13	24.76%
524000	Workers Compensation	0.00	43.83	1,910.00	1,866.17	2.29%
525000	Unemployment Compensation	98.22	416.21	2,000.00	1,583.79	20.81%
540000	Travel and Per Diem	76.02	76.02	23,000.00	22,923.98	0.33%
554000	Books Pub & Memberships	1,315.00	7,558.00	9,500.00	1,942.00	79.56%
555000	Training	0.00	1,350.00	1,500.00	150.00	90.00%



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

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Village Council	12,637.96	42,890.22	171,810.00	128,919.78	24.96%
101-Village Manager					
511000 Executive Salaries	20,009.46	59,995.65	260,130.00	200,134.35	23.06%
512000 Regular Salaries & Wages	16,550.50	39,088.58	195,000.00	155,911.42	20.05%
513000 Other Salaries & Wages	665.38	1,971.14	8,300.00	6,328.86	23.75%
521000 FICA Taxes	1,826.63	4,085.45	35,410.00	31,324.55	11.54%
522000 Retirement Contributions	2,101.00	6,299.55	44,250.00	37,950.45	14.24%
523000 Group Health Insurance	14,319.70	37,652.29	95,035.00	57,382.71	39.62%
524000 Workers Compensation	0.00	188.47	7,100.00	6,911.53	2.65%
525000 Unemployment Compensation	41.74	169.07	850.00	680.93	19.89%
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	8,299.79	19,258.72	20,000.00	741.28	96.29%
540000 Travel and Per Diem	1,088.82	-1,695.77	12,500.00	14,195.77	-13.57%
541000 Communication Services	6,293.98	12,584.97	38,000.00	25,415.03	33.12%
554000 Books Pub & Memberships	0.00	745.00	4,000.00	3,255.00	18.63%
555000 Training	-735.00	-735.00	4,250.00	4,985.00	-17.29%
Total for Village Manager	70,462.00	179,608.12	844,825.00	665,216.88	21.26%
110-Village Attorney					
531101 Legal Services	44,188.09	82,261.96	212,500.00	130,238.04	38.71%
531102 Land Use Legal Services	3,642.75	12,215.25	85,000.00	72,784.75	14.37%
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	47,830.84	94,477.21	352,000.00	257,522.79	26.84%

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**Village of Estero
Budget Report All Funds
For Month Ending December 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	3,462.61	10,377.55	130,715.00	120,337.45	7.94%
521000	FICA Taxes	264.88	793.85	10,015.00	9,221.15	7.93%
522000	Retirement Contributions	1,459.65	3,270.49	8,845.00	5,574.51	36.98%
523000	Group Health Insurance	0.00	0.00	24,640.00	24,640.00	0.00%
524000	Workers Compensation	0.00	17.53	2,550.00	2,532.47	0.69%
525000	Unemployment Compensation	41.74	174.29	850.00	675.71	20.50%
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	0.00	895.28	1,250.00	354.72	71.62%
548000	Legal Notices	594.12	2,138.47	5,000.00	2,861.53	42.77%
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		5,823.00	17,667.46	273,115.00	255,447.54	6.47%
130-Finance						
512000	Regular Salaries & Wages	29,208.23	88,091.63	388,490.00	300,398.37	22.68%
521000	FICA Taxes	1,797.05	6,176.29	29,750.00	23,573.71	20.76%
522000	Retirement Contributions	2,768.00	8,299.53	36,000.00	27,700.47	23.05%
523000	Group Health Insurance	14,127.92	36,864.91	85,465.00	48,600.09	43.13%
524000	Workers Compensation	0	131.49	7,120.00	6,867.70	3.54%
525000	Unemployment Compensation	61.39	252.30	1,250.00	-4,962.50	497.00%
531000	Professional Services	0.00	6,212.50	10,000.00	3,787.50	62.13%
532000	Auditing Services	0.00	4,000.00	51,000.00	47,000.00	7.84%
540000	Travel and Per Diem	0.00	0.00	4,500.00	4,500.00	0.00%
554000	Books Pub & Memberships	0.00	300.50	2,000.00	1,699.50	15.03%
555000	Training	0.00	135.00	2,000.00	1,865.00	6.75%



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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Finance		47,962.59	150,464.15	617,575.00	461,029.84	24.36%
170-Information Technology						
531110	IT Contracted Services	32,274.41	76,901.30	175,000.00	98,098.70	43.94%
531111	Webmaster Srvs & Maintenance	29,876.97	33,268.97	34,300.00	1,031.03	96.99%
531112	Audio Visual Services	0.00	30,400.00	120,000.00	89,600.00	25.33%
552001	Software Licensing	3,368.23	45,553.47	145,000.00	99,446.53	31.42%
552002	Small Tools & Equipment	235.96	235.96	10,000.00	9,764.04	2.36%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Information Technology		65,755.57	186,359.70	494,300.00	307,940.30	37.70%
180-General Government						
531112	Audio Visual Services	6,230.76	11,435.76	27,550.00	16,114.24	41.51%
531113	Recruitment Services	9,780.00	19,046.45	12,500.00	-6,546.45	152.37%
531114	Lobbying Services	6,993.00	17,979.00	80,000.00	62,021.00	22.47%
534000	Misc Contracted Services	19,545.00	23,870.00	250,000.00	226,130.00	9.55%
540000	Travel and Per Diem	20.64	197.19	5,000.00	4,802.81	3.94%
541000	Communication Services	2,084.31	4,733.80	6,500.00	1,766.20	72.83%
542000	Freight & Postage	350.34	674.70	4,500.00	3,825.30	14.99%
543000	Utilities	13,250.69	29,490.17	55,750.00	26,259.83	52.90%
544100	Building Lease	23,510.13	70,711.33	295,000.00	224,288.67	23.97%
544200	Equipment Rental & Leases	209.14	2,299.60	11,000.00	8,700.40	20.91%
545000	Insurance	0.00	52,320.25	175,000.00	122,679.75	29.90%
546000	Repair & Maintenance Services	2,007.78	4,821.93	20,000.00	15,178.07	24.11%
547000	Printing	0.00	130.38	1,500.00	1,369.62	8.69%
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 December 2024**

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
551000	Office Supplies	7,633.40	9,377.65	7,500.00	-1,877.65	125.04%
552000	Operating Supplies	1,245.71	3,536.02	25,000.00	21,463.98	14.14%
552005	Bank Charges	110.51	110.51	500.00	389.49	22.10%
554000	Books Pub & Memberships	133.56	200.34	2,000.00	1,799.66	10.02%
Total for General Government		93,104.97	250,935.08	1,117,800.00	866,864.92	22.45%
197-COVID						
Total for COVID		0.00	0.00	0.00	0.00	100.00%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	724.00	1,879.00	10,000.00	8,121.00	18.79%
534501	Lee Cty Animal Control Svcs	0.00	0.00	45,000.00	45,000.00	0.00%
Total for Law Enforcement/Security		724.00	1,879.00	55,000.00	53,121.00	3.42%
210-Code Compliance Services						
531115	Special Magistrate Svcs	0.00	2,000.00	20,250.00	18,250.00	9.88%
531201	Code Compliance Contract Svcs	19,271.64	62,451.79	162,500.00	100,048.21	38.43%
549105	Other Chrges-Filing Fees	74.25	95.00	1,500.00	1,405.00	6.33%
Total for Code Compliance Services		19,345.89	64,546.79	184,250.00	119,703.21	35.03%
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	20,281.25	27,348.75	25,000.00	-2,348.75	109.40%
531116	Disaster Preparedness Services	0.00	1,805.47	10,000.00	8,194.53	18.05%
Total for Disaster Response		20,281.25	29,154.22	35,000.00	5,845.78	83.30%
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	8,330.00	170,000.00	161,670.00	4.90%

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Village of Estero
Budget Report All Funds
For Month Ending December 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	5,000.00	7,500.00	2,500.00	66.67%
Total for Physical Environment		0.00	13,330.00	577,500.00	564,170.00	2.31%
365-Transportation						
512000	Regular Salaries & Wages	24,891.49	75,608.69	341,225.00	265,616.31	22.16%
521000	FICA Taxes	2,008.34	5,712.47	26,130.00	20,417.53	21.86%
522000	Retirement Contributions	1,454.04	4,359.74	19,000.00	14,640.26	22.95%
523000	Group Health Insurance	12,925.14	33,726.42	45,020.00	11,293.58	74.91%
524000	Workers Compensation	0.00	2,515.84	10,050.00	7,534.16	25.03%
525000	Unemployment Compensation	49.11	202.91	1,000.00	797.09	20.29%
531306	Traffic Counts	0.00	277.50	20,000.00	19,722.50	1.39%
534000	Misc Contracted Services	0.00	56,401.42	100,000.00	43,598.58	56.40%
534301	Street Sweeping Services	4,000.00	8,000.00	30,000.00	22,000.00	26.67%
534302	Right-of-Way Permit Review	0.00	0.00	25,000.00	25,000.00	0.00%
534306	Misc Construction Services	0.00	8,272.00	60,000.00	51,728.00	13.79%
540000	Travel and Per Diem	1,190.94	3,039.05	6,500.00	3,460.95	46.75%
541000	Communication Services	82.14	169.20	650.00	480.80	26.03%
543000	Utilities	12,405.86	21,009.68	85,000.00	63,990.32	24.72%
544200	Equipment Rental & Leases	660.00	990.00	2,500.00	1,510.00	39.60%
545000	Insurance	0.00	3,214.25	14,750.00	11,535.75	21.79%
546302	Bridge Maintenance	0.00	0.00	10,000.00	10,000.00	0.00%
546304	Irrigation Maintenance	12,500.00	25,444.18	77,500.00	52,055.82	32.83%



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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546305	Landscape Maintenance	103,412.55	357,039.98	1,180,000.00	822,960.02	30.26%
546306	Mowing Maintenance	0.00	0.00	32,500.00	32,500.00	0.00%
546307	Ditch Maintenance	0.00	11,786.81	157,000.00	145,213.19	7.51%
546309	Street Light Maintenance	5,448.50	5,448.50	85,500.00	80,051.50	6.37%
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	27,970.00	150,000.00	122,030.00	18.65%
546313	Road Maintenance	2,828.24	2,828.24	412,000.00	409,171.76	0.69%
552000	Operating Supplies	124.52	253.42	5,000.00	4,746.58	5.07%
554000	Books Pub & Memberships	0.00	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		183,980.87	654,518.30	3,036,825.00	2,382,306.70	21.55%
439-Development Services						
512000	Regular Salaries & Wages	18,190.27	60,441.10	585,875.00	525,433.90	10.32%
521000	FICA Taxes	1,817.55	5,026.51	44,845.00	39,818.49	11.21%
522000	Retirement Contributions	1,320.08	4,852.90	54,190.00	49,337.10	8.96%
523000	Group Health Insurance	-1,306.12	6,092.76	105,810.00	99,717.24	5.76%
524000	Workers Compensation	0.00	1,485.84	12,710.00	11,224.16	11.69%
525000	Unemployment Compensation	98.22	374.43	1,500.00	1,125.57	24.96%
531000	Professional Services	0.00	4,144.00	60,000.00	55,856.00	6.91%
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	83,118.93	83,118.93	365,000.00	281,881.07	22.77%
540000	Travel and Per Diem	0.00	96,447.52	2,500.00	-93,947.52	3857.90%

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

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
548000	Legal Notices	589.47	589.47	6,000.00	5,410.53	9.82%
554000	Books Pub & Memberships	0.00	171.00	10,000.00	9,829.00	1.71%
555000	Training	0.00	3,563.78	1,000.00	-2,563.78	356.38%
Total for Development Services		103,828.40	266,308.24	1,369,430.00	1,103,121.76	19.45%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	273.98	2,170.73	125,000.00	122,829.27	1.74%
521000	FICA Taxes	20.95	164.99	9,600.00	9,435.01	1.72%
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	74,787.81	171,859.90	350,000.00	178,140.10	49.10%
Total for Planning, Zoning, Dev Review		75,082.74	174,195.62	502,100.00	327,904.38	34.69%
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%
531000	Professional Services	83,121.45	129,345.45	0.00	-129,345.45	0.00%
534601	YMCA Operating Agreement	13,859.52	26,594.64	69,300.00	42,705.36	38.38%
543000	Utilities	1,037.44	3,566.31	7,750.00	4,183.69	46.02%
544200	Equipment Rental & Leases	5,471.00	9,650.75	2,500.00	-7,150.75	386.03%
546000	Repair & Maintenance Services	3,000.00	9,000.00	15,000.00	6,000.00	60.00%
Total for Parks Master Plan		106,489.41	178,157.15	294,560.00	116,402.85	60.48%
Total for General Fund		1,482,596.02	4,173,901.82	60,274,565.00	56,094,582.17	6.92%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
105-Driving Range						
600-Parks & Recreation						
534000	Misc Contracted Services	0.00	825.83	2,500.00	1,674.17	33.03%
541000	Communication Services	0.00	-24.47	1,800.00	1,824.47	-1.36%
543000	Utilities	101.30	533.70	3,000.00	2,466.30	17.79%
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		101.30	1,335.06	10,800.00	9,464.94	12.36%
Total for Driving Range		101.30	1,335.06	10,800.00	9,464.94	12.36%
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	675.00	100,000.00	99,325.00	0.68%
531110	IT Contracted Services	1,140.27	2,543.55	5,750.00	3,206.45	44.24%
531401	Building Service Contract	415,211.78	1,007,928.74	1,300,000.00	292,071.26	77.53%
541000	Communication Services	265.29	448.19	2,000.00	1,551.81	22.41%
542000	Freight & Postage	71.76	122.76	750.00	627.24	16.37%
543000	Utilities	1,448.60	3,517.73	8,500.00	4,982.27	41.39%
544100	Building Lease	4,815.33	14,483.05	62,500.00	48,016.95	23.17%
544200	Equipment Rental & Leases	3,277.66	5,251.11	8,600.00	3,348.89	61.06%
546000	Repair & Maintenance Services	409.57	832.74	3,000.00	2,167.26	27.76%
551000	Office Supplies	1,144.82	1,267.62	3,500.00	2,232.38	36.22%
552000	Operating Supplies	10.00	10.00	5,000.00	4,990.00	0.20%
552001	Software Licensing	2,550.00	6,375.00	15,000.00	8,625.00	42.50%
552009	Credit Card Fees	2,031.53	7,997.23	40,000.00	32,002.77	19.99%
Total for Building Dept		432,376.61	1,051,452.72	1,554,600.00	503,147.28	67.63%
Total for Building Fee Fund		432,376.61	1,051,452.72	1,554,600.00	503,147.28	67.63%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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	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	471,000.00	508,998.71	57,421,714.00	56,912,715.29	0.89%
	Total for Physical Environment	471,000.00	508,998.71	57,421,714.00	56,912,715.29	0.89%
365-Transportation						
563000	Capital Outlay - Infrastructure	39,686.53	156,001.68	22,447,200.00	22,291,198.32	0.69%
	Total for Transportation	39,686.53	156,001.68	22,447,200.00	22,291,198.32	0.69%
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%

Page Number 13 of 14



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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
600-Parks & Recreation						
561000	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastructure	118,600.00	1,204,410.17	0.00	0.00	0.00%
	Total for Parks & Recreation	0.00	0.00	0.00	0.00	0.00%
	Total for Capital Projects	510,686.53	665,000.39	79,868,914.00	79,203,913.61	0.00%
	Total for Expense	2,425,760.46	5,891,689.99	141,708,879.00	135,811,108.00	4.16%
	Net Revenue / Expense	-3,659,789.86	-4,943,974.60	44,269,964.00	49,207,857.59	-11.17%



Village of Estero
Reserved and Available Funds Report
For Month Ending December 2024

Reserved and Available Funds Report		
Emergency Reserve	\$	4,984,975
Operating Reserve		1,993,990
Litigation Defense Reserve		750,000
Major Road Maintenance Reserve		1,940,400
Total Reserve Funds	\$	<u>9,669,365</u>
General Fund Capital Projects	\$	34,970,361
Building Fee Fund		588,396.00
Gas Tax Capital Projects		2,428,623.00
Developer Contribution		253,792.00
Road Impact Fees		12,739,232.00
Community Park Impact Fees		111,465.30
Estero Park Entry Contribution		104,369.70
Park Imp Fees		1,265,427.00
Public Land Purchase		147,897.00
Driving Range		161,456.00
Total Available Funds	\$	<u>52,771,019</u>
Total All Funds	\$	<u>62,440,384</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Resolution No. 2025-02 authorizing exercise of eminent domain to obtain easement

Background:

The power of eminent domain is the right of a government or its agent to expropriate private property for public use, with payment of just compensation. Section 6 of Article X of the Florida Constitution provides, in relevant part:

no private property shall be taken except for a public purpose and with full compensation therefor paid to each owner or secured by deposit in the registry of the court and available to the owner.

Eminent domain in Florida is governed by Florida Statutes Chapter 73 (Eminent Domain), and Chapter 74 (Proceedings Supplemental to Eminent Domain). Chapter 73 governs the traditional method of eminent domain (where ownership in property is not acquired until the trial), while Chapter 74 (known commonly as “quick take”) permits acquisition of the land at the beginning of a case, leaving only compensation to be determined by the court at a later date.

Florida Statutes § 166.401(1) provides that eminent domain may be used either to acquire absolute fee simple title to property, or some lesser right or estate in property (such as an easement, as is sought in this case. Florida Statutes § 166.401(3) provides that a local governing body of a municipality may not exercise its power of eminent domain unless the governing body adopts a resolution authorizing the acquisition of the property by eminent domain for the municipal use or purpose designated in such resolution.

The Village of Estero has designed and has the financial resources to construct a sidewalk, landscaping and streetlighting project along Corkscrew Road in the Village (the Project). This Project is intended to create a pedestrian corridor along Corkscrew Road which will allow residents to travel along its path without driving a vehicle. It will also provide lighting and landscaping elements to enhance the Village’s aesthetic appearance along Corkscrew Road, and to make traversing the new path safer during evening hours.

While the Village has been able to obtain necessary easements from the majority of property owners along the Project path as these owners have seen the benefits to be provided by the Project and have sought to help make the community a better place to live, the owner of a parcel fronting the Dominos Pizza and dental office proximate to the intersection of Shoppes at Grande Oaks entrance has declined to engage in voluntary discussions regarding the acquisition of a slope easement necessary for the construction of the Project along this parcel.

A slope easement is a legal right granted to a party to use a portion of another person's land specifically for the purpose of maintaining or creating and maintaining a slope, typically along a property line adjacent to a road or sidewalk, allowing for grading, excavation, and construction of any necessary retaining structures to support the slope and accommodate the adjacent public area; essentially, it gives the easement holder the ability to modify the natural contours of the land to ensure proper drainage and stability of the slope. The portion of the parcel over which the slope easement is needed is currently an open grassy area, and under the Village's Land Development Code and applicable Development Orders it cannot be further developed. Once construction of the Project along this portion of Corkscrew Road is complete, the area will remain an open grassy area, with the only difference to the parcel being its slope.

The Village's professional engineering staff have considered the availability of an alternate route, costs, environmental factors, long-range area planning, and safety considerations related to the placement of the Project and resulting slope easement need. While staff considered alternatives which would not create the need for a slope easement, since the Project has been designed to provide for adequate slopes all along the Project path to ensure proper water drainage and flow, as well as a uniform look, and since the inability to create the necessary slope on this parcel will force a break in the designed sidewalk path, alternatives are not realistic without compromising the integrity of the Project and decreasing stormwater flow consistency. In addition, without the slope easement, the Project's path would need to be diverted to be dangerously close to Corkscrew Road, thus imperiling pedestrian users of the path.

Staff therefore recommends approval of the Resolution so as to provide authorization to obtain the easement by eminent domain if final efforts to obtain the easement voluntarily do not succeed.

Action Requested:

Motion to adopt Resolution No. 2025-02.

Process and Timeline:

Page 2 of 3

If approved by Council, Village staff will make one final attempt at engaging with the parcel owner to obtain the easement by voluntary means. If that effort fails, the Village Attorney will proceed with the steps necessary to file an eminent domain suit.

Financial Impact:

Cost for attorney time and filing fees; costs related to land acquisition staff to provide expert testimony; both of which are undetermined.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment:

1. Resolution No. 2025-02 with Exhibit A

RESOLUTION NO. 2025-02

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AUTHORIZING THE USE OF EMINENT DOMAIN FOR THE ACQUISITION OF AN EASEMENT TO FACILITATE THE CORKSCREW ROAD SIDEWALK, LANDSCAPE AND LIGHTING PROJECT; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, eminent domain is the right of a government or its agent to expropriate private property for public use, with payment of just compensation; and

WHEREAS, § 6 of Article X of the Florida Constitution provides, in relevant part, that “no private property shall be taken except for a public purpose and with full compensation therefor paid to each owner or secured by deposit in the registry of the court and available to the owner”; and

WHEREAS, eminent domain in Florida is governed by Florida Statutes Chapter 73 (Eminent Domain), and Chapter 74 (Proceedings Supplemental to Eminent Domain); and

WHEREAS, Chapter 73 governs the traditional method of eminent domain (where ownership in property is not acquired until the trial), while Chapter 73 (known commonly as “quick take”) permits acquisition of the land at the beginning of a case, leaving only compensation to be determined by the court at a later date; and

WHEREAS, Florida Statutes § 166.401(1) provides that eminent domain may be used either to acquire absolute fee simple title to property, or some lesser right or estate in property (such as an easement); and

WHEREAS, Florida Statutes § 166.401(3) provides that a local governing body of a municipality may not exercise its power of eminent domain unless the governing body adopts a resolution authorizing the acquisition of the property by eminent domain for the municipal use or purpose designated in such resolution; and

WHEREAS, the Village of Estero has designed and has the financial resources to construct a sidewalk, landscaping and streetlighting project along Corkscrew Road in the Village (the Project); and

WHEREAS, while the Village has been able to obtain necessary easements from the majority of property owners along the Project path, the owner of a parcel fronting the Dominos Pizza and dental office proximate to the intersection of Shoppes at Grande Oaks entrance (that portion of land depicted in **Exhibit “A”** attached to and incorporated into this Resolution) has declined to engage in voluntary discussions regarding the acquisition of a slope easement necessary for the construction of the Project along this parcel; and

WHEREAS, a slope easement is a legal right granted to a party to use a portion of another person's land specifically for the purpose of maintaining or creating and maintaining a slope, typically along a property line adjacent to a road or sidewalk, allowing for grading, excavation, and construction of any necessary retaining structures to support the slope and accommodate the adjacent public area; essentially, it gives the easement holder the ability to modify the natural contours of the land to ensure proper drainage and stability of the slope; and

WHEREAS, the portion of the parcel over which the slope easement is needed is currently an open grassy area, and under the Village's Land Development Code and applicable Development Orders it cannot be further developed; and

WHEREAS, once construction of the Project along this portion of Corkscrew Road is complete, the area will remain an open grassy area, with the only difference to the parcel being its slope; and

WHEREAS, the Village's professional engineering staff have considered the availability of an alternate route, costs, environmental factors, long-range area planning, and safety considerations related to the placement of the Project and resulting slope easement need; and

WHEREAS, while staff considered alternatives which would not create the need for a slope easement, since the Project has been designed to provide for adequate slopes all along the Project path to ensure proper water drainage and flow, as well as a uniform look, and since the inability to create the necessary slope on this parcel will force a break in the designed sidewalk path, alternatives are not realistic without compromising the integrity of the Project and decreasing stormwater flow consistency; and

WHEREAS, in addition, without the slope easement, the Project's path would need to be diverted to be dangerously close to Corkscrew Road, thus imperiling pedestrian users of the path; and

WHEREAS, in light of the foregoing facts, and pursuant to the foregoing authorities, the Village Council finds that adoption of this Resolution is in the Village's best interests.

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

1. The Village Attorney is authorized to institute eminent domain to acquire a slope easement from the owner of the parcel depicted in **Exhibit "A"**, in the area of that parcel depicted in **Exhibit "A"**, where the Village and parcel owner are unable to mutually agree on terms of a voluntary slope easement.
2. This authorization is for the acquisition of a slope easement. This Resolution does not authorize the taking of a fee interest in land.

3. The Village Manager is authorized to conduct the mandatory pre-suit negotiation required by Florida Statutes § 73.015 prior to the institution of an eminent domain proceeding pursuant to this Resolution.
4. The Village Attorney is authorized to use the statutory procedures available to the Village which the Village Manager determines are in the Village's best interests, taking into account logistical and financial considerations.
5. Prior to the filing of the eminent domain action, the Village Manager or his designee shall provide notice of the action to the Florida Department of Environmental Protection as required by Florida Statutes § 373.023(3).
6. The Village Clerk shall work with the Village Attorney to ensure the notice of the condemnation will be placed in a newspaper published in Lee County as required by Florida Statutes § 73.031(2) or § 74.041(2).

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

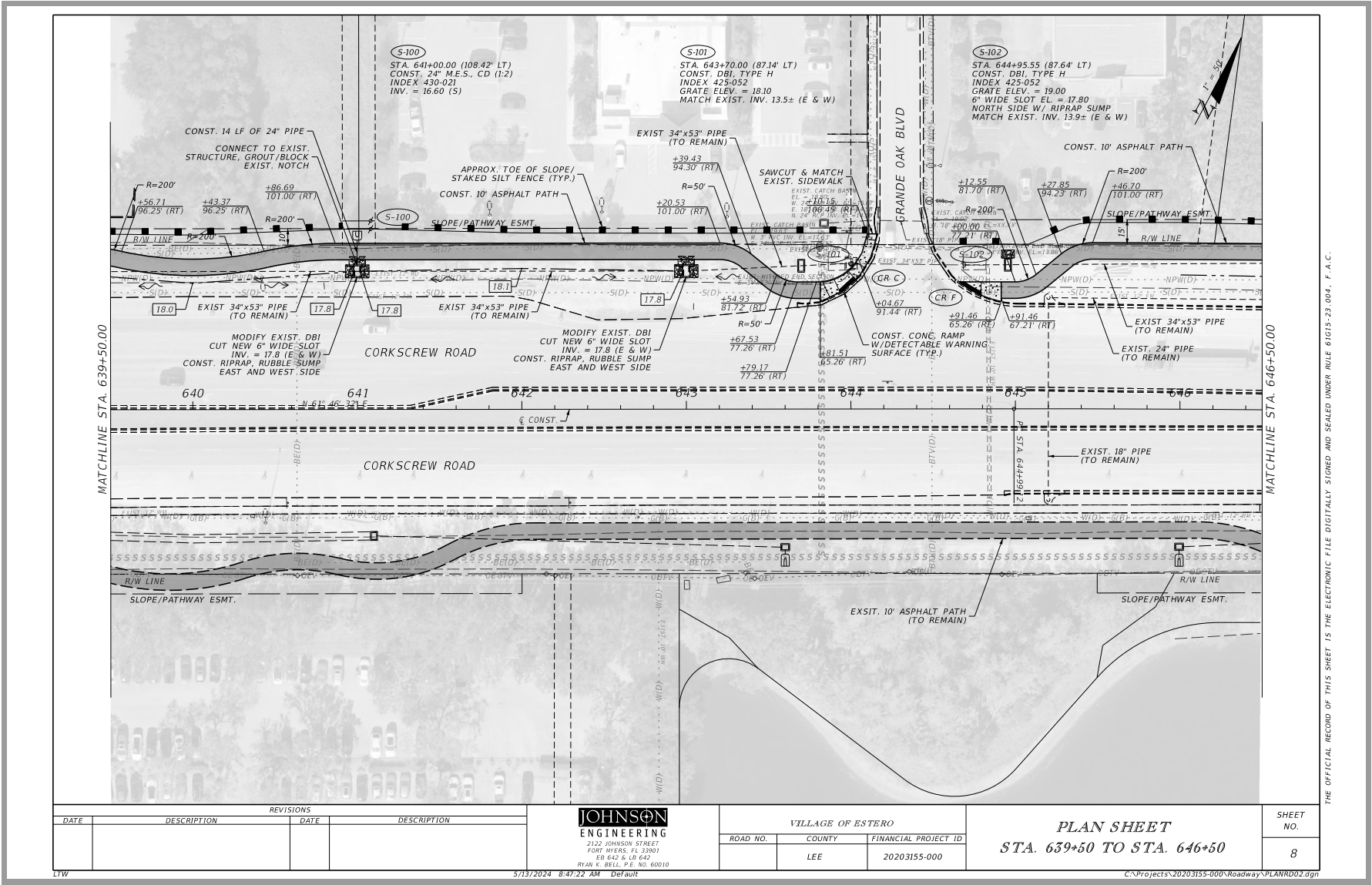
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 19th day of February, 2025.

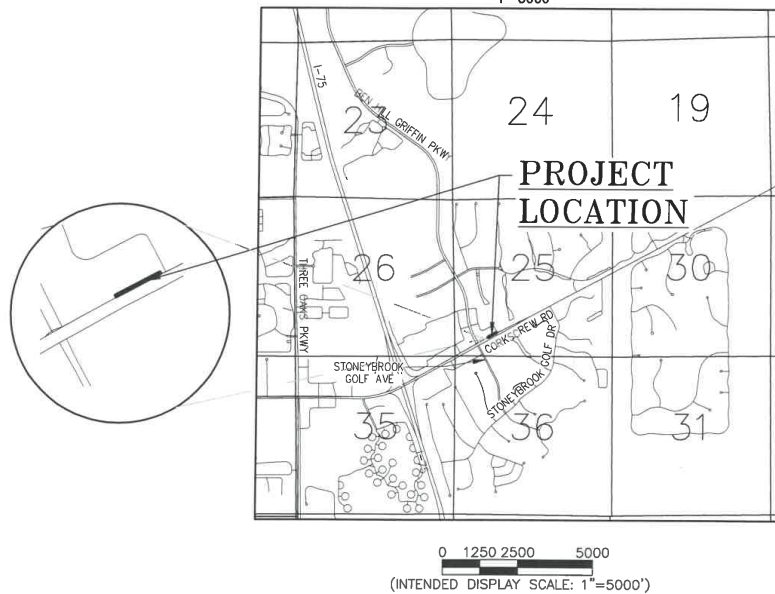
Jon McLain, Mayor

Attest:

Carol Sacco, Village Clerk



VICINITY MAP
1"=5000'



1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF CORKSCREW ROAD, WHEREIN SAID NORTHERLY RIGHT-OF-WAY BEARS S.61°46'32"W.
4. PARCEL CONTAINS 3,092 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.
5. P.O.B. = POINT OF BEGINNING
6. ORB = OFFICIAL RECORDS BOOK
7. ORI = OFFICIAL RECORDS INSTRUMENT
8. PB = PLAT BOOK
9. CCMB = COUNTY COMMISSION MINUTES BOOK
10. PG = PAGE
11. (P) = PLAT
12. ROW, R/W = RIGHT-OF-WAY
13. SRE = SLOPE RESTORATION EASEMENT
14. SQ. FT. = SQUARE FEET
15. UE = UTILITY EASEMENT
16. N: = NORTHING
17. E: = EASTING
18. C: = CENTERLINE
19. DESCRIPTION ON SHEET 3.
20. NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 112, FLORIDA STATUTES.

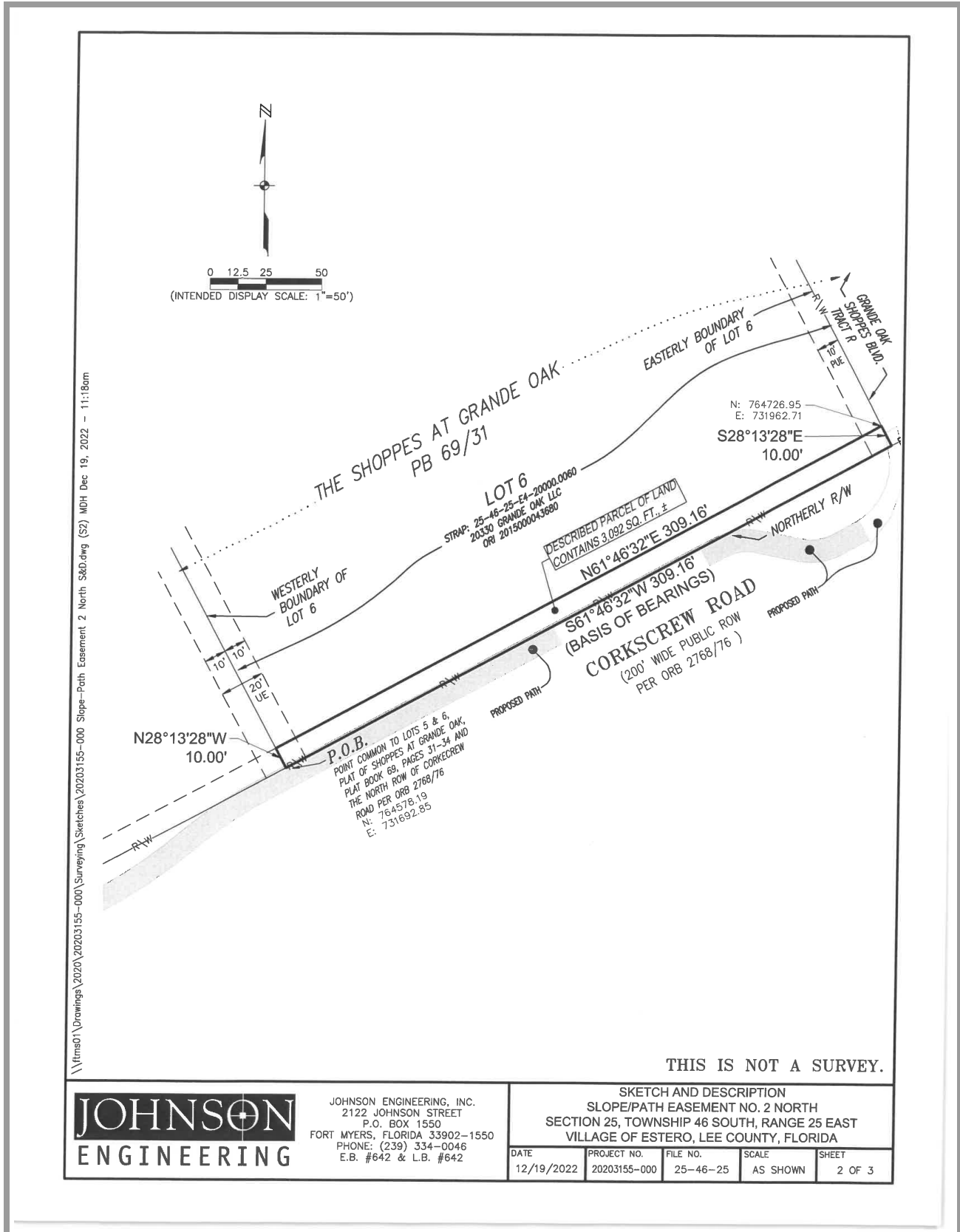
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER.



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SLOPE/PATH EASEMENT NO. 2 NORTH
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
12/19/2022	20203155-000	25-46-25	AS SHOWN	1 OF 3



DESCRIPTION

CORKSCREW ROAD
SLOPE/PATH EASEMENT 2 NORTH
A PORTION OF LOT 6, SHOPPES AT GRANDE OAK
LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

A PORTION OF LOT 6 ACCORDING TO THE PLAT OF SHOPPES AT GRANDE OAK AS RECORDED IN PLAT BOOK 69, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT COMMON TO LOTS 5 AND 6 ACCORDING TO THE AFOREMENTIONED PLAT OF SHOPPES AT GRANDE OAK AND THE NORTHERLY RIGHT-OF-WAY OF CORKSCREW ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2768 AT PAGE 76 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 6, N.28°13'28"W., 10.00 FEET; THENCE N.61°46'32"E., 309.16 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID LOT 6; THENCE, ALONG THE BOUNDARY OF SAID LOT 6 FOR THE FOLLOWING TWO (2) COURSES:

1. S.28°13'28"E., 10.00 FEET
2. 61°46'32"W., 309.16 FEET

TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,092 SQUARE FEET OR 0.07 ACRES, MORE OR LESS

THIS IS NOT A SURVEY.

JOHNSON
ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION
SLOPE/PATH EASEMENT NO. 2 NORTH
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
12/19/2022	20203155-000	25-46-25	AS SHOWN	3 OF 3

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Williams Road and Atlantic Gulf Change Order 01

Motion to approve award of Contract EC2020-01 STA02 Change Order 01 to Kisinger Campo & Associates to provide additional professional services to secure right of way and provide additional permitting assistance for a not to exceed amount of \$125,364.

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 of Estero and our consultants have been working for several years to obtain property easements to construct the proposed Williams Rd & Atlantic Gulf Drive Improvements project. Negotiations with the adjacent property owners have progressed. However, to complete negotiations, the Village needs additional services to be performed by Kisinger Campo & Associates (KCA) that were not contemplated in the original contract.

Description:

KCA will provide the following services to help the Village acquire the necessary property rights to build the proposed roadway improvements and obtain the required permits to start project construction.

1. Project Administration – Prepare for and attend project meetings, meeting with project shareholders and attend permitting meetings.
2. Roadway & Drainage Design – Update the stormwater design to accommodate adjacent property needs. If needed, revise the drainage design to comply with the new state drainage requirements.
3. Roadway & Drainage Plans – Update the plans to accommodate drainage modifications.
4. Permitting – Permitting requirements have changed since the original contract. This change order will address new permitting requirements.

5. Landscape Analysis & Plans – Includes additional landscaping services to complete property acquisition negotiations.
6. Cost to Cure Services – Provide additional services required to complete property acquisition negotiations.

Action Requested:

Motion to approve award of Contract EC2020-01 STA02 Change Order 01 to Kisinger Campo & Associates to provide additional professional services to secure right of way and provide additional permitting assistance for a not to exceed amount of \$125,364.

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:

KCA will work with the Village and the Village's acquisition consultants to obtain the required property rights as quickly as possible. After securing property rights, final permitting is expected to take approximately 6 months to complete.

Financial Impact:

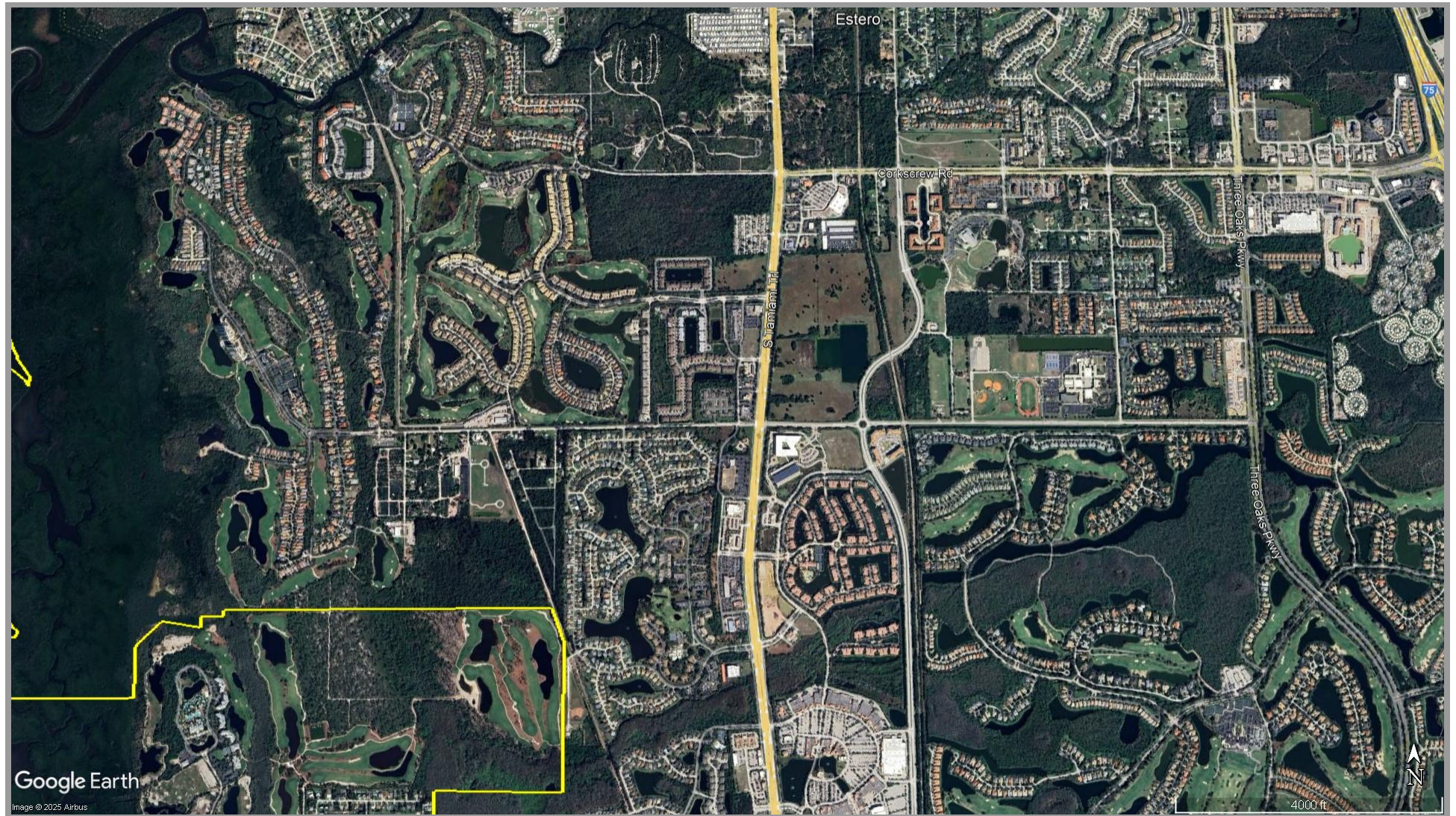
The contract's financial impact is \$125,364.

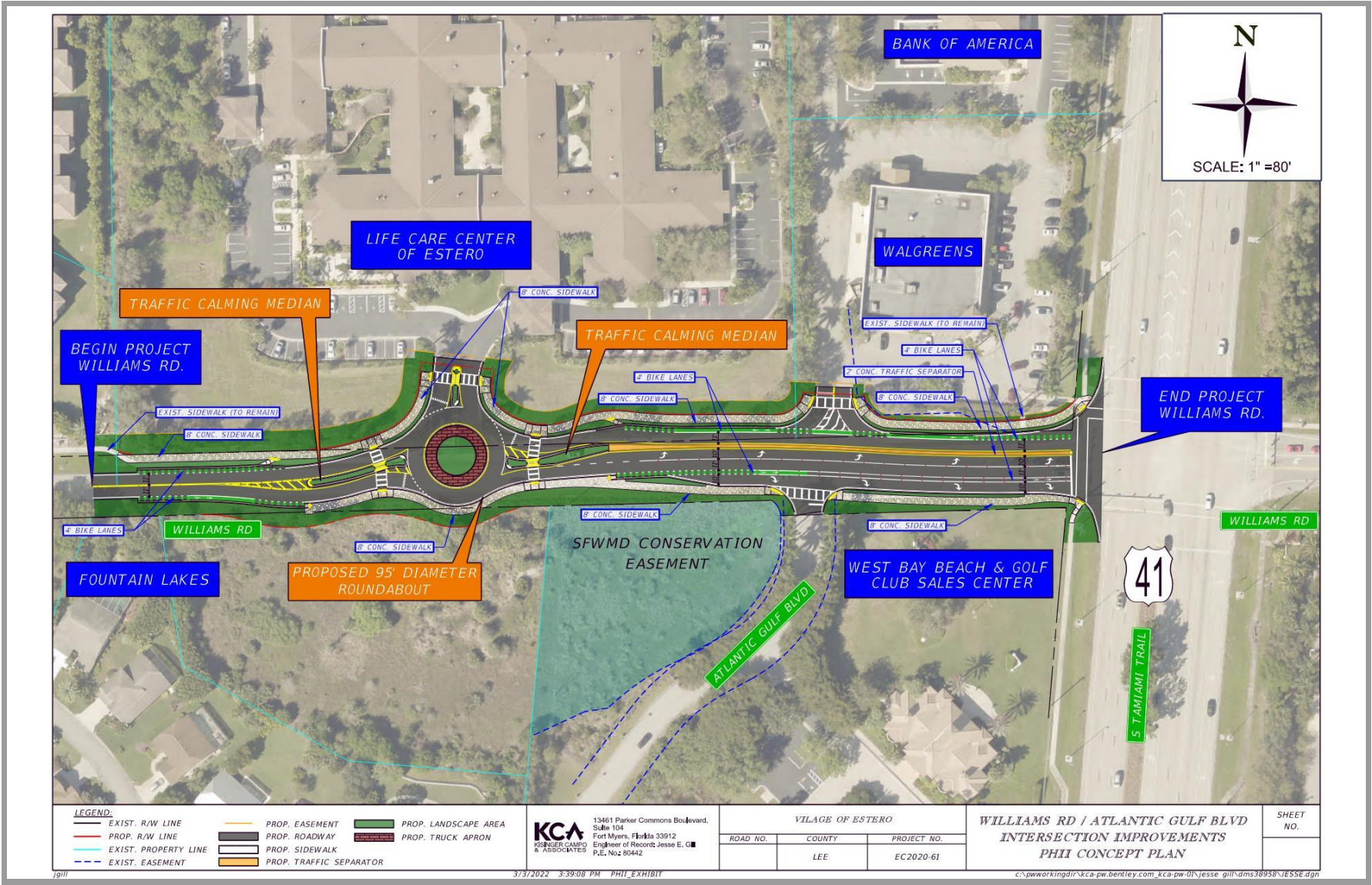
Sufficient funds are available in the Fiscal Year 2024-2025 budget for the Williams Rd – Atlantic Gulf Drive Intersection project.

Prepared by: David Willems, P.E.

Attachments:

1. Project Location Map
2. Project Design Plan
3. EC 2020-01-STA 02 Change Order 01







Change Order/Task Order Request

Project Name: Williams Atlantic Gulf Imp Design Permit

Contractor/Vendor: Kisinger Campo Associates Corp

Contract No.: EC 2020-61 STA02 CO 1

Account Number: _____

Project String: _____

Total Fees: \$ 125,364

Brief Description: The Contractor will provide the services 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.

Kisinger Campo Associates Corp.

Village of Estero

By: _____

By: _____

Name: _____

Name: Steve Sarkozy

Title: _____

Title: Village Manager

Date: _____

Date: _____

Attachment:
Exhibit A

EXHIBIT A

⁶¹
**EC 2020-01 / STA 2 WILLIAMS ROAD / ATLANTIC GULF BLVD. INTERSECTION DESIGN & PERMITTING
 AMENDMENT #1 – SUPPLEMENTAL DESIGN, PERMITTING, COORDINATION SERVICES AND
 CONTRACT EXTENSION**

STATEMENT OF WORK**PROJECT BACKGROUND, DESCRIPTION, AND LIMITS**

The purpose of this document is to describe the scope of services for the Supplemental Authorization and the responsibilities of Kisinger Campo & Associates (CONSULTANT) and the Village of Estero (VILLAGE). Amendment #1 to STA #2 seeks to extend the original project duration to December 31, 2026 and supplement the original contract (EC2020-61) with the services necessary for the preparation of a complete set of construction documents.

Design and permitting services have been on hold since approximately April of 2023 following the submittal of 60% Plans and subsequent withdrawal of environmental permits due to the need to negotiate and acquire right-of-way necessary to construct the project. Since this time, the CONSULTANT has continued to provide consulting services on an as-needed basis upon request by the VILLAGE under the original agreement in support of ongoing right-of-way negotiations. Additional project meetings and collaboration has also been requested between the VILLAGE and adjacent property owners/representatives along with Manhattan Construction (Project Construction Manager at Risk (CMAR) Contractor) and Florida Acquisition & Appraisal, Inc. (Project Land Acquisition Agent), neither of which were under contract at the time of CONSULTANT'S original contract.

Plans will be updated to the latest applicable standards in accordance with Exhibit A, Section II of the original contract. Amendment #1 to STA #2 also seeks to ensure the project is designed and permitted in accordance with the recently adopted SFWMD Stormwater Rules. Additionally, due to the divesting of State 404 permitting authority, wetland impacts will now be permitted under U.S. Army Corps of Engineers (USACE) jurisdiction. The original TTM and traffic data were found to still be applicable. These services in addition to others are further described within the following Scope of Services.

SCOPE OF SERVICES

This task will be completed under Contract CN 2020-01⁶¹ Miscellaneous Professional Services as STA #2/Amendment #1 (Supplemental Design, Permitting, Coordination Services and Contract Extension). The following CONSULTANT Services are in addition to the work listed in the original contract.

TASK 1. PROJECT ADMINISTRATION

Project Management: CONSULTANT shall provide additional management services over the course of the new project duration (assumed two (2) years) necessary to effectively administer the supplemental services including coordination of disciplines and sub-consultants, contract, and invoice maintenance, and maintaining regular communication with the VILLAGE.

Project Schedule: CONSULTANT will update the project schedule of deliverables to account for supplemental services to include key milestones and note the dates of deliverables.

Meetings: Attendance of project coordination meetings associated with the supplemental services, including preparation of meeting agendas for design related meetings, coordination with attendees, and preparation of meeting summaries (as applicable for design related meetings). The following meetings are assumed.

- Up to Forty-Eight (48) bi-weekly meetings with Village Staff, the Project CMAR Contractor, and/or Project Land Acquisition Agent.
- Up to Six (6) Stakeholder Meetings: Stakeholders may include applicable VILLAGE Departments (Public Works, Community Development) and/or property owners/representatives of the developments immediately adjacent to the project (Life Care Center, Fountain Lakes Community and Walgreens).
- Additional Agency meeting with SFWMD, USACE, and USFWS

Deliverables:

- *Updated Project Schedule (with monthly updates)*
- *Meeting Minutes*

TASK 2. PUBLIC INVOLVEMENT

VILLAGE Council Presentation: One (1) Power Point Presentation will be prepared and presented to VILLAGE Council. The presentation will include project design updates that have occurred since the 60% submittal.

Deliverables:

- *Power Point Presentation*

TASK 3 SURVEY

This amendment removes services associated with Tasks 3.3 Right-of-Way Survey and Task 3.4 Boundary Surveys. Funds associated with these tasks will be reallocated to other tasks as identified in Exhibit B.

TASK 4. GEOTECHNICAL SERVICES (SOCOTEC)

Provide Supplemental Geotechnical Services to obtain infiltration rates and soil characteristics within the footprint of the proposed stormwater pond in accordance with Exhibit C.

TASK 5. UTILITY COORDINATION – N/A

TASK 6. TRAFFIC DATA AND ANALYSIS – N/A

TASK 7. ROADWAY & DRAINAGE DESIGN ANALYSIS

Drainage modifications are anticipated to reroute stormwater within the project limits to avoid routing additional stormwater to the Life Care Center Facility's existing SMF. The CONSULTANT will address, navigate, and stay in compliance with the newly established permitting and regulatory requirements ratified under SB 7040 as needed. CONSULTANT will evaluate and implement best management practices (BMPs) to adhere with the current stormwater treatment performance criteria and standards. A dry retention area is anticipated to be necessary within the

adjacent Fountain Lake's wetland property to comply with the new stormwater rules. Services also include additional plan quantities and costs for the preparation of opinions of probable cost (OPC) to be submitted at the 90% and Final submittal stages.

Deliverables (Updated per new scope):

- *Roadway Design Documentation*
- *Drainage Design Report*
- *Milestone Opinion of Probable Cost*

TASK 8. ROADWAY & DRAINAGE PLAN PREPARATION

The following plan sheets are anticipated to require updates, revisions, and/or additions to account for the latest governing Standard Plans and Specifications as well as anticipated drainage modifications.

Roadway Plans

- *Key Sheet – Update governing standard plans and specifications*
- *Signature Sheet – Update & Adjust Sheet*
- *Drainage Map – Revised stormwater design*
- *Summary of Pay Items Sheet – Update*
- *Typical Section Sheets – Update to add pond*
- *General Notes /Pay Item Notes Sheet – Update*
- *Summary of Quantities Sheet - Update*
- *Survey Control Sheets – N/A*
- *Project Layout Sheets – N/A*
- *Plan and Profile Sheets – N/A*
- *Summary of Drainage Structures – Update*
- *Drainage Structure Sections – Update/Add*
- *Drainage Structure Details - Add*
- *Pond Detail Sheet - Add*
- *Pond Cross Sections – Add*
- *Pond Cross Sections - Add*
- *Cross Section Sheets – Revise*
- *Utility Adjustment Sheets – Revise*
- *Maintenance of Traffic Sheets – Revise*
- *Intersection/Driveway Details – Update*
- *Erosion Control Sheets – Update*
- *SWPPP Sheets – Revise*

USACE Wetland Cut Sheets (8.5" x 11")

- *Key Sheet*
- *Project Layout*
- *Total Surface Water & Wetland Impacts*
- *Wetland Plan Views*
- *Wetland Cross Sections*

Deliverables (Updated per new scope):

- *90% plans*

- *Final plans (signed and sealed)*
- *Wetland Cut Sheets*
- *Specifications Package in Word format*

TASK 9. ENVIRONMENTAL AND PERMITTING SERVICES

This task involves environmental permitting and surveys. The original permit submittals to the SFWMD and FDEP were withdrawn. Therefore, new permit applications will need to be submitted assuming that the new stormwater rules will be in place for the permitting requirements with the SFWMD. Additionally, the FDEP State 404 Program has been disbanded, requiring a permit submittal to the USACE in place of FDEP. Finally, the species surveys done for the original submittal are expired or will expire by the time of a new submittal; therefore, species surveys will need to be redone as well. The tasks indicated below include the anticipated environmental permitting scope of services. The project will require a General Permit (GP) under F.A.C. 62-330.447(g) from the SFWMD due to anticipated wetland impacts and the anticipated stormwater management system design. The CONSULTANT will prepare a general permit submittal to the SFWMD. The CONSULTANT will compile the necessary forms and permit plans for the submittal package. The CONSULTANT will utilize ownership information provided by the VILLAGE in preparing the submittal package. The CONSULTANT will provide up to two responses to requests for additional information from SFWMD staff, if required.

Note: Based upon the previously received RAI from SFWMD Application No. 220818-35619, permit modifications to adjacent parcels (Life Care Center, Walgreens, and/or Fountain Lakes) will need to be reviewed concurrently with the Williams Road/Atlantic Boulevard Intersection Improvement permit application. The VILLAGE will also be required to demonstrate the right to modify these permits and construct proposed improvements outside the existing right-of-way.

The project will also require Section 404 permitting with the USACE due to wetland impacts. The CONSULTANT will prepare a Section 404 Permit Application Package including all necessary forms and plan drawings for the submittal package. The CONSULTANT will provide up to two responses to requests for additional information from USACE staff, if required.

The CONSULTANT will conduct a general species field review and re-delineate any wetland within the project area or area of potential impacts. The information collected from this field review will be documented within the permit application packages.

A gopher tortoise survey and Florida bonneted bat roosting survey will be re-conducted to determine the presence or absence of these species. Based on previous surveys, it is assumed that no gopher tortoises or their burrows will be impacted, and no additional permitting will be required for relocations. However, a second survey will be required to confirm. Additionally, the Florida bonneted bat guidelines were updated in 2024. A Florida bonneted bat roost survey, assuming the project area remains below 5 acres, will be completed adhering to the updated guidelines. Additionally, the tricolored bat is anticipated to be listed in the near future, the proposed surveys for the Florida bonneted bat will occur in the timeframe acceptable for the tricolored bat recommended guidelines. A Technical Memorandum documenting the results of the bat surveys will be completed to be included in permit applications.

The CONSULTANT will conduct one pre-application meeting with SFWMD, one pre-application meeting with the USACE, and one pre-application meeting with the USFWS to prepare the plans and calculations needed to complete the application packages. A pre-application meeting with the Florida Fish and Wildlife Conservation Commission is not included.

Any permitting fees required for the project will be the responsibility of the VILLAGE.

Permitting is a regulatory process over which the CONSULTANT has no control and cannot guarantee a permit. The CONSULTANT shall respond to, and address comments directly related

to and precipitated from the above referenced permit application. Should any additional permitting efforts become necessary during the project, this will be considered additional services to be negotiated at that time. This scope also does not include dewatering permitting efforts. Should a dewatering permit become necessary this can be made a stipulation of the construction plans as the contractor's responsibility.

Deliverables:

- Complete SFWMD General Permit Application Package
- Complete USACE Section 404 Application Package
- Environmental Report (to be included in application submittals – one report to be submitted with both separate submittals)
- Florida Bonneted Bat Technical Memorandum

TASK 10. SIGNING & PAVEMENT MARKING ANALYSIS & PLANS – N/A

TASK 11. LIGHTING ANALYSIS & PLANS - N/A

TASK 12. SIGNALIZATION ANALYSIS & PLANS - N/A

TASK 13. LANDSCAPING ANALYSIS AND PLANS (DMJA)

Provide Landscape Appraisal Services in accordance with Exhibit D.

TASK 14. BID PHASE SERVICES – N/A

TASK 15. COST-TO-CURE SERVICES

This task includes providing exhibits and responding to design related questions as needed for the VILLAGE'S acquisition of right-of-way necessary to construct the project.

TASK 16. POST DESIGN SERVICES – N/A

IV. EXCLUSIONS/ASSUMPTIONS

The following tasks are not included in the Scope of Work for this Amendment:

1. Services other than those specifically listed above. Any additional services beyond those specifically identified herein or within the original contract will be addressed within another contract amendment.
2. This scope of services assumes no changes to the roundabout geometry and alignment with plan submittals starting at 90% and progressing directly to Final Plans (no 60% Plan resubmittal).
3. Project CMAR Contractor will provide utility coordination including the distribution of plans to the utility agency owners and securing utility work schedules.

4. Excludes services associated with a mid-block crosswalk at the intersection of Williams Road and West Tree Drive.
5. Based on a review of 2023 traffic data, updates to the original TTM and traffic data are not needed and not included in this Amendment.

V. PROJECT SCHEDULE

The services identified within this Scope of Services will begin upon the CONSULTANT's receipt of a written Notice to Proceed (NTP) from the VILLAGE. Upon execution of this Supplemental Authorization, the CONSULTANT shall submit to the VILLAGE a schedule of deliverables within ten (10) working days. This schedule of deliverables anticipates the VILLAGE will provide review comments of deliverables within 20 business days of submittal by the CONSULTANT. Services will begin upon the CONSULTANT's receipt of a written Notice to Proceed from the VILLAGE. This Professional Engineering Services contract shall extend to December 31, 2026.

VI. COMPENSATION

Detailed staff hours and proposed fee are outlined in Exhibit B– Pricing Proposal.

EXHIBIT B

**CN 2020-01 / STA 2 WILLIAMS ROAD / ATLANTIC GULF BLVD. INTERSECTION DESIGN &
PERMITTING
AMENDMENT #1 – SUPPLEMENTAL DESIGN, PERMITTING, COORDINATION SERVICES AND
CONTRACT EXTENSION**

PRICING PROPOSAL

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Fee Estimate
WILLIAMS RD/ATLANTIC GULF BLVD INTERSECTION
DESIGN & PERMITTING
EC 2020-01 / STA 2 / Amendment 1

2/11/2025

Task	Description	Fee Basis	Original Contract Amount	Adjustment(s) by all previous Amendments	Adjustment(s) due to Amendment 1	Total Compensation per Task
1	PROJECT ADMINISTRATION	NTE	\$17,252	\$0	\$39,082	\$56,334
2	PUBLIC INVOLVEMENT	NTE	\$28,637	\$0	\$5,305	\$33,942
3.1	SURVEY	NTE	\$21,460	\$0	\$0	\$21,460
3.2	SURVEY US 41 & WILLIAMS ROAD INTERSECTION	NTE	\$1,550	\$0	\$0	\$1,550
3.3	RIGHT-OF-WAY SURVEY	NTE	\$13,950	\$0	(\$13,950)	\$0
3.4	BOUNDARY SURVEYS	NTE	\$13,950	\$0	(\$13,950)	\$0
4	GEOTECHNICAL SERVICES	NTE	\$9,920	\$0	\$4,680	\$14,600
5	UTILITY COORDINATION	NTE	\$8,579	\$0	\$0	\$8,579
6	TRAFFIC DATA AND ANALYSIS	NTE	\$54,454	\$0	\$0	\$54,454
7	ROADWAY & DRAINAGE DESIGN ANALYSIS	NTE	\$87,813	\$0	\$24,795	\$112,608
8	ROADWAY & DRAINAGE PLANS	NTE	\$49,428	\$0	\$21,681	\$71,109
9	ENVIRONMENTAL AND PERMITTING SERVICES	NTE	\$41,149	\$0	\$33,529	\$74,678
10	S&PM ANALYSIS & PLANS	NTE	\$22,295	\$0	\$0	\$22,295
11	LIGHTING ANALYSIS & PLANS	NTE	\$25,247	\$0	\$0	\$25,247
12	SIGNALIZATION ANALYSIS & PLANS	NTE	\$10,278	\$0	\$0	\$10,278
13	LANDSCAPE ANALYSIS & PLANS	NTE	\$20,515	\$0	\$6,000	\$26,515
14	BID PHASE SERVICES	NTE	\$5,449	\$0	\$0	\$5,449
15	COST-TO-CURE ENGINEERING SERVICES	NTE	\$27,092	\$0	\$18,192	\$45,284
16	POST DESIGN SERVICES	NTE	\$10,081	\$0	\$0	\$10,081
TOTAL			\$469,099	\$0	\$125,364	\$594,463

SUMMARY
ESTIMATE OF WORK EFFORT
2/11/2025

Kisinger Campo & Associates
Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services
Village of Estero EC No. 2020-01 / STA 2 / Amendment 1

	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualization Tech	Subconsultant Cost	Total Hours	Total Cost
Hourly Rates	\$208.00	\$265.00	\$223.00	\$192.93	\$111.00	\$95.00	\$138.00	\$87.00	\$105.00	\$101.00				
1. PROJECT ADMINISTRATION	108	0	30	30	0	0	0	0	0	0			198	\$39,082
2. PUBLIC INVOLVEMENT	18	0	7	0	0	0	0	0	0	0			25	\$5,305
3.1 SURVEY														\$0
3.2 SURVEY US 41 & WILLIAMS ROAD INTERSECTION														\$0
3.3 RIGHT-OF-WAY SURVEY														\$0
3.4 BOUNDARY SURVEYS														\$0
4. GEOTECHNICAL SERVICES														\$4,680
5. UTILITY COORDINATION	0	0	0	0	0	0	0	0	0	0			0	\$0
6. TRAFFIC DATA AND ANALYSIS	0	0	0	0	0	0	0	0	0	0			0	\$0
7. ROADWAY & DRAINAGE DESIGN ANALYSIS	8	12	0	85	32	0	0	0	0	0			137	\$24,795
8. ROADWAY & DRAINAGE PLANS	11	15	34	13	48	0	0	0	0	0			121	\$21,681
9. ENVIRONMENTAL AND PERMITTING SERVICES	0	0	0	14	6	0	124	150	0	0			294	\$33,529
10. SR&PM ANALYSIS & PLANS	0	0	0	0	0	0	0	0	0	0			0	\$0
11. LIGHTING ANALYSIS & PLANS	0	0	0	0	0	0	0	0	0	0			0	\$0
12. SIGNALIZATION ANALYSIS & PLANS	0	0	0	0	0	0	0	0	0	0			0	\$0
13. LANDSCAPING ANALYSIS AND PLANS														\$6,000
14. BID PHASE SERVICES	0	0	0	0	0	0	0	0	0	0		\$6,000	0	\$0
15. COST-TO-CURE ENGINEERING SERVICES	36	0	48	0	0	0	0	0	0	0			84	\$18,192
16. POST DESIGN SERVICES	0	0	0	0	0	0	0	0	0	0			0	\$0
Total Hours	181	27	119	142	86	0	154	150	0	0			859	\$153,264
Total Staff Hour Cost	\$37,648	\$7,155	\$26,537	\$27,396	\$9,546	\$0	\$21,252	\$13,050	\$0	\$0		\$10,680		\$153,264

PROJECT ADMINISTRATION ESTIMATE OF WORK EFFORT 2/11/2025											
Kisinger Campo & Associates Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services Village of Estero EC No. 2020-01 / STA 2 / Amendment 1											
	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualizat ion Tech	Total
Hourly Rates	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$105	\$101	
PROJECT ADMINISTRATION											
Project Initiation											0
Project Administration (24 Months)	48										48
Kickoff Meeting											0
Progress Meetings (24 Meetings)	48		24	24			24				120
Stakeholder Meetings (6 meetings)	12		6	6			6				30
Subtotal	108	0	30	30	0	0	30	0	0	0	198
TOTAL ADMINISTRATION HOURS	108	0	30	30	0	0	30	0	0	0	198
TOTAL ADMINISTRATION COST	\$22,464	\$0	\$6,690	\$5,788	\$0	\$0	\$4,140	\$0	\$0	\$0	\$39,082

Kisinger Campo & Associates
 Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services
 Village of Estero EC No. 2020-01 / STA 2 / Amendment 1

PUBLIC INVOLVEMENT
 ESTIMATE OF WORK EFFORT
 2/11/2025

	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualization Tech	Total
PUBLIC INVOLVEMENT	Hourly Rates	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$105	\$101
General Activities											
Project Review and Coordination with Design Team											0
Develop and maintain mail/email list											0
Prepare materials, maps, flyers											0
Public Meetings											
Advanced Notification Letter											0
Secure public meeting site											0
Develop, prep and email newsletter/flyer (1)											0
Preparation of press release											0
Preparation of advertisements											0
Prepare meeting materials (display boards, Power Point presentation, sign-in, name tags, handouts, comments sheets, etc.)											0
Setup and Attend Public Meeting											0
Documentation											0
Maintain Log and Respond to requests/concerns from public											0
Village Council Meetings (1)											0
Prepare Power Point presentation	12										12
Attendance	6		6								12
Documentation			1								1
Small Group Meetings (0)											0
Prepare meeting materials (display boards, Power Point presentation)											0
Schedule and Attendance											0
Documentation											0
Communicate & coordinate onsite visits with affected parties											0
Subtotal	18	0	7	0	0	0	0	0	0	0	25
TOTAL PUBLIC INVOLVEMENT HOURS	18	0	7	0	0	0	0	0	0	0	25
TOTAL PUBLIC INVOLVEMENT COST	\$3,744	\$0	\$1,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,305

Kisinger Campo & Associates
 Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services
 Village of Estero EC No. 2020-01 / STA 2 / Amendment 1
 ROADWAY & DRAINAGE DESIGN ANALYSIS
 ESTIMATE OF WORK EFFORT
 2/11/2025

Hourly Rates	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualization Tech	Total
	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$105	\$101	
GENERAL DESIGN ANALYSIS											
Drainage											
Data Collection & Field Reviews (additional project area)				2	2						4
Base Clearance Water Elevation											0
Drainage Design Documentation Report (Update)				3	3						6
Drainage Map Hydrology (additional project area)											0
Stormwater Design (rerouting & additional project area)				20	10						30
Design of Stormwater Management Facility				35	15						50
Cost Estimate (90% & Final - additional area & pond)				5	2						7
Quality Control		5									5
Supervision		3									3
Coordination				4							4
Drainage Subtotal	0	8	0	69	32	0	0	0	0	0	109
Roadway											
Data Collection & Field Reviews											0
Design Criteria/Documentation Report (Update)	1			2							3
Typical Section Analysis											0
Master Design File (update with pond area)	2			12							14
Cross Section Design Files											0
Utility Collection & Analysis											0
TTCP Analysis											0
Quantities (additional pond earthwork)	1			2							3
Cost Estimate (90%, Final - additional project area)	2										2
Quality Control		2									2
Supervision		2									2
Coordination	2										2
Roadway Subtotal	8	4	0	16	0	0	0	0	0	0	28
TOTAL ROADWAY & DRAINAGE DESIGN ANALYSIS HOURS	8	12	0	85	32	0	0	0	0	0	137
TOTAL ROADWAY & DRAINAGE DESIGN ANALYSIS COST	\$1,664	\$3,180	\$0	\$16,399	\$3,552	\$0	\$0	\$0	\$0	\$0	\$24,795

ROADWAY & DRAINAGE PLAN PREPARATION ESTIMATE OF WORK EFFORT 2/11/2025										
Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualization Tech	Total
Hourly Rate	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$105	\$101
ROADWAY & DRAINAGE PLAN PREPARATION										
Roadway										
Cover Sheet (Update index, governing standard plans and specs)										
Signature Sheet (update)			1							1
Summary of Pay Items Sheet (update)			1							1
Typical Section Sheet (Update TS 1 and 2)	1		2							3
General Notes / Pay Item Notes (update)	1		4							5
Summary of Quantities (update)	1		4							5
Survey Control Sheet	1		2							3
Project Layout Sheet										0
Plan Profile Sheet (Revise to include pond, update prop R/W, labels, etc)	1		4							5
Cross Sections (revise 11 sheets)	1		2							3
Utility Adjustment Sheets (revise 2)	1		2							3
MOT Sheets (revise 1)	1		1							2
Intersection/Driveway Details (Update)	1		2							3
USACE Wetland Cut Sheets										0
Key Sheet			2							2
Project Layout			1							1
Total Surface Water & Wetland Impacts	1		2							3
Wetland Plan Views	1		2							3
Wetland Cross Sections			2							2
Quality Control	5									5
Supervision	5									5
Roadway Subtotal	11	10	34	0	0	0	0	0	0	55
Drainage										
Drainage Map (Update & adjust sheet)				2	6					8
Summary of Drainage Structures (Update)				1	2					3
Drainage Structure Sections (Update & add)				2	11					13
Drainage Structure Details (Add sheet)				1	3					4
Pond Detail Sheet (Add sheet)				4	20					24
Pond Cross Sections (Revise rdwy & dr XS to include pond)				1	5					6
Erosion Control Sheets (Update)				1	1					2
SWPPP Sheets (Update areas & permit info)				1						1
Quality Control	5									5
Supervision										0
Drainage Subtotal	0	5	0	13	48	0	0	0	0	66
Specifications										
										0
TOTAL ROADWAY & DRAINAGE PLAN HOURS	11	15	34	13	48	0	0	0	0	121
TOTAL ROADWAY & DRAINAGE PLAN COST	\$2,288	\$3,875	\$7,562	\$2,508	\$5,328	\$0	\$0	\$0	\$0	\$21,681

Kisinger Campo & Associates
 Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services
 Village of Estero EC No. 2020-01 / STA 2 / Amendment 1

ENVIRONMENTAL AND PERMITTING SERVICES
 ESTIMATE OF WORK EFFORT
 2/11/2025

	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualization Tech	Total
	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$105	\$101	
Hourly Rates											
ENVIRONMENTAL											
Environmental Research							4	4			8
Establish Wetland Jurisdiction Lines and Assessments							10	10			20
Species Survey							20	30			50
Agency Verification of Wetland Data							8	8			16
Environmental Tech Memo							8	40			48
Compensatory Mitigation Plan							2	2			4
Mitigation Coordination and Meetings							2	2			4
Subtotal	0	0	0	0	0	0	54	96	0	0	150
PERMITTING											
Agency Meetings (4 meetings)				4			8	4			16
Prepare SFWMD General Permit Application				2	2		4	20			28
Prepare USACE Permit Application							4	20			24
Prepare VOE Type D LDO Application											0
Prepare FDOT Drainage Connection Permit Application											0
Permitting & RAI's (2 per permit)				4	4		30	10			48
Quality Control				4			24				28
Supervision											0
Coordination											0
Subtotal	0	0	0	14	6	0	70	54	0	0	144
TOTAL ENV. & PERMITTING HOURS	0	0	0	14	6	0	124	150	0	0	294
TOTAL ENV. & PERMITTING COST	\$0	\$0	\$0	\$2,701	\$666	\$0	\$17,112	\$13,050	\$0	\$0	\$33,529

Kisinger Campo & Associates Williams Rd/Atlantic Gulf Blvd Int.Design Engineering Services Village of Estero EC No. 2020-01 / STA 2 / Amendment 1										Cost-to-Cure ESTIMATE OF WORK EFFORT 2/11/2025	
	Project Mgr. 1	Chief Eng. 1	Senior Eng. 1	Eng. 2	Designer	Eng. Tech	Senior Env. Specialist	Env. Specialist	GIS Specialist	Visualizati on Tech	Total
		Hourly Rate	\$208	\$265	\$223	\$193	\$111	\$95	\$138	\$87	\$101
COST-TO-CURE ENGINEERING SERVICES											
	12		40								52
	24		8								32
											0
TOTAL SITE PLAN SERVICES HOURS											
	36	0	48	0	0	0	0	0	0	0	84
TOTAL SITE PLAN SERVICES COST											
	\$7,488	\$0	\$10,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,192

EXHIBIT C

**CN 2020-01 MISCELLANEOUS PROFESSIONAL SERVICES
AMENDMENT #1 to SUPPLEMENTAL TASK AUTHORIZATION #2 – SUPPLEMENTAL DESIGN,
PERMITTING, COORDINATION SERVICES AND CONTRACT EXTENSION**

SUPPLEMENTAL GEOTECHNICAL PROPOSAL (SOCOTEC)

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EXHIBIT C



January 29, 2025

Jesse E. Gill, P.E.
Kisinger Campo & Associates (the "Client")
13461 Parker Commons Boulevard, Suite 104
Fort Myers, Florida 33912
Office: 239.278.5999
Mobile: 239.898.9440
Email: JGill@kcaeng.com

RE: Proposal No. 137-008.02R

Subject: Infiltration Testing - VILLAGE OF ESTERO CONTRACT NO EC2020-61

Village of Estero, Williams Road & Atlantic Gulf Boulevard, Lee County, Florida 33928 (the "Project")

Dear Jesse:

SOCOTEC Consulting, Inc. ("SOCOTEC" or "Consultant") is pleased to present the Client with this revised proposal for providing infiltration testing and shallow hand auger sampling for the Project.

Included in this proposal is the Project Approach and Schedule based on information provided to us, our proposed Scope of Services and Fees.

We look forward to discussing our proposal with you. Should you have any questions or if you would like further information on our services, please contact SOCOTEC at 239 514 4100.

Please indicate your acceptance of this proposal, which shall serve as our agreement, by executing and returning a signed copy to our office or, in the alternative, by providing us with written confirmation (email) of your acceptance of this agreement. Please return the attached Exhibit A Invoice Information form to consultingbilling@socotec.us.

Thank you,

Steve M. Rancier, E.I.
Project Engineer

Yehia (Zak) Kabbani, P.E.
Senior Engineer

CONSULTANT: SOCOTEC Consulting, Inc.

By: Casey M. Ward
Name: Casey M. Ward, PE
Title: Regional Director
Date: January 29, 2025



SOCOTEC CONSULTING, INC.
2224 Trade Center Way
Naples, FL 34109
Tel.: +1 239 514 4100 – Fax.: +1 239 514 4161
www.socotec.us

110 E Broward Boulevard, Suite 950
Fort Lauderdale, FL 33301
Tel.: +1 305 985 3772

6151 Lake Osprey Drive, Ste 300
Sarasota, FL 34240
Tel.: +1 941 702 4520

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PROJECT APPROACH & SCHEDULE

Our understanding of your needs for this project is based on the information provided, together with some assumptions that we have made based on our experience in the area. Consultant has based the scope of work outlined in this proposal on the understanding that the Project is to complete infiltration testing of the surface soil in several areas.

Consultant anticipates this scope of work will commence within two weeks of the Client's authorization of this agreement and will be completed within two weeks.

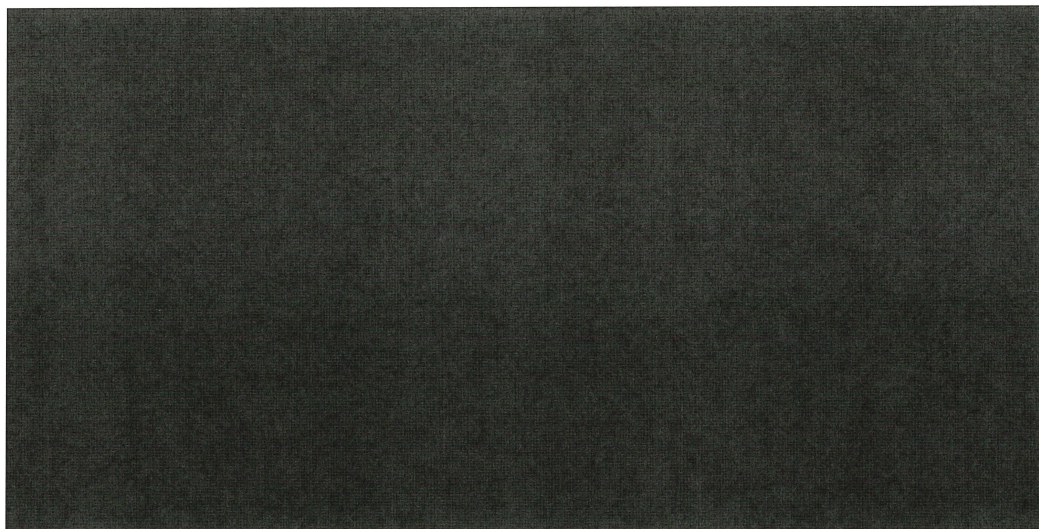
SCOPE OF SERVICES & FEES

ENGINEERING

A. INFILTRATION TESTING AND SHALLOW HAND AUGER SAMPLING:

1. Infiltration testing and shallow hand auger sampling.
 - a. **Double-Ring Infiltration Testing:** Consultant will complete (1) double-ring infiltration test. The double-ring infiltration test is completed by using an inner and outer steel ring to determine the rate at which water infiltrates into the shallow surface soil. This test will isolate the results to one dimensional vertical flow beneath the inner ring in inches/hour.
 - b. **Hand Auger Sampling with Full Gradation Testing:** Consultant will complete hand augers to a depth of 5 feet at two (2) locations within the proposed stormwater treatment pond. Samples will be brought back to our lab for gradation testing in order to aid in soil classification and to identify soil particle sizes in the subsurface soils. Either the depth of caprock (if present) or the water table depth will be identified at each location.
 - c. The Consultant will prepare a letter which will present the Consultant's findings.

INFILTRATION TESTING AND HAND AUGER SAMPLING	Item	LUMP SUM
Double-Ring Infiltration Testing – Includes 1 double-ring test	A-1-a	\$1,650
Hand Auger Sampling with Full Gradation Testing – Includes the use of a hand auger to sample to a depth of 5 feet at two locations. Two full gradation tests will be completed on samples obtained.	A-1-b	\$1,610
Summary Letter – A summary letter including the results of the double-ring test and hand auger sampling will be prepared, then signed and sealed.	A-1-c	\$1,420
	Total:	\$4,680



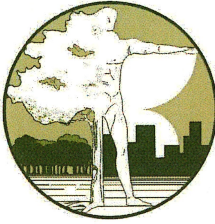
137-008.02R
Page 2 of 5

EXHIBIT D

**CN 2020-01 MISCELLANEOUS PROFESSIONAL SERVICES
AMENDMENT #1 to SUPPLEMENTAL TASK AUTHORIZATION #2 – SUPPLEMENTAL DESIGN,
PERMITTING, COORDINATION SERVICES AND CONTRACT EXTENSION**

LANDSCAPE APPRAISAL PROPOSAL (DMJA)

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DMJA

DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS • SITE PLANNERS

EXHIBIT D

July 26, 2024

Jesse Gill, P.E.
Kisinger Campo & Associates
10060 Amberwood Road
Fort Myers, FL 33913
Tel: 239-278-5999
Cell: 239-898-9441
Email: JGill@kcaeng.com

Re: William Road/Atlantic Gulf Blvd. Intersection – Landscape Design Services (#221042)

David M. Jones, Jr. and Associates, Inc. (DMJA) is pleased to make the following proposal to Kisinger Campo & Associates (Client) to provide Landscape Appraisal Services.

- I. Project Description – A request to value existing tree and shrub plant materials impacted by proposed roadway construction. between a private property owner, Life Care Center of Estero, and Williams Road.
- II. Scope of Basic Services –
 - A. Landscape Plant Appraisal – DMJA shall perform a site inventory and analysis of existing plant materials, proposed for removal, as in conflict with proposed improvements, due to widening and reconfiguration of Williams Road right-of-way in order to provide a current appraised value for impacted plant materials fronting the Life Care Center of Estero. DMJA shall use industry standard Guide for Plant Appraisal, 10th Edition, concepts, strategies and techniques in determining and reconciling the values produced for the appraisal. A summary report of plant materials quantified will be provided and will discuss the means and methods used in determining the reported valuations. Maps and/or plan graphics of existing sitelandscape conditions may be used in the report to aid in the communication of necessary information.



2221 McGregor Boulevard
Fort Myers, Florida 33901



LC C000063

Phone: (239) 337-5525
Fax: (239) 337-4494

William Road/Atlantic Gulf Blvd. Intersection (#221042)
Re: Landscape Architectural Services

July 26, 2024

- V. Fees - DMJA will provide the landscape architectural services specified as Basic Services for the following fees

<u>Task</u>	<u>Fee</u>	<u>Authorization</u>
Landscape Architectural Basic Services	\$6,000.00	_____
Additional Services	Billed hourly upon services performed.	_____

We trust this proposal meets with your approval. Acceptance of this proposal constitutes a contract and authorization to proceed. To initiate our work, please return a signed copy for our files. Thank you for the opportunity of providing this proposal. We are looking forward to working with you.

Sincerely,
DAVID M. JONES, JR. AND ASSOCIATES, INC.

Jarod A. Prentice, R.L.A.

Jarod A. Prentice, R.L.A.
LA#: 6667459, I.S.A. FL5296AM

Williams Rd/ Atlantic Gulf Blvd Scope & Fee Negotiations Meeting

Wednesday, February 5, 2025 1:24 PM

Williams Rd/ Atlantic Gulf Blvd Scope & Fee Negotiations Meeting

Wed, Feb 5, 3:30 PM - 4:30 PM

Microsoft Teams Meeting

[Link to Outlook Item](#)

Invitation Message

Participants (7)

Meeting Notes

1. Comment: *As written, the first page will not be included in the contract.*
 - a. Are you referring to the Cover Letter or the first page of the scope?
 - i. DW: Yes.
 - b. If first page of scope, what language are you concerned with?
 - i. DW: No signatures or conditions.
2. Comment: *Page 7 – project schedule – please revise so this section doesn't include any contract conditions.*
 - a. What language is contradicting and what should be removed? DW: OK as-is.
3. What are the specific concerns?
 - a. DW: An additional 50% is too high. He understands the project needs to be re-permitted. The Village will be obtaining services to design the mid-block crosswalk from another consultant.
 - b. JG: KCA to remove services associated with the mid-block crosswalk at the intersection of Williams Rd and West Tree Drive. These services account for approximately 30% of the fee. We could also look at reallocating the funds budgeted for Tasks 3.3 and 3.4 for Right-of-Way and Boundary Survey respectively. Based upon prior discussions with Stephanie at FLAA, only legal sketches and descriptions are needed. Tasks 3.3 and 3.4 amount to approximately \$26k and would help reduce the additional fee.
 - c. DW: Reallocate funds for tasks 3.3 and 3.4.
4. Does the Village have a budget for this work?
 - a. DW: A fee closer to \$100k might be acceptable to the Village Manager. He felt as if the fee was already high.
5. Additional Services:
 - a. JG briefly touched on the following services contributing to the fee.
 - i. Admin – We are accounting for an additional 1,650 days (approx. 4.5 years) beyond the original contract date (NTP 4/20/21 + 431 = 6/25/22, 6/25/22 to 12/31/26 is 1,650 days or 4.5 years).
 - ii. Traffic (TTM, SPM, Lighting) – Additional project limits and services requested
 - iii. Landscape Appraisal – Additional service requested
 - iv. Public Involvement: Additional Council presentation requested
 - v. Survey – Additional project limits requested
 - vi. Environmental Permitting – Applications were previously prepared and submitted. These will need to be redone under new criteria and/or jurisdiction.
 - vii. Roadway/Drainage Design – Additional project limits and redesign of water management system required as a result of negotiations with the adjacent property

owner, new criteria and/or new project limits.

viii. Utilities – Additional project area

ix. Cost-to-cure – The need for/extent of additional support services to aid the Village in acquiring R/W are not clearly defined at this time.

6. KCA to provide a revised proposal for Village review the middle of next week (week of 2/10).

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Estero River Sediment Analysis EC 2019-36 Change Order #2

Motion to approve Change Order No. 2 to Contract No. 2019-36 with Coastal Engineering Consultants, Inc. for additional services needed to respond to additional FDEP permit questions and prepare an emergency dredging application.

Authorize the Village Manager to sign Change Order No. 2 on behalf of the Village of Estero Council.

Background:

In August 2019 the Village contracted with Coastal Engineering Consultants (CEC) to survey sediment accumulations within the Estero River downstream of US-41, sample and analyze the sediment accumulations, prepare preliminary plans for the safe removal of the sediment accumulations, and prepare the necessary environmental permit applications with the Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE). The contract included the preparation of responses for one set of Requests for Additional Information (RAI) from each agency. The preliminary plans were prepared, permit applications were submitted, and the expected RAIs were received, and responses submitted.

On January 4, 2023, Change Order #1 (CO#1) was approved for CEC to perform additional work required to address environmental permit application questions from the FDEP in their RAI #2. CEC prepared responses to FDEP's RAI #2 which led to several subsequent meetings with FDEP staff and the creation of RAI #3 by the FDEP. The sediment sample coring and analyses in CO#1 were not initiated by CEC because FDEP could decide on the number and location of the required sediment cores. That information was not provided by FDEP until January 30, 2025.

During the summer of 2024 the Estero River was flooded by storm surge from hurricanes Helene and Milton. Subsequently, additional complaints have been received about the need to dredge portions of the Estero River to remove sediments and obstructions that

Page 1 of 3

are impacting boating. Following Hurricane Milton, the governor issued Executive Order (EO) 24-214 which was amended by EO 24-215 and subsequently had the time frame extended by EO 24-264 and EO 25-26.

After the issuance of EO 24-214, the FDEP issued Emergency Final Order (EFO) 24-2580 for Hurricane Milton. The EFO in Section C.1.a.(2) allows for the *restoration (regrading, dredging, or filling) by local, regional, state, and federal governments of upland surfaces, wetlands, and submerged land contours to the conditions and configurations that were authorized or otherwise legally existing immediately prior to the Storm, provided the restoration does not result in any expansion or addition of land or deepening of waters beyond that which existed immediately prior to the Storm.* The FDEP waives Rule 62-330.020, F.A.C. to the extent that those identified activities are authorized to be conducted under the EFO without notification to the FDEP or water management district.

The Village's consultant, CEC, has already contacted the USACE and confirmed that the USACE is able to approve emergency dredging operations following the 2024 hurricanes.

Description:

The proposed Change Order #2 will help the Village address two issues:

- Additional funding to respond to FDEP's RAI #3 and continue the standard dredging permit application approval process
- Additional funding to authorize CEC to proceed with the necessary bathymetric surveying to identify current sediment levels in the Estero River and compare that with the pre-lan sediment levels that are part of the standard dredging permit application. If CEC and Village staff determine there is a sufficient sedimentation volumetric increase to justify emergency dredging, CO#2 also includes the necessary funding in Tasks 15 through 18 for the required USACE permitting, dredging plans preparation, construction observation, and post-dredging documentation.

CO#2 is a fixed fee per task-based amount. If CEC and Village staff determine that there is not sufficient sedimentation difference to justify proceeding with the emergency dredging, Tasks 15 through 18 will not be activated.

The governor's EO 25-26 expires on April 1, 2025, unless further extended. If the emergency dredging is going to occur, the dredging company must start work by March 31, 2025, and can then proceed through to completion. CEC is aware of the short time constraints.

Action Requested:

Motion to approve Change Order No. 2 to Contract No. 2019-36 with Coastal Engineering Consultants, Inc. for additional services needed to respond to additional FDEP permit questions and prepare an emergency dredging application.

Authorize the Village Manager to sign Change Order No. 2 on behalf of the Village of Estero Council.

Financial Impacts:

The fiscal impact of Change Order #2 is \$71,310. This will increase the total amount of contract EC 2019-36 to a not-to-exceed amount of \$212,470. The additional cost will be funded using unallocated general funds. A budget amendment will be required to allocate the unincumbered general funds to this project.

Prepared by: Robert Wiley, P.E., CFM

Attachments:

1. Contract EC 2019-36 Change Order #2
2. Location Map

VILLAGE OF ESTERO, FLORIDA CONTRACT CHANGE ORDER

Number: Two (2)

Contract/Project Name: Estero River Sediment Analysis

Contractor: Coastal Engineering Consultants, Inc.

Contract #: EC 2019-36 Project #: _____ Bid #: RFQ 2019-01

Village Project Manager: Robert Wiley

Upon the completion and execution of this Change Order by both parties to the Contract, the Contractor is authorized to and shall proceed to make the following changes in the Contract Documents:

Attachments: Exhibit A – Consultant’s Proposal; Exhibit B – Consultant’s Fee Schedule

Description: The consultant has submitted a fee estimate to respond to a third Request for Additional Information (RAI) from the Florida Department of Environmental Protection (FDEP) for the proposed sediment dredging of the Estero River. The fee estimate also includes tasks to prepare for emergency dredging of accumulated sediments from recent hurricanes under the authorization of the governor’s EO 24-214 and subsequent amendments/extensions. This change order is necessary to utilize the services of the consultant to provide the responses to the FDEP’s third RAI to further the permit review/approval process and address the possible emergency dredging of recent sediment accumulations.

Purpose of Change Order: Provide funding for the consultant to respond to a third RAI from the FDEP and address the possible emergency dredging of recent sediment accumulations. The previous change order included funding for the second RAI from the FDEP.

Change in Contract Price	Dollar Amount	Change in Contract Time	Calendar Days N/A
Original Contract Price	\$94,180.00	Original Contract Time	N/A
Previous Change Order No.: <u>1</u>	\$46,980.00	Net Change from Previous Change Orders	
Contract Price Prior to this Change Order	\$141,160.00	Contract Time Prior to this Change Order	
Net Increase (Decrease) of this Change Order	\$71,310.00	Net Increase (Decrease) of this Change Order	
Contract Price with All Approved Change Orders	\$212,470.00	Contract Time with All Approved Change Orders	

It is understood and agreed that the acceptance of this modification by the CONTRACTOR constitutes an accord and satisfaction and represents payment in full (both time and money) for all costs arising out of, or incidental to, the above mentioned change.

Coastal Engineering Consultants, Inc.
Name of Contractor

Date Accepted By Contractor

MKincaid@cecifl.com
Contractor Contact Email Address

Contractor Contact Phone #

Accepted on behalf of the Contractor by:

Accepted on behalf of the Village by:

Date: _____
Mark Kincaid, VP of Engineering

Date: _____
Steve Sarkozy, Village Manager



Coastal and Marine Engineering
 Environmental and Geological Services
 Land and Marine Survey and Mapping
 Website: www.coastalengineering.com

ESTERO RIVER SEDIMENTATION ANALYSIS

RFQ No. 2019-01
CEC File No. 19.054
February 13, 2025

PROJECT DEFINITION

The Estero River functions as the main drainage conveyance for much of Estero. It is also a major recreation amenity for visitors and residents. It is used for canoeing, kayaking, fishing and boating. The protection and enhancement of the river is a critical priority for Estero. The Village of Estero desires to have a better understanding of the current conditions with the Estero River related to sedimentation. The original scope of services was designed to qualitatively and quantitatively determine the extent of sedimentation and evaluate recommendations to enhance and/or protect the river including recommending selective sediment removal to better balance sediment transport, improve water flow and maintain navigation. The limits of the project shall extend from Estero Bay to Sandy Lane.

The original scope included filing for both federal (USACE) and state (FDEP) permits and one request for information (RAI) from each agency. After providing response packages to both agencies, responding to multiple RAIs and additional questions from the Estero Bay Aquatic Preserve, FDEP issued a formal RAI 2. The previous additional scope of services was to assist the Village respond to FDEP's RAI 2.

The following scope of services is proposed to assist the Village in responding to FDEP RAI 3, and simultaneously assist the Village in pursuing an emergency dredge permit to remove infilled sediments from the River from Hurricanes Helene and Milton.

SCOPE OF SERVICES

PHASE II

TASK 13: FDEP RAI #3 PERMIT PROCESSING

CEC has participated in five meetings with DEP, State Hydraulic Reviewer, and Village Staff concerning RAI 3 and strategies for moving forward on the project. This task includes time already spent processing RAI 3 and for anticipated continued processing.

Prepare draft response to FDEP RAI 3. Review draft response with Village. Incorporate Village comments and submit final response to RAI 3.

28421 Bonita Crossing Blvd., Bonita Springs, Florida 34135 * Phone (239) 643-2324 * Fax (239) 643-1143 * E-mail:
info@cecifl.com

SERVING FLORIDA SINCE 1977

Estero River Sedimentation Analysis
February 13, 2025
Page 2 of 4

COASTAL ENGINEERING CONSULTANTS, INC

EMERGENCY WORK

TASK 14: POST-STORM BATHYMETRIC SURVEY

Conduct one day detailed bathymetric survey at 50-foot intervals between Stations 170+00 and 270+00 and the canal entrances into Porthole Cove and Estero River Heights to obtain post storm conditions before dredging (BD). Compare the pre- and post-hurricane surveys to quantify infilling attributable to the storms. Provide survey data, cross-sections, and volumes to the Village. Conduct meeting to review and evaluate seeking emergency permit to restore the channel to pre-hurricane conditions.

TASK 15: EMERGENCY PERMITTING

Prepare and submit an Emergency Permit Application to the USACE restore grades of the Estero River to pre-storm conditions. Respond to a request for additional information from the USACE. Budget includes one request from the agency.

TASK 16: CONSTRUCTION PLANS AND SPECIFICATIONS

Prepare and submit to the Village draft construction plans to show the general scope, character, and extent of the work to be furnished and performed by the contractor. The plans shall include horizontal and vertical control, survey baseline, natural resource habitats, staging areas, access corridors, dredging plan, typical cross sections, and permitted dredge template.

Prepare for incorporation into the Solicitation for Work Documents detailed construction specifications in draft form including description of work, special terms and conditions, quantity estimates, bid schedules, and technical specifications describing the general scope, character, and extent of work to be furnished and performed by the Contractor. Review draft deliverables with the Village to obtain their input and complete one round of edits. Based on the review, prepare and submit to the Village one electronic engineering scaled set of final drawings and one electronic set of technical specifications and special conditions.

TASK 17: CONSTRUCTION PHASE SERVICES

The budget is based upon a construction period of 60 days.

- a. Prepare for, attend and represent the Village at one pre-construction conference with the Contractor covering contract obligations, construction plans, general and special conditions, and technical specifications.
- b. Review the Contractor's work plan, shop drawings and submittals to determine compliance with the plans and specifications. Upon completion of the review, submit to the Village in writing recommended changes or a written approval of the work plan, shop drawings and submittals. Review one round of work plan revisions from the Contractor.

28421 Bonita Crossing Blvd., Bonita Springs, Florida 34135 • Phone (239) 643-2324 Fax (239) 643-1143 • E-mail: info@cecifl.com

SERVING FLORIDA SINCE 1977

Estero River Sedimentation Analysis
February 13, 2025
Page 3 of 4

COASTAL ENGINEERING CONSULTANTS, INC

- c. Monitor the construction progress. Attend construction meetings with the Village and Contractor on average once per month covering work progress and schedule, conformance to plans and specifications, and other relevant issues that need to be addressed. Record and distribute the minutes of each meeting.
- d. Consult with the Village and Contractor as reasonably required and necessary regarding construction. Assist Village prepare required field changes, change orders, or contract modifications requested by the Contractor and submit to Village for approval. Provide to the Contractor instructions issued by Village in addition to providing any necessary interpretations or clarifications of the contract documents requested by the Contractor. Make determinations on non-conforming and unauthorized work as authorized in the contract documents.
- e. Evaluate Pay requests, based upon observations at the site, and evaluations of the data reflected in the Contractors' request for payment, render a recommendation concerning the amount owed.
- f. Visit the site at intervals appropriate to the various stages of construction as deemed necessary in order to observe, as an experienced and qualified design professional, the progress and quality of the various aspects of the Contractor's work. Based on information obtained during such visits and on such observations, endeavor to determine in general if such work is proceeding in accordance with the Permits and Contract Documents and keep the Village informed of work. Provide progress summaries at key milestones during construction.
- g. Conduct a one-time Substantial Completion review of the Project, upon receiving written notice from the Contractor. Prepare a punch list of items needing completion or correction, forward said list to the Village and Contractor, and provide written recommendations to the Village concerning the acceptability of work done and the use of the Project.
- h. Upon receiving written notice from the Contractor, CEC shall perform final site observations in conjunction with the Village and Contractor to verify the punch list has been completed and the Project is ready for its intended use, and assist the Village in closing out the construction contract.
- i. Prepare and submit the Project Final Certification which shall include a summary Project personnel, final as-built Project features, construction activities, and other significant milestone dates and comments.

TASK 18: CONSTRUCTION SURVEYS

Conduct one-time stakeout of dredge areas. Install PVC pipes at approximate 100-foot stations and points of inflection along one side of dredge template, at an offset to be determined in conjunction with Contractor. Conduct detailed bathymetric survey of dredge cuts to obtain existing conditions after dredging (AD). Survey stations and intervals shall match BD survey. Budget includes two (2) AD surveys.

28421 Bonita Crossing Blvd., Bonita Springs, Florida 34135 • Phone (239) 643-2324 Fax (239) 643-1143 • E-mail: info@cecifl.com

SERVING FLORIDA SINCE 1977

Estero River Sedimentation Analysis
February 13, 2025
Page 4 of 4

COASTAL ENGINEERING CONSULTANTS, INC

FEES

The scope of services will be provided in accordance with the basis presented on the following table.

TASK	DESCRIPTION	BASIS	FEE
13	FDEP RAI #3 Permit Processing	Fixed Fee	\$20,050
14	Post-Storm Bathymetric Survey	Fixed Fee	\$9,580
15	Emergency Permitting	Fixed Fee	\$3,580
16	Construction Plans and Specifications	Fixed Fee	\$6,100
17	Construction Phase Services	Fixed Fee	\$18,000
18	Construction Surveys	Fixed Fee	\$14,000
		TOTAL	\$71,310

Please contact us if you have any questions. I can be reached at 239-260-3776 or by email at MKincaid@cecifl.com.

Sincerely,
COASTAL ENGINEERING CONSULTANTS, INC.

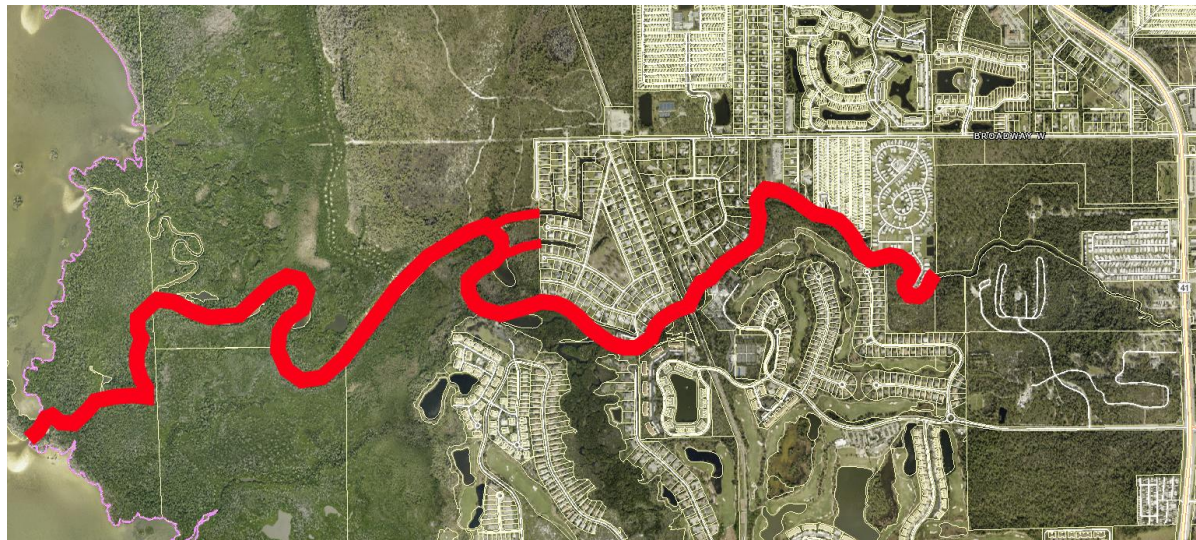


Mark Kincaid
Vice President of Engineering

28421 Bonita Crossing Blvd., Bonita Springs, Florida 34135 • Phone (239) 643-2324 Fax (239) 643-1143 • E-mail: info@cecifl.com

SERVING FLORIDA SINCE 1977

Location Map for Areas of Potential Spot Dredging in the Estero River



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Planning, Zoning, and Design Board Annual Report

Description:

Community Development staff will be delivering the Planning, Zoning, and Design Board Annual Report. This presentation will provide an overview of the role the Board plays, data on the amount of activity in 2024, and the outcomes.

Financial Impact:

No financial impact.

Prepared by: Christopher Baker

Attachments:

1. 2024 Planning, Zoning, and Design Board Annual Report Presentation



**Planning, Zoning, and Design Board
2024 Annual Report
Village Council Workshop
February 19, 2025**



Board Composition

Anthony Gargano, Chair
Kristin Jeannin
Barry Jones
Mike Sheeley
James Tatooles
Jim Wallace
Al Paivandy
Dan Williams



1 Vacancy



Board Roles

Advisory role of the Board:

Conducts Public Hearings on Zoning
Recommendations to Council



Decisions of the Board:

Development Orders
Variances
Deviations
Special Exceptions





10 Meetings in 2024



46 Total Development Agenda Items

- 24 Public Hearings
 - 18 Public Information Meetings
 - 4 Workshops
-
- 16 Development Orders
 - 6 Zoning Cases
 - 1 Comprehensive Plan Amendment
 - 1 Ordinance Change



What does this create?

810 Dwelling Units
1 Church site
144,000 sq. ft. Commercial space
353 Hotel rooms
Cell Tower
40 Pickleball courts
Entertainment uses





What takes place?

APPROVED

=



6,273 total
Permits Issued



23,232 total
Building Inspections



2024 Impactful Year



Despite the challenges of 2024
Estero is very active and flourishing
with high-quality development
that contributes to quality of life!





Thank You!



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 19, 2025

Agenda Item:

Update on Development Projects in Estero

Description:

Community Development staff will provide a status update on development projects in the Village, including those that have been recently completed or under construction, as well as pending and future projects.

Financial Impact:

No direct impact for workshop, but these projects will contribute to the Village's tax base.

Prepared by: Mary Gibbs

Attachments:

1. PowerPoint Presentation



UPDATE ON DEVELOPMENT PROJECTS

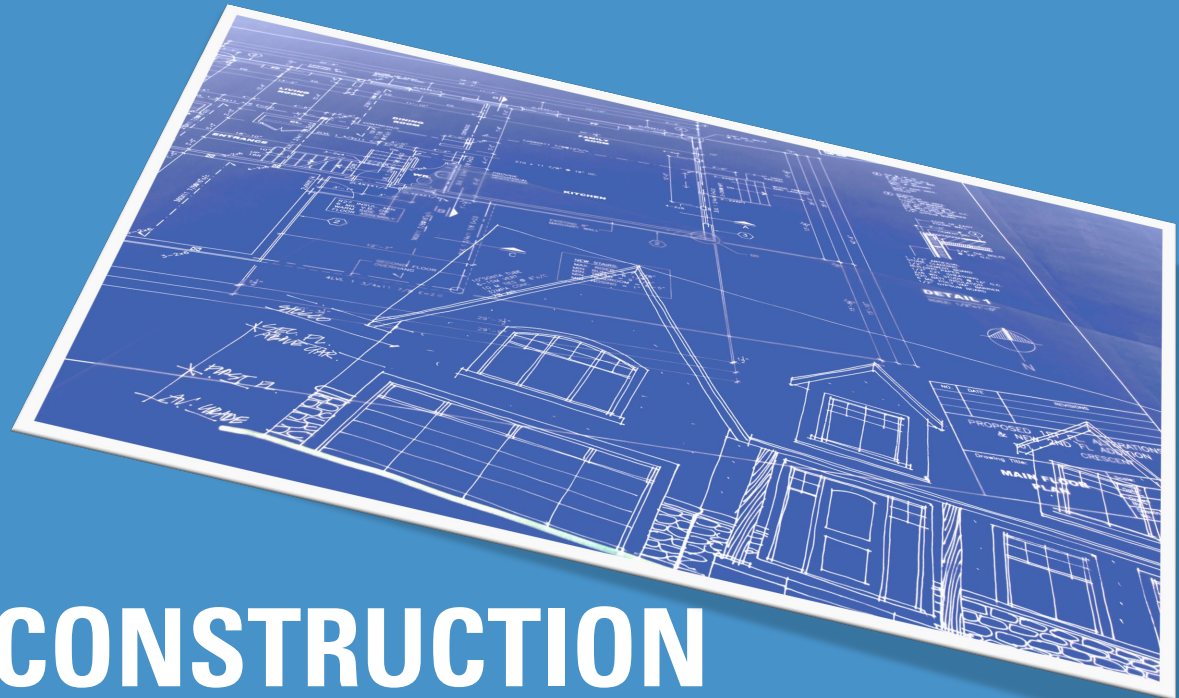
VILLAGE COUNCIL WORKSHOP

FEBRUARY 19, 2025

PROJECTS

- UNDER CONSTRUCTION
- RECENTLY COMPLETED
- FUTURE
- SIGNAGE
- BEFORE & AFTER





UNDER CONSTRUCTION

RIVERCREEK

GL HOMES

554 Single-Family Homes
400-Acre Site
200-Acre Preserve Area.



RIVERCREEK

459 HOMES SOLD TO DATE



Developer financial contribution to Village for
Environmental Mitigation



CLUBHOUSE &
RECREATION CENTER

NOW OPEN

ESTERO CROSSINGS

43 Acres located on Corkscrew Road west of I-75



Project Rendering



Aerial view from Corkscrew Road looking south



RESIDENTIAL & CLUBHOUSE



LINEAR PARK AREA



Connects Commercial to Residential

ESTERO CROSSINGS COMMERCIAL



Outdoor Seating

RELOCATING TO SE Corner of Corkscrew Road & Three Oaks Parkway

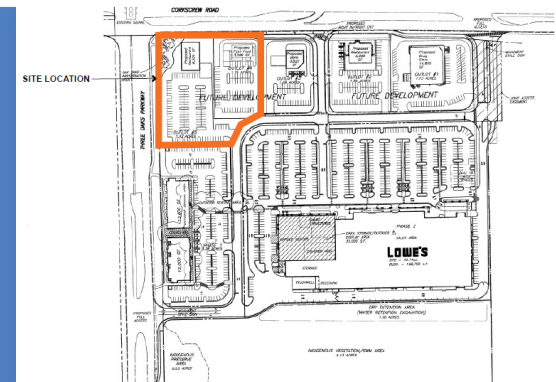
GOODWILL INDUSTRIES



First Rendering - Blue & Grey



Under Construction



- Applicant paid proportionate share of traffic signal
- Small preserve in NW corner
- Heritage Tree Preservation

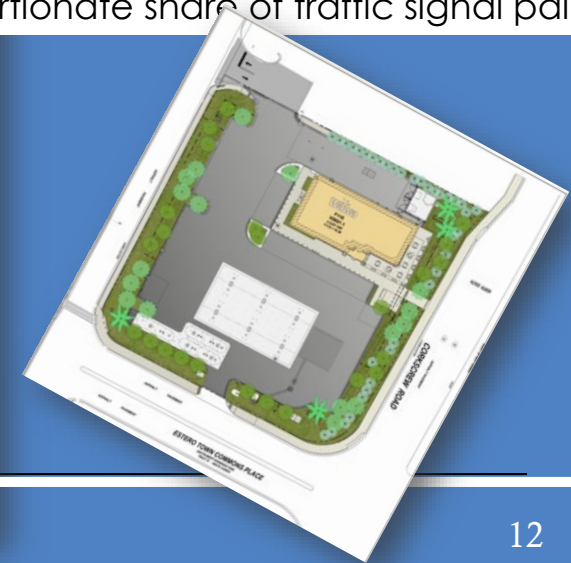
WAWA (FORMER RUBY TUESDAY)

Corkscrew Road (Lowe's Plaza)

UNDER CONSTRUCTION



* Proportionate share of traffic signal paid



12

MILAN VILLAS 10-ACRE SITE

Located on Three Oaks Parkway and
Williams Road



Construction nearly complete

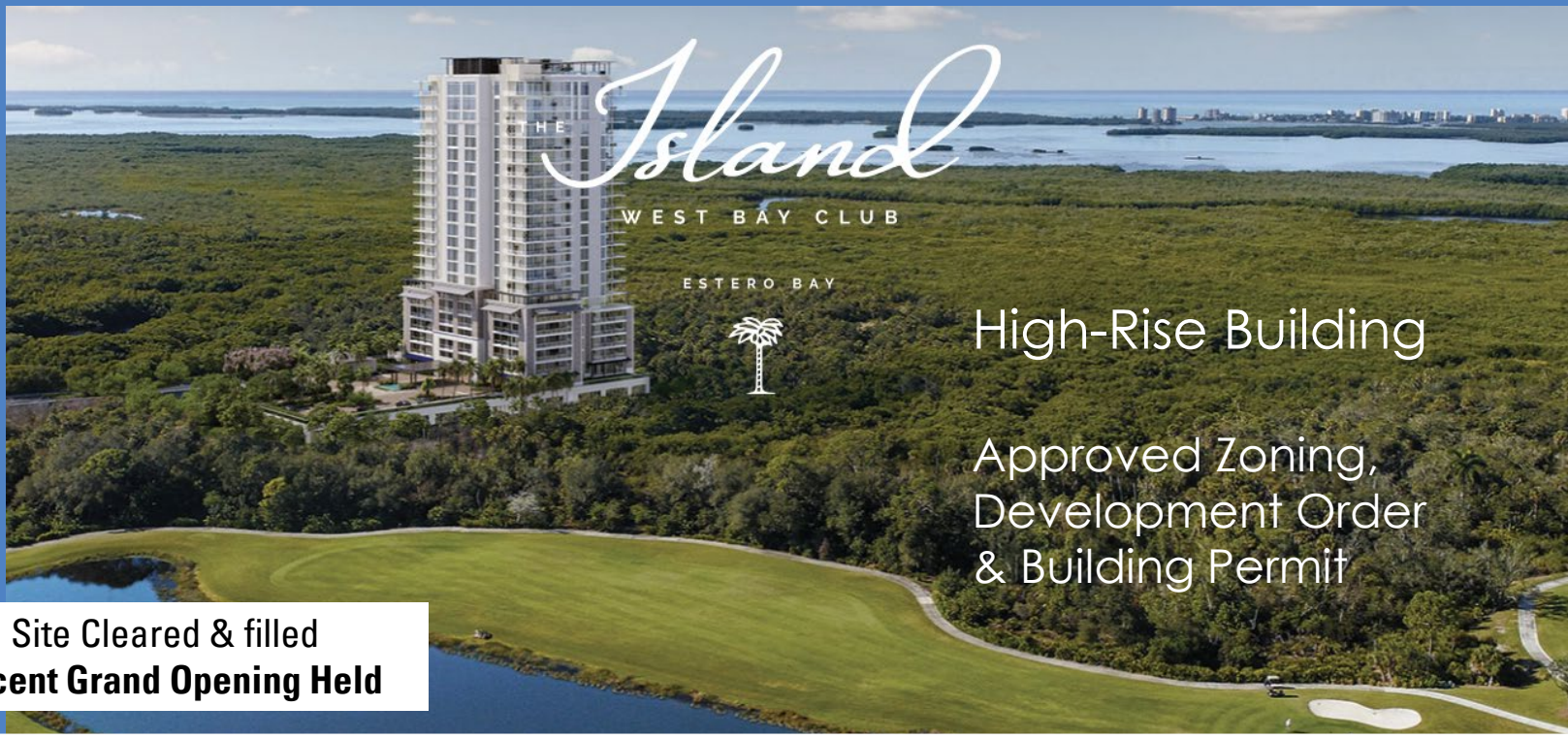
DR Horton

44 Single-Family Attached Homes



WEST BAY CLUB

West of US 41 – end of Williams Road



High-Rise Building

Approved Zoning,
Development Order
& Building Permit

Site Cleared & filled
Recent Grand Opening Held

DOWNTOWN ESTERO MIXED USE PROJECT

310 DWELLING UNITS
COMMERCIAL PARCEL
ALONG US 41



US 41 & Broadway

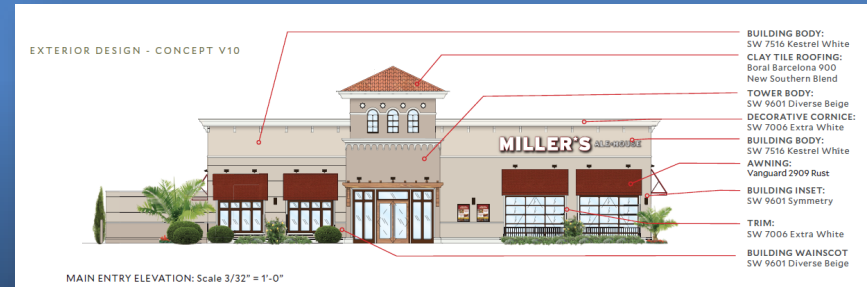


Status – Property Cleared
Building Permit ready for pick-up

MARKETPLACE

COMING SOON

US 41 by Rapallo



Miller's Ale House
McDonalds
Starbucks
&
?????????



NOW OPEN CULVER'S AT COCONUT POINT

LOCATED AT US 41 & PELICAN COLONY BOULEVARD ON US 41



EYEBUILD – FORMERLY GINSBERG EYE *NOW OPEN*



East of Village Hall on Corkscrew Road



- 14,952 ±Sq. Ft. Building
- Consistent Architectural Theme in Office Park

810 BILLIARDS MIROMAR OUTLETS

Now Open

- Billiards, Bowling, Ax Throwing & Golf
- Food & Drinks

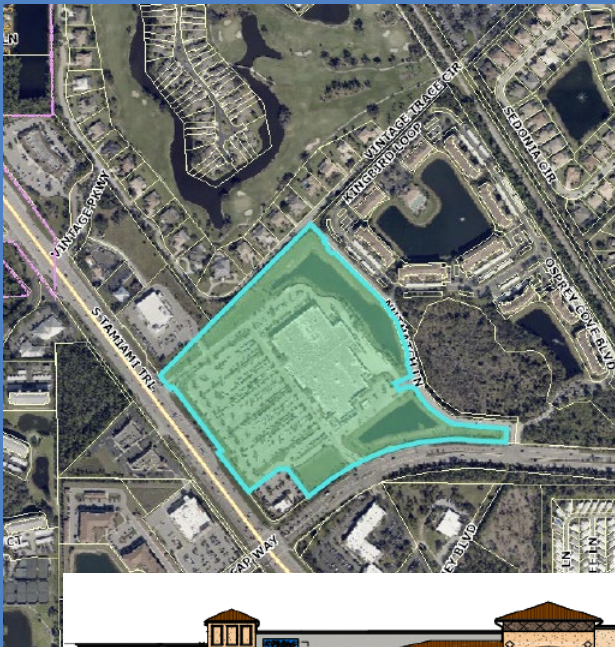


FUTURE DEVELOPMENTS

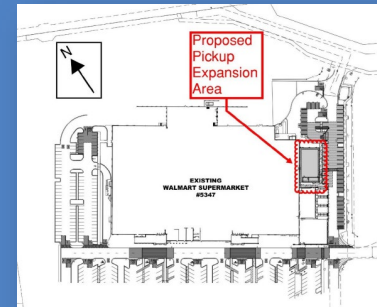
20

WALMART PICKUP EXPANSION

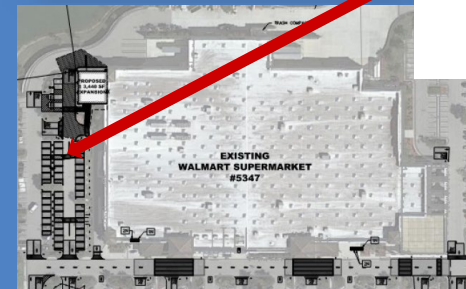
NE CORNER OF US 41 AND ESTERO PARKWAY



- 3,440 sq. ft. addition to north side of building
- PZDB approved Development Order 2/11/2025



Staff recommended relocation to north side of building



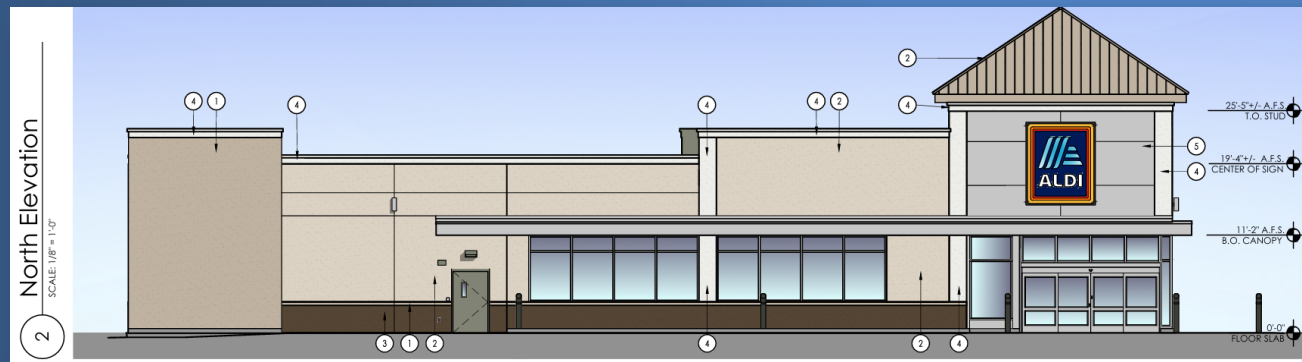
ALDI

21,750 SQ. FT. GROCERY STORE

DEVELOPMENT ORDER RECENTLY SUBMITTED

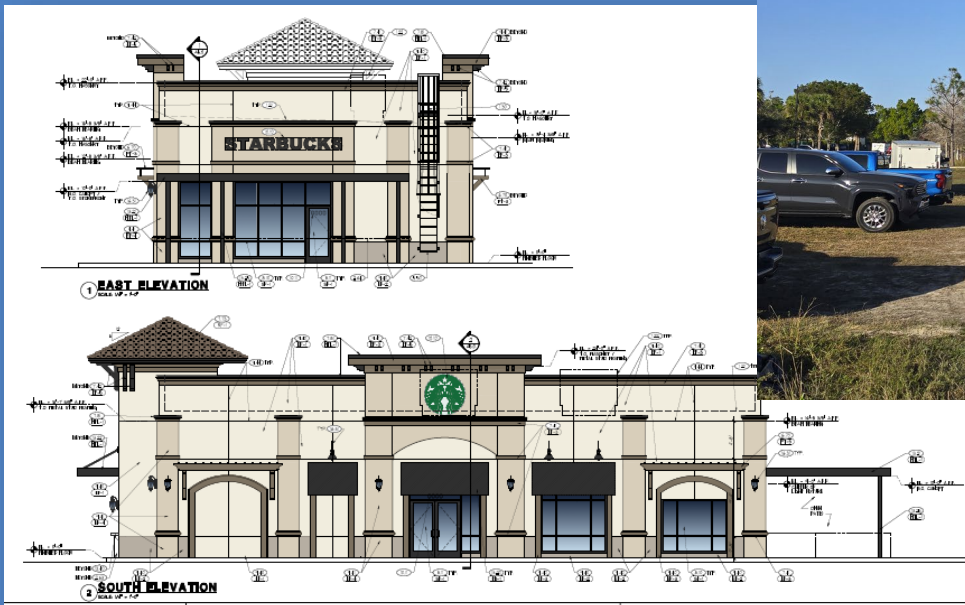
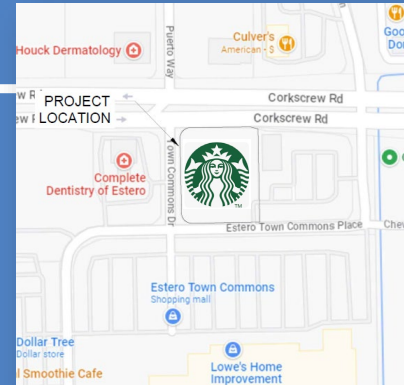


Corkscrew Road and Stoneybrook Golf Drive



STARBUCKS

1.5-acre Parcel on Corkscrew Road
(LOWE'S PLAZA ADJACENT TO WAWA)



Development Order Approved
Building Permit Recently Approved

*Proportionate share of
traffic signal paid

ABBIATI DENTAL OFFICE BUILDING

US 41 & Fountain Lakes Boulevard



Development Order approved for 10,000 sq. ft. dental/medical and 1,950 sq. ft. general office



OLD POST OFFICE

8111 BROADWAY E.

- Zoning Amendment approved – New Pattern Book
- Development Order approved December 2024 for redevelopment of 4,800 sq. ft. building for office use



DAY CARES & PRE-SCHOOLS

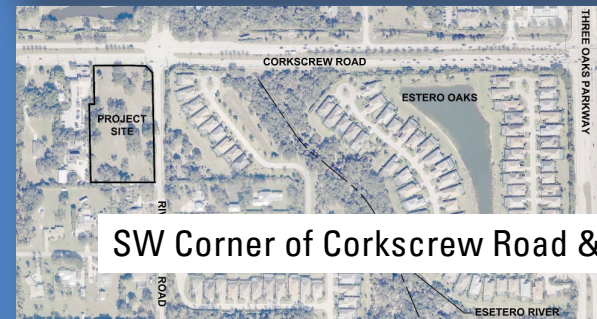
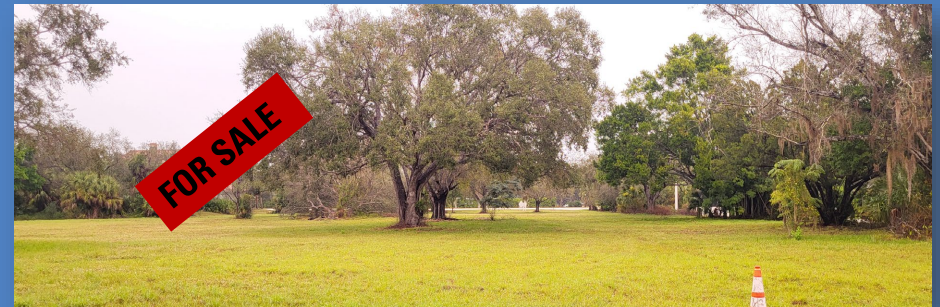
GODDARD SCHOOL

SE Corner of Quente Way & Three Oaks Parkway

2-STORY 14,190 SQ. FT.
EARLY DEVELOPMENT



UNDER CONSTRUCTION



SW Corner of Corkscrew Road & River Ranch Road

COASTAL PALMS ACADEMY

3.84-ACRES

14,700± SQ. FT. DAYCARE/PRE-SCHOOL

DAY CARES & PRE-SCHOOLS

Celebree School

Formerly Goodwill Industries – Corkscrew Road & Puente Lane



Currently Remodeling



SUMMERCREST TOLL BROTHERS - 154 Townhomes

NE CORNER OF CORKSCREW ROAD & SANDY LANE



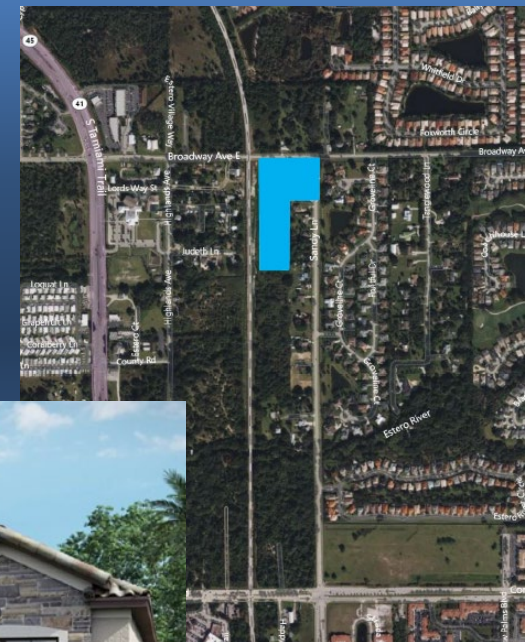
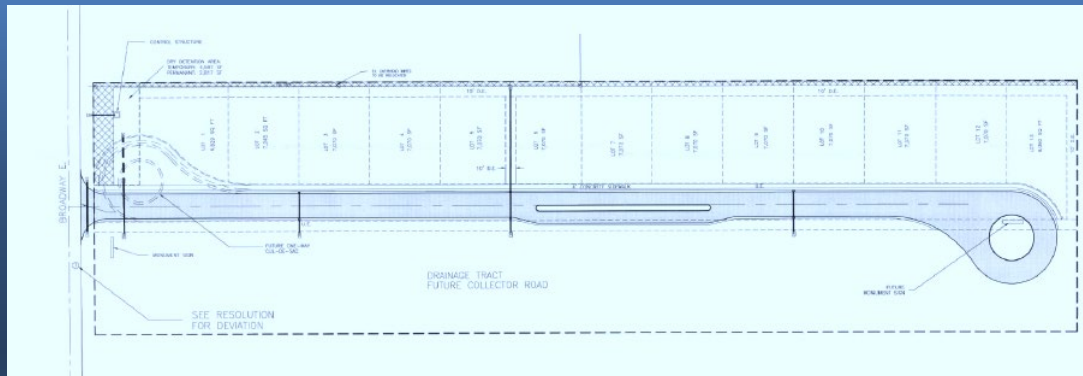
Village Rezoning Approved
Development Order under review



Former Colonnade ALF Site

MAYFAIR VILLAGE RPD

LENNAR HOMES - 16 LOTS
BROADWAY E. & WEST OF SANDY LANE



Rezoning Amendment
Under Staff Review



HILTON GARDEN INN

2.16-ACRE PARCEL SOUTHEAST OF THE
MARKETPLACE



- COMPOSITE ROOF TILES
- CORNICE / E.F.F.S.
SHERMAN WILLIAMS
PURE WHITE - SW7005
- E.F.F.S.
SHERMAN WILLIAMS
VENETIAN YELLOW - SW1096
- E.F.F.S.
SHERMAN WILLIAMS
CLASSIC YELLOW - SW0086
- MANUFACTURED VENER STONE
ELORADO STONE
COASTAL REEF - PEARL WHITE



Status: Building Permit awaiting flood "No Rise" from engineer

HOME2 SUITES PROPOSED 4-STORY, 111 ROOM HOTEL



PZDB Public Hearing February 11th

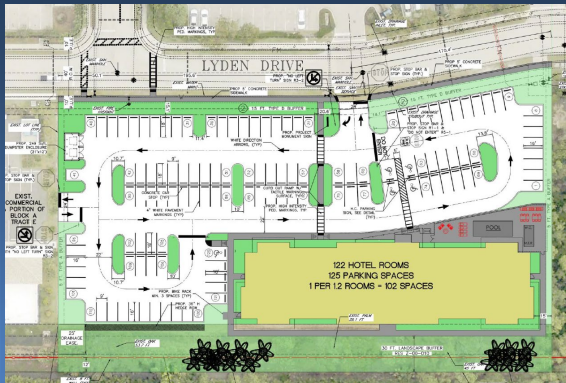


2.37 acres at Coconut Point Mall between the cinema and Via Coconut

COCONUT TRACE HOTEL 4-STORY

Across from Coconut Point Mall on Lyden Drive

Zoning Amendment
approved February 5, 2025



WOODFIELD MIXED-USE DEVELOPMENT

40 acres NW corner of US 41 & Coconut Road

Rezoned to Estero Planned Development July 2023
Development Order for Phase 1
Building Permit under review



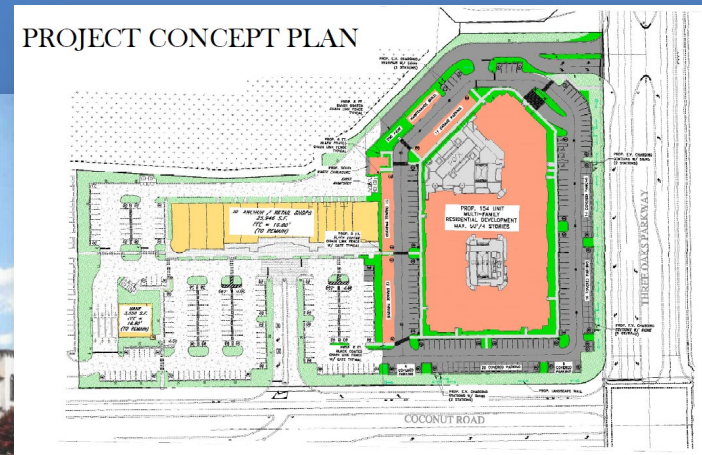
- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- Civic space
- 260-room hotel
- 596 residential units

COCONUT POINTE RESIDENCES

AT BROOKS TOWN CENTER
2 YEARS TO CONSTRUCT



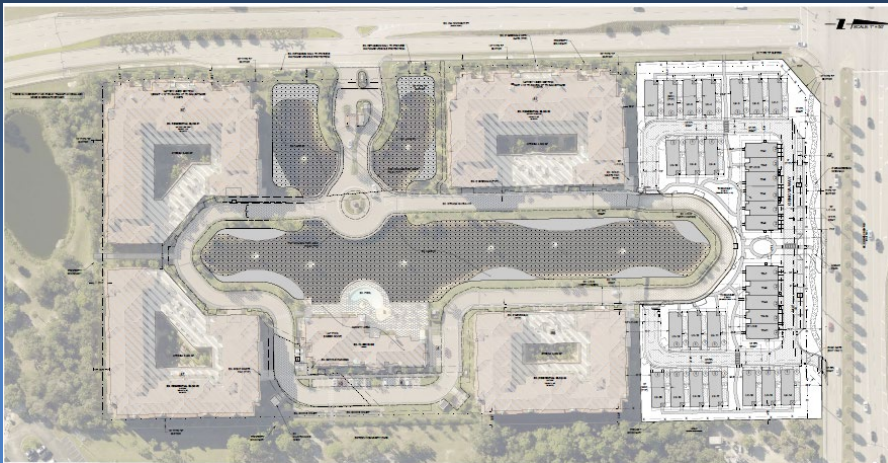
Demolition of Winn-Dixie now underway
Construct 154 Unit Multi-Family Building



GENOVA

SE Corner of Corkscrew Road & Via Coconut

31 Attached Villas & Townhomes
Development Order Approved Nov. 2024
Final Phase



35

VIA COCONUT ACROSS FROM GENOVA

DEVELOPMENT ORDER APPROVED 2023
AMENDMENT UNDER REVIEW

REVISION TO ZONING APPROVED

Mixed Use Development

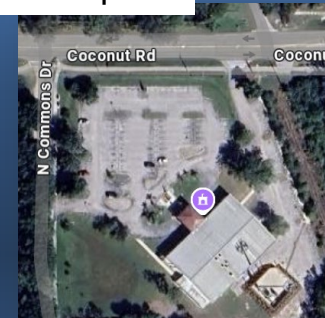
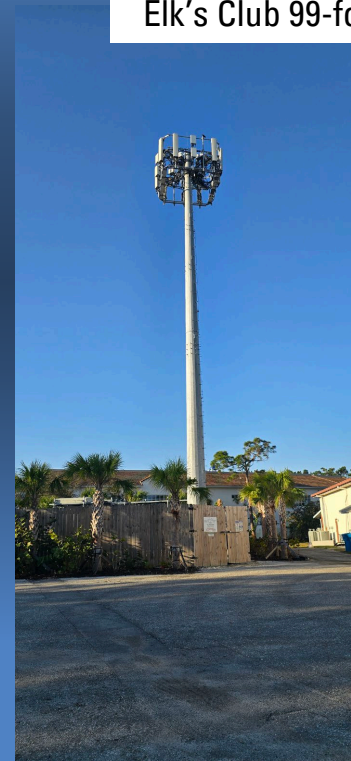
- Multi-Family & Commercial
- Main Street Area

CELL TOWERS



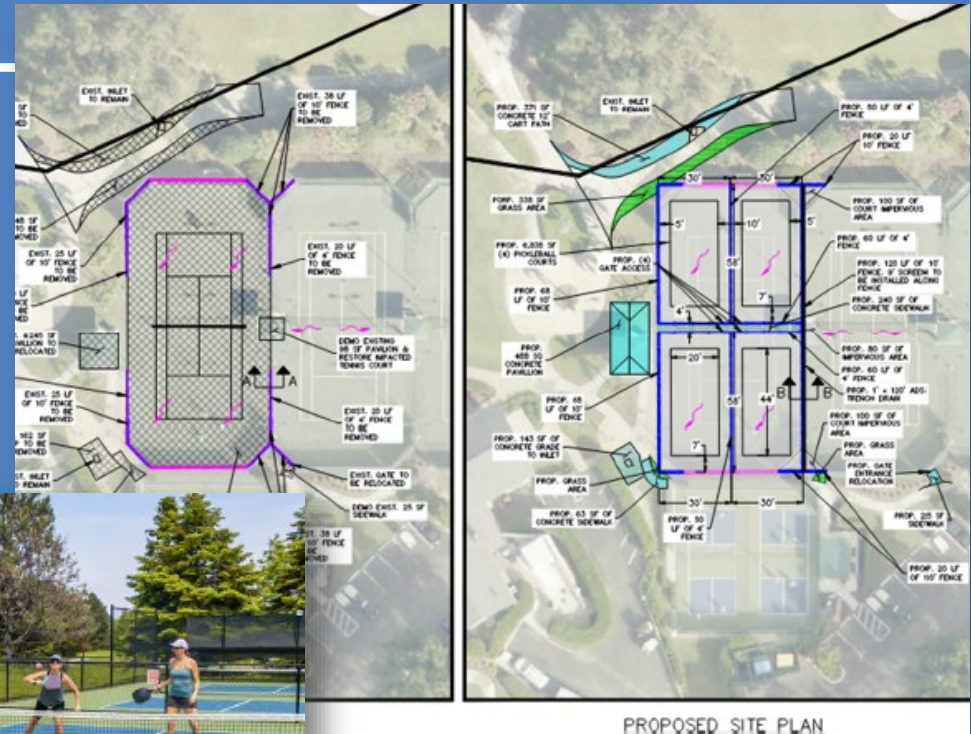
Bella Terra 175-foot Monopole

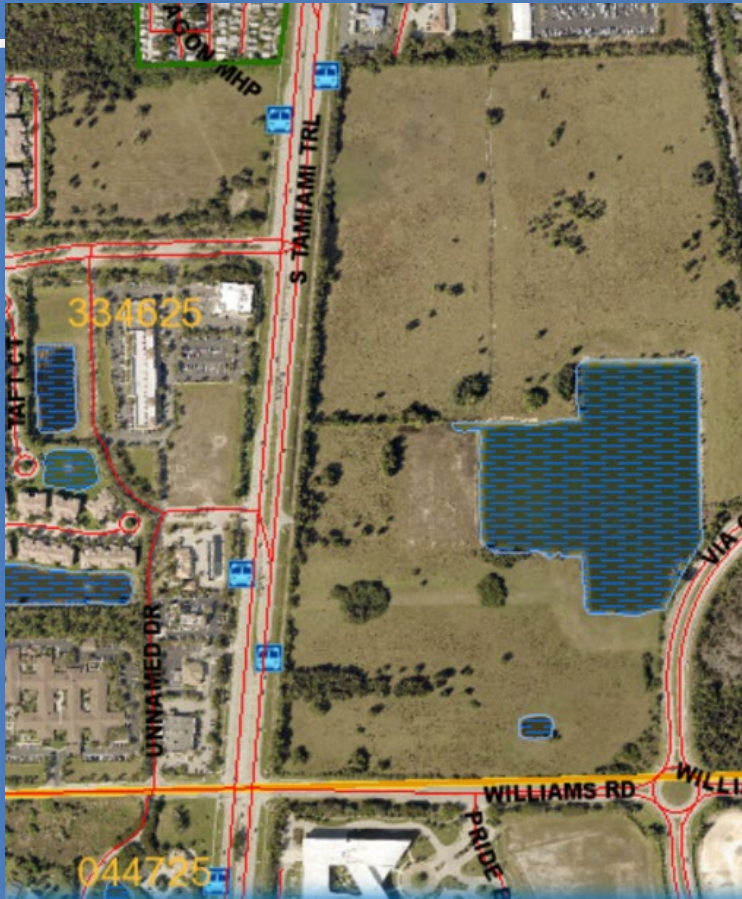
Elk's Club 99-foot Monopole



PICKLEBALL

- Wildcat Run
- The Brooks
- The Vines 





NORTH POINT

- ± 100 acres
- NE corner of US 41 & Williams Road
- Mixed Use – Village Center Land Use
- No application submitted

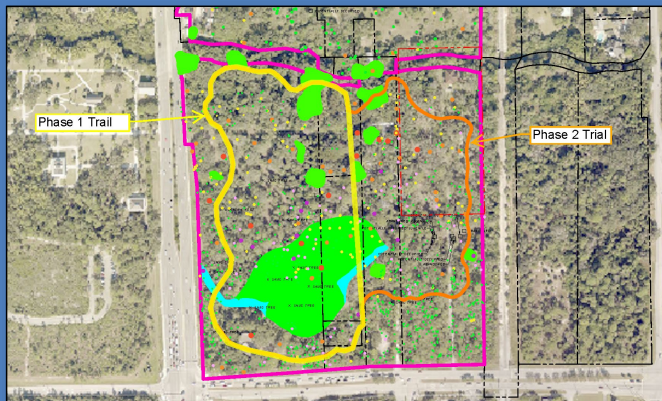
VILLAGE PROPERTY — Sports Park

North side of Williams Road, east of Via Coconut Point & Railroad ROW



VILLAGE PROPERTY - Estero River Park

- Preserve Heritage Trees
- Public Access to river



Phase 1 Walking Paths

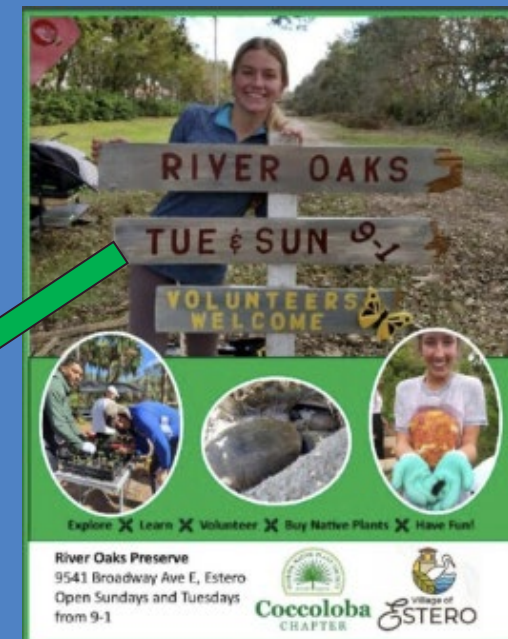
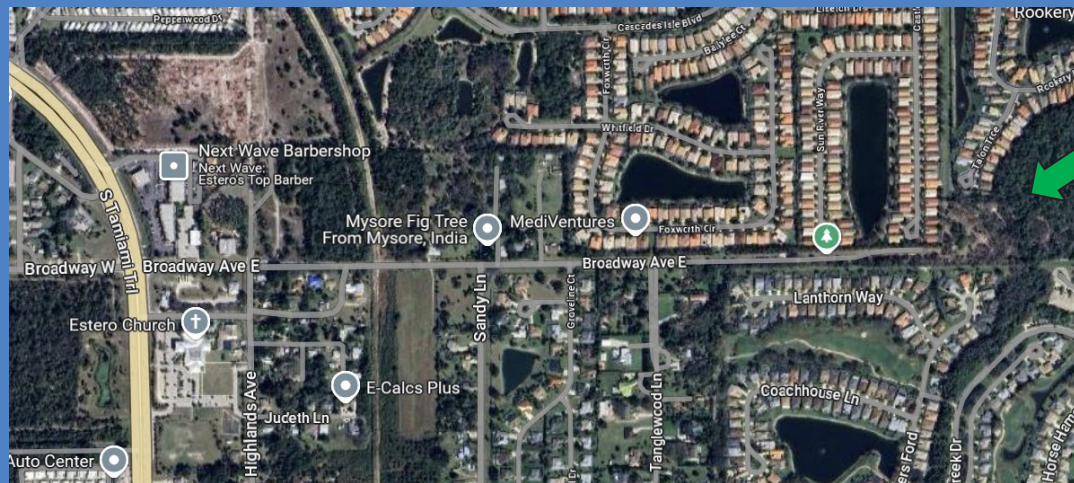


"NEWEST RESIDENT"



VILLAGE PROPERTY - River Oaks Preserve

**Located at the east end of Broadway East
Purchased with Developer Contribution**

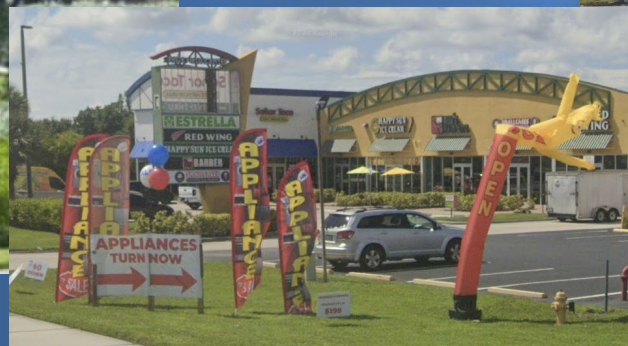


SIGNAGE

SIGNAGE IN VILLAGE



SIGNAGE OUTSIDE OF VILLAGE



BEFORE & AFTER

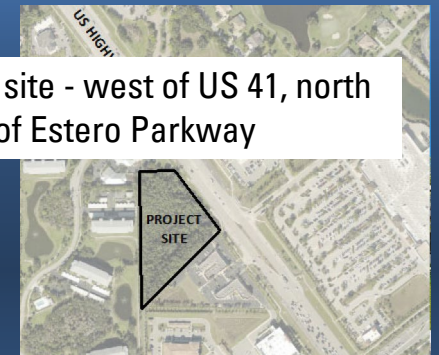
DAY CARE ARCHITECTURE

Development Order approved Feb. 11th

LEARNING EXPERIENCE DAY CARE



4.2-acre site - west of US 41, north of Estero Parkway



CHICK-FIL-A

NE corner of Ben Hill Griffin & Corkscrew Road

PROTOTYPE



PHOENIX SITE PLAZA DEL SOL CPD

North of Corkscrew Road



SELF-STORAGE



PHOENIX SITE PLAZA DEL SOL CPD

North of Corkscrew Road



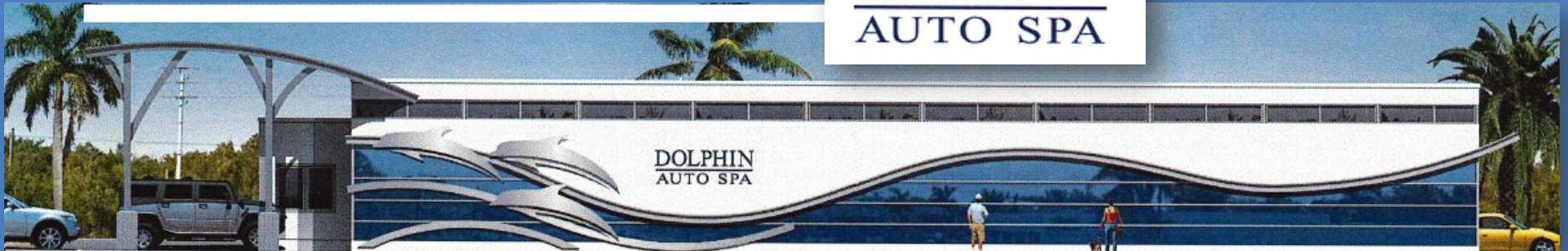
HOTEL



PROJECTS THAT WENT AWAY



51

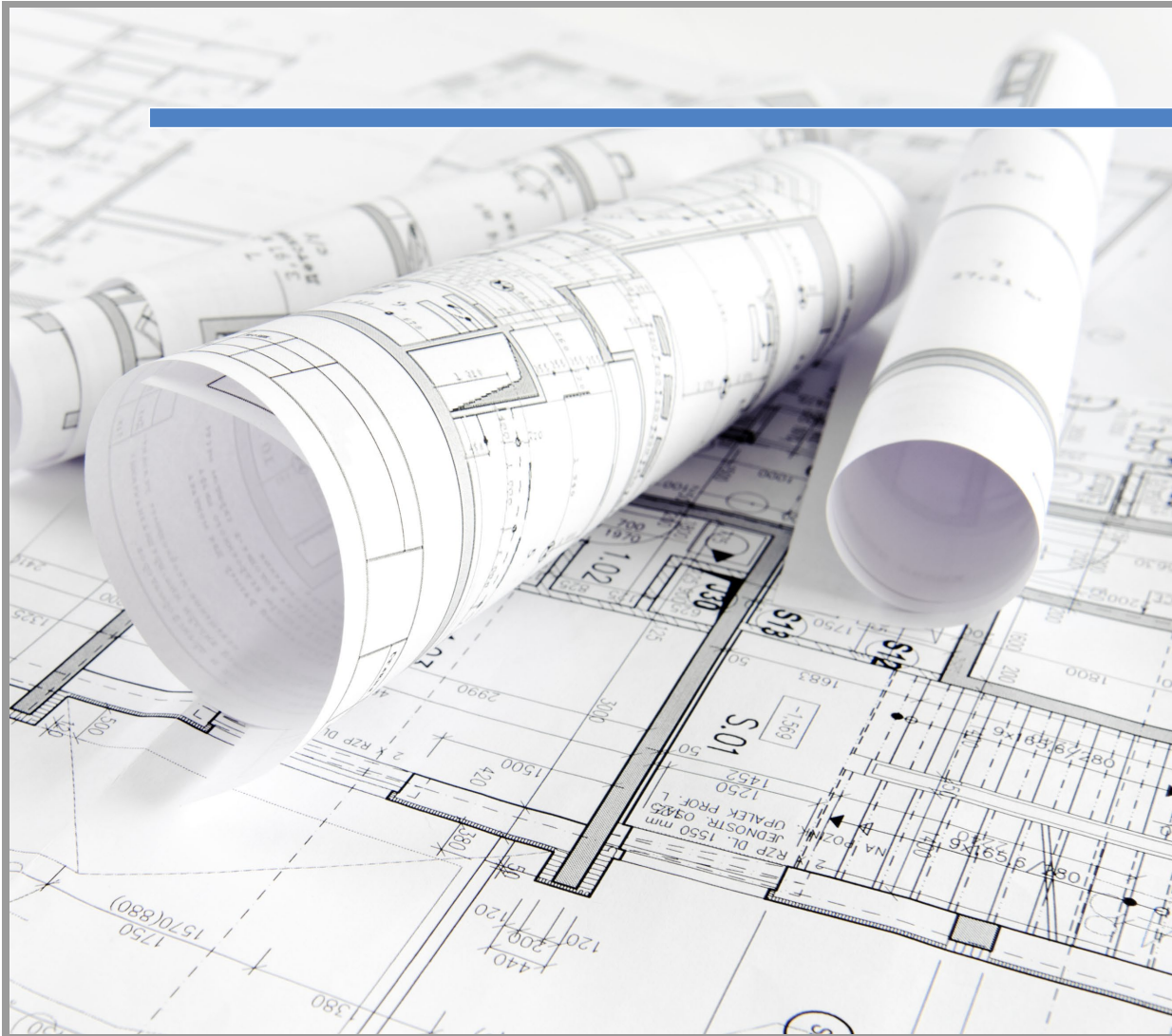


Proposed in front of Tidewater





Constructed outside of Estero



PROJECTS IN PROCESS

- 2,500 New Residential Units
- 4 Hotels
- 23-Story Luxury High-Rise
- 300,000 Sq. Ft. Commercial Use

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character

