



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
NOVEMBER 5, 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
November 5, 2025, 09:30 am

Village Council: District 1 - Joanne Ribble, Mayor; District 2 - Jeff Hunt; District 3 - Jon McLain; District 4 - Lori Fayhee; District 5 - Rafael Lopez; District 6 - Jim Ward; District 7 - George Zalucki, Vice Mayor

1. CALL TO ORDER

INVOCATION

Pastor Lucas McSurley Lamb of God Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. October 15, 2025 Village Council Meeting Minutes

Attachment: [10152025.pdf](#)

b. Financial Report for Month ended September 2025

Attachment: [SS Monthly Financial Report 093025.pdf](#)

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

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

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. ACTION ITEMS

a. Consideration of a request for a code enforcement lien mitigation from Deborah Stapleton relating to the property at 20248 Luettich Lane, Estero, FL 33928 (in the Broadway Mobile Home Village).

Recommended Action

Staff recommends accepting the owner's request to release the Village's code enforcement lien against her property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$204.60) in consideration of the waiver.

Financial Impact

The Village would be foregoing the ability to recover any portion of the over \$217,000 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachment: [SS mitigation summary 20248 Luettich Ln case 23010010.pdf](#)

Attachment: [1 20248 Luettich Case overview.pdf](#)

Attachment: [2 Request for VOE Special Magistrate Code Enforcement Lien Reduction - Deborah Stapleton.pdf](#)

Attachment: [3 CASE 23010010 ORDER FINDING VIOLATION 04062023.pdf](#)

Attachment: [4 20248 Luettich Ln Recorded Lien.pdf](#)

b. Williams Road & Atlantic Gulf Boulevard Wetland Mitigation

Recommended Action

Motion to approve the purchase of 0.14 State Freshwater Herbaceous Mitigation Credits in the amount of \$16,800 from the Big Cypress Mitigation Bank (the "Bank") for the Williams Rd./Atlantic Gulf Blvd. intersection improvement project.

Authorize the Village Manager to sign the Mitigation Credit Supply Agreement with the Big Cypress Mitigation Bank and other additional implementing documents on behalf of the Village of Estero Council.

Financial Impact

This agenda item has a financial impact of \$16,800. This is included in the fiscal year 25-26 capital improvement plan budget for the Williams Road & Atlantic Gulf Blvd project.

Attachment: [SS Williams Rd - Atlantic Blvd Environmental Permitting Mitigation Cost Funding 1.1.pdf](#)

Attachment: [1 a Location Map for Williams Rd - Atlantic Blvd Intersection Improvements.pdf](#)

Attachment: [1 b Big Cypress Mitigation Bank Location Map_002_.pdf](#)

Attachment: [2 Roadway Plans_KCA Extracted Sheets for the Williams Rd - Atlantic Blvd Intersection Improvements_.pdf](#)

Attachment: [3 BCMB Mitigation Credit Supply Agreement-Estero Village-10-29-2025.pdf](#)

Attachment: [4 Wetland Mitigation Bank Cost Table.pdf](#)

7. FIRST READING

a. Ordinance No. 2025-14 creating legislatively mandated regulations regarding recovery residence accommodation requests.

An Ordinance of the Village of Estero, Florida, Creating a New Section 4-6 of the Village Land Development Code Regarding Recovery Residences; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Recommended Action

Motion to adopt Ordinance No 2025-14 on first reading and setting second reading and public hearing for November 19, 2025.

Financial Impact

The impact on staff time is undetermined but the Ordinance establishes an application fee which is designed to offset costs of staff and legal review of any future requests for accommodation.

Attachment: [SS 1st Reading Ord No 2025-14 Estero Recovery Residence Accommodation .pdf](#)

Attachment: [1 Ord No. 2025-14 Estero Recovery Residence Accommodation .pdf](#)

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

9. VILLAGE ATTORNEY'S REPORT

10.VILLAGE MANAGER'S REPORT

11.Adjourn Regular Session and Convene Workshop Items

12.WORKSHOPS

a. Property Fraud Alert by Kevin Karnes

Attachment: [SS Property Fraud .pdf](#)

Attachment: [1 Lee Clerk's Office Presentation_Village of Estero.pdf](#)

b. Legislative Updates

Attachment: [SS Legislative Update.pdf](#)

Attachment: [2025VOE 11052025LobbyistPresentation.pdf](#)

c. Vulnerability Update

Attachment: [SS Vulnerability Assessment Update.pdf](#)

Attachment: [Vulnerability Assessment Council Update Presentation.pdf](#)

d. Eco-Historic Planning Study Update

Attachment: [SS ECO Historic Update-11-5-2025.pdf](#)

Attachment: [1 Eco- Historic Council Presentation 2.pdf](#)

13.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, NOVEMBER 5, 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.

9:30:40AM	[SOUNDING GAVEL]
9:30:42AM	>>Mayor Ribble: I WOULD LIKE TO CALL THE NOVEMBER 5, 2025,
9:30:45AM	9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:30:48AM	WELCOME, EVERYONE.
9:30:49AM	THANK YOU FOR BEING HERE THIS MORNING.
9:30:51AM	I'D LIKE TO REMIND YOU TO PLEASE KEEP YOUR CELL PHONES ON
9:30:54AM	SILENT, AND IF YOU COME UP TO SPEAK TO THE PODIUM, PLEASE
9:30:58AM	MAKE SURE YOU SPEAK INTO THE MIKE.
9:31:00AM	DO WE HAVE PASTOR LUCAS McSURLEY HERE TODAY?
9:31:05AM	PASTOR LUCAS, PLEASE LEAD US IN PRAYER.
9:31:08AM	>> GOOD MORNING.
9:31:09AM	I'M PASTOR LUCAS McSURLEY.
9:31:12AM	I SERVE AT LAMB OF GOD LUTHERAN EPISCOPAL RIGHT OFF ESTERO
9:31:17AM	PARKWAY.
9:31:17AM	THANK YOU FOR THE PRIVILEGE OF INVITING THE HOLY SPIRIT INTO
9:31:17AM	THIS MEETING TODAY, SO LET US PRAY.
9:31:18AM	GRACIOUS AND LOVING GOD, WE THANK YOU FOR ALL THAT YOU HAVE
9:31:21AM	GIVEN US.
9:31:22AM	WE ASK THAT YOU CONTINUE TO WATCH OVER US AND MAKE US GOOD
9:31:26AM	STEWARDS OF ALL THAT YOU HAVE ENTRUSTED TO US.
9:31:29AM	LORD, WE ASK THAT YOU WATCH OVER FIRST RESPONDERS, NURSES,
9:31:33AM	TEACHERS, ALL THOSE WHO WORK FOR THE PUBLIC GOOD.
9:31:36AM	LORD, WATCH OVER US.
9:31:38AM	WE ALSO ASK YOUR PRESENCE IN OUR CARIBBEAN NEIGHBORS WHO ARE
9:31:43AM	RECOVERING FROM THE EFFECTS OF MELISSA.
9:31:46AM	WE ASK THAT YOU WATCH OVER ALL THOSE IN NEED, ALL THOSE WHO
9:31:50AM	NEED TO FEEL YOUR LOVE AND KNOW YOU ARE WITH THEM.
9:31:53AM	WE ASK THAT YOU SEND YOUR GUIDANCE INTO THIS ROOM, HELP US
9:31:56AM	TO BE GOOD DECISION MAKERS FOR ALL THAT YOU HAVE GIVEN US.
9:31:59AM	WE ASK THIS IN YOUR SON'S NAME.
9:32:03AM	AMEN.
9:32:03AM	>>Mayor Ribble: THANK YOU, PASTOR LUCAS.
9:32:05AM	ALL RIGHT.
9:32:07AM	WILL YOU PLEASE JOIN ME IN THE PLEDGE?
9:32:21AM	[PLEDGE OF ALLEGIANCE]
9:32:26AM	>>Mayor Ribble: MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

9:32:29AM HERE.
 9:32:31AM >>Jeff Hunt: HERE.
 9:32:32AM >>Jon McLain: HERE.
 9:32:33AM >>Lori Fayhee: HERE.
 9:32:35AM >>Rafael Lopez: HERE.
 9:32:36AM >>Jim Ward: HERE.
 9:32:38AM >>Vice-Mayor Zalucki: HERE.

 9:32:39AM >>Mayor Ribble: THANK YOU.
 9:32:39AM FIRST ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
 9:32:45AM ANY ADDITIONS, DELETIONS OR CHANGES?
 9:32:48AM SEEING NONE, MAY I HAVE A MOTION TO APPROVE THE AGENDA?
 9:32:51AM COUNCILMAN WARD AND A SECOND, COUNCILWOMAN FAYHEE.
 9:32:57AM WOULD YOU PLEASE CALL THE ROLL.
 9:32:59AM >>Jeff Hunt: AYE.
 9:33:01AM >>Jon McLain: AYE.
 9:33:02AM >>Lori Fayhee: AYE.
 9:33:03AM >>Rafael Lopez: AYE.
 9:33:05AM >>Jim Ward: AYE.
 9:33:06AM >>Vice-Mayor Zalucki: AYE.
 9:33:07AM >>Mayor Ribble: AYE.
 9:33:08AM AT THIS TIME, WE WILL TAKE PUBLIC COMMENT ON ITEMS THAT ARE
 9:33:16AM NOT ON THE AGENDA.
 9:33:17AM MADAM CLERK, DO WE HAVE ANYONE TO SPEAK?
 9:33:20AM >> YES, MAYOR.
 9:33:21AM WE HAVE THREE.
 9:33:22AM MR. STEVE CHAPPELL, REPRESENTING THE BROOKS.
 9:33:34AM >> GOOD MORNING, MAYOR RIBBLE, COUNCIL.
 9:33:37AM I'M STEVE CHAPPELL.
 9:33:38AM I AM THE PRESIDENT OF SHADOW WOOD COMMUNITY ASSOCIATION.
 9:33:41AM I'M HERE WITH REED, PRESIDENT OF COPPERLEAF.
 9:33:45AM TOGETHER, WE ARE REPRESENTING THE BROOKS.
 9:33:47AM 3,654 HOMES, ABOUT 7,000 RESIDENTS, ABOUT 15 OR 20% OF

 9:33:54AM ESTERO.
 9:33:55AM SO NONTRIVIAL.
 9:33:58AM IF YOU COULD LOOK AT PAGE 3 ON YOUR HANDOUT, IT SHOULD LOOK
 9:34:04AM LIKE THIS.
 9:34:04AM WHAT WE'RE HERE TODAY TO REQUEST IS A CONTINUOUS WALL ALONG
 9:34:12AM I-75 FROM MILE MARKER 120 TO 122 IN ORDER TO REDUCE THE
 9:34:19AM EFFECT OF THE NOISE ON THE BROOKS HERE.
 9:34:22AM IN JULY OF THIS YEAR, THE FLORIDA D.O.T. PUBLISHED A NOISE
 9:34:29AM ABATEMENT DRAFT.
 9:34:31AM IN IT, WHAT THEY CALLED FOR WAS A SMALL WALL DOWN HERE NEAR
 9:34:36AM LIGHTHOUSE BAY AND POINT.
 9:34:38AM A SMALL WALL UP IN SHADOW WOOD AND CONTINUOUS WALL UP IN
 9:34:43AM CORKSCREW WOOD LANDS.
 9:34:45AM SURPRISINGLY, NOTHING IN COPPERLEAF.

9:34:47AM BUT THE PROBLEM IS, THAT WON'T DO THE JOB BECAUSE THE NOISE
 9:34:52AM GOES AROUND THE WALLS.
 9:34:56AM THESE LITTLE WALL SEGMENTS WON'T DO IT.
 9:34:59AM IN FACT, IF YOU LOOK AT THE SAME DOCUMENT, THEY SAY IN THE
 9:35:04AM SAME NOISE ABATEMENT DOCUMENT, TO EFFECTIVELY REDUCE TRAFFIC
 9:35:07AM NOISE, A BARRIER MUST BE RELATIVELY LONG, CONTINUOUS WITH NO
 9:35:13AM OPENINGS AND OF SUFFICIENT HEIGHT.
 9:35:16AM SO THE FLORIDA D.O.T. IS NOT EVEN FOLLOWING THEIR OWN RULES
 9:35:21AM WHEN THEY DO THESE LITTLE SEGMENTS.
 9:35:23AM FURTHERMORE, IN THE SAME DOCUMENT, THE FLORIDA D.O.T. SAYS
 9:35:31AM -- AND I QUOTE IN BOTH CASES -- FINAL RECOMMENDATIONS FOR

 9:35:35AM THE CONSTRUCTION OF NOISE ABATEMENT MEASURES ARE DETERMINED
 9:35:40AM IN FINAL DESIGN AND THROUGH THE PUBLIC INVOLVEMENT PROCESS.
 9:35:43AM WELL, WE'RE HERE FOR THE PUBLIC INVOLVEMENT PROCESS.
 9:35:47AM SO WE RESPECTFULLY REQUEST THAT THE ESTERO COUNCIL ADOPT THE
 9:35:51AM RESOLUTION SUPPORTING A WALL ALONG THE ENTIRE EAST SIDE OF
 9:35:56AM THE BROOKS HERE, ALONG I-75, WHEN THEY EXPAND IT, FROM MILE
 9:36:01AM MARKER 120 TO 122.
 9:36:05AM THIS WALL WILL HAVE A DRAMATIC EFFECT ON HOMES THAT ARE
 9:36:11AM CLOSE TO THE WALL.
 9:36:12AM IT WILL REDUCE THE NOISE BY ABOUT HALF.
 9:36:14AM THAT IS A BIG DEAL FOR THE WAY WE LIVE.
 9:36:19AM ANY COMMENTS, QUESTIONS?
 9:36:23AM >>Mayor Ribble: THANK YOU, MR. CHAPPELL.
 9:36:25AM >> THANK YOU.
 9:36:27AM >>Carol Sacco: OUR NEXT IS MR. LEN REED, REPRESENTING
 9:36:31AM COPPERLEAF AND THE BROOKS.
 9:36:36AM >> GOOD MORNING, MAYOR AND COUNCIL MEMBERS.
 9:36:38AM MY NAME IS LEN REED.
 9:36:41AM I AM THE PRESIDENT OF COPPERLEAF GOLF CLUB AND COMMUNITY
 9:36:45AM ASSOCIATION.
 9:36:45AM I'M HERE WITH STEVE CHAPPELL TODAY REPRESENTING THE BROOKS
 9:36:47AM COMMUNITIES.
 9:36:48AM WE ARE HERE BECAUSE THE INTERSTATE NEXT TO OUR NEIGHBORHOOD
 9:36:51AM IS BEING WIDENED FROM SIX LANES TO TEN LANES.
 9:36:54AM WHILE WE DON'T QUESTION THE NEED TO WIDEN THAT HIGHWAY, OUR

 9:36:57AM CONCERNS ARE WITH THE INCREASED NOISE LEVELS.
 9:36:59AM THAT EXPANSION WILL BRING MORE TRAFFIC, HIGHER SPEEDS, AND
 9:37:02AM HIGHER NOISE.
 9:37:04AM AND THE SCIENCE SHOWS THAT THOSE INCREASES HARM THE QUALITY
 9:37:07AM OF LIFE, THE HEALTH AND PROPERTY VALUES.
 9:37:09AM FIRST, THE QUALITY OF LIFE.
 9:37:11AM CHRONIC ROAD NOISE CAUSES PERSISTENT ANNOYANCE, INTERFERES
 9:37:16AM WITH THE CONVERSATION AND NATURAL LIFE AND FRAGMENT SLEEP.
 9:37:19AM PROBLEMS OUR RESIDENTS ALREADY REPORT THAT WILL WORSEN ONCE
 9:37:22AM THE HIGHWAY GETS WIDER.

9:37:24AM PEOPLE WHO CAN'T ENJOY THEIR YARDS, HOST FRIENDS OR OPEN
 9:37:28AM WINDOWS FEEL THE LOSS EVERY SINGLE DAY.
 9:37:30AM SECONDLY, HEALTH.
 9:37:31AM PEER REVIEW STUDIES IN MAJOR HEALTH AGENCIES LINK LONG-TERM
 9:37:36AM TRAFFIC NOISE TO SLEEP DISTURBANCES, HIGHER STRESS HORMONES,
 9:37:40AM ELEVATED BLOOD PRESSURE, AND INCREASED RISK OF HEART
 9:37:42AM DISEASE.
 9:37:43AM THIS ISN'T JUST DISCOMFORT.
 9:37:44AM IT IS ADDED RISK TO THE CHRONIC DISEASE WITHIN OUR
 9:37:47AM COMMUNITY.
 9:37:47AM THIRD IS PROPERTY VALUES.
 9:37:49AM HOUSING NEAR NOISY HIGHWAYS CONSISTENTLY SELL FOR LESS.
 9:37:55AM HEDONIC PRICING STUDIES SHOW MEASURABLE DISCOUNTS PER UNIT
 9:37:58AM OF NOISE EXPOSURE WHICH CAN LOWER ASSESSED VALUES AND HURT
 9:38:01AM MUNICIPAL REVENUES OVER TIME.

9:38:03AM PROTECTING PROPERTY VALUES PROTECTS OUR HOMEOWNERS AND THE
 9:38:06AM VILLAGE'S TAX BASE.
 9:38:07AM WHAT WORKS, IT'S BEEN SHOWN THAT A CONTINUOUS, PROPERLY
 9:38:11AM DESIGNED NOISE BARRIER ARE AN EFFECTIVE MITIGATION, WHICH
 9:38:14AM EVEN F.D.O.T.'S TRAFFIC STUDY RECOGNIZES.
 9:38:18AM FEDERAL AND TRANSPORTATION ENGINEERING GUIDANCE SHOW THAT A
 9:38:21AM CONTIGUOUS TALL WALL PLACED TO BREAK LINE OF SIGHT WITH
 9:38:28AM ROADWAY SEVERAL DECIBELS OF REDUCTION AT NEARBY HOMES, A
 9:38:31AM MEANINGFUL DROP IN PERCEIVED LOUDNESS AND SLEEP DISRUPTION.
 9:38:35AM WE BELIEVE A 22-FOOT CONTIGUOUS WALL IS A PROVEN, PRACTICAL
 9:38:38AM MEASURE TO REDUCE EXPOSURE TO HUNDREDS OF HOMES ADJACENT TO
 9:38:41AM THE HIGHWAY.
 9:38:42AM WHAT WE ARE ASKING THE COUNCIL, REPEAT WHAT MR. CHAPPELL
 9:38:48AM SAID EARLIER, WE'RE REQUESTING THE COUNCIL ADOPT A
 9:38:50AM RESOLUTION SUPPORTING THE CONSTRUCTION OF A CONTIGUOUS
 9:38:52AM 22-FOOT WALL, NOISE WALL AND ANY OTHER MITIGATION FOR SOUNDS
 9:38:57AM SUCH AS SETBACKS, BERMS, PAVEMENT WHERE FEASIBLE.
 9:39:02AM I THANK YOU FOR YOUR TIME TODAY.
 9:39:04AM I WAS HAPPY TO PROVIDE YOU WITH A HANDOUT THAT OUTLINES WHAT
 9:39:08AM I HAVE DISCUSSED, ALONG WITH THE REFERENCES, INCLUDING WORLD
 9:39:16AM HEALTH ORGANIZATION AND OTHER STUDIES TO SUPPORT OUR
 9:39:17AM POSITION.
 9:39:17AM THANK YOU VERY MUCH.
 9:39:18AM >>Carol Sacco: NEXT IS BARRY FREEDMAN, REPRESENTING ENGAGE
 9:39:22AM ESTERO, AND HE'S FROM THE VINES.

9:39:25AM >> GOOD MORNING, MADAM MAYOR, MEMBERS OF THE COUNCIL.
 9:39:29AM BARRY FREEDMAN, REPRESENTING ENGAGE ESTERO.
 9:39:32AM THREE YEARS AGO, ENGAGE ESTERO ESTABLISHED THE DON ESLICK
 9:39:37AM PERSON OF THE YEAR AWARD.
 9:39:39AM THE AWARD WAS TO MAKE CLEAR THE VISION THAT DON HAD IN
 9:39:46AM HELPING TO ESTABLISH THE VILLAGE OF ESTERO.

9:39:49AM WELL, NOW WE'RE TEN YEARS OLD, AND IT'S TIME FOR US TO
 9:39:53AM ANNOUNCE THIS YEAR'S WINNER OF THE DON ESLICK PERSON OF THE
 9:39:57AM YEAR AWARD.
 9:39:58AM WE'RE PROUD TO ANNOUNCE THAT WE ARE NOMINATED AND HE HAS
 9:40:02AM ACCEPTED THE AWARD IS DR. LARRY ANTONUCCI FROM LEE HEALTH.
 9:40:07AM I'D LIKE YOU TO MARK YOUR CALENDARS, FEBRUARY 26 FROM 6 P.M.
 9:40:13AM ON AT THE ESTERO COUNTRY CLUB WILL BE THE EVENING OF THE
 9:40:18AM AWARD.
 9:40:20AM PROBABLY SOME PRESENTATIONS THAT NIGHT.
 9:40:22AM AND WE HOPE THAT YOU WILL ALL ATTEND.
 9:40:24AM THERE WILL BE OPPORTUNITIES FOR SPONSORSHIP THAT WILL COME
 9:40:27AM IN THE MAIL OVER THE NEXT FEW MONTHS.
 9:40:28AM THANK YOU.
 9:40:29AM >>Mayor Ribble: THANK YOU, MR. FREEDMAN.
 9:40:32AM >>Carol Sacco: THAT'S IT, MAYOR.
 9:40:33AM >>Mayor Ribble: THANK YOU.
 9:40:33AM IN THAT CASE, WE WILL MOVE ON TO THE CONSENT AGENDA.
 9:40:37AM ITEMS A AND B.
 9:40:39AM THE OCTOBER 15, 2025 MEETING MINUTES AND THE FINANCIAL

 9:40:45AM REPORT FOR THE MONTH ENDING SEPTEMBER 2025.
 9:40:48AM DO ANY COUNCIL MEMBERS HAVE ANY QUESTIONS OR COMMENTS?
 9:40:52AM IF NOT, MAY I HAVE A MOTION, PLEASE?
 9:40:56AM COUNCILMAN LOPEZ AND A SECOND COUNCILMAN HUNT.
 9:41:00AM DO WE HAVE ANY PUBLIC COMMENT?
 9:41:02AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
 9:41:05AM >>Mayor Ribble: ALL RIGHT.
 9:41:05AM IN THAT CASE, COULD YOU PLEASE CALL THE ROLL?
 9:41:09AM >>Jim Ward: AYE.
 9:41:11AM >>Rafael Lopez: AYE.
 9:41:13AM >>Lori Fayhee: AYE.
 9:41:15AM >>Jon McLain: AYE.
 9:41:16AM >>Jeff Hunt: AYE.
 9:41:18AM >>Vice-Mayor Zalucki: AYE.
 9:41:18AM >>Mayor Ribble: AYE.
 9:41:19AM ITEM 6A.
 9:41:26AM CONSIDERATION OF A REQUEST FOR CODE ENFORCEMENT LIEN
 9:41:31AM MITIGATION FROM DEBORAH STAPLETON.
 9:41:34AM STEVE, WOULD YOU INTRODUCE THIS ITEM?
 9:41:35AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF
 9:41:38AM COUNCIL.
 9:41:38AM IN THIS CASE, THE CODE ENFORCEMENT LIEN AGAINST THE PROPERTY
 9:41:42AM AT 20248 LEUTTICH LANE COMES TO THE COUNCIL FOR FINAL
 9:41:47AM ADJUDICATION.
 9:41:48AM THE COUNCIL SITS AS THE FINAL DETERMINER OF THE TOTAL CLAIM

 9:41:54AM AND COST AGAINST THE PROPERTY.
 9:41:56AM THIS HAS GONE THROUGH REVIEW PROCESS WITH VILLAGE STAFF.

9:42:00AM I'LL TURN IT OVER TO OUR VILLAGE ATTORNEY, ROB ESCHENFELDER,
 9:42:04AM FOR PRESENTATION.
 9:42:06AM >>Robert Eschenfelder: THANK YOU, MR. SARKOZY.
 9:42:07AM MAYOR AND COUNCIL MEMBERS, UNDER YOUR CODE IN THE STATUTE,
 9:42:12AM YOU HAVE SOLE DISCRETION AND AUTHORITY TO COMPROMISE OR
 9:42:17AM WAIVE ANY PARTICULAR CODE ENFORCEMENT LIEN THAT MAY EXIST.
 9:42:20AM YOU HAVE A STAFF REPORT THAT LAYS OUT THE HISTORY OF THE
 9:42:25AM MATTER.
 9:42:26AM THE OWNER DID ULTIMATELY UNDERSTAND THAT SHE NEEDED A PERMIT
 9:42:30AM AND DIDN'T GET ONE.
 9:42:32AM SO SHE DID EVENTUALLY PULL A PERMIT TO DEMOLISH THE
 9:42:37AM STRUCTURE SO CODE ENFORCEMENT STAFF HAS ACKNOWLEDGED THAT
 9:42:40AM THE PROPERTY IS NOW IN COMPLIANCE.
 9:42:44AM IN SPITE OF THE SIZE OF THE LIEN, THE OWNER HAS SUBMITTED A
 9:42:48AM REQUEST FOR THE LIEN TO BE WAIVED.
 9:42:51AM IT IS WITHIN YOUR DISCRETION TO WAIVE IT ENTIRELY OR TO DO
 9:42:56AM SOME OTHER ACT.
 9:42:57AM REALLY, IT'S KIND OF ALL UP TO YOU.
 9:43:01AM >>Mayor Ribble: IN THAT CASE, IS THERE A MOTION?
 9:43:05AM >>Jeff Hunt: I WOULD LIKE TO MAKE A MOTION TO WAIVE ALL THE
 9:43:08AM FEES IN ITS ENTIRETY.
 9:43:10AM WE REALLY APPRECIATE THAT DEBORAH BROUGHT HER PROPERTY UP TO
 9:43:14AM CODE AND DEMOLISHED WHAT NEEDED TO BE DONE.

 9:43:16AM >>Mayor Ribble: I'LL SECOND THAT MOTION.
 9:43:18AM IS THERE ANY PUBLIC COMMENT?
 9:43:20AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENT.
 9:43:25AM >>Jim Ward: IS THERE SOMEONE -- CAN MARY SPEAK TO THE
 9:43:28AM IMPROVEMENTS THAT WERE MADE AT THE PROPERTY IN 2022 THROUGH
 9:43:34AM --
 9:43:35AM >>Robert Eschenfelder: SO SHE HAD A PORCH, AND SHE ENCLOSED
 9:43:39AM THE PORCH TO CREATE AN ENCLOSED ROOM.
 9:43:41AM THAT WAS THE SITUATION.
 9:43:43AM >>Jim Ward: THAT'S WHAT I BASICALLY SAW IN THE DOCUMENTS.
 9:43:45AM BUT WE'VE BEEN DOWN THIS ROAD BEFORE ON A COUPLE OF
 9:43:48AM OCCASIONS WHERE WE'VE REDUCED LIENS.
 9:43:51AM I GUESS I RAISED THE CONCERN AT THE TIME THAT IT DOESN'T PUT
 9:43:56AM ANY TEETH IN OUR ABILITY TO REGULATE WHAT HAPPENS WITHIN A
 9:44:00AM COMMUNITY WHEN PEOPLE DON'T FOLLOW THE RULES AND DON'T
 9:44:06AM PROVIDE FOR PERMITS TO DO THE THINGS THAT THEY WANT TO DO.
 9:44:08AM IN THIS PARTICULAR CASE I GATHER, I ASSUME THAT THIS
 9:44:12AM RESIDENT HAD THE ABILITY TO USE THIS ADDITIONAL ROOM FOR A
 9:44:17AM PERIOD OF ABOUT THREE YEARS, FROM 2022 TO 2025.
 9:44:21AM I JUST STRUGGLE WITH THE FACT THAT WE'RE GOING TO REDUCE A
 9:44:27AM \$200,000 LIEN TO BASICALLY ZERO.
 9:44:31AM IT EFFECTIVELY GUTS OUR ABILITY TO ENFORCE OUR RULES AND OUR
 9:44:35AM PERMITTING.
 9:44:36AM >>Robert Eschenfelder: I WOULD SAY THAT THAT'S NOT

9:44:38AM NECESSARILY THE CASE.

9:44:40AM WHILE THE STAFF ONLY RECENTLY CERTIFIED COMPLIANCE, IN
9:44:45AM SPEAKING WITH THE BUILDING OFFICIAL, THE ACTUAL DEMOLITION
9:44:51AM HAD OCCURRED SOME TIME AGO AND STAFF DIDN'T REALIZE IT HAD
9:44:56AM BEEN DONE.
9:44:56AM SO THERE'S SOME QUESTION AS TO HOW LONG THE OWNER WAS ABLE
9:45:00AM TO ACTUALLY MAKE USE OF THE ROOM.
9:45:02AM ADMITTEDLY, THERE WAS A PERIOD OF TIME, BUT IT'S FACTUALLY
9:45:06AM UNCERTAIN IN THIS PARTICULAR CASE HOW LONG THAT WAS.
9:45:10AM >>Jim Ward: I ALSO UNDERSTAND FROM THE WRITTEN DOCUMENTS
9:45:12AM HERE THAT THE ABILITY TO ENFORCE THE LIEN AND TO GAIN MONEY
9:45:21AM FROM THE PROCESS IS LIKELY -- UNLIKELY TO HAPPEN.
9:45:27AM >>Robert Eschenfelder: IT'S THE VALUE OF THE PROPERTY AND
9:45:31AM THE OWNER'S FINANCIAL RESOURCES ARE NOT VERY SUBSTANTIAL,
9:45:35AM FRANKLY.
9:45:36AM >>Jim Ward: THANK YOU.
9:45:38AM >>Mayor Ribble: ANY OTHER DISCUSSION?
9:45:39AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
9:45:41AM MR. HUNT AND I SECONDED.
9:45:49AM >>Carol Sacco: COUNCILMEMBER HUNT?
9:45:50AM >>Jeff Hunt: AYE.
9:45:51AM >>Jon McLain: AYE.
9:45:53AM >>Lori Fayhee: AYE.
9:45:54AM >>Rafael Lopez: AYE.
9:45:56AM >>Jim Ward: AYE.
9:45:57AM >>Vice-Mayor Zalucki: AYE.

9:45:58AM >>Mayor Ribble: AYE.
9:45:59AM THANK YOU.
9:46:03AM ITEM 6B, WILLIAMS ROAD AND ATLANTIC GULF BOULEVARD WETLAND
9:46:08AM MITIGATION.
9:46:08AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
9:46:10AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF
9:46:12AM COUNCIL.
9:46:13AM AS COUNCIL IS AWARE, THE IMPROVEMENT OF WILLIAMS ROAD AT
9:46:19AM ATLANTIC GULF BOULEVARD IS A LONG-STANDING CAPITAL
9:46:22AM IMPROVEMENT PROJECT WHERE WE'RE TRYING TO CORRECT
9:46:26AM HISTORICALLY POORLY DESIGNED INTERSECTION.
9:46:29AM THE PLAN HERE IS TO CREATE A ROUNDABOUT TO THE WEST OF U.S.
9:46:37AM 41 TO ALLOW TURNABOUTS AND ALSO INCREASE STACKING FOR TURN
9:46:45AM MOVEMENTS FROM WILLIAMS ROAD GOING EASTBOUND ONTO U.S. 41.
9:46:49AM NORMALLY IN OUR PROCESS, AS WE BRING PROJECTS FORWARD FOR
9:46:55AM COUNCIL CONSIDERATION AND APPROVAL, WE INCLUDE THE PERMIT
9:47:00AM REQUIREMENTS AS PART OF THAT FINAL COUNCIL ACTION.
9:47:04AM IN THIS CASE, THE PROJECT IS NOT YET READY FOR FINAL COUNCIL
9:47:09AM ACTION, BUT WE ARE PROCEEDING WITH THE PROCESS OF GETTING
9:47:14AM THE NECESSARY PERMITS.

9:47:17AM IN THIS CASE, WE'RE SUGGESTING THAT WE SECURE OUR PERMITS
 9:47:22AM FROM SOUTH FLORIDA WATER MANAGEMENT AND PAY OUR MITIGATION
 9:47:27AM BANK CREDITS IN THE AMOUNT OF -- WHAT IS THE DOLLAR AMOUNT
 9:47:37AM HERE?
 9:47:37AM \$16,800, A RELATIVELY SMALL AMOUNT FOR .14 ACRES OUT IN

 9:47:45AM HENDRY COUNTY.
 9:47:45AM SO THIS IS TYPICAL OF WHAT HAPPENS.
 9:47:48AM WE JUST HAVE THE ORDER KIND OF CHANGED AROUND.
 9:47:51AM BUT THIS HELPS US FACILITATE THE PROJECT AND MOVE IT
 9:47:56AM FORWARD.
 9:47:56AM IT COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
 9:47:59AM >>Mayor Ribble: ANY QUESTIONS OR DISCUSSIONS?
 9:48:03AM >>Jon McLain: I'M IN SUPPORT OF THIS.
 9:48:06AM CAN YOU HELP ME UNDERSTAND THE MITIGATION CREDITS?
 9:48:08AM WE BUY IT FOR SIXTEEN EIGHT, WHAT IS THE MECHANICS OF THAT?
 9:48:14AM >>Steven Sarkozy: WHEN YOU INTRUDE INTO A WETLAND, THE
 9:48:18AM REQUIREMENT IS THAT YOU OFFSET THAT IMPACT BY THE
 9:48:22AM ACQUISITION OF MITIGATION ELSEWHERE IN THE REGION AND
 9:48:28AM PURCHASE EITHER WETLANDS OR SENSITIVE AREAS THAT COULD BE
 9:48:33AM PRESERVED.
 9:48:34AM SO OUR IMPACTS HERE ARE RELATIVELY SMALL AND HENCE THE SMALL
 9:48:40AM AMOUNT 16,800 FOR A SMALLER PARCEL IN HENDRY COUNTY.
 9:48:46AM TO SET UP THE MITIGATION BANK IN HENDRY COUNTY THAT'S BEEN A
 9:48:49AM PRIOR PRACTICE THAT ALLOWS VARIOUS PROJECTS TO BUY THOSE
 9:48:53AM CREDITS AND AT LEAST MAKE SOME ATTEMPT AT ADDRESSING A
 9:49:02AM BALANCE IN THE ENVIRONMENTAL IMPACTS.
 9:49:04AM >>Jon McLain: COULD WE USE THAT CREDIT IF WE HAD A NEED THAT
 9:49:07AM CAME UP FOR WHATEVER PROJECT THAT MIGHT HAVE AN IMPACT?
 9:49:12AM >>Steven Sarkozy: NO.
 9:49:13AM >>Jon McLain: WE CAN'T.

 9:49:14AM >>Steven Sarkozy: NO.
 9:49:15AM WE ARE BUYING THAT MITIGATION CREDIT.
 9:49:17AM THAT MITIGATION THEN BECOMES A PERMANENT RESERVE OUT IN
 9:49:21AM HENDRY COUNTY, OR PART OF A LARGER PRESERVE, AND WE DO NOT
 9:49:25AM HAVE ANY MITIGATION BANK WITHIN THE VILLAGE OF ESTERO AT
 9:49:30AM THIS TIME.
 9:49:31AM >>Jon McLain: THANK YOU.
 9:49:36AM >>Jeff Hunt: ASSUMING THIS GOES THROUGH, IS THERE ANY OTHER
 9:49:39AM COST ASSOCIATED WITH ACQUISITION OF PROPERTY TO COMPLETE THE
 9:49:41AM PROJECT?
 9:49:43AM >>Steven Sarkozy: YES.
 9:49:43AM WE'RE STILL TRYING TO BUY PROPERTY FROM THE SENIOR CARE
 9:49:51AM CENTER.
 9:49:51AM I BELIEVE THERE'S ONE OTHER SMALL PIECE THAT WE'RE STILL
 9:49:53AM LOOKING AT AS WELL.
 9:49:56AM >>Mayor Ribble: ANYONE ELSE?

9:49:56AM IS THERE ANY PUBLIC COMMENT?
 9:50:00AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENT.
 9:50:02AM >>Mayor Ribble: I'LL ENTERTAIN A MOTION.
 9:50:04AM COUNCILMAN LOPEZ AND A SECOND, COUNCILMAN HUNT.
 9:50:08AM THANK YOU.
 9:50:08AM PLEASE CALL THE ROLL.
 9:50:10AM >>Jim Ward: AYE.
 9:50:12AM >>Rafael Lopez: AYE.
 9:50:14AM >>Lori Fayhee: AYE.

 9:50:15AM >>Jon McLain: AYE.
 9:50:17AM >>Jeff Hunt: AYE.
 9:50:18AM >>Vice-Mayor Zalucki: AYE.
 9:50:19AM >>Mayor Ribble: AYE.
 9:50:20AM LET'S MOVE ON TO ITEM 7A.
 9:50:25AM THE FIRST READING OF ORDINANCE NUMBER 2025-14, CREATING
 9:50:31AM LEGISLATIVELY MANDATED REGULATIONS REGARDING RECOVERY
 9:50:35AM RESIDENCE ACCOMMODATION REQUESTS.
 9:50:36AM MADAM CLERK, WILL YOU PLEASE READ THE TITLE OF THE
 9:50:39AM ORDINANCE?
 9:50:41AM >>Carol Sacco: ORDINANCE 2025-14, AN ORDINANCE OF THE
 9:50:44AM VILLAGE OF ESTERO, FLORIDA, CREATING A NEW SECTION 4-6 OF
 9:50:47AM THE VILLAGE LAND DEVELOPMENT CODE REGARDING RECOVERY
 9:50:50AM RESIDENCES; MAKING RELATED FINDINGS; PROVIDING FOR
 9:50:53AM SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.
 9:50:57AM >>Mayor Ribble: STEVE, WOULD YOU INTRODUCE THIS ITEM,
 9:50:58AM PLEASE?
 9:50:59AM >>Steven Sarkozy: THIS ITEM COMES TO US AS PART OF A MANDATE
 9:51:04AM FROM THE STATE.
 9:51:05AM I WOULD LIKE TO TURN IT OVER TO ROB ESCHENFELDER, OUR
 9:51:08AM VILLAGE ATTORNEY, FOR A DESCRIPTION OF THE ITEM.
 9:51:10AM >>Robert Eschenfelder: THANK YOU, MANAGER.
 9:51:12AM COUNCIL MEMBERS AND MAYOR, THIS, AS YOU SEE FROM YOUR AGENDA
 9:51:17AM PACKET, THERE WERE A HOST OF MANDATES THAT CAME DOWN FROM
 9:51:21AM THE LEGISLATURE REGARDING LAND USE IN THE PAST SESSION.

 9:51:24AM THIS IS ONE OF THEM.
 9:51:26AM THE VILLAGE, ALL LOCAL GOVERNMENTS HAVE LONG BEEN UNDER THE
 9:51:29AM OBLIGATION TO CONSIDER A REASONABLE ACCOMMODATION REQUEST
 9:51:37AM FOR PROPERTIES THAT WISH TO DEVELOP UNDER THE FEDERAL
 9:51:40AM REHABILITATION ACT, THE UNITED STATES SUPREME COURT HAS
 9:51:45AM RULED LONG AGO.
 9:51:47AM HOWEVER, THE LOBBY FOR RECOVERY RESIDENCES UP IN TALLAHASSEE
 9:51:53AM HAS GROWN.
 9:51:54AM AND THEY KIND OF FELT THAT THEY DON'T LIKE DEALING WITH
 9:51:57AM LOCAL GOVERNMENTS, AND THIS IS ONE WAY THAT THEY ARE SORT OF
 9:52:05AM PUSHING THE ISSUE TO MAKE LOCAL GOVERNMENTS MAKE IT AS EASY
 9:52:08AM AS POSSIBLE FOR THE RECOVERY OF A RESIDENCE.

9:52:10AM I'M NOT AWARE THAT THE VILLAGE EVEN HAS ANY.
 9:52:13AM A LOT OF OUR HOUSING ISN'T CONDUCIVE TO IT.
 9:52:17AM BE THAT AS IT MAY, IT IS A LEGISLATIVE MANDATE THAT WE PUT
 9:52:20AM IN PLACE THESE MEASURES.
 9:52:23AM WHAT YOU SEE IN THE RECOMMENDED ORDINANCE IS PRETTY MUCH
 9:52:25AM LIFTED RIGHT OUT OF THE STATUTE, SO WE DON'T REALLY HAVE A
 9:52:29AM LOT OF CHOICE IN HOW IT'S WORDED.
 9:52:32AM ANY QUESTIONS?
 9:52:35AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
 9:52:36AM ROB, IF I COULD ASK YOU A COUPLE OF QUESTIONS.
 9:52:39AM IS THIS PERMITTING FOR NEW CONSTRUCTION FACILITIES ONLY?
 9:52:42AM >>Robert Eschenfelder: NO.
 9:52:43AM SO SOME LOCAL GOVERNMENTS HAVE REGULATIONS WITH RESPECT TO

 9:52:50AM WHO CAN LIVE IN A HOUSE, HOW MANY CARS ARE PARKED THERE,
 9:52:55AM WHAT THE USE IS FOR.
 9:52:56AM A RECOVERY RESIDENCE REALLY ISN'T A COMMERCIAL USE.
 9:52:59AM IT REALLY ISN'T A BUSINESS.
 9:53:01AM ARGUABLY, THE HOMES -- OR THE BUSINESSES AND NEIGHBORHOOD
 9:53:04AM STATUTE THAT WE'RE ALL FAMILIAR WITH FROM A FEW YEARS AGO
 9:53:08AM WOULDN'T APPLY.
 9:53:09AM SOME LOCAL GOVERNMENTS MAKE THE DECISION TO DENY THESE
 9:53:13AM THINGS AND SAY THAT THEY ARE NOT ALLOWED BECAUSE THEY ARE
 9:53:15AM NOT RESIDENTIAL, AND THIS IS A RESIDENTIAL NEIGHBORHOOD.
 9:53:18AM SO THE STATUTE IS ATTEMPTING TO FOCUS LOCAL GOVERNMENTS ON
 9:53:22AM THE FACT THAT RECOVERY RESIDENCES ARE AKIN TO RESIDING
 9:53:29AM BECAUSE PEOPLE ARE LIVING THERE AS THEY ARE RECOVERING FROM
 9:53:32AM THEIR SUBSTANCE ABUSE AND A LOCAL GOVERNMENT CAN'T JUST SAY
 9:53:35AM NO.
 9:53:36AM IF THERE IS AN IMPACT THAT THAT LOCAL GOVERNMENT SAYS THAT
 9:53:39AM THIS RECOVERY RESIDENCE IS GOING TO HAVE, SUCH AS PARKING OR
 9:53:43AM WHATEVER, IT HAS TO AT LEAST AFFORD THAT RECOVERY RESIDENCE
 9:53:47AM OPERATOR THE OPPORTUNITY TO COME IN AND ASK FOR
 9:53:49AM ACCOMMODATION FROM THOSE REGULATIONS.
 9:53:51AM AND THEN THE SAME FEDERAL STANDARDS THAT WE ARE UNDER RIGHT
 9:53:55AM NOW WOULD STILL APPLY.
 9:53:58AM >>Vice-Mayor Zalucki: THANK YOU.
 9:53:58AM I LOOKED AT SOME OF THE LANGUAGE IN THE LEGISLATION.
 9:54:02AM IT DEFINES MULTIFAMILY, ADDRESSES MULTIFAMILY, BUT THEN

 9:54:06AM THERE'S SOME CONFUSION BECAUSE SINGLE-FAMILY COULD MEAN
 9:54:09AM MULTIFAMILY.
 9:54:10AM I SAW A NUMBER OF 100 RESIDENTS TO 300 RESIDENTS UNDER THE
 9:54:13AM LEVEL FOUR FACILITY.
 9:54:15AM IN A PRACTICAL SENSE, WHAT DOES THAT MEAN FOR US IN OUR
 9:54:20AM COMMUNITY?
 9:54:20AM AND HOW DOES IT SQUARE WITH HOAs AND THEIR RULES AND
 9:54:24AM REGULATIONS?

9:54:25AM >>Robert Eschenfelder: THE LEGISLATION -- THIS ISN'T IN YOUR
 9:54:27AM ORDINANCE BECAUSE IT DOESN'T APPLY TO US.
 9:54:29AM BUT ONE OF THE LAST THINGS IN THE CHAPTER LAW SAYS NOTHING
 9:54:34AM HEREIN SETS ASIDE ANY PRIVATE CONTRACT, DEED RESTRICTION,
 9:54:38AM WHATEVER.
 9:54:38AM SO THE HOAs CAN STILL ENFORCE HOA RULES.
 9:54:42AM SO THAT RIGHT THERE COVERS A LOT OF ESTERO BECAUSE WE HAVE A
 9:54:45AM LOT OF HOAs.
 9:54:46AM ASSUMING THEY HAVE AN HOA RULE THAT ADDRESSES THE ISSUE.
 9:54:50AM NOT ALL HOAs DO.
 9:54:52AM THAT'S UP TO THEM.
 9:54:53AM IN TERMS OF SETTING THAT ISSUE ASIDE, REALLY, THE IMPACT
 9:54:56AM WOULD BE, IF THERE WERE A LARGER RESIDENTIAL HOME HERE IN
 9:55:00AM THE VILLAGE THAT SOMEONE PURCHASED AND WANTED TO BEGIN USING
 9:55:04AM IT AS A RECOVERY RESIDENCE AND ONE OR MORE OF OUR
 9:55:08AM REGULATIONS WOULD BLOCK THAT SOMEHOW, THE ORDINANCE
 9:55:12AM BASICALLY SAYS YOU CAN COME IN -- WHICH THEY CAN ALREADY,

 9:55:15AM BUT YOU CAN COME IN AND ASK FOR A REASONABLE ACCOMMODATION
 9:55:18AM TO THOSE REGULATIONS IN ORDER TO ALLOW YOU TO OPERATE YOUR
 9:55:22AM RECOVERY RESIDENCE WITH THE IDEA BEING THAT WE DON'T
 9:55:25AM DISCRIMINATE AGAINST PEOPLE WITH A DISABILITY.
 9:55:29AM >>Vice-Mayor Zalucki: UNDERSTOOD.
 9:55:30AM I THINK IT SAID THERE'S UP TO TWO PEOPLE PER BEDROOM, PER
 9:55:34AM UNIT.
 9:55:35AM SO CAN MARY AND OUR PERMITTING DEPARTMENT, DO THEY HAVE THE
 9:55:39AM INFORMATION IN ORDER TO MAKE SURE THAT ALL THE RULES ARE
 9:55:43AM FOLLOWED PROPERLY?
 9:55:44AM >>Robert Eschenfelder: THIS IS WHERE IT CAN GET COMPLICATED
 9:55:48AM BECAUSE EACH OF THESE IS ALMOST LIKE A CASE-BY-CASE BASIS
 9:55:52AM AND THAT'S WHY I PUT IN AN APPLICATION FEE BECAUSE IT WILL
 9:55:55AM TAKE SOME RESOURCES.
 9:55:57AM I WILL HAVE TO WORK WITH DIRECTOR GIBBS.
 9:55:58AM THERE IS A LOT OF CASE LAW ON WHAT IS AND ISN'T ALLOWED IN
 9:56:03AM TERMS OF THESE TYPES OF ACCOMMODATIONS.
 9:56:05AM ONE THING TO MAKE CLEAR AS WELL, THIS IS DEALING WITH
 9:56:09AM CERTIFIED RECOVERY RESIDENCES, WHICH IS A DEFINED TERM IN
 9:56:12AM THE STATUTES, AND TO BE A CERTIFIED BY THE STATE OF FLORIDA
 9:56:16AM RECOVERY RESIDENCE, YOU HAVE TO HAVE A LOT OF CHECK BOXES IN
 9:56:19AM PLACE.
 9:56:19AM THERE ARE A LOT OF OPERATORS OUT THERE THAT CHOOSE TO
 9:56:21AM OPERATE RECOVERY RESIDENCES THAT AREN'T CERTIFIED.
 9:56:25AM THAT BECOMES COMPLICATED BECAUSE THE MONEY PLAY HERE IS

 9:56:29AM INSURANCE COVERS IT.
 9:56:30AM INSURANCE A LOT OF TIMES WILL ONLY COVER A CERTIFIED
 9:56:34AM RECOVERY RESIDENCE.
 9:56:35AM SO WE, FRANKLY, IF WE HAVE ONE IN THE VILLAGE, WE WOULD

9:56:37AM PREFER IT TO BE CERTIFIED BECAUSE THEY WILL HAVE A WHOLE
 9:56:40AM LAUNDRY LIST OF THINGS THEY HAVE TO DO -- MANAGEMENT, ALL
 9:56:44AM THAT KIND OF THING.
 9:56:45AM BUT IN TERMS OF DIRECTOR GIBBS MAKING SURE THAT THE
 9:56:49AM REGULATIONS ARE FOLLOWED, THE ACCOMMODATION REQUEST IS IN
 9:56:53AM AND OF ITSELF A REQUEST NOT TO FOLLOW A PARTICULAR
 9:56:58AM REGULATION.
 9:56:58AM WHAT WE WOULD HAVE TO DO IS SAY WHAT REGULATION DO YOU NOT
 9:57:01AM WANT TO FOLLOW OF THE VILLAGE'S, CAN WE REASONABLY
 9:57:05AM ACCOMMODATE THAT IN SOME WAY.
 9:57:06AM AND SO IF IT IS PARKING, FOR INSTANCE, WE MAY STILL MAKE
 9:57:10AM THEM DO SOMETHING ELSE, LIKE LOWER YOUR RESIDENT COUNT OR
 9:57:15AM WHATEVER TO BALANCE THAT, TO TRY TO GET THEM TO BE ABLE TO
 9:57:19AM OPERATE.
 9:57:19AM BUT THERE IS NO BLACK AND WHITE THAT I CAN GIVE TO THE
 9:57:23AM PLANNING DEPARTMENT AND SAY JUST FOLLOW THIS EVERY SINGLE
 9:57:25AM TIME BECAUSE EVERY SINGLE STRUCTURE WILL BE DIFFERENT.
 9:57:31AM >>Vice-Mayor Zalucki: THANK YOU VERY MUCH.
 9:57:31AM >>Mayor Ribble: ANY OTHER QUESTIONS?
 9:57:32AM COUNCILMAN McLAIN.
 9:57:34AM >>Jon McLain: OBVIOUSLY THERE COULD BE SOME CONFLICTS,

 9:57:38AM NEIGHBORS OR SOMETHING LIKE THIS ESTABLISHED.
 9:57:40AM WE DON'T HAVE A CHOICE ON THIS ORDINANCE.
 9:57:45AM THIS IS LEGISLATED BY THE STATE GOVERNMENT TELLING US WE
 9:57:49AM NEED TO DO THAT.
 9:57:51AM EVERYTHING YOU'VE TALKED ABOUT, IT'S VERY IMPORTANT AND WE
 9:57:56AM NEED TO FOLLOW THAT.
 9:57:57AM BUT IT'S BEING MANDATED ON US.
 9:57:59AM WE MAY OR MAY NOT WANT THIS, BUT WHEN STATE SAYS YOU DO IT,
 9:58:05AM IT LOOKS LIKE WE DON'T HAVE MUCH CHOICE BUT TO DO IT AND TRY
 9:58:08AM TO MANAGE IT THE BEST WE CAN WITH PARKING REGULATIONS AND
 9:58:12AM OTHER REGULATIONS THAT WILL IMPACT THIS DECISION TODAY.
 9:58:17AM >>Robert Eschenfelder: YEAH, OBVIOUSLY I'M VERY SENSITIVE AS
 9:58:20AM YOU ALL, THE ELECTED OFFICIALS ARE, TO THE FACT THAT
 9:58:23AM RESIDENTS MAY NOT DESIRE TO HAVE ONE OF THESE FACILITIES
 9:58:27AM NEXT TO THEM.
 9:58:28AM AND THAT'S WHY I INTENTIONALLY DRAFTED THE ORDINANCE TO HELP
 9:58:31AM EDUCATE EVERYONE, THIS IS NOT OUR CHOICE.
 9:58:34AM WE ARE REQUIRED TO DO THIS BY JANUARY 1.
 9:58:38AM >>Mayor Ribble: COUNCILMAN HUNT.
 9:58:39AM >>Jeff Hunt: POINT OF CLARIFICATION, ROB.
 9:58:41AM SO I SEE THERE'S CERTIFIED RECOVERY RESIDENCES FOR TYPES.
 9:58:45AM ONE IS SELF-GOVERNED AND THE OTHER IS 24-HOUR, AROUND THE
 9:58:50AM CLOCK CARE.
 9:58:51AM IS THERE ANY DIFFERENTIATION IN TERMS OF HOW YOU CAN ZONE
 9:58:56AM ANY OF THOSE FOUR OR JUST THAT THEY ARE ALL CERTIFIED AND

9:58:59AM YOU HAVE TO COMPLY?
 9:59:00AM >>Robert Eschenfelder: THEY ARE ALL CERTIFIED.
 9:59:02AM HOW IT WOULD HAPPEN -- IF SOMEONE COMES IN FOR AN
 9:59:07AM ACCOMMODATION REQUEST, WE WOULD LOOK AT WHICH.
 9:59:09AM ARE THEY A, B, C?
 9:59:12AM WHAT REGULATIONS ARE THEY GOING TO BE RUNNING AFOUL OF US
 9:59:14AM THAT THEY WANT AN ACCOMMODATION FOR.
 9:59:16AM SO THAT'S KIND OF WHAT I WAS TELLING THE VICE-MAYOR.
 9:59:19AM IT IS A VERY CASE BY CASE KIND OF A BASIS.
 9:59:22AM WE HAVE TO SEE WHAT WE ARE FACED WITH.
 9:59:24AM IN THEORY, ANY OF THESE COULD EXIST IN THE VILLAGE.
 9:59:27AM BUT FROM A BUSINESS OPERATIONS STANDPOINT AND A SPACE
 9:59:30AM STANDPOINT AND SO FORTH, YOU MIGHT ONLY BE ABLE TO OPERATE
 9:59:35AM ONE OR TWO TYPES.
 9:59:37AM >>Jeff Hunt: THANK YOU.
 9:59:38AM >>Mayor Ribble: ANY OTHER COMMENTS?
 9:59:39AM IS THERE ANY PUBLIC COMMENT, MADAM CLERK?
 9:59:43AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENT.
 9:59:45AM >>Mayor Ribble: IN THAT CASE, MAY I HAVE A MOTION TO PASS
 9:59:47AM THE FIRST READING AND SET THE SECOND READING FOR NOVEMBER
 9:59:51AM 19, 2025?
 9:59:53AM >>Lori Fayhee: SO MOVED.
 9:59:54AM >>Mayor Ribble: COUNCILMAN FAYHEE AND A SECOND COUNCILMAN
 9:59:57AM McLAIN.
 9:59:58AM PLEASE CALL THE ROLL.

 9:59:59AM >>Jeff Hunt: AYE.
 10:00:01AM >>Jon McLain: AYE.
 10:00:02AM >>Lori Fayhee: AYE.
 10:00:04AM >>Rafael Lopez: AYE.
 10:00:05AM >>Jim Ward: AYE.
 10:00:09AM >>Vice-Mayor Zalucki: AYE.
 10:00:09AM >>Mayor Ribble: AYE.
 10:00:10AM THAT BRINGS US AT 9:59 TO COUNCIL COMMUNICATIONS.
 10:00:18AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?
 10:00:21AM COUNCILMAN McLAIN.
 10:00:25AM >>Jon McLain: I JUST WANT TO LET THE COUNCIL KNOW THAT ON
 10:00:32AM MONDAY, THE BERT TEAM, WHICH IS COMPRISED OF ONE
 10:00:34AM REPRESENTATIVE FROM BONITA SPRINGS, MYSELF, AND DOUG
 10:00:37AM HATTAWAY WITH THE TRUST FOR PUBLIC LANDS, HAD A MEETING FACE
 10:00:40AM TO FACE WITH THE SEMINOLE GULF RAILROAD.
 10:00:43AM AND WHAT I CAN SAY AT THIS TIME IS WE HAD OPEN DISCUSSION.
 10:00:48AM THE FIRST TIME WE REALLY HAD AN OPPORTUNITY TO TALK WITH
 10:00:50AM THEM AND MEET THEM.
 10:00:51AM AS WE REVIEWED MANY OPTIONS FOR THE USE OF THIS RAILROAD.
 10:01:03AM IT IS CLEAR TO ME THAT WE HAVE A LOT OF WORK TO DO AND
 10:01:08AM FACE-TO-FACE COMMENTS BACK WITH THEM.
 10:01:10AM WE'RE STILL ENGAGED.

10:01:11AM WE'RE STILL WORKING WITH THEM.
 10:01:13AM WHAT THE FINAL PRODUCT LOOKS LIKE MAY BE A LITTLE DIFFERENT
 10:01:17AM THAN WHAT WE VISUALIZED INITIALLY.

 10:01:19AM WE AGREED TO MEET IN THE FUTURE.
 10:01:21AM IT LOOKS LIKE THERE IS A GOOD OPPORTUNITY TO HAVE SOME OPEN
 10:01:26AM DEBATE.
 10:01:26AM WE'LL SEE WHAT HAPPENS HERE IN THE FUTURE.
 10:01:28AM I'LL KEEP YOU INFORMED.
 10:01:29AM DON'T HAVE A MEETING SCHEDULED YET.
 10:01:32AM THERE'S SOME WORK TO DO ON BOTH SIDES TO FIGURE OUT HOW WE
 10:01:36AM CAN GET SOME COMMON AGREEMENT ABOUT HOW WE MOVE FORWARD.
 10:01:42AM >>Mayor Ribble: JON, THE RAILROAD IS ACCEPTING A DELAY AND
 10:01:46AM WILL ACCOMMODATE ANY FUTURE NEEDS?
 10:01:48AM >>Jon McLain: THEY ARE OPEN ON A TIMELINE FOR US.
 10:01:51AM WE DO HAVE A DEADLINE, I THINK IT'S FEBRUARY OR MARCH.
 10:01:54AM WE'VE GOT ONE EXTENSION ON IT.
 10:01:56AM THAT'S KIND OF MAYBE NULL AND VOID AT THIS POINT.
 10:02:00AM WE'RE REALLY KIND OF STARTING OVER MAYBE A LITTLE BIT AT
 10:02:03AM THIS TIME, WHICH I THINK IS INTERESTING.
 10:02:06AM I'M GOING TO RESERVE JUDGMENT AND KEEP YOU INFORMED.
 10:02:11AM >>Mayor Ribble: ANYONE ELSE?
 10:02:15AM >>Jim Ward: I WANTED TO ADDRESS THE COMMENTS EARLIER THAT WE
 10:02:17AM HAD IN OPEN COMMENT PERIOD FROM STEVE CHAPPELL AND LEN REED
 10:02:21AM FROM THE BROOKS COMMUNITIES.
 10:02:22AM I'VE HAD AN OPPORTUNITY TO MEET WITH BOTH LEN AND STEVE OVER
 10:02:27AM THE LAST FOUR WEEKS OR SO.
 10:02:31AM AS A RESIDENT OF THE BROOKS, I SUPPORT WHAT THEY WANT TO
 10:02:34AM ACCOMPLISH.

 10:02:35AM I'VE BEEN TO A NUMBER OF DIFFERENT RESIDENTS, BOTH IN
 10:02:39AM COPPERLEAF, LIGHTHOUSE BAY, AND SHADOW WOOD, AND THERE IS
 10:02:45AM DEFINITELY AN IMPACT ON THEIR ABILITY FOR QUALITY OF LIFE.
 10:02:50AM THE IMPACT OF MOVING FROM SIX LANES TO TEN LANES IS GOING TO
 10:02:53AM HAVE A SIGNIFICANT IMPACT ON THEIR QUALITY OF LIFE.
 10:02:56AM THEY HAVE ASKED FOR A RESOLUTION FROM THE COUNCIL SUPPORTING
 10:03:01AM WHAT THEY WOULD LIKE TO ACHIEVE.
 10:03:02AM I JUST WANTED TO ASK STEVE, WHAT WOULD BE THE NEXT POINT IN
 10:03:09AM THE PROCESS TO MOVE FORWARD WITH THAT?
 10:03:10AM >>Steven Sarkozy: WELL, WE'D CERTAINLY BRING BACK A
 10:03:14AM RESOLUTION FOR COUNCIL CONSIDERATION.
 10:03:17AM EVEN UP TO THIS POINT, WE'VE BEEN VERY ACTIVE WITH D.O.T.
 10:03:21AM URGING THEM TO PUT IN A NOISE WALL, BUT DOING SOMETHING
 10:03:25AM OFFICIALLY FROM THE COUNCIL AS A WHOLE ADDS ANOTHER ELEMENT.
 10:03:27AM WE WOULD BE HAPPY TO BRING THAT BACK AT THE NEXT MEETING AND
 10:03:33AM GO FROM THERE.
 10:03:34AM >>Mayor Ribble: IS EVERYONE IN AGREEMENT WITH THAT?
 10:03:36AM I THINK WE NEED TO TAKE A STRONGER STAND AND SOMETHING

10:03:40AM OFFICIAL MIGHT MOVE THINGS IN THE BROOKS FAVOR.
 10:03:43AM THANK YOU.
 10:03:50AM >>Jon McLain: IT'S IMPORTANT FOR THE BROOKS COMMUNITY TO
 10:03:52AM ALSO GO TO MPO MEETINGS.
 10:03:54AM >>Mayor Ribble: ABSOLUTELY.
 10:03:54AM >>Jon McLain: IF YOU HAVEN'T DONE THAT, I REALLY ENCOURAGE
 10:03:57AM YOU TO CONTINUE THAT EFFORT.

 10:03:59AM I'M IN SUPPORT OF HELPING YOU HERE, BUT THE ACTIVITY IS
 10:04:03AM GOING TO BE AT THE MPO, F.D.O.T. IS THERE.
 10:04:07AM IT IS A PRETTY GOOD MEETING.
 10:04:08AM IT IS FAST MOVING, BUT YOU GOT TO BRING YOUR CASE IN THERE.
 10:04:13AM AND I THINK YOU HAVE A VALID CASE.
 10:04:14AM IT SEEMS KIND OF CRAZY THE WAY THEY TALK AT REGULATIONS AND
 10:04:19AM THEN DON'T FOLLOW THROUGH.
 10:04:22AM >>Jim Ward: THEY HAVE BEEN IN COMMUNICATION WITH THE MPO.
 10:04:25AM LEN REED AND I DID ATTEND THE MPO MEETING UP IN FORT MYERS
 10:04:30AM PROBABLY ABOUT THREE OR FOUR WEEKS AGO.
 10:04:32AM IT WAS A WORKSHOP.
 10:04:34AM IT ACTUALLY WAS A LITTLE DISAPPOINTING IN THE WAY THEY
 10:04:36AM PRESENTED IT.
 10:04:37AM THEY DIDN'T REALLY DO MUCH OF ANY EDUCATION OTHER THAN JUST
 10:04:42AM HAVE A COUPLE OF BOARDS SET UP AROUND THE ROOM OUTLINING
 10:04:46AM PRETTY MUCH WHAT EVERYBODY ALREADY KNEW.
 10:04:49AM THEY ALSO CANCELED SOME OF THE FOLLOW-UP MEETINGS THAT THEY
 10:04:52AM HAD.
 10:04:52AM BUT I DO KNOW THAT BOTH LEN AND STEVE ARE ACTIVELY INVOLVED
 10:04:57AM IN THIS PROCESS AND ARE FOLLOWING IT VERY CLOSELY.
 10:05:00AM >>Mayor Ribble: GENTLEMEN, I'D LIKE TO SAY THAT THE NOVEMBER
 10:05:04AM BOARD MEETING MIGHT BE ANOTHER OPPORTUNITY THAT YOU MAY
 10:05:07AM SPEAK.
 10:05:08AM THEY DO HAVE PUBLIC COMMENT AT THEIR BOARD MEETINGS, JUST AS
 10:05:11AM WE DO HERE.

 10:05:12AM I CAN LET YOU KNOW THROUGH COUNCILMAN WARD WHEN THAT NEXT
 10:05:17AM MEETING IS.
 10:05:18AM IF YOU SO CHOOSE, YOU MAY COME AND SPEAK IN PUBLIC COMMENT
 10:05:22AM TO YOUR ISSUES.
 10:05:22AM I THINK SOME OF THE ISSUES YOU BRING UP ARE VERY GOOD
 10:05:25AM POINTS.
 10:05:25AM >> THANK YOU.
 10:05:28AM WE'LL WORK IT THROUGH JIM.
 10:05:29AM HE'S BEEN VERY HELPFUL TO US.
 10:05:33AM >>Mayor Ribble: LAST BUT NOT LEAST, I APPEARED BEFORE THE
 10:05:36AM LEGISLATIVE DELEGATION LAST WEEK.
 10:05:39AM AS JON KNOWS, I HAD ALL OF 90 SECONDS TO PLEAD OUR CASE FOR
 10:05:45AM OUR APPROPRIATIONS FOR NEXT YEAR.
 10:05:47AM ALTHOUGH THEY WERE, YOU KNOW, VERY POLITE, THEY MADE NO

10:05:54AM COMMENT.
 10:05:55AM IN ADDITION TO THAT, WE DID HAVE A MEETING, STEVE AND I,
 10:05:57AM WITH SENATOR MARTIN.
 10:05:59AM SENATOR MARTIN KNOWS WHAT OUR LEGISLATIVE ASKS WILL BE FOR
 10:06:03AM 2026 AND HE WILL PROCEED AND WORK WITH THEM ALONG WITH OUR
 10:06:07AM LOBBYIST TO HOPEFULLY GET THE APPROPRIATIONS THAT WE ASKED
 10:06:10AM FOR.
 10:06:11AM IS THERE ANYTHING ELSE?
 10:06:14AM >>Rafael Lopez: LIKE TO REMIND EVERYONE ABOUT OUR VETERANS
 10:06:16AM DAY EVENT THIS SATURDAY 10 TO 12 AT THE ESTERO COMMUNITY
 10:06:19AM PARK.

 10:06:21AM FREE HOT DOGS, CHIPS, WATER.
 10:06:24AM COME JOIN US AND CELEBRATE OUR VETERANS.
 10:06:28AM THANK YOU.
 10:06:30AM >>Mayor Ribble: YES.
 10:06:31AM >>Lori Fayhee: I DO HAVE ONE.
 10:06:33AM YOU SHOULD RECEIVE AN E-MAIL BUT I WANTED TO LET THE COUNCIL
 10:06:37AM KNOW THAT THE LEE COUNTY VISITORS CONVENTION BUREAU, THEIR
 10:06:43AM ANNUAL MEETING IS ON WEDNESDAY, NOVEMBER 12.
 10:06:50AM I WAS ASKED TO RELAY THAT TO YOU IF ANY OF YOU WOULD LIKE TO
 10:06:54AM ATTEND.
 10:06:57AM BREAKFAST AT 8:30 IN THE MORNING AND THEN THE PROGRAM IS
 10:07:02AM 9:15 TO 11:30.
 10:07:05AM AND THAT'S AT THE HYATT REGENCY COCONUT POINT.
 10:07:10AM CAROL SHOULD SEND YOU AN E-MAIL AS WELL.
 10:07:15AM >>Mayor Ribble: THANK YOU, COUNCILMAN FAYHEE.
 10:07:17AM ANYTHING ELSE?
 10:07:17AM MR. ESCHENFELDER, DO YOU HAVE ANYTHING ELSE FOR US?
 10:07:21AM >>Robert Eschenfelder: NOTHING.
 10:07:22AM >>Mayor Ribble: MR. SARKOZY?
 10:07:24AM >>Steven Sarkozy: JUST A QUICK UPDATE.
 10:07:25AM COUNCIL IS AWARE THAT WE HAVE A GROUNDBREAKING FOR THE HIGH
 10:07:30AM 5 EVENT ON THURSDAY, NOVEMBER 14.
 10:07:37AM HIGH 5 IS THE FIRST OF OUR PUBLIC-PRIVATE PARTNERS GOING IN
 10:07:43AM AT THE SPORTS PARK AND REPRESENTS A CONSIDERABLE AMOUNT OF
 10:07:46AM ONGOING REVENUE THAT WILL COME BACK TO THE VILLAGE.

 10:07:49AM SO THIS IS A NICE KICKOFF, LONG AWAITED WHILE WE'VE BEEN
 10:07:56AM GOING THROUGH THE DESIGN AND PERMITTING PROCESS.
 10:07:59AM BUT THIS IN TOTAL, OF COURSE, WILL BE A HUNDRED ACRES OF
 10:08:04AM MULTIGENERATIONAL SPORTS ACTIVITIES AND KIND OF THE FOCAL
 10:08:08AM POINT FOR THE COMMUNITY.
 10:08:09AM 3:00 ON NOVEMBER 14, HIGH 5 WILL BE HERE AND WE'LL HAVE A
 10:08:15AM TENT BEHIND THE BASEBALL FIELDS OFF OF BODE LANE JUST NORTH
 10:08:20AM OF WILLIAMS ROAD.
 10:08:24AM >>Mayor Ribble: ANY QUESTIONS?
 10:08:24AM OKAY.

10:08:25AM THAT CONCLUDES OUR COUNCIL MEETING.
 10:08:28AM WE WILL MOVE ON TO THE WORKSHOPS.
 10:08:29AM HAPPY TO SEE TODAY THAT WE HAVE OUR CLERK OF COURTS AND
 10:09:17AM COMPTROLLER, KEVIN KARNES.
 10:09:22AM KEVIN, THANK YOU FOR BEING HERE TODAY.
 10:09:24AM WE LOOK FORWARD TO YOUR WORKSHOP.
 10:09:30AM >> THANK YOU, MS. MAYOR.
 10:09:32AM GOOD MORNING, EVERYBODY.
 10:09:33AM GOOD MORNING, COUNCIL.
 10:09:34AM HOW ARE WE DOING TODAY?
 10:09:35AM GREATLY APPRECIATE THE OPPORTUNITY TO SPEAK WITH YOU ALL
 10:09:37AM TODAY.
 10:09:37AM I THINK THIS IS THE FIRST TIME I'M SPEAKING IN FRONT OF AN
 10:09:41AM ELECTED BODY REGARDING PROPERTY FRAUD.
 10:09:43AM SO THIS IS A REALLY SPECIAL OPPORTUNITY FOR ME.

 10:09:45AM I THANK YOU FOR YOUR TIME.
 10:09:47AM I KNOW YOU ARE VERY BUSY WITH RUNNING THE VILLAGE.
 10:09:50AM IT'S A PLEASURE TO BE HERE TODAY.
 10:09:52AM AS MANY OF YOU KNOW, PROPERTY FRAUD HAS BEEN THE NUMBER ONE
 10:09:56AM PRIORITY FOR ME AS THE ELECTED CLERK AND COMPTROLLER.
 10:09:59AM I'M A COUNTYWIDE CONSTITUTIONAL OFFICER.
 10:10:01AM BEEN DOING THE JOB FOR ABOUT THREE YEARS BUT I'VE BEEN WITH
 10:10:04AM THE CLERK'S OFFICE FOR 19.
 10:10:06AM I KNOW THE COURT SIDE OF THE OPERATION VERY, VERY WELL.
 10:10:09AM I SPENT 15 OF MY 19 YEARS IN THAT SIDE OF THE WORLD.
 10:10:14AM WHEN THE PRIOR CLERK DECIDED TO RETIRE AFTER 38 YEARS OF
 10:10:19AM SERVICE, I STARTED LEARNING THE REST OF THE ORGANIZATION AND
 10:10:21AM QUICKLY FOUND THIS TO BE A GROWING PROBLEM IN OUR COMMUNITY.
 10:10:25AM THE MORE THAT I DIVE INTO THIS PARTICULAR ISSUE, IT'S NOT
 10:10:28AM JUST LEE COUNTY.
 10:10:29AM IT'S SOUTHWEST FLORIDA.
 10:10:30AM IT IS THE ENTIRE STATE OF FLORIDA AND EVEN THE ENTIRE
 10:10:33AM COUNTRY.
 10:10:33AM SO THIS IS PROBABLY AN IMPORTANT ISSUE FOR YOUR RESIDENTS.
 10:10:38AM YOU HAVE A LOT OF COMMERCIAL AND RESIDENTIAL PROPERTIES IN
 10:10:40AM THE VILLAGE.
 10:10:40AM I APPRECIATE THE OPPORTUNITY TO GO INTO A LITTLE BIT OF THE
 10:10:45AM DETAILS ABOUT WHAT PROPERTY FRAUD IS AND HOW WE CAN PROTECT
 10:10:50AM OURSELVES.
 10:10:51AM I WORK WITH A LOT OF THE ELECTED OFFICIALS IN THE COUNTY

 10:10:55AM ABOUT THIS PARTICULAR ISSUE.
 10:10:56AM MANY DIFFERENT WAYS.
 10:10:59AM I'M SPEAKING BEFORE YOU TODAY AS COUNTY RECORDER.
 10:11:01AM ANYTHING WITH LAND TRANSACTIONS THAT HAPPENS INSIDE OF LEE
 10:11:04AM COUNTY BORDER, THE DOCUMENT MORE OR LESS PASSES THROUGH THE
 10:11:08AM COUNTY RECORDER'S OFFICE AND WE HOLD THE DOCUMENTS IN

10:11:11AM PERPETUITY SINCE LEE COUNTY WAS FIRST INCORPORATED BACK IN
 10:11:15AM 1887.
 10:11:15AM WHY THIS STARTS WITH ME, BASICALLY WHEN THE DOCUMENT IS
 10:11:18AM FILED WITH THE COUNTY RECORDER'S OFFICE, INTEREST IN
 10:11:21AM PROPERTY IS THEN CONVEYED TO ANOTHER PROPERTY THEN THE DATA
 10:11:24AM IS SENT OVER TO THE PROPERTY APPRAISER TO START HIS PIECE OF
 10:11:27AM THE PUZZLE IN REGARDS TO AD VALOREM TAXES AND THE TAX BILL.
 10:11:31AM THIS IS WHY I FOCUS ON THIS.
 10:11:35AM WITHOUT THE COUNTY RECORDER PIECE, PROPERTY FRAUD WOULDN'T
 10:11:39AM NECESSARILY HAPPEN.
 10:11:39AM YOU ASK YOURSELF, WHAT IS PROPERTY FRAUD?
 10:11:43AM THERE ARE MANY DIFFERENT WAYS OF IT.
 10:11:45AM YOU CAN OFTEN HEAR IT CALLED TITLE FRAUD OR DEED FRAUD,
 10:11:49AM PROPERTY FRAUD, SELLER IMPERSONATION FRAUD.
 10:11:52AM LOTS OF NOMENCLATURES.
 10:11:54AM I CALL IT PROPERTY FRAUD BECAUSE IT IS ABOUT YOUR
 10:11:56AM RESIDENTIAL OR COMMERCIAL PROPERTY THAT YOU OWN.
 10:11:58AM CLEAREST FORM, IT IS WHEN A DOCUMENT, TYPICALLY A DEED, IS
 10:12:03AM FILED WITH THE COUNTY RECORDER'S OFFICE TO TRANSFER PROPERTY

 10:12:06AM FROM ONE PERSON OR ANOTHER.
 10:12:08AM MANY TIMES IT IS A FRAUDULENT DEED.
 10:12:11AM SOMEONE HAS IMPERSONATED THE ACTUAL HOMEOWNER IN ORDER TO DO
 10:12:15AM SOMETHING NEFARIOUS ON BEHALF OF THAT PROPERTY.
 10:12:18AM IT COULD BE TO SELL THE PROPERTY, TO LEASE IT, WHATEVER
 10:12:22AM THEIR INTEREST MAY BE.
 10:12:24AM MOST CRIMINALS ARE PROBABLY DOING IT FOR THE MONEY.
 10:12:27AM SO PROPERTIES ARE GOING TO BE VERY EXPENSIVE WHEN YOU LIVE,
 10:12:30AM WORK AND PLAY IN PARADISE.
 10:12:32AM SO IT'S REALLY IMPORTANT THAT WE TAKE OUR TIME AND DUE
 10:12:35AM DILIGENCE TO MAKE SURE THAT WE'RE PROTECTING PEOPLE'S MOST
 10:12:37AM VALUABLE ASSET.
 10:12:38AM SO ONE OF THE THINGS I APPRECIATE COMING TO SPEAK WITH YOU
 10:12:41AM ALL ABOUT IS A FREE SERVICE THAT MY OFFICE PROVIDES CALLED
 10:12:44AM PROPERTY FRAUD ALERT.
 10:12:45AM IT IS A 24/7 SERVICE THAT YOU CAN -- YOU AND YOUR RESIDENTS
 10:12:50AM CAN SIGN UP FOR RIGHT NOW.
 10:12:52AM VERY SIMPLE.
 10:12:53AM YOU CAN DO IT FROM YOUR PHONE.
 10:12:55AM IT IS YOUR FIRST NAME, YOUR LAST NAME, AND YOUR E-MAIL
 10:12:58AM ADDRESS TWICE JUST TO MAKE SURE YOU DIDN'T MISSPELL
 10:13:01AM ANYTHING.
 10:13:02AM WHAT THIS SERVICE IS DOING IS NOTIFYING YOU WHEN A DOCUMENT
 10:13:05AM HAS BEEN FILED WITH MY OFFICE.
 10:13:08AM WHAT WE FOUND IN THIS WORLD IS MOST PEOPLE AREN'T FINDING

 10:13:11AM OUT THEY ARE A VICTIM OF THIS CRIME UNTIL WELL AFTER IT
 10:13:15AM TAKES PLACE.

10:13:16AM SO TYPICALLY THEY ARE NOT GETTING THEIR TRIM NOTICE OR THEIR
 10:13:19AM TAX BILL AND THEY ARE CALLING THE GOVERNMENT SAYING, WHY
 10:13:22AM DIDN'T I GET MY INFORMATION?
 10:13:23AM THEY ARE SAYING, WELL, IT'S BECAUSE YOU ARE NO LONGER -- YOU
 10:13:28AM NO LONGER OWN THE PROPERTY.
 10:13:29AM LIKE MANY IN THIS ROOM, WHAT DO YOU MEAN I DON'T OWN THE
 10:13:32AM PROPERTY?
 10:13:33AM AND THEN THEY GO ON THIS EXPLORATORY JOURNEY TO FIGURE OUT
 10:13:37AM HOW THEY WERE A VICTIM OF THE CRIME.
 10:13:39AM TAKES A MONTH TIME FRAME, POTENTIALLY LONGER THAN A MONTH,
 10:13:43AM DO UNTO 24 HOURS SO YOU ALL CAN GET LAW ENFORCEMENT ON THE
 10:13:46AM HOOK A LITTLE BIT SOONER RATHER THAN LATER SO THEY CAN DO AN
 10:13:50AM INVESTIGATION.
 10:13:50AM I STRONGLY ENCOURAGE EVERYBODY IN OUR COMMUNITY TO SIGN UP
 10:13:54AM FOR THIS FREE SERVICE.
 10:13:57AM TAXPAYER DOLLARS HAVE ALREADY PAID FOR IT.
 10:13:58AM THERE ARE COMMERCIAL OPPORTUNITIES OUT THERE IN THE MARKET
 10:14:01AM THAT CHARGE A PREMIUM AND PROMISE CERTAIN PROTECTIONS THAT
 10:14:06AM THEY MAY OR MAY NOT BE ABLE TO ABIDE BY, BUT I TAKE THIS AS
 10:14:10AM MY JOB AS A CONSTITUTIONAL OFFICER TO PROTECT YOUR PROPERTY
 10:14:13AM AND THE TAXPAYER DOLLARS HAVE ALREADY SPENT IT AND WE KNOW
 10:14:17AM IT WORKS.
 10:14:18AM COUPLE INSTANCES WHERE LAW ENFORCEMENT HAS DONE AN

 10:14:20AM INVESTIGATION AND MADE AN ARREST.
 10:14:22AM THE SERVICE ACTUALLY SHOULD BUILD TRUST WITH PEOPLE IN THE
 10:14:26AM SENSE OF FIGHTING AGAINST PROPERTY FRAUD.
 10:14:28AM WE HAVE SOME PAMPHLETS.
 10:14:30AM I HAVE A QR CODE HERE.
 10:14:32AM IT'S VERY, VERY SIMPLE TO REGISTER FOR THIS SERVICE.
 10:14:36AM ALL 67 CLERKS AND COMPTROLLERS ACROSS THE STATE HAVE THE
 10:14:39AM EXACT SAME SERVICE.
 10:14:40AM IF YOU HAPPEN TO OWN PROPERTY IN ANOTHER AREA BESIDES LEE
 10:14:44AM COUNTY, YOU CAN GO AND ACTUALLY REGISTER FOR THE SAME
 10:14:46AM SERVICE ELSEWHERE IN THE STATE.
 10:14:48AM I WANT TO PAUSE HERE FOR A MOMENT BECAUSE THE SYSTEM IS NAME
 10:14:52AM BASED.
 10:14:53AM IF YOU HAVE ANY MORE COMPLICATED NAME, YOU CAN REGISTER AS
 10:14:56AM MANY NAMES AS YOU WANT.
 10:14:58AM THERE ARE DIFFERENT WAYS OF SPELLING LORI AND JOANNE.
 10:15:01AM SO YOU MAY WANT TO REGISTER WITHOUT THE E OR WITH AN E TO
 10:15:06AM MAKE SURE YOU ARE CAPTURED ON THOSE.
 10:15:09AM IT WORKS FOR RESIDENTIAL PROPERTIES, COMMERCIAL PROPERTIES,
 10:15:11AM OR PROPERTIES THAT ARE HELD IN A TRUST.
 10:15:14AM IT IS NAME BASED.
 10:15:16AM BUT THERE IS A FEATURE FOR RESIDENTS TO INCLUDE THEIR PARCEL
 10:15:20AM ID OR STRAP NUMBER.
 10:15:22AM THAT IS GOING TO BE A VERY LONG NUMBER THAT IS CONTROLLED BY

10:15:24AM THE PROPERTY APPRAISER.

10:15:26AM IF YOU CAN FIND YOUR PROPERTY STRAP NUMBER, I STRONGLY
 10:15:31AM ENCOURAGE YOU TO DO THAT.
 10:15:32AM IT'S BECAUSE WITH A NAME-BASED SYSTEM, I'M HAVING A HARD
 10:15:35AM TIME FINDING OUT HOW SUCCESSFUL MY PROGRAM IS.
 10:15:40AM CLOSE TO 150,000 REGISTRANTS OR SO, I DON'T KNOW WHERE THOSE
 10:15:45AM INDIVIDUALS ARE REGISTERED AT IN THE COUNTY.
 10:15:47AM SO I'VE TASKED MY TEAM OF GETTING ALL 550,000 PARCELS OF
 10:15:51AM LAND IN LEE COUNTY REGISTERED WITHIN THE NEXT FOUR YEARS.
 10:15:55AM BUT I NEED OUR COMMUNITY'S HELP.
 10:15:56AM IF YOU ARE REGISTERING FOR THE SERVICE AND ABLE TO PUT YOUR
 10:16:00AM PARCEL ID, THAT WOULD BE EXTREMELY HELPFUL FOR ME BECAUSE
 10:16:03AM THEN I WILL KNOW I'M MAKING PROGRESS ON MY 550,000 PARCEL
 10:16:08AM JOURNEY.
 10:16:08AM THERE WILL BE A FIELD THERE.
 10:16:10AM IF YOU NEED SOME HELP, MY WEBSITE WILL BE ABLE TO DO THAT.
 10:16:13AM I'M WORKING WITH THE PROPERTY APPRAISER CALDWELL ON MAKING
 10:16:15AM THAT EASIER FOR OUR COMMUNITY.
 10:16:17AM BUT THAT IS AN IMPORTANT ASPECT TO THE PROGRESS THAT I'M
 10:16:20AM LOOKING IN REGARDS TO PROPERTY FRAUD.
 10:16:23AM I WANT TO PAUSE THERE.
 10:16:25AM DOES ANYBODY HAVE QUESTIONS FOR ME ABOUT PROPERTY FRAUD OR
 10:16:27AM THE SERVICE THAT I'M SPEAKING ABOUT TODAY?
 10:16:30AM >>Mayor Ribble: KEVIN, DO YOU HAVE ANY IDEA HOW MANY
 10:16:34AM INCIDENTS OF FRAUD HAVE TAKEN PLACE IN LEE COUNTY, IF ANY?
 10:16:38AM >> I'VE BEEN LEADING A LEGISLATIVE PROGRAM THE PAST TWO
 10:16:43AM YEARS ON BEHALF OF THE STATE.
 10:16:45AM FIRST OF ITS KIND, DEFINITELY IN THE STATE AND PROBABLY THE
 10:16:48AM COUNTRY ON IDENTIFYING WAYS TO COMBAT PROPERTY FRAUD.
 10:16:52AM THIS IS A FREE SERVICE THAT'S BEEN EXISTING FOR A LITTLE
 10:16:55AM BIT.
 10:16:55AM WE'VE BEEN COLLECTING GOVERNMENT ISSUED IDs ALONG WITH THE
 10:16:59AM DEED TO DETERMINE WHERE THERE IS A CORRELATION ON THE FRAUD
 10:17:03AM THAT'S HAPPENING AND THE REGISTRATION SERVICE THAT I JUST
 10:17:05AM TOLD YOU ABOUT.
 10:17:06AM WE DOVE INTO THE DETAILS FOR THAT TWO-YEAR PILOT PROGRAM AND
 10:17:10AM WE FOUND FOUR INSTANCES OF PROPERTY FRAUD.
 10:17:14AM TWO ARE CRIMINAL AND TWO WERE CIVIL IN THAT TWO-YEAR
 10:17:18AM PROGRAM.
 10:17:18AM WHAT WE FOUND IS THE FRAUD IS NOT BEING CAPTURED IN REAL
 10:17:22AM TIME.
 10:17:22AM PEOPLE ARE NOT FINDING OUT ABOUT IT UNTIL THEIR FAMILY
 10:17:25AM MEMBER PASSES AWAY OR THE TAX BILL DOESN'T COME.
 10:17:27AM I'M HOPING TO HAVE SOME MORE DATA ON THAT GOING INTO NEXT
 10:17:32AM YEAR.
 10:17:33AM THE PILOT PROGRAM HAS ENDED.

10:17:35AM BUT THERE HAVE BEEN AT LEAST FOUR INSTANCES OF PROPERTY
 10:17:39AM FRAUD THAT I CAN PROVE.
 10:17:40AM I BELIEVE IT'S HAPPENING MORE THAN WE CAN ACTUALLY PROVE.
 10:17:44AM BUT THE CHALLENGE IS LAW ENFORCEMENT DOES NOT HAVE ALL THE
 10:17:48AM TOOLS THAT THEY NEED IN ORDER TO INVESTIGATE THESE CRIMES.

10:17:52AM YOU THINK ABOUT IT, SOMEONE LISTS YOUR PROPERTY ON ZILLOW
 10:17:55AM TODAY, AND THEY LIST IT FOR UNDER MARKET VALUE.
 10:17:59AM THEY DON'T EVEN NEED TO LIST IT BY UNDER MARKET VALUE, LIKE
 10:18:03AM TO MAKE IT ATTRACTIVE.
 10:18:04AM YOU CAN DO THAT BY \$50,000 AND SOMEONE IS GOING TO THINK
 10:18:07AM THAT IS A GOOD DEAL.
 10:18:09AM SOMEONE ON THE OTHER END OF THE INTERNET IS SAYING, HEY, I'M
 10:18:13AM INTERESTED IN THIS PROPERTY.
 10:18:14AM THE CRIMINAL, WHICH IS THE IMPERSONATOR SAYS, WE CAN BYPASS
 10:18:17AM THIS REAL ESTATE MUMBO JUMBO AND I'LL GIVE YOU A QUITCLAIM
 10:18:22AM DEED AND YOU CAN GO DOWN TO THE COUNTY RECORDER'S OFFICE AND
 10:18:25AM SPEND \$10 ON THE RECORDING FEE.
 10:18:27AM BINGO BANJO, THAT PERSON THINKS THEY GOT A REALLY GOOD DEAL.
 10:18:31AM THE CRIMINAL HAS PROBABLY MADE A LOT OF MONEY OFF OF THAT
 10:18:34AM OPPORTUNITY AND THE RIGHTFUL HOMEOWNER IS OUT THAT MONEY, OF
 10:18:38AM COURSE, BECAUSE NOW THEY HAVE TO GO BACK TO COURT AND
 10:18:42AM BASICALLY ARGUE TO THE JUDGE THAT THEY ARE THE RIGHTFUL
 10:18:45AM HOMEOWNER OF THAT PROPERTY.
 10:18:47AM PEOPLE COME TO MY OFFICE, HEY, THIS IS A FRAUDULENT DEED.
 10:18:49AM YOU NEED TO TAKE THIS OFF YOUR WEBSITE.
 10:18:51AM THE LAW PREVENTS ME FROM DOING THAT.
 10:18:54AM THE LAW AS IT STANDS TODAY PREVENTS ME FROM EVEN ACCEPTING A
 10:18:57AM DEED THAT YOU TELL ME IS FRAUDULENT.
 10:18:59AM IF IT MEETS THE FIVE ELEMENTS OF THE STATUTE, I'M
 10:19:02AM STATUTORILY REQUIRED TO ACCEPT THAT DEED.

10:19:04AM I HAVE LOTS OF IDEAS ON HOW TO PREVENT PROPERTY FRAUD, BUT
 10:19:09AM IT IS HAPPENING, MS. MAYOR.
 10:19:11AM FOUR IS WHAT I FEEL CONFIDENT TELLING YOU ABOUT BUT I THINK
 10:19:14AM THE NUMBER IS MUCH HIGHER.
 10:19:18AM >>Jim Ward: I GUESS THE GOOD NEWS IS I GOT MY TRIM NOTICE
 10:19:21AM AND TAX BILL.
 10:19:22AM I PAID IT YESTERDAY.
 10:19:23AM I GUESS SOMEBODY HASN'T STOLEN MY PROPERTY AT THIS POINT.
 10:19:26AM ISN'T THERE A NOTARY PROCESS THAT YOU HAVE TO GO THROUGH TO
 10:19:32AM BUY OR SELL A PIECE OF PROPERTY THAT WOULD MITIGATE SOME OF
 10:19:35AM THIS?
 10:19:36AM >> WHEN YOU PROCESS A DEED, THERE IS A NOTARIZATION
 10:19:40AM REQUIREMENT.
 10:19:40AM AS CRIMINALS DO, THEY EXPLOIT THAT PROCESS.
 10:19:43AM WHAT WE FOUND IS PEOPLE ARE CREATING FAKE NOTARY STAMPS OR
 10:19:47AM STEALING NOTARY STAMPS BECAUSE ALL THESE DOCUMENTS ARE

10:19:50AM ONLINE.
 10:19:50AM WE HAVE A CONSTITUTIONAL RIGHT TO THOSE DOCUMENTS BEING
 10:19:54AM ONLINE.
 10:19:54AM AS EASY AS IT WOULD BE TO SAY STOP PUTTING THE DOCUMENTS ON
 10:19:58AM THE INTERNET, WE WOULD HAVE TO CHANGE OUR FLORIDA
 10:20:01AM CONSTITUTION IN ORDER TO DO THAT.
 10:20:02AM NOTARIES ARE AN ESSENTIAL PIECE OF THIS PUZZLE.
 10:20:06AM THE LEGISLATURE HAS DONE A LOT OF WORK TO INCREASE THE
 10:20:08AM PENALTIES OF NOTARIES THAT ARE NOT DOING THEIR PIECE OF THE

 10:20:12AM PUZZLE.
 10:20:12AM THE PROBLEM IS, THEY ARE NOT THE ONES COMMITTING THE CRIME.
 10:20:15AM IT IS THE CRIMINALS WHO ARE BASICALLY EXPLOITING THEIR
 10:20:17AM INFORMATION.
 10:20:18AM I'M REALLY LOOKING FORWARD TO THIS LEGISLATIVE SESSION.
 10:20:22AM I HAVE A COUPLE OF IDEAS FOR THE LEGISLATURE TO CONSIDER.
 10:20:25AM ONE OF THEM ABOUT NOTARIES.
 10:20:28AM I DON'T KNOW HOW BOLD OF AN IDEA IT IS, BUT I'M REALLY GOING
 10:20:32AM TO BE ASKING THE LEGISLATURE TO CONSIDER MAKING FLORIDA
 10:20:34AM NOTARIES FOR FLORIDA LAND TRANSACTIONS, WHICH WOULD GIVE LAW
 10:20:39AM ENFORCEMENT THE ABILITY TO NOT ONLY DO AN INVESTIGATION, BUT
 10:20:41AM TO MAKE ARRESTS FOR PEOPLE.
 10:20:43AM GO BACK TO MY ZILLOW ARGUMENT THAT I JUST TOLD YOU ABOUT.
 10:20:46AM IF THAT DEED WAS EXECUTED IN THE STATE OF GEORGIA, NOW THE
 10:20:50AM SHERIFF'S OFFICE AND THE POLICE DEPARTMENT HAVE ZERO
 10:20:54AM JURISDICTION TO ARREST THE NOTARY THAT WAS IN GEORGIA.
 10:20:56AM I'M GOING TO BE RECOMMENDING THAT THEY TIGHTEN DOWN THAT
 10:21:01AM TINY BIT SO WHEN THEY FIND A BAD ACTOR -- AND THERE ARE BAD
 10:21:05AM NOTARIES OUT THERE.
 10:21:06AM THEY DON'T SPEAK FOR THEIR ENTIRE INDUSTRY.
 10:21:09AM BUT IF A NOTARY IS NOT DOING WHAT THEY ARE SUPPOSED TO BE
 10:21:12AM DOING, WE NEED TO GIVE LAW ENFORCEMENT THE TOOL THAT THEY
 10:21:14AM NEED TO HOLD THOSE CRIMINALS ACCOUNTABLE.
 10:21:18AM >>Jim Ward: WHEN YOU DID THE PRESENTATION RECENTLY AT THE
 10:21:21AM REPUBLICAN CLUB, YOU MENTIONED THAT HAVING THE PROPERTY IN A

 10:21:27AM TRUST WOULD BE A VERY BENEFICIAL -- MAY BE OVERKILL, I DON'T
 10:21:30AM KNOW.
 10:21:31AM YOU DID MENTION THAT WAS A VERY STRONG DETERRENT.
 10:21:35AM >> I THINK WHEN I TALK ABOUT THIS IN THE COMMUNITY, PEOPLE
 10:21:37AM ARE LOOKING FOR SOLUTIONS THAT WILL PROTECT THEIR PROPERTY.
 10:21:40AM I AM NOT A LAWYER.
 10:21:41AM I AM NOT A PROPERTY PROFESSIONAL.
 10:21:43AM I'M NOT A TAX PROFESSIONAL.
 10:21:44AM ALL OF THE ITEMS THAT PEOPLE ARE PUTTING OUT THERE TO SEE IF
 10:21:47AM THEY WOULD WORK HAVE A CONSEQUENCE OR SOMETHING THAT WOULD
 10:21:52AM HAPPEN.
 10:21:52AM IF YOU MOVE YOUR ASSET INTO A TRUST, MAKE SURE YOU ARE

10:21:56AM DOTTING YOUR Is AND CROSSING YOUR Ts, TALKING TO A
 10:21:59AM LAWYER, REAL ESTATE PROFESSIONAL, BECAUSE THAT MAY BE ONE
 10:22:02AM ELEMENT TO KEEP YOUR PROPERTY SAFE.
 10:22:04AM BUT I CAN'T GIVE THAT ADVICE ON BEHALF OF THE COMMUNITY.
 10:22:07AM ALL I CAN TELL THEM IS I PROVIDE A FREE SERVICE AND YOU CAN
 10:22:10AM DO THAT VERY EASILY.
 10:22:12AM I KNOW THAT THAT PROCESS WORKS.
 10:22:14AM SO THAT'S WHY WE HAD THE THREE DIFFERENT OPTIONS TO REGISTER
 10:22:18AM YOUR COMMERCIAL PROPERTIES, RESIDENTIAL PROPERTIES, AND THEN
 10:22:20AM ALSO THE TRUSTS BECAUSE PEOPLE DO MOVE THEIR ASSETS INTO
 10:22:23AM THAT MECHANISM.
 10:22:25AM THANK YOU FOR THE QUESTION.
 10:22:29AM >>Rafael Lopez: IS THERE ANY DIFFERENT, IN THE VICTIMS THAT

 10:22:33AM YOU HAVE SEEN, WHETHER THEY OWN THEIR HOME RIGHT OUT OR IF
 10:22:36AM THEY HAVE A MORTGAGE?
 10:22:37AM ANY DIFFERENCE?
 10:22:38AM >> FANTASTIC QUESTION.
 10:22:39AM THANK YOU FOR IT.
 10:22:40AM THERE ARE DIFFERENT CATEGORIES OF RISK THAT WE SEE.
 10:22:43AM VACANT PROPERTY IS GOING TO BE THE HIGHEST RISK BECAUSE
 10:22:48AM TYPICALLY THOSE ARE HIGH CASH TRANSACTIONS.
 10:22:52AM TITLE INSURANCE IS NOT SOMETHING THAT IS REQUIRED FOR THOSE
 10:22:55AM PARTICULAR PROPERTIES.
 10:22:56AM MANY PEOPLE IN OUR COMMUNITY THINK THAT TITLE INSURANCE IS
 10:22:59AM GOING TO PROTECT THEM.
 10:23:00AM IT'S LIKE THAT IS NOT NECESSARILY THE CASE.
 10:23:03AM THE TITLE COMPANY DID THEIR WORK UP TO THAT POINT.
 10:23:06AM AND THEN IT DOESN'T CARRY ON LIKE MOST INSURANCE INTO THE
 10:23:09AM FUTURE.
 10:23:10AM TITLE COMPANY IS BASICALLY LOOKING BACKWARDS.
 10:23:12AM SO IF YOU HAVE A PIECE OF PROPERTY THAT IS VACANT LAND, THAT
 10:23:16AM WILL BE YOUR HIGHEST RISK.
 10:23:18AM IF YOU ARE THINKING ABOUT DOING A LAND TRANSACTION THAT IS A
 10:23:21AM VACANT PIECE OF PROPERTY, I WOULD STRONGLY ENCOURAGE YOU TO
 10:23:24AM GET THE TITLE INSURANCE AND HAVE THEM DO THEIR WORK.
 10:23:26AM THE NEXT CATEGORY OF RISK ARE GOING TO BE PROPERTIES THAT DO
 10:23:30AM NOT HAVE A LIEN ON THEM.
 10:23:31AM IT'S REALLY A NEGLIGIBLE DIFFERENCE BETWEEN VACANT LANDS AND

 10:23:36AM PROPERTIES WITH NO LIENS BECAUSE CRIMINALS DON'T CARE THAT
 10:23:39AM THERE IS A LIEN ON THE PROPERTY.
 10:23:40AM MOST PEOPLE DON'T REALIZE THAT IF YOUR HOUSE WAS WIPED OFF
 10:23:43AM OF ITS PARCEL, YOU ARE STILL REQUIRED TO PAY YOUR MORTGAGE.
 10:23:46AM YOU ARE STILL REQUIRED TO SATISFY THE LIEN THERE.
 10:23:49AM SO WHEN YOU ARE BUYING THE PROPERTY, YOU ARE ASSUMING ALL
 10:23:52AM LEGAL RIGHTS ASSOCIATED TO THAT PROPERTY.
 10:23:55AM THE MORTGAGE IS NOT REALLY GOING TO BE SOMETHING THAT

10:23:59AM SHIELDS A LOT OF PEOPLE IF THEY ARE BAD ACTORS, BUT IT MAY
 10:24:03AM BE IF YOU ARE AN UNSUSPECTING PERSON LOOKING INTO THE
 10:24:06AM PROPERTY GOING, OH, LET ME SEE WHAT I'M ASSUMING.
 10:24:09AM I THINK THAT SECOND LAYER IS A LITTLE MISLEADING TO PEOPLE.
 10:24:13AM IN THAT TOP LAYER THAT IS GOING TO HAVE, QUOTE, THE MOST
 10:24:16AM PROTECTIONS, AND THAT'S REALLY IN AIR QUOTES, WHICH IS
 10:24:19AM PROPERTIES THAT HAVE A MORTGAGE OR A LIEN BECAUSE MOST
 10:24:22AM PEOPLE ARE NOT -- THEY ARE GOING TO BE DOING THE RETURN ON
 10:24:24AM INVESTMENT.
 10:24:25AM CRIMINALS PROBABLY AREN'T DOING THAT.
 10:24:28AM I THINK CRIMINALS ARE REALLY LOOKING FOR THE EASY WAY TO
 10:24:31AM MAKE A BUCK, TO GET OUT, AND MAKE SURE LAW ENFORCEMENT IS
 10:24:33AM NOT ON THEIR TRAIL.
 10:24:34AM WITH LEE COUNTY, WE ARE ONE OF THE MOST PLOTTED COUNTIES IN
 10:24:38AM THE ENTIRE NATION.
 10:24:40AM 550,000 PARCELS OF LAND.
 10:24:44AM SO ON THE COAST, OF COURSE, WE PROBABLY HAVE LOCKED IT UP.

 10:24:51AM IT IS A VERY COMPETITIVE MARKET ALONG THE COAST.
 10:24:53AM WHAT I'M CONCERNED ABOUT IS THE EAST SIDE OF THE COUNTY.
 10:24:57AM ANYTHING ON THE OTHER SIDE OF 75 IS GOING RELATIVELY
 10:25:00AM QUICKLY.
 10:25:01AM THERE'S LOTS OF VACANT LAND OUT THERE.
 10:25:03AM I'M TRYING TO GET EVERYBODY IN OUR COMMUNITY TO THINK ABOUT
 10:25:05AM HOW TO PROTECT THEIR PROPERTY.
 10:25:06AM EXCELLENT QUESTION.
 10:25:09AM >>Mayor Ribble: COUNCILMAN HUNT.
 10:25:11AM >>Jeff Hunt: I WANT TO THANK YOU FOR THE PRESENTATION.
 10:25:13AM IT'S TIMELY FOR ALL OF US AND IMPORTANT.
 10:25:15AM I REALLY APPRECIATE YOUR OUTREACH.
 10:25:17AM IT SOUNDS LIKE YOU'VE BEEN AROUND YOURSELF.
 10:25:19AM I HAPPEN TO BE AT JURY DUTY TWO WEEKS AGO FOR 550 PEOPLE
 10:25:24AM THERE SAW THE SAME PRESENTATION.
 10:25:26AM YOUR OUTREACH IS EXCELLENT.
 10:25:27AM >> THANK YOU.
 10:25:27AM I APPRECIATE IT.
 10:25:28AM WHAT WE FOUND IS WE'VE MADE SIGNIFICANT PROCESS IN OUR
 10:25:31AM REGISTRATION EFFORTS.
 10:25:32AM IN MY TWO YEARS OR THREE YEARS AS BEING CLERK, 184 PERCENT
 10:25:36AM INCREASE.
 10:25:37AM SO THE OUTREACH IS WORKING, BUT WE STILL HAVE A LOT OF WORK
 10:25:40AM TO DO.
 10:25:41AM I PERSONALLY BELIEVE ONE STOLEN HOUSE IS TOO MANY.

 10:25:45AM IT'S OPPORTUNITIES LIKE THIS THAT I APPRECIATE YOUR VILLAGE
 10:25:50AM MANAGER FOR ALLOWING ME TO COME AND SPEAK AT A WORKSHOP.
 10:25:53AM BECAUSE WE DO SEE A BOOST IN REGISTRATIONS EVERY TIME I COME
 10:25:56AM AND TALK ABOUT IT.

10:25:57AM I COULD PROBABLY RECITE THIS IN MY SLEEP AT THIS POINT, BUT
 10:26:01AM THE DATA IS THERE.
 10:26:03AM THESE OPPORTUNITIES ARE WORKING, AND PEOPLE ARE TAKING THE
 10:26:05AM STEPS TO PROTECT THEIR PROPERTY.
 10:26:06AM I APPRECIATE IT.
 10:26:08AM >>Mayor Ribble: I KNOW, KEVIN, THAT YOU BROUGHT SOME
 10:26:11AM INFORMATION FOR US FOR DISTRIBUTION AS WELL.
 10:26:15AM >> YOU CAN KEEP THAT.
 10:26:15AM PLEASE PUT IT IN YOUR LOBBIES, PASS ALONG TO FRIENDS,
 10:26:19AM FAMILIES, COWORKERS, NEIGHBORS.
 10:26:21AM WE ARE TRYING TO DO EVERYTHING WE CAN TO GET THE MESSAGE OUT
 10:26:24AM ABOUT PROPERTY FRAUD.
 10:26:25AM >>Mayor Ribble: THOSE OF US IN AN HOA, IF WE HAVE A
 10:26:28AM COMMUNITY ROOM, PLEASE TAKE SOME OF THESE THINGS --
 10:26:30AM >> I WILL COME SPEAK TO HOA COMMUNITIES.
 10:26:34AM I WILL LITERALLY SPEAK TO A GROUP -- ONE PERSON.
 10:26:37AM IF THAT ONE PERSON WILL REGISTER RIGHT IN FRONT OF ME, WE
 10:26:41AM GOT THE JOB DONE.
 10:26:42AM I APPRECIATE THE OUTREACH.
 10:26:44AM IF I MAY, MS. MAYOR, WE HAVE AN EVENT COMING UP THIS
 10:26:48AM SATURDAY IN CAPE CORAL.

 10:26:49AM WE'VE DONE THE SAME EVENT IN ESTERO NOT TOO LONG AGO.
 10:26:53AM IT IS ABOUT THE BIG SHRED.
 10:26:55AM IT'S ABOUT KEEPING YOUR INFORMATION SAFE.
 10:26:57AM I KNOW IT'S A LITTLE BIT OF A DRIVE OVER TO CAPE CORAL, BUT
 10:27:00AM IF INDIVIDUALS IN YOUR COMMUNITY WANT TO TAKE ANY DOCUMENTS
 10:27:03AM THEY HAVE IN THEIR POSSESSION TO CAPE CORAL TO GET THEM
 10:27:06AM SHREDDED, I WANT TO MAKE SURE THAT WE DON'T HAVE ALL OF OUR
 10:27:09AM INFORMATION CIRCULATING IN THE COMMUNITY FOR THESE BAD
 10:27:11AM ACTORS TO USE.
 10:27:12AM IT'S COMPLETELY FREE.
 10:27:14AM THEY CAN BRING THEIR STUFF, AND WE'LL TAKE IT FROM THEIR CAR
 10:27:17AM SO YOU DON'T EVEN HAVE TO GET OUT.
 10:27:18AM WE HOPE TO BRING THIS EVENT BACK TO ESTERO IN THE SPRING.
 10:27:22AM >>Mayor Ribble: ALL RIGHT.
 10:27:23AM IF WE COULD HAVE MARILYN PUT THAT OUT ON OUR WEBSITE, THAT
 10:27:26AM WOULD BE EVEN BETTER.
 10:27:27AM THANK YOU SO MUCH.
 10:27:28AM KEVIN, ALWAYS A PLEASURE TO HEAR FROM YOU.
 10:27:32AM >> THANK YOU.
 10:27:32AM >>Mayor Ribble: GOOD SEEING YOU AGAIN.
 10:27:34AM >> I VERY MUCH APPRECIATE THE OPPORTUNITY TO SPEAK TODAY.
 10:27:37AM THANK YOU FOR YOUR PUBLIC SERVICE.
 10:27:38AM I KNOW THIS JOB IS NOT EASY.
 10:27:39AM SO I APPRECIATE WHAT YOU DO FOR OUR COMMUNITY AS WELL.
 10:27:42AM >>Mayor Ribble: THANK YOU SO MUCH.

10:27:43AM >> HAVE A GOOD DAY, EVERYONE.
 10:27:45AM >> THANK YOU, KEVIN.
 10:27:50AM >>Mayor Ribble: MADAM CLERK, I KNOW WE WERE SO EFFICIENT AND
 10:27:54AM FINISHED RATHER QUICKLY, WHO ON OUR WORKSHOP IS READY TO
 10:27:57AM PRESENT?
 10:27:58AM >>Carol Sacco: EVERYONE IS READY NOW.
 10:28:00AM THERE IS NO PUBLIC COMMENT.
 10:28:05AM >>Mayor Ribble: SO WE'LL MOVE ON TO OUR 2025 FLORIDA
 10:28:09AM LEGISLATIVE UPDATE.
 10:28:39AM >>Carol Sacco: ARE THEY ON?
 10:28:44AM >> GOOD MORNING, MADAM MAYOR, GOOD MORNING, COMMISSIONERS.
 10:28:47AM >>Mayor Ribble: THANK YOU FOR BEING WITH US.
 10:28:48AM >> YOU'RE WELCOME.
 10:28:49AM JUST A MINUTE OR TWO.
 10:28:50AM WE'RE WAITING FOR RON.
 10:28:55AM WE'RE HAPPY TO BE WITH YOU TODAY.
 10:28:57AM IT'S COMMITTEE WEEK IN TALLAHASSEE.
 10:28:58AM SO WE ARE HALFWAY THROUGH THREE OF THE SIX WEEKS IN
 10:29:03AM PREPARATION FOR THE 2026 SESSION.
 10:29:05AM THAT WILL START ON JANUARY 13th.
 10:29:08AM FOR NEXT YEAR.
 10:29:09AM WE HAVE AN EARLY SESSION SINCE IT'S AN ELECTION YEAR.
 10:29:13AM WE HAVE LOTS OF NEWS FOR YOU AND REALLY EXCITED TO MAKE THIS
 10:29:26AM PRESENTATION.
 10:29:26AM >>Mayor Ribble: WE'RE LOOKING FORWARD TO IT.

 10:30:41AM >> THERE'S RANA.
 10:30:44AM >> HI, GOOD MORNING, EVERYBODY.
 10:30:46AM RANA IS SIGNING IN NOW, TOO.
 10:31:16AM >> ARE YOU READY TO START?
 10:31:18AM >> I SURE AM.
 10:31:28AM >> THEY ARE NOT RUNNING THE PRESENTATION.
 10:31:29AM THEY WANT US TO RUN IT.
 10:31:31AM I CAN'T IF THEY ARE NOT GOING TO SHARE.
 10:31:35AM >>Mayor Ribble: GO AHEAD.
 10:31:36AM >> HELLO AGAIN, MADAM MAYOR AND COMMISSIONERS.
 10:31:39AM AGAIN, WE'RE HAPPY TO BE WITH YOU TODAY TO UPDATE YOU ON
 10:31:43AM WHAT'S TO COME FOR THE 2026 SESSION AND TO TELL YOU ABOUT
 10:31:48AM PREVIOUS SUCCESSES.
 10:31:49AM IF YOU COULD MOVE TO THE NEXT SLIDE.
 10:31:51AM THIS HAS REALLY BEEN THE BULK OF OUR WORK.
 10:31:57AM AS YOU ARE WELL AWARE, FOR THE PAST FEW YEARS IN GETTING
 10:32:00AM DOLLARS FOR THE VILLAGE, AND WE'RE VERY PLEASED TO REPORT
 10:32:06AM THAT THIS ADDS UP TO ALMOST \$14 MILLION.
 10:32:09AM I KNOW THAT'S BEEN A BIG BOON FOR THE VILLAGE HAVING A
 10:32:15AM PORTION OF THE MATCHING FUNDS TO -- WITH WHAT THE STATE HAS
 10:32:19AM GIVEN HAS LED TO A LOT OF IMPROVEMENTS AROUND YOUR
 10:32:22AM COMMUNITY.

10:32:23AM WE ARE VERY PROUD TO CONTINUE TO REPRESENT THE VILLAGE
 10:32:27AM BEFORE THE LEGISLATURE.
 10:32:30AM WE CAN COME BACK TO THE SLIDE.

 10:32:31AM WE'LL MOVE ON A LITTLE BIT.
 10:32:32AM GO TO THE NEXT ONE.
 10:32:34AM THESE ARE REQUESTS FOR THE NEXT YEAR.
 10:32:38AM I TALKED WITH YOU, MADAM MAYOR, AND STEVE ABOUT PRIORITIZING
 10:32:42AM THESE, SO WE WILL PUT THEM IN THE APPROPRIATE ORDER.
 10:32:45AM THAT IS ALWAYS A QUESTION OF SENATOR PASSIDOMO, WHO WILL,
 10:32:48AM AGAIN, BE OUR SPONSOR, ALONG WITH REPRESENTATIVE ADAM
 10:32:52AM BOTANA.
 10:32:52AM THEY HAVE CONSISTENTLY BROUGHT HOME DOLLARS FOR THE VILLAGE,
 10:32:57AM AND WE CAN TALK MORE ABOUT THESE.
 10:32:58AM I NOTICED THAT THE LAST ONE, THE SUNNY GROVE, IS GOING TO BE
 10:33:03AM A PHASE 2.
 10:33:03AM THAT'S ALWAYS A BOON TO KNOW THAT THE PROJECT IS IN PROGRESS
 10:33:06AM AND CONTINUE TO BE FUNDED.
 10:33:08AM LET'S MOVE ON.
 10:33:09AM ALL RIGHT.
 10:33:13AM WE WANT TO TALK ABOUT SOME ISSUES COMING UP FOR THE UPCOMING
 10:33:16AM SESSION.
 10:33:16AM AS YOU KNOW, THE PROPERTY TAX PROPOSALS ARE THE BIGGEST
 10:33:23AM ISSUE BEFORE THE LEGISLATURE AT THIS TIME.
 10:33:26AM I THINK THE MOST IMPORTANT THING I WOULD LIKE TO CONVEY AT
 10:33:28AM THIS TIME IS THAT THE SENATE HAS NOT EVEN BEGUN THIS
 10:33:31AM CONVERSATION.
 10:33:32AM IT IS ALL THE HOUSE.
 10:33:33AM THEY HAD A SELECT COMMITTEE THAT WAS FORMED AT THE END OF

 10:33:36AM LAST SESSION AND BEGINNING OF THE SUMMER.
 10:33:39AM AND THEIR CUMULATIVE WORK IS THIS -- ARE THESE SEVEN
 10:33:45AM PROPOSALS.
 10:33:47AM WHAT THEY PROBABLY WILL DO IS MAKE THIS AN AMENDMENT FOR THE
 10:33:56AM NOVEMBER 2026 BALLOT.
 10:33:59AM OF COURSE, THERE IS A LOT OF NEGOTIATIONS THAT HAVE TO
 10:34:02AM HAPPEN WITH ANY OF THESE.
 10:34:04AM AGAIN, THE SENATE HAS NOT COME TO THE TABLE OR MADE ANY KIND
 10:34:07AM OF PROPOSAL OR INTRODUCED ANY KIND OF BILL YET.
 10:34:10AM THERE ARE ADDITIONAL BILLS, GENERAL BILLS THAT HAVE BEEN
 10:34:13AM INTRODUCED OTHER THAN THE REDUCTION IN MILLAGE RATE.
 10:34:20AM WE'LL DO OUR BEST TO GO THROUGH SOME OF THESE WITH YOU IF
 10:34:22AM YOU HAVE SOME SPECIFIC QUESTIONS.
 10:34:24AM LET'S GO TO THE NEXT SLIDE.
 10:34:26AM HERE ARE THE SENATE ONES.
 10:34:33AM SORRY.
 10:34:34AM THAT HAVE BEEN INTRODUCED.
 10:34:36AM AGAIN, THERE'S BEEN NO DISCUSSION.

10:34:39AM THESE BILLS HAVE NOT APPEARED IN ANY COMMITTEE MEETING.
 10:34:42AM LET'S GO TO THE NEXT ONE.
 10:34:43AM I KNOW RON WAS VERY FORTH RIGHT ABOUT DISCUSSING THIS WITH
 10:34:51AM STEVE AND OUR TEAM TO THE BEST EXTENT POSSIBLE, WE
 10:34:56AM ANTICIPATE THAT THERE'S GOING TO BE A GLITCH BILL
 10:34:59AM INTRODUCED.
 10:35:01AM SENATOR DICEGLIE FROM ST. PETERSBURG WAS THE SPONSOR OF THE

 10:35:05AM BILL LAST YEAR.
 10:35:05AM ESSENTIALLY, IT IS MAKING IT DIFFICULT FOR A LOT OF LOCAL
 10:35:09AM GOVERNMENTS AROUND FLORIDA TO DO BUSINESS.
 10:35:15AM THEY ARE GOING TO GET THEIR COMP PLANS UPDATED AND THEY ARE
 10:35:18AM FINDING THEY ARE RECEIVING NOTICES FROM THE DEPARTMENT OF
 10:35:20AM COMMERCE SAYING, NO, YOU CAN'T DO THIS BECAUSE OF THIS BILL.
 10:35:23AM NOT ONLY IS THERE A LAWSUIT FILED WITH SOME LOCAL
 10:35:29AM GOVERNMENTS AROUND THE STATE AS A PART OF THAT, BUT LIKELY
 10:35:33AM WILL BE A GLITCH BILL.
 10:35:35AM WE HAVE NOT SEEN ANY LANGUAGE ABOUT THAT YET.
 10:35:37AM RON, YOU MIGHT KNOW SOMETHING DIFFERENT ABOUT THIS.
 10:35:41AM THIS WILL ALSO BE A BIG ISSUE FOR THE UPCOMING SESSION IN
 10:35:44AM ADDITION TO THE PROPERTY TAX DISCUSSION.
 10:35:45AM LET'S GO TO THE NEXT SLIDE.
 10:35:48AM WE JUST STARTED GATHERING A COUPLE OF BILLS.
 10:35:56AM THE BILLS WILL BE FILED THROUGH THE END OF THE YEAR, BUT
 10:35:58AM THESE MIGHT BE SOME THAT YOU WANT TO TAKE NOTICE OF.
 10:36:03AM WE CAN GO THROUGH THEM.
 10:36:05AM THE McFARLAND BILL DEALS WITH SOVEREIGN IMMUNITY.
 10:36:09AM THIS IS HER SECOND YEAR ADDRESSING THIS.
 10:36:11AM GAETZ HAS ONE THAT DEALS WITH ACCESSORY DWELLING UNITS.
 10:36:18AM HE IS THE FORMER SENATE PRESIDENT FROM THE PANHANDLE.
 10:36:22AM AGAIN, McCLAIN, THIS IS AN ITERATION OF SOME OF THE BILLS
 10:36:29AM HE PASSED LAST YEAR THAT WILL ALSO ADDRESS HOUSING ISSUES.
 10:36:35AM THIS IS A REALLY IMPORTANT INFORMATION FOR YOU TO KNOW.

 10:36:41AM AMY BAKER, OUR STATE ECONOMIST, HAS REGULARLY BEEN GIVING
 10:36:45AM UPDATES TO THE LEGISLATURE ABOUT WHAT THE FISCAL YEARS AHEAD
 10:36:50AM LOOK LIKE.
 10:36:50AM THE MOST IMPORTANT THING FOR YOU ALL TO KNOW, NO SURPRISE,
 10:36:55AM WE'RE NO LONGER RECEIVING ANY OF THE LARGE TRANCHES OF MONEY
 10:36:59AM FROM THE FEDERAL GOVERNMENT DURING THE PANDEMIC.
 10:37:02AM SO ALL OF THOSE DOLLARS HAVE RUN OUT, FOR THE MOST PART.
 10:37:06AM SO THERE'S BEEN SOME BELT-TIGHTENING.
 10:37:09AM DESPITE THE FACT THAT THERE'S MORE AND MORE PEOPLE MOVING TO
 10:37:12AM FLORIDA, THAT MEANS THAT THERE'S MORE AND MORE STRESS AND
 10:37:14AM ASKS ON OUR INFRASTRUCTURE.
 10:37:16AM YOU'RE NOT GOING TO REALLY START TO FEEL THAT UNTIL FISCAL
 10:37:20AM YEAR '27-'28 AND 28-29.
 10:37:25AM THE NEXT YEAR, THERE WILL BE SOME BELT TIGHTENING, BUT FOR

10:37:28AM THE MOST PART, WE WON'T SEE THAT FOR ANOTHER YEAR, YEAR AND
 10:37:31AM A HALF.
 10:37:31AM SO WE JUST WANT TO YOU KEEP THIS IN MIND BECAUSE FLORIDA'S
 10:37:37AM TOTAL OPERATING BUDGET HAS DOUBLED IN THE PAST YEAR, BUT YET
 10:37:42AM THE NUMBER OF FLORIDIANS THAT ARE EXPECTED TO -- EXPECTED TO
 10:37:49AM GROW.
 10:37:49AM WE'RE TALKING ABOUT AT LEAST A THOUSAND PEOPLE.
 10:37:52AM I THINK IT'S PER DAY NOW.
 10:37:53AM I MIGHT HAVE THAT NUMBER INCORRECT.
 10:37:57AM IT USED TO BE PER MONTH.
 10:37:58AM I'M SURE YOU ALL SEE THAT MORE AND MORE IN SOUTHWEST FLORIDA

 10:38:01AM THAT THERE ARE SO MANY PEOPLE DECIDING THAT FLORIDA IS THE
 10:38:05AM BEST PLACE IN THE WORLD TO LIVE.
 10:38:07AM AND THEY ARE COMING TO THE VILLAGE.
 10:38:08AM BUT THIS IS SOMETHING TO BE AWARE OF AS WE PURSUE OUR
 10:38:13AM REQUEST FOR YOU BEFORE THE LEGISLATURE.
 10:38:17AM AND WE'LL KEEP YOU UPDATED ON WHAT'S GOING TO HAPPEN.
 10:38:22AM >> HI, EVERYBODY.
 10:38:22AM CAN YOU ALL HEAR ME?
 10:38:23AM I DON'T KNOW IF YOU CAN HEAR ME AND OR RON.
 10:38:26AM >>Mayor Ribble: YES, WE CAN HEAR YOU.
 10:38:30AM >> RON SAYS HE'S NOT MUTED.
 10:38:32AM >>Mayor Ribble: WE CAN HEAR RON.
 10:38:34AM >> YOU CAN HEAR RON?
 10:38:35AM >>Mayor Ribble: RON, SAY SOMETHING AND MAKE SURE.
 10:38:38AM I THOUGHT I JUST HEARD YOU.
 10:38:39AM NO, WE'RE NOT HEARING RON.
 10:38:46AM >> LET ME CHECK HIS COMPUTER.
 10:38:47AM HOLD ON.
 10:38:54AM >> MADAM CHAIR, WE'RE HAPPY TO GO BACK TO ANY OF THESE
 10:38:57AM SLIDES TO REVIEW ANY OF THE INFORMATION THAT WE'VE
 10:38:59AM DISCUSSED.
 10:39:00AM >>Mayor Ribble: WOULD YOU GO BACK TO OUR APPROPRIATION
 10:39:04AM REQUEST?
 10:39:04AM I KNOW SENATOR PASSIDOMO HAS ASKED US TO PRIORITIZE THEM.
 10:39:10AM COULD YOU LET THE COUNCIL KNOW WHAT WE DECIDED ON THAT?

 10:39:15AM >> YES.
 10:39:15AM I THINK THAT WAS SLIDE 3.
 10:39:31AM >> CAN YOU GUYS HEAR ME NOW?
 10:39:32AM FOR SOME REASON, IT'S NOT WORKING THE WAY IT OUGHT TO.
 10:39:40AM LET ME SAY A COUPLE OF THINGS.
 10:39:42AM NUMBER ONE, LET'S GO BACK TO THE BUDGET FOR JUST A MINUTE.
 10:39:46AM I THINK LENA'S COMMENT ABOUT THE ESTIMATING CONFERENCE,
 10:39:53AM DOLLARS THAT ARE GOING TO BE AVAILABLE.
 10:39:55AM THEY ARE GOING TO ADOPT THE BUDGET AGAIN THIS YEAR, SPENDING
 10:39:59AM LESS THAN THEY SPENT LAST YEAR, ONE WAY OR THE OTHER.

10:40:02AM IF THE LEGISLATURE OVERSPENDS, THE GOVERNOR IS GOING TO VETO
 10:40:06AM ENOUGH TO GET IT DOWN TO A LEVEL THAT IS BELOW WHAT THEY
 10:40:08AM SPENT THIS PAST YEAR.
 10:40:09AM CURRENTLY ESTIMATING CONFERENCE ESTIMATES WE HAVE A BUDGET
 10:40:15AM SURPLUS OF ABOUT 1.2 BILLION THIS YEAR.
 10:40:18AM BUT THAT NEXT YEAR, IT RIVETS DOWNWARD TO \$1.6 BILLION
 10:40:25AM DEFICIT AND THREE YEARS, IT WILL RIVET DOWN TO ABOUT
 10:40:29AM \$6.5 BILLION DEFICIT.
 10:40:32AM THEY ARE TRYING TO MEET THAT GROWING SITUATION EARLIER SO
 10:40:40AM THAT THE IMPACTS IN YEAR THREE AND IN YEAR TWO ARE LESS THAN
 10:40:45AM WHAT THEY WOULD OTHERWISE BE.
 10:40:48AM IT DOESN'T MEAN THERE WON'T BE PROJECTS.
 10:40:51AM WHAT IT MEANS IS THERE WILL BE FEWER PROJECTS.
 10:40:54AM SO WHEN THE QUESTION OR THE STATEMENT WAS JUST MADE, I THINK
 10:40:57AM BY THE MAYOR, AS I WAS MOVING OVER TO RANA'S OFFICE, ABOUT

 10:41:02AM SENATOR PASSIDOMO ASKING US TO PRIORITIZE, IT IS BECAUSE
 10:41:06AM THERE WILL BE FEWER THINGS ON THE TABLE PERIOD.
 10:41:09AM THERE WILL BE FEWER OPPORTUNITIES ON THE TABLE, PERIOD.
 10:41:13AM PUT THAT ASIDE, THERE WILL BE MONEY.
 10:41:17AM WHILE IT IS HARD TO BELIEVE THAT WITH OUR ROBUST ECONOMY
 10:41:21AM THAT SOMEHOW WE'RE GOING TO TAKE THE OURSELVES TO A DEFICIT,
 10:41:25AM IT'S ATTRIBUTABLE TO TWO OR THREE THINGS.
 10:41:29AM NUMBER ONE, THE MEDICAID WORLD CONTINUES TO GROW
 10:41:32AM EXPONENTIALLY.
 10:41:33AM FASTEST GROWING PART OF THE BUDGET FOR THE LAST 30 YEARS.
 10:41:36AM BUT SECONDLY, THE GREATER HIT THAT IS CONTINUING TO GROW
 10:41:41AM DRAMATICALLY ARE THE VOUCHERS, THE TUITION SCHOLARSHIPS THAT
 10:41:46AM ARE BEING GIVEN NOT ONLY TO PRIVATE SCHOOLS, WHICH IS WHAT
 10:41:50AM WAS ORIGINALLY INTENDED, HEY, YOU'RE IN A TRADITIONAL PUBLIC
 10:41:53AM SCHOOL, YOU'RE IN A CHARTER, NOT LIVING UP TO THE
 10:41:57AM EXPECTATIONS.
 10:41:59AM YOU CAN PORT YOURSELF OVER TO A PRIVATE SCHOOL, OH, BY THE
 10:42:02AM WAY, THE STATE GIVE YOU 77, 78, 79 HUNDRED DOLLARS A YEAR TO
 10:42:07AM OFFSET THE COST OF THAT.
 10:42:09AM WHAT HAS HAPPENED IS, IT HAS GROWN DRAMATICALLY.
 10:42:12AM WE NOW GIVE IT TO PEOPLE WHO HOMESCHOOL CHILDREN SO THAT ANY
 10:42:18AM MOTHER OR FATHER THAT GETS FRUSTRATED WITH WHATEVER THEIR
 10:42:22AM CHILD IS IN SCHOOL, CAN GO AROUND THE NEIGHBORHOOD, GATHER
 10:42:25AM UP 10 OR 15 KIDS, HOMESCHOOL ALL OF THEM IN THEIR HOME.
 10:42:31AM YOU CAN'T STOP IT BECAUSE WE PREEMPTED YOU FROM STOPPING IT,

 10:42:37AM AND MAKE THEMSELVES 80 TO \$100,000 A YEAR EDUCATING CHILDREN
 10:42:41AM IN THEIR HOME.
 10:42:42AM THEY HAVE NO IDEA WHERE ALL THOSE PEOPLE ARE, WHERE THEY ARE
 10:42:46AM ALL OPERATING FROM, BUT THEY KNOW ONE THING, THAT THE COST
 10:42:49AM IS GROWING DRAMATICALLY.
 10:42:51AM LET ME MOVE OFF THE BUDGET FOR JUST A MINUTE AND GO BACK TO

10:42:54AM SENATE BILL 180 THAT LENA REFERENCED.
 10:42:58AM LET ME BE AS HONEST AS I WAS TO YOUR MANAGER.
 10:43:03AM IF YOU SUE THE STATE OF FLORIDA, YOU ARE THEIR ADVERSARY.
 10:43:07AM IF THE SUE THE FLORIDA SENATE AND THE FLORIDA HOUSE, THE
 10:43:11AM GOVERNOR, THE SECRETARY OF STATE, THE CFO, WHICH ARE THE
 10:43:16AM PARTIES THAT YOU SUE WHEN YOU SUE THE STATE, YOU WILL BE AN
 10:43:21AM ADVERSARY.
 10:43:23AM I BELIEVE THERE WILL BE VERY FEW COMMUNITIES THAT ARE NAMED
 10:43:28AM PLAINTIFFS IN THAT LAWSUIT THAT WILL HAVE ANY OPPORTUNITY TO
 10:43:33AM BE REAL BUDGETARY APPROPRIATION SUCCESSES DURING THE
 10:43:37AM SESSION.
 10:43:37AM YES, LENA REFERRED TO, DID I HAVE MORE INFORMATION ON A
 10:43:41AM GLITCH BILL?
 10:43:42AM IT ISN'T IF THERE'S GOING TO BE A GLITCH.
 10:43:45AM THERE WILL BE A GLITCH.
 10:43:46AM THE GLITCH BILL WILL PROBABLY, MY BELIEF IS, BE WRITTEN BY
 10:43:50AM THE DEFENSE LAWYERS WHO ARE DEFENDING THAT LAWSUIT, IF YOU
 10:43:55AM WILL, SO AS TO CLEAN UP ANY VULNERABILITIES -- REMEMBER,
 10:44:02AM LAWYERS WE WANT TO COVER OUR BUTTS, RIGHT?

 10:44:06AM WE DON'T WANT TO GET SUED CIVILLY.
 10:44:08AM WE DON'T WANT TO HAVE OUR BAR LICENSE AT STAKE IF WE GIVE
 10:44:11AM BAD ADVICE.
 10:44:12AM THEY ARE ALWAYS GOING TO GO MORE THAN LESS.
 10:44:15AM I EXPECT THEM TO CLEAN UP ANY THINGS THAT THEY BELIEVE A
 10:44:22AM COURT COULD ADVERSELY RULE ON, WHETHER IT'S ON A MOTION TO
 10:44:26AM DISMISS, A MOTION FOR SUMMARY JUDGMENT OR THE CASE
 10:44:30AM ULTIMATELY GOES TO TRIAL, I BELIEVE THAT WILL BE WHAT COMES
 10:44:35AM OF IT.
 10:44:35AM I THINK, AGAIN, THE LIVE LOCAL STUFF IS GOING TO CONTINUE TO
 10:44:43AM BUBBLE UP.
 10:44:45AM I DON'T KNOW YET HOW MUCH OF AN APPETITE, ACCORDING TO
 10:44:51AM SENATOR PASSIDOMO, THAT THE SENATE IS REALLY GOING TO HAVE
 10:44:55AM TO DOING ANOTHER ONE THIS YEAR.
 10:44:57AM I THINK THERE WILL BE ANOTHER ONE.
 10:45:01AM MAYBE THERE IS ANOTHER TWO.
 10:45:03AM MAYBE ONE NEXT YEAR.
 10:45:06AM BUT I AM SURE NEXT YEAR THERE WILL BE ANOTHER ONE, IN THE
 10:45:10AM 27-28 LEGISLATIVE CYCLE.
 10:45:12AM THOSE ARE THE THINGS I REALLY WANTED TO ADD.
 10:45:16AM I THINK THE THREE PROJECTS THAT RANA, LENA AND YOUR STAFF
 10:45:23AM HAVE PUT TOGETHER ARE ALL SOLID PROJECTS.
 10:45:27AM I THINK WHEN YOU PUT UP A 73 AND A 71 PERCENT MATCH ON AN
 10:45:31AM ITEM, YOU IMPROVE YOUR CHANCES DRAMATICALLY.
 10:45:36AM NOT WITH THE 50% AND THE 53% MATCHES AREN'T DRAMATIC

 10:45:42AM BECAUSE, AS YOU KNOW, THEY LOOK FOR 50% MATCHES MINIMALLY ON
 10:45:47AM EVERYTHING THAT GETS SUBMITTED.

10:45:49AM I THINK YOU GO ABOVE AND BEYOND WITH THE THINGS THAT YOU
 10:45:52AM HAVE DONE.
 10:45:52AM I THINK YOU HAVE MASSAGED THEM WITH THE MANAGER TO A PLACE
 10:45:56AM THAT FINDS THEM GOOD AND SUCCESSFUL OPPORTUNITY PROJECTS.
 10:46:02AM I WOULD SAY TO YOU THAT FOUR IS PROBABLY A REACH FOR US, BUT
 10:46:08AM I'M NOT SUGGESTING TO YOU THAT YOU ELIMINATE ANY OF THEM.
 10:46:11AM I JUST THINK THAT GETTING TO FOUR OF THOSE IS PROBABLY A LOT
 10:46:14AM TO EXPECT TO OCCUR EVEN FOR SENATOR PASSIDOMO.
 10:46:19AM I WANT TO BE SURE WE'RE LEAVING TIME FOR QUESTIONS.
 10:46:29AM I THINK RANA WENT OVER TO MY OFFICE.
 10:46:32AM SHE PROBABLY CAN'T BE HEARD RIGHT NOW.
 10:46:34AM BUT YOU CAN COME BACK TO YOUR OFFICE AND I'LL GIVE UP YOUR
 10:46:37AM CHAIR.
 10:46:38AM >> MADAM MAYOR, YOU ASKED US TO GO OVER THE PRIORITY LIST.
 10:46:42AM AND THAT IS ON SLIDE 7, IF THAT HELPS YOU, CAROL.
 10:46:49AM OUR UNDERSTANDING IS THAT THE WILLIAMS ROAD AND ATLANTIC
 10:46:59AM GULF IMPROVEMENTS IS THE NUMBER ONE PROJECT.
 10:47:02AM WE KNOW THIS IS A SECOND-YEAR REQUEST.
 10:47:05AM THE SECOND ONE IS THE SUNNY GROVE WASTEWATER.
 10:47:08AM SO WE'LL MOVE THAT UP INTO THAT ORDER, THAT EXTENSION
 10:47:11AM PROJECT PHASE 2 THAT I MENTIONED EARLIER.
 10:47:13AM THE THIRD ONE IS THE -- I LIKE THE NAME OF THIS.
 10:47:18AM STEVE REFERRED TO IT AS IRRIGATION FACILITY STORAGE.

 10:47:22AM LASTLY, THE WATER REUSE MAIN EXTENSION.
 10:47:25AM AGAIN, REITERATE WHAT RON SAID, IT'S GREAT THAT THE DOLLAR
 10:47:32AM FIGURES ARE REASONABLE AND SO IS THE MATCH.
 10:47:34AM AND THAT MADE IT VERY HELPFUL FOR BOTH OF THE SPONSORS LAST
 10:47:39AM YEAR TO ASK FOR THESE DOLLARS.
 10:47:41AM DID YOU WANT ME SPECIFICALLY TO GO THROUGH ANYTHING ELSE,
 10:47:48AM MADAM MAYOR, REGARDING THESE PROJECTS?
 10:47:50AM >>Mayor Ribble: COUNCIL?
 10:47:51AM NOTHING ON THE PROJECTS.
 10:47:56AM ANYTHING ON THE PROPERTY TAXES?
 10:48:00AM WHAT ARE YOUR FEELINGS?
 10:48:04AM WILL THERE BE MORE THAN ONE AMENDMENT?
 10:48:07AM >> YES.
 10:48:08AM >>Mayor Ribble: ON THE BALLOT?
 10:48:10AM >> IT'S REALLY HARD TO SAY AT THIS POINT.
 10:48:13AM THERE'S SO MUCH SPECULATION ABOUT THIS.
 10:48:18AM I MEAN, I ACTUALLY HAVE A SUMMARY OF ALL OF THESE PROPOSALS.
 10:48:21AM I'M HAPPY TO SEND IT TO YOU, TO SHARE THAT WITH YOU.
 10:48:23AM I'M SURE RON AND RANA DO AS WELL.
 10:48:27AM IT REALLY RUNS THE GAMUT.
 10:48:30AM SOME OF IT FOCUSES ON, YOU KNOW, IT'S MORE ABOUT THE AGE 65
 10:48:36AM AND UP.
 10:48:36AM SOME OF IT IS ABOUT THE AMOUNT THAT CAN BE ASSESSED.
 10:48:42AM I'M LOOKING AT THIS.

10:48:43AM SOME OF IT IS HOW LONG YOU HAVE LIVED IN YOUR HOME.

10:48:51AM >> I THINK THIS IS A PROCESS MINIMALLY IN THE HOUSE THAT IS
 10:48:53AM EVOLVING.
 10:48:54AM I THINK A LOT OF PEOPLE READ MORE INTO WHAT THE SPEAKER OF
 10:48:58AM THE HOUSE PUT OUT TWO WEEKS AGO IN A MEMO THAN WHAT HE
 10:49:02AM ACTUALLY SAID.
 10:49:03AM I THINK WHAT HE REALLY SAID WAS, LOOK, WE HAD OUR COMMITTEE
 10:49:08AM MEETING.
 10:49:08AM THESE ARE THE PROPOSALS THAT HAVE BEEN FILED AS A RESULT OF
 10:49:11AM THE COMMITTEE MEETING, AND WE'RE GOING TO LET A
 10:49:14AM MEMBER-DRIVEN PROCESS WORK AND HEAR THESE.
 10:49:17AM MAYOR, TO YOUR QUESTION ABOUT WILL THERE BE ONE, WILL THERE
 10:49:20AM BE TWO?
 10:49:21AM I THINK YOU COULD SEE SIX.
 10:49:23AM YOU COULD SEE THREE.
 10:49:24AM I THINK THAT IF YOU WANT TO KILL IT, YOU PUT THREE, FOUR,
 10:49:29AM FIVE, SIX PROPOSALS ON THE BALLOT AND EVERYBODY VOTES NO.
 10:49:32AM YOU NEVER GET TO 60% ON ANY OF THEM.
 10:49:35AM I REMIND EACH OF YOU THAT WE HAD TWO HOMESTEAD AMENDMENTS ON
 10:49:39AM THE BALLOT THE LAST 12 OR 15 YEARS.
 10:49:41AM BOTH OF THEM FAILED.
 10:49:43AM I WOULD SAY TO YOU THAT THE MISSING PIECE FOR THE MOMENT
 10:49:48AM ISN'T NECESSARILY JUST THE SENATE.
 10:49:51AM IT REALLY IS THE GOVERNOR.
 10:49:53AM AND THE GOVERNOR HAS CLEARLY WEIGHED IN.
 10:49:57AM I DON'T BELIEVE THE SENATE HAS THE APPETITE THAT THE

 10:49:59AM GOVERNOR DOES.
 10:49:59AM I DON'T THINK THE SENATE HAS THE APPETITE THAT THE HOUSE
 10:50:02AM HAS.
 10:50:02AM BUT I DO THINK THAT WE COULD BE HEADED TO NOT NECESSARILY A
 10:50:09AM 105 DAY OR MORE LEGISLATIVE SESSION, BUT I DO THINK YOU
 10:50:14AM COULD BE HEADED TO A SERIES OF SPECIAL SESSIONS DEALING WITH
 10:50:20AM PROPERTY TAX REFORM.
 10:50:22AM I THINK EVERYBODY RECOGNIZES STARTING WITH -- EXTREMELY
 10:50:27AM IMPORTANT TO MENTION THIS, SAM GARRISON, THE INCOMING
 10:50:31AM SPEAKER OF THE HOUSE, HE AND HIS LAW FIRM ARE COUNTY
 10:50:35AM ATTORNEYS FOR MANY COUNTIES.
 10:50:38AM TO USE HIM AS AN EXAMPLE, HIS COUNTY, WHERE HE RESIDES, IS
 10:50:43AM LARGELY A BEDROOM COMMUNITY AS A WHOLE.
 10:50:46AM VERY LITTLE COMMERCIAL.
 10:50:47AM VERY LITTLE RETAIL.
 10:50:49AM IT IS A BEDROOM COMMUNITY.
 10:50:51AM YOU WIPE OUT ALL OF THE AD VALOREM RESIDENTIAL PROPERTY
 10:50:55AM TAXES AND YOU HAVE JUST DESTROYED A COMMUNITY'S ABILITY TO
 10:50:59AM HAVE A POLICE AND FIRE DEPARTMENT UNLESS PART OF WHAT YOU DO
 10:51:05AM ARE CREATING IMPLEMENTING BILLS UP FRONT THAT THEN GIVE

10:51:10AM THOSE LOCAL GOVERNMENTS THE ABILITY TO SET FEES FOR CERTAIN
 10:51:16AM SERVICES GOING FORWARD TO BACKFILL THE LOSS, IF YOU WILL, OF
 10:51:19AM THOSE TAXES.
 10:51:20AM I THINK RANA AND I AND THE OTHER MEMBERS OF OUR FIRM SPEND
 10:51:26AM AN INORDINATE AMOUNT OF TIME EVERY DAY ON THIS ISSUE, BUT IT

 10:51:30AM IS EVOLVING, AND WE HAVE BARELY GOTTEN THROUGH THE FIRST ACT
 10:51:34AM OF THE PLAY ON WHAT PROBABLY IS A 10 OR 15 ACT PLAY.
 10:51:41AM >>Mayor Ribble: THANK YOU FOR THOSE INSIGHTS.
 10:51:43AM I KNOW IT WILL BE UP AND DOWN AND UP AND DOWN FOR THE NEXT
 10:51:46AM MONTHS.
 10:51:48AM >> IF I COULD ADD ONE THING, I THINK IT'S IMPORTANT TO
 10:51:51AM UNDERSTAND THE PROCESS ON HOW CONSTITUTIONAL AMENDMENTS GET
 10:51:53AM ON THE BALLOT.
 10:51:53AM THE HOUSE AND THE SENATE BOTH HAVE TO PASS WHATEVER GOES TO
 10:51:56AM THE BALLOT BY THREE-FIFTHS OF A VOTE AND IT GOES STRAIGHT TO
 10:52:00AM THE BALLOT.
 10:52:01AM THE GOVERNOR DOESN'T WEIGH IN ON ANY OF THAT.
 10:52:03AM SO I THINK THAT'S WHY YOU SEE SO MUCH OF HIM IN THE PRESS
 10:52:06AM WITH THE DOGE EFFORTS AND TRYING TO MAKE THAT CASE IN THE
 10:52:10AM MEDIA BECAUSE OF THAT.
 10:52:12AM I THINK HE SAYS HE'S GOING TO HAVE A PROPOSAL COME OUT.
 10:52:16AM WE HAVEN'T SEEN THAT YET, AND HE'S FRANKLY GOING TO HAVE TO
 10:52:19AM HAVE A HOUSE AND SENATE SPONSOR FOR THAT.
 10:52:23AM ALL OF THESE THINGS TEND TO MEAN TO ME THAT WHATEVER DOES
 10:52:27AM GET PROMOTED FORWARD TO THE BALLOT WILL BE THOUGHT THROUGH
 10:52:32AM AND MORE REASONABLE BY THE HOUSE AND SENATE, PARTICULARLY
 10:52:34AM THE SENATE, I THINK.
 10:52:35AM AND TO RON'S POINT, I THINK HE'S RIGHT ABOUT THE HOUSE
 10:52:38AM PROPOSALS.
 10:52:39AM I KNOW HE'S RIGHT ABOUT THE HOUSE PROPOSALS, YOU KNOW, LET

 10:52:42AM THE PROCESS WORK THROUGH EACH OF THEM AND FIGURE OUT THE
 10:52:45AM NUMBERS.
 10:52:46AM I THINK WHAT WOULD BE HELPFUL IS IF YOU TAKE TWO OR THREE OF
 10:52:50AM THEM -- YOU MAY HAVE ALREADY RUN THE NUMBERS ON HOW EACH OF
 10:52:53AM THEM WOULD AFFECT YOU.
 10:52:55AM I THINK THAT WOULD BE HELPFUL AND WE CAN GET THAT
 10:52:57AM INFORMATION TO LEGISLATORS AND COMMITTEE MEMBERS OF THAT
 10:53:01AM COMMITTEE.
 10:53:03AM >> IT WOULD BE REALLY HELPFUL TO START THESE CONVERSATIONS
 10:53:06AM WITH YOUR LOCAL DELEGATION.
 10:53:07AM YOU HAVE A VERY STRONG DELEGATION.
 10:53:10AM AND THERE'S NO DOUBT THAT THEY ARE GOING TO HAVE A LOT OF
 10:53:13AM OPINIONS ABOUT WHAT IS PUT ON THE BALLOT.
 10:53:17AM RANA, YOU READ MY MIND.
 10:53:19AM I DID WANT TO POINT OUT THAT THE LEGISLATURE DOES HAVE TO
 10:53:22AM PASS WHATEVER IS PUT ON THE BALLOT BY A SUPERMAJORITY, BY

10:53:26AM THE TWO-THIRDS.
 10:53:27AM AND THEN ALSO IF IT MAKES IT ONTO THE BALLOT, THAT ALSO HAS
 10:53:32AM TO PASS BY A SUPERMAJORITY.
 10:53:33AM SO THERE IS A LOT OF LADDERS TO CLIMB FOR THESE TO BE
 10:53:38AM SUCCESSFUL.
 10:53:40AM >>Mayor Ribble: ALL RIGHT.
 10:53:41AM ANY OTHER QUESTIONS OR COMMENTS FROM THE COUNCIL?
 10:53:44AM >>Jeff Hunt: SB 180, IT SOUNDS LIKE IT'S GOING TO GO BACK
 10:53:49AM FOR, I GUESS TERMED EMERGENCIES OR TWEAKING.

 10:53:53AM I DON'T KNOW IF THAT IS A CORRECT STATEMENT.
 10:53:55AM >> CORRECTIONS.
 10:53:56AM >>Jeff Hunt: DO YOU KNOW WHAT THAT WOULD BE?
 10:53:57AM THE ASPECTS OF THAT THAT ARE BEING QUESTIONED?
 10:54:01AM >> I DON'T BECAUSE WE'RE NOT INVOLVED WITH THE LITIGATION,
 10:54:04AM SO I HAVE NOT BEEN GIVEN, IF YOU WILL, AN ANALYSIS, NOR
 10:54:09AM WOULD THEY PROBABLY SHARE ANALYSES WHERE THEY THINK THERE
 10:54:13AM ARE WEAKNESSES IN THE STATE'S DEFENSE OF IT.
 10:54:16AM LOOK, WE KEEP THE LAWSUITS ON OUR DESK.
 10:54:23AM WE FOLLOW IT IN THAT REGARD.
 10:54:25AM I DON'T KNOW THAT WE HAVE A GOOD FEEL FOR WHERE THEY WILL
 10:54:27AM MAKE CHANGES.
 10:54:28AM I DO THINK THERE ARE VULNERABILITIES.
 10:54:31AM THE SENATE IN PARTICULAR RECOGNIZES THEY HAVE SOME LEGAL
 10:54:34AM VULNERABILITIES.
 10:54:35AM AND THEIR ATTITUDE TO LOCAL GOVERNMENTS WERE, YOU RAN TO SUE
 10:54:41AM US WHEN WE TOLD YOU WE UNDERSTOOD THAT WE NEEDED TO MAKE
 10:54:44AM SOME GLITCH CHANGES TO IT.
 10:54:46AM AND SO THEREIN LIES PART OF THE RESENTMENT, IF YOU WILL, TO
 10:54:51AM CHALLENGING WHAT THEY ARE DOING IN THE COURTS BEFORE GIVING
 10:54:54AM THEM AN OPPORTUNITY TO MEET AND FIX AS THEY DID IN SOME
 10:54:58AM INSTANCES UNDER LIVE LOCAL AND AS THEY DID IN SOME INSTANCES
 10:55:02AM UNDER LIVE HEALTHY.
 10:55:07AM >>Mayor Ribble: GO AHEAD, JIM.
 10:55:08AM >>Jim Ward: JIM WARD.

 10:55:09AM I'M JUST LOOKING AT THE THREE-YEAR STATE REVENUE
 10:55:11AM PROJECTIONS.
 10:55:12AM AND I'M LOOKING AT THE PROJECTED SURPLUS DEFICIT YEAR ONE
 10:55:17AM THROUGH YEAR THREE.
 10:55:18AM >> I CAN'T HEAR ANYTHING NOW.
 10:55:20AM >>Jim Ward: I'M TRYING TO UNDERSTAND HOW YOU GO -- DON'T THE
 10:55:24AM STATES HAVE TO PRODUCE A BALANCED BUDGET?
 10:55:27AM HOW DO YOU RECONCILE A DEFICIT OF 6.6 BILLION IN YEAR THREE?
 10:55:34AM >> SO JUST A REMINDER, THIS IS A PROJECTION.
 10:55:38AM THIS IS TO SHOW THAT THE LEGISLATURE IS GOING TO HAVE TO
 10:55:42AM TIGHTEN ITS BELT.
 10:55:44AM THIS IS WHAT -- THIS IS NOT THE SPENDING PLAN.

10:55:50AM THIS IS JUST A PROJECTION OF WHAT THE REVENUES WILL BE.
 10:55:53AM FLORIDA IS DOING REALLY WELL WITH ALL OF OUR TAX
 10:55:56AM COLLECTIONS, SO THERE'S NO CONCERN THERE.
 10:55:59AM IT'S BEEN RECORD REVENUES THAT HAVE BUSTED ALL THE
 10:56:02AM EXPECTATIONS EACH QUARTER.
 10:56:03AM BUT THIS IS WHAT -- REALLY, COMMISSIONER WARD, WE WANTED TO
 10:56:08AM SHARE WITH YOU, IS THE REASON THAT THERE'S GOING TO NEED TO
 10:56:12AM BE BELT TIGHTENING.
 10:56:13AM WHETHER THAT MEANS ASKING FOR LESS PROJECTS OR LESS DOLLARS
 10:56:19AM PER PROJECT, THAT IS SOMETHING TO KEEP IN MIND.
 10:56:22AM SO THEY ARE TRYING THEIR BEST TO FIGURE OUT WHAT THIS LOOKS
 10:56:27AM LIKE AND WHERE THE CUTS WILL HAPPEN THROUGHOUT THE ENTIRE
 10:56:32AM BUDGET.

 10:56:37AM >>Jim Ward: I GUESS WHAT I'M STRUGGLING WITH, THEY ARE
 10:56:40AM LOOKING AT DIFFERENT WAYS TO REDUCE PROPERTY TAXES AND
 10:56:42AM YOU'RE LOOKING AT \$6.6 BILLION PROJECTED DEFICIT.
 10:56:47AM I'M TRYING TO RECONCILE THOSE TWO THINGS.
 10:56:51AM >> DON'T TRY TO DO THAT. THAT WOULD BE LOGICAL.
 10:56:57AM >> BUSINESS RENT TAX AND TRYING TO INCREASE THE CAPS ON
 10:56:59AM SOVEREIGN IMMUNITY.
 10:57:00AM AND THEN 180 THAT PREVENTS ANY SORT OF FEE INCREASE OR ANY
 10:57:05AM TIME OF EMERGENCY TO EXPEDITE PERMITTING.
 10:57:07AM I THINK THERE IS A REAL ISSUE WITH LOOKING AT IT
 10:57:11AM HOLISTICALLY AND IS THAT SOMETHING IN FAVOR OF GIMMICK
 10:57:16AM POLITICS?
 10:57:17AM I DON'T THINK IT'S VERY PRODUCTIVE TO THE WAY THEY ARE
 10:57:20AM APPROACHING ALL OF THIS.
 10:57:21AM I THINK IN TOTALITY, MENTIONING THOSE AS A WHOLE TO YOUR
 10:57:26AM LEGISLATORS IS VERY IMPORTANT.
 10:57:27AM >> AGREE.
 10:57:28AM RIGHT NOW, WE'RE OPERATING ON \$117 BILLION BUDGET.
 10:57:34AM IT'S BEEN INTERESTING BECAUSE DESPITE ALL THESE REVENUE
 10:57:38AM PROJECTIONS AND THE COLLECTIONS, YOU WOULD HAVE THOUGHT --
 10:57:43AM THEY WOULD SPEND EVEN MORE, BUT THE LEGISLATURE ACTUALLY HAS
 10:57:47AM ONLY SPENT MAYBE A BILLION DOLLARS MORE OVER THE LAST YEAR
 10:57:50AM OR TWO.
 10:57:51AM SO, AGAIN, THAT GOES BACK TO THE FACT THAT THE FEDERAL
 10:57:55AM DOLLARS ARE NO LONGER AVAILABLE IN HELPING COMMUNITIES WITH

 10:58:00AM THEIR INFRASTRUCTURE PROJECTS EVERYWHERE IN FLORIDA OR IN
 10:58:03AM THE NATION.
 10:58:07AM >> I DID.
 10:58:07AM IT'S UNMUTED.
 10:58:08AM >>Mayor Ribble: IS THERE ANYTHING ELSE?
 10:58:12AM >> I THINK WE COVERED.
 10:58:14AM I THINK WE'VE COVERED IT.
 10:58:15AM ON BEHALF OF BOTH FIRMS, WE WANT YOU TO KNOW HOW MUCH WE

10:58:18AM APPRECIATE THE CONTINUED OPPORTUNITY TO REPRESENT YOU AND
 10:58:20AM YOUR TAXPAYERS AND THE CONSTITUENTS YOU SERVE.
 10:58:23AM WE DON'T TAKE THE OPPORTUNITY LIGHTLY.
 10:58:26AM NEITHER OF OUR FIRMS, AND WE JUST APPRECIATE YOUR STAFF AS
 10:58:31AM WELL.
 10:58:31AM >>Mayor Ribble: WE APPRECIATE ALL THAT YOU DO FOR US.
 10:58:33AM THANK YOU SO MUCH.
 10:58:33AM I KNOW YOU WILL BE KEEPING IN CONTACT WITH OUR VILLAGE
 10:58:37AM MANAGER AS THE SESSION BEGINS AND THROUGHOUT THE SESSION.
 10:58:41AM I THANK YOU.
 10:58:45AM >> THANK YOU, MADAM MAYOR.
 10:58:46AM THANK YOU, COMMISSIONERS.
 10:58:48AM >>Mayor Ribble: HAVE A GREAT DAY.
 10:59:02AM >>Jon McLain: A LOT OF BALLS IN THE AIR, I WOULD SAY.
 10:59:05AM >>Mayor Ribble: THE NEXT WORKSHOP WE HAVE IS THE
 10:59:07AM VULNERABILITY ASSESSMENT UPDATE.
 10:59:11AM >>Carol Sacco: WE DON'T HAVE ANY SIGN-UP FOR THE LEGISLATIVE

 10:59:13AM UPDATE.
 10:59:14AM >>Mayor Ribble: I'M SORRY.
 10:59:14AM THANK YOU.
 10:59:21AM >> GOOD MORNING, MAYOR, VICE-MAYOR, AND COUNCIL MEMBERS, AND
 10:59:26AM VILLAGE RESIDENTS.
 10:59:26AM MY NAME IS LARA WAKEFIELD.
 10:59:29AM I'M REPRESENTING APTIM, THE CONSULTANT ON THE VILLAGE
 10:59:32AM VULNERABILITY ASSESSMENT AND ADAPTATION PLAN.
 10:59:36AM THANK YOU FOR THIS OPPORTUNITY TO PROVIDE A QUICK BRIEFING
 10:59:39AM ON OUR PROJECT.
 10:59:40AM SO TODAY, I'M GOING TO GIVE YOU AN OVERVIEW OF THE PROJECT
 10:59:45AM SCOPE, SHARE SOME HIGHLIGHTS OF WHAT WE FOUND FROM THE
 10:59:49AM PUBLIC SO FAR IN OUR OUTREACH, AND HIGHLIGHT SOME
 10:59:52AM PRELIMINARY FINDINGS FROM THE EXPOSURE ANALYSIS.
 10:59:56AM THIS WORK IS FUNDED BY A GRANT.
 11:00:15AM AN IMPORTANT PART HERE IS THAT BY COMPLETING A VULNERABILITY
 11:00:18AM ASSESSMENT LIKE THIS, THE VILLAGE WILL BE ELIGIBLE FOR
 11:00:22AM FUTURE STATE AND FEDERAL FUNDING FOR RESILIENCE PROJECTS.
 11:00:25AM SO THE GRANT COVERS THE SCOPE ITEMS OF DATA COLLECTION,
 11:00:30AM EXPOSURE ANALYSIS TO DIFFERENT HAZARDS AND THE SENSITIVITY
 11:00:33AM ANALYSIS AND RISK ASSESSMENT WHICH IS REALLY TO UNDERSTAND
 11:00:37AM WHICH ASSETS ARE MOST VULNERABLE AND THE ASSETS MOST
 11:00:44AM RELEVANT TO RESIDENTS AND TRY TO DETERMINE IF AND WHEN THEY
 11:00:48AM COULD FAIL UNDER CERTAIN SCENARIOS AND ALSO HOW SENSITIVE
 11:00:52AM THAT PARTICULAR PIECE OF INFRASTRUCTURE IS TO OTHER HAZARDS

 11:00:56AM AS WELL.
 11:00:56AM SO THE LAST PIECE OF THE PROJECT IS THE ADAPTATION PLANNING,
 11:01:02AM AND THAT IS REALLY WHERE WE'RE GOING TO BE RANKING THE
 11:01:06AM VULNERABILITIES THAT WE'VE IDENTIFIED AND EXPOSURE AND

11:01:10AM SENSITIVITY ANALYSIS.
 11:01:11AM AND DETERMINING THE ADAPTATION STRATEGIES THAT COULD REDUCE
 11:01:16AM THOSE RISKS THAT WE IDENTIFIED.
 11:01:18AM OKAY.
 11:01:23AM TO BEGIN, I'LL GIVE A BRIEF OVERVIEW OF THE HAZARDS WE'RE
 11:01:26AM INCLUDING AS SCENARIOS FOR THE EXPOSURE ANALYSIS.
 11:01:29AM SO THE FIRST IS COASTAL FLOODING, WHICH CAN OCCUR FROM STORM
 11:01:33AM SURGE.
 11:01:34AM AS YOU CAN SEE IN THIS FIGURE HERE, WHERE THE SURGE SORT OF
 11:01:37AM PROPAGATES UP THE RIVER AND FLOWS OVER LAND ALONG THE COAST.
 11:01:42AM IT CAN ALSO BE TIDAL FLOODING.
 11:01:44AM AS WE LOOK TOWARDS THE FUTURE WITH SEA LEVEL RISE
 11:01:47AM PROJECTIONS, TIDAL FLOODING COULD OCCUR MUCH MORE FREQUENTLY
 11:01:51AM UP TO NEARLY A HUNDRED DAYS A YEAR AS THE PROJECTIONS SHOW.
 11:01:56AM IT BECOMES A BIGGER ISSUE IN THE FUTURE.
 11:01:58AM IT'S IMPORTANT TO KEEP AN OUTLOOK FOR.
 11:02:00AM AND THEN THE THIRD COASTAL FLOODING SCENARIO WE LOOK AT IS
 11:02:04AM COMPOUND FLOODING BECAUSE WE WANT TO UNDERSTAND HOW RAINFALL
 11:02:07AM IS INTERACTING WITH POTENTIAL SURGE AND THE GROUNDWATER
 11:02:15AM TABLE.
 11:02:15AM AS PART OF THE STORMWATER MASTER PLAN UPDATE, THERE ARE

 11:02:16AM ADDITIONAL SCENARIOS BEING RUN IN THE MODEL SO WE CAN BETTER
 11:02:20AM UNDERSTAND COMPOUND FLOODING RISKS AND HAVE A BETTER
 11:02:23AM REPRESENTATION.
 11:02:23AM WE'LL BE RUNNING RAINFALL SCENARIOS ALONE.
 11:02:29AM FOR EXAMPLE, LOOKING AT A THREE-DAY, 25-YEAR STORM.
 11:02:32AM THE REASON THAT'S ONE OF THE ONES WE FOCUS ON IS BECAUSE A
 11:02:35AM LOT OF INFRASTRUCTURE, THE ROADS, STORMWATER SYSTEMS ARE
 11:02:39AM OFTEN DESIGNED FOR THAT TYPE OF STORM.
 11:02:43AM IT'S A USEFUL BENCHMARK TO UNDERSTAND HOW FLOODING OCCURS
 11:02:46AM ACROSS THE COMMUNITY.
 11:02:46AM FOR COMPARISON, THE FLOOD INSURANCE STUDY THAT IS COMPLETED
 11:02:51AM BY FEMA ALSO LOOKS AT RAINFALL, BUT IT'S A MUCH MORE EXTREME
 11:02:55AM EVENT, THE HUNDRED-YEAR STORM, WHICH HAS ABOUT A 1% CHANCE
 11:02:59AM OF OCCURRING IN ANY GIVEN YEAR.
 11:03:01AM ALL OF THESE COMBINED IT GIVES US A RANGE OF SCENARIOS FOR
 11:03:05AM HOW RAINFALL AFFECTS THE VILLAGE AND HOW IT INTERACTS WITH
 11:03:10AM SEA LEVEL RISE AND DRAINAGE CAPACITY AS PART OF THE OVERALL
 11:03:13AM STUDY.
 11:03:13AM WE ALSO LOOK AT SOME NON-FLOODING HAZARDS.
 11:03:23AM I'M GOING TO GO OVER HEAT FIRST.
 11:03:26AM THIS HAS BECOME A GROWING CONCERN FOR SOUTHERN COMMUNITIES
 11:03:30AM ACROSS SOUTH FLORIDA AS WE'RE SEEING MORE AND MORE DAYS WITH
 11:03:34AM TEMPERATURES ABOVE 95 DEGREES.
 11:03:35AM IT'S GETTING HOTTER.
 11:03:37AM IT'S IMPORTANT TO CONSIDER THIS AS WE ADVANCE OUR URBAN

11:03:41AM PLANNING, ESPECIALLY IN THE CASE THAT THERE MAY BE GROUPS
 11:03:44AM THAT ARE MORE VULNERABLE TO THE IMPACTS OF EXTREME HEAT.
 11:03:49AM FOR EXAMPLE, SENIORS, PEOPLE WITH PREEXISTING CONDITIONS.
 11:03:54AM HAVING THIS DATA IS HELPFUL TO HELP US UNDERSTAND WHERE
 11:03:58AM THERE MAY BE VULNERABILITIES ACROSS THE COMMUNITY.
 11:04:01AM AND IN RED, THE DARKER RED IS REALLY WHERE YOU'RE SEEING
 11:04:07AM HIGH IMPERVIOUS SURFACES OR A LACK OF TREE CANOPY.
 11:04:10AM THOSE TYPICALLY TEND TO BE INDICATORS OF WHERE HEAT SPOTS
 11:04:15AM WILL POP UP.
 11:04:15AM WE'LL ALSO BE LOOKING AT THE VULNERABILITY OF WIND IMPACTS.
 11:04:21AM SO WIND CAN COME IN THE FORM OF A TORNADO OR A SEVERE
 11:04:25AM HURRICANE.
 11:04:26AM IN THIS CASE, WHAT WE REALLY TRY TO LOOK AT IS BUILDINGS
 11:04:30AM THAT WERE BUILT BEFORE THE WIND CODE WAS IN PLACE.
 11:04:34AM SO THAT'S WHAT YOU'RE SEEING SORT OF IN RED THERE.
 11:04:37AM AND THEN, OF COURSE, WE ALSO LOOK AT HOW HIGH THE BUILDINGS
 11:04:41AM ARE AS THAT AFFECTS THE POTENTIAL IMPACTS FROM WIND.
 11:04:45AM WE ALSO LOOK AT WHAT THE STRUCTURE IS MADE OUT OF.
 11:04:49AM SO WE TRY TO PULL IN THAT DATA WHERE POSSIBLE TO GET AN
 11:04:53AM ESTIMATE OF WHERE THERE MAY BE VULNERABILITIES TO WIND
 11:04:58AM ACROSS THE COMMUNITY.
 11:04:59AM THE LAST HAZARD SCENARIO THAT WE WILL BE LOOKING AT IS
 11:05:09AM WILDFIRE.
 11:05:10AM SO IT HAS A VARIED EFFECT ACROSS THE COMMUNITY.
 11:05:15AM IT'S MORE LIKELY TO OCCUR IN NATURAL AREAS, BUT YOU ALSO

 11:05:19AM HAVE URBAN AREAS THAT ARE ADJACENT TO THOSE NATURAL AREAS,
 11:05:23AM WHICH COULD BE AFFECTED BY SMOKE INHALATION.
 11:05:26AM SO WHERE YOU SEE THAT BIG BLOCK OF RED THERE, IT'S BECAUSE
 11:05:29AM THOSE AREAS ARE IMMEDIATELY ADJACENT TO LARGE, NATURAL
 11:05:33AM AREAS, SO IT'S MORE LIKELY THAT IT COULD OCCUR AND SPREAD IF
 11:05:39AM THERE WAS A FIRE THERE.
 11:05:40AM AND ACROSS THE URBAN AREAS, THE REASON THERE'S ORANGE IS
 11:05:44AM BECAUSE THOSE WET AREAS ARE CLOSER TO WETLANDS.
 11:05:48AM IF IT'S A NATURAL AREA PER THE WILDFIRE METHODOLOGY, IT IS
 11:05:53AM MORE LIKELY THAT THERE COULD BE A WILDFIRE IN THOSE NATURAL
 11:05:58AM AREAS.
 11:05:58AM SOME OF YOUR FACES ARE FAMILIAR.
 11:06:07AM YOU MAY HAVE SEEN US AT THE FIRST PUBLIC WORKSHOP IN
 11:06:10AM OCTOBER.
 11:06:10AM WE HELD THE FIRST OF TWO PLANNED WORKSHOPS THAT WERE AIMED
 11:06:14AM TO EXPLAIN THIS PROJECT AND ELICIT FEEDBACK FROM RESIDENTS.
 11:06:21AM WE ALSO HAD AN ONLINE SURVEY AVAILABLE TO GET ADDITIONAL
 11:06:25AM FEEDBACK FROM RESIDENTS AND THAT COULD BE DISTRIBUTED TO
 11:06:31AM FURTHER RESIDENTS IN ATTENDANCE.
 11:06:34AM WE HEARD FROM MANY THAT THEY REMEMBER HURRICANE IAN'S STORM
 11:06:37AM SURGE IMPACTS AS A SORT OF REFERENCE POINT AND ALSO THAT
 11:06:40AM THEY WOULD LIKE TO SHELTER IN PLACE DURING FUTURE EVENTS.

11:06:45AM AND THAT WAS HELPFUL FEEDBACK FOR US ON PREFERRED RESPONSE
 11:06:51AM STRATEGIES.
 11:06:52AM RESIDENTS ALSO SAID THEY WANTED TO LEARN ABOUT HOW FUTURE

 11:06:54AM DRAINAGE CONDITIONS WOULD CHANGE WITH CONTINUED DEVELOPMENT
 11:07:01AM AND WITH FUTURE PROJECTIONS.
 11:07:02AM SO THERE WAS AN INTEREST TO LEARN MORE ABOUT CHANGES.
 11:07:10AM ANOTHER REALLY GREAT COMMENT THAT CAME FORWARD WAS A STRONG
 11:07:16AM INTEREST IN SEEING SOCIAL DATA INTEGRATED WITH THE
 11:07:19AM ASSESSMENT, SO IT'S NOT JUST ABOUT THE INFRASTRUCTURE, THAT
 11:07:23AM THE HAZARDS ARE IMPACTING, BUT HOW THOSE HAZARDS MAY AFFECT
 11:07:29AM MORE VULNERABLE POPULATIONS IN THE COMMUNITY AND HOW WELL
 11:07:33AM THE COMMUNITY CAN HANDLE THOSE TYPES OF HAZARDS.
 11:07:36AM SO WHILE WE ARE LOOKING AT THE STRUCTURE, IT'S ALSO
 11:07:38AM IMPORTANT -- YOU THINK SEPARATE THE PEOPLE FROM THE
 11:07:40AM STRUCTURE.
 11:07:43AM A FOCUS ON THAT WAS BROUGHT UP.
 11:07:45AM NOW I'LL GIVE YOU A BIT OF A SNEAK PEEK INTO THE PRELIMINARY
 11:07:52AM FINDINGS FROM THE EXPOSURE ANALYSIS.
 11:07:55AM THESE ARE VERY HIGH-LEVEL.
 11:07:57AM HERE YOU ARE SEEING, AS YOU WOULD EXPECT, STORM SURGE DOES
 11:08:01AM IMPACT THE COASTAL AREAS OF ESTERO.
 11:08:05AM RIGHT NOW, IT'S ABOUT 16 PERCENT OF THE VILLAGE'S CRITICAL
 11:08:09AM INFRASTRUCTURE.
 11:08:09AM HOWEVER, WHEN YOU LOOK TOWARDS 2050, YOU CAN SEE IN THE
 11:08:12AM FIGURE HERE, THE LIGHT BLUE AREAS, THAT EXPOSURE IS EXPECTED
 11:08:17AM TO EXPAND TO ABOUT 30% OF CRITICAL INFRASTRUCTURE.
 11:08:22AM IT'S REALLY IN THE NEXT PHASE WORK THE SENSITIVITY ANALYSIS
 11:08:27AM WHERE WE'LL EVALUATE HOW PROBLEMATIC THOSE FLOOD DEPTHS ARE.

 11:08:35AM WHETHER THE INFRASTRUCTURE COULD FAIL OR BE DISRUPTED DURING
 11:08:37AM A STORM SURGE EVENT.
 11:08:39AM SO FAR WE'RE JUST LOOKING AT EXPOSURE.
 11:08:43AM THE NEXT PHASE OF WORK IS WHERE WE'LL EVALUATE HOW
 11:08:47AM PROBLEMATIC THOSE FLOOD DEPTHS ARE.
 11:08:53AM I ALSO WANTED TO FLAG SOME PRELIMINARY FINDINGS FROM TIDAL
 11:09:00AM FLOODING.
 11:09:01AM AS YOU CAN SEE HERE, THE AREAS ADJACENT TO THE ESTERO RIVER
 11:09:06AM TO THE NORTH AND SOUTH HAVE SOME POTENTIAL FLOODING IN THEIR
 11:09:10AM BACKYARDS.
 11:09:13AM THAT INCLUDES THE EAST ESTERO RIVER HEIGHTS AND WEST BAY
 11:09:18AM CLUB NEIGHBORHOODS.
 11:09:20AM ALONG THE RIVER, YOU CAN SEE THAT THE FLOODPLAIN EXPANDS AS
 11:09:24AM A RESULT OF TIDAL FLOODING, WHICH IS WHAT WE WOULD EXPECT,
 11:09:28AM MORE WATER MOVING INLAND WITH THESE HIGHER TIDES.
 11:09:31AM THERE ARE ALSO POTENTIAL INUNDATION AREAS ALONG THE SOUTHERN
 11:09:37AM PART OF THE VILLAGE NEAR THE RITZ RESIDENCES, THE HYATT AND
 11:09:41AM THE REGENCY AREA, WHERE REDEVELOPMENT IS HAPPENING NOW.

11:09:44AM YOU CAN ALSO SEE SOME FLOODING ALONG COCONUT ROAD AND IN THE
 11:09:49AM SALTLEAF GOLF PRESERVE, BUT ADJACENT TO THOSE AREAS IS ALSO
 11:09:53AM WHERE YOU WOULD SEE TIDAL FLOODING IN THE WETLANDS AND THE
 11:09:56AM PONDS ALONG THAT COASTAL AREA.
 11:09:58AM IT'S ALSO IMPORTANT TO NOTE THAT OUR SIMULATIONS AND THE
 11:10:02AM EXPOSURE ASSUME NO MITIGATION IS IN PLACE, SO THESE
 11:10:06AM PROJECTIONS SHOW AN UNMITIGATED SCENARIO.

11:10:08AM IN TERMS OF TIDAL FLOODING, IT'S ONE OF THE EASIER HAZARDS
 11:10:12AM TO ADDRESS, SAY, IN COMPARISON TO EXTREME STORM SURGE.
 11:10:17AM YOU CAN MITIGATE IT WITH LESS RESIDUAL REST.
 11:10:22AM ON THE LEFT SIDE HERE, YOU'LL SEE EXISTING TIDAL FLOODED
 11:10:35AM AREAS BECAUSE IT'S REALLY THE WETLAND AREAS THAT YOU SEE
 11:10:37AM THAT ARE FLOODING FROM THESE TIDAL EVENTS, WHICH IS WHY
 11:10:42AM MAYBE YOU DON'T SEE IT ON THE FRONT PAGE OF YOUR NEWSPAPER
 11:10:45AM OR NOT SO FRONT OF MIND.
 11:10:46AM HOWEVER, WHEN YOU LOOK AT THE RIGHT SIDE, WHICH SHOWS 2050,
 11:10:51AM YOU CAN SEE THAT THE AREAS CIRCLED IN ORANGE WHERE THE TIDAL
 11:10:56AM FLOODING MAY BEGIN TO PROGRESS FURTHER INLAND, AND THOSE ARE
 11:11:00AM THE AREAS WHERE THERE MAY BE A NEED TO ADDRESS
 11:11:04AM VULNERABILITIES SINCE FLOODING WOULD BE CLOSER TO
 11:11:08AM STRUCTURES, INFRASTRUCTURE, AND PROPERTY LINES.
 11:11:13AM SO FOR NEXT STEPS, WE'RE WRAPPING UP THE FIRST TASK.
 11:11:22AM THE EXPOSURE ANALYSIS THIS MONTH AND THAT REPORT SHOULD BE
 11:11:26AM ABLE TO BE REVIEWED BY DECEMBER.
 11:11:28AM AFTER THAT, WE'LL BEGIN THE SENSITIVITY ANALYSIS WHICH LOOKS
 11:11:32AM AT HOW THOSE ASSETS RESPOND WHEN THEY ARE ACTUALLY IMPACTED
 11:11:36AM BY FLOODING OR OTHER HAZARDS.
 11:11:39AM SO WE WILL BE READY FOR OUR NEXT PUBLIC MEETING BY MARCH.
 11:11:51AM AND THERE BE ABLE TO SHOW MORE DETAILED RESULTS OF OUR
 11:11:58AM PROJECT SO FAR.
 11:12:00AM I ALSO WANT TO NOTE THAT INCLUDED IN THIS PROJECT IS AN
 11:12:02AM OPTION FOR RESIDENTS WHO LIVE IN A SPECIAL FLOOD HAZARD AREA

11:12:06AM TO REQUEST A SURVEY OF THEIR HOME ELEVATION AND HAVE A FLOOD
 11:12:10AM CERTIFICATE COMPLETED.
 11:12:13AM SO THAT HELPS THE VILLAGE GET CREDIT UNDER THE COMMUNITY
 11:12:16AM RATING SYSTEM.
 11:12:21AM AND THE PROJECT CONCLUDES WITH THE DEVELOPMENT OF AN
 11:12:26AM ADAPTATION PLAN AND COORDINATION WITH THE COUNTY TO UPDATE
 11:12:29AM THE LMS TO INCLUDE PROJECTS TO ADDRESS VULNERABILITIES.
 11:12:36AM THAT'S TYING IT ALL TOGETHER.
 11:12:37AM THANK YOU ALL FOR YOUR TIME.
 11:12:42AM THIS PROJECT IS BEING MANAGED BY PUBLIC WORKS, BUT I AM
 11:12:47AM HAPPY TO TAKE ANY QUESTIONS.
 11:12:49AM >>Mayor Ribble: ANY QUESTIONS, COUNCIL?
 11:12:52AM >>Jeff Hunt: I UNDERSTAND THE TWO DIFFERENT PHASES.
 11:12:57AM AT THE END OF THIS, IS THERE MITIGATION STRATEGIES OR ANY

11:13:02AM STRATEGIES THAT YOU WILL PROVIDE?
 11:13:03AM COULD BE AS SIMPLE AS BURN THESE AREAS ONCE A YEAR SO THEY
 11:13:06AM DON'T GET OUT OF HAND?
 11:13:07AM >> YES, THE ADAPTATION PLAN IS -- OR WE FOUND
 11:13:14AM VULNERABILITIES AND THESE ARE --
 11:13:17AM >>Jeff Hunt: YOU'LL PROVIDE TACTICS.
 11:13:19AM >> TESTED IN ANOTHER COMMUNITY.
 11:13:21AM THIS HAS WORKED AND BASED ON DISCUSSIONS WITH THE
 11:13:24AM DEPARTMENTS AND FEEDBACK WE'VE RECEIVED, THESE ARE SOME
 11:13:27AM ADAPTATION STRATEGIES.
 11:13:29AM AND THIS IS SORT OF LIKE YOUR PATH FORWARD, BECAUSE IT

 11:13:32AM DOESN'T REALLY HELP TELLING YOU SOLELY WHAT YOUR PROBLEMS
 11:13:36AM MIGHT BE.
 11:13:36AM WE GIVE YOU GUIDANCE INTO HOW YOU CAN BEST MITIGATE THOSE
 11:13:41AM RISKS AND THEN WHAT RESIDUAL RISK WOULD BE LEFT OVER.
 11:13:48AM >>Mayor Ribble: ANYTHING ELSE?
 11:13:49AM LARA, THANK YOU VERY MUCH.
 11:13:51AM WE LOOK FORWARD TO YOUR NEXT UPDATE.
 11:13:53AM >> THANK YOU.
 11:13:55AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT.
 11:13:56AM >>Mayor Ribble: THANK YOU.
 11:13:57AM NEXT ON THE LIST, WE HAVE THE ECO-HISTORIC PLANNING STUDY
 11:14:03AM UPDATE.
 11:14:03AM STEVE, WHO WILL BE INTRODUCING THIS?
 11:14:09AM >>Steven Sarkozy: MADAM MAYOR, MARY GIBBS IS THE
 11:14:13AM COORDINATING PERSON ON STAFF.
 11:14:16AM BOTH OF THESE GRANTS ARE FROM THE COMMUNITY DEVELOPMENT
 11:14:18AM BLOCK GRANT DISASTER RECOVERY PROGRAM MADE AVAILABLE THROUGH
 11:14:24AM LEE COUNTY.
 11:14:25AM BOTH IN THE AMOUNT OF ABOUT \$450,000.
 11:14:31AM >>Mayor Ribble: WELCOME, MARY.
 11:14:50AM >>Mary Gibbs: THANK YOU, TAMMY.
 11:14:53AM THIS IS A QUICK UPDATE ON OUR ECO-HISTORIC STUDY.
 11:14:56AM WE RECEIVED, AS STEVE MENTIONED, CDBG-DR GRANT FOR THE
 11:15:00AM STUDY, ABOUT \$450,000.
 11:15:02AM WE SELECTED THE CONSULTANT.

 11:15:06AM WE AWARDED THE CONTRACT IN MAY.
 11:15:08AM OUR CONTRACT WAS AWARDED TO LAND DESIGN.
 11:15:14AM THEY ARE NOT HERE TODAY, SO I'M JUST DOING THE QUICK
 11:15:17AM PRESENTATION.
 11:15:17AM THEY ARE BASED IN ORLANDO, AND THEY ARE SUBBING WITH COOPER
 11:15:22AM CARRY WHO IS DOING SOME OF THE ECONOMIC RESEARCH.
 11:15:26AM THEY ARE IN BOULDER.
 11:15:29AM AND THEN A TRAFFIC ANALYSIS IF NEEDED SO WE HAVE
 11:15:31AM SUBCONSULTANTS.
 11:15:32AM BUT THE COOPER CARRY AND LAND DESIGN ARE THE TWO BIG

11:15:36AM CONSULTANTS ON THIS.
 11:15:36AM WE PICKED THEM.
 11:15:37AM WE LIKED LAND DESIGN BECAUSE THEY ARE THERE ORLANDO, SO THEY
 11:15:40AM ARE PRETTY LOCAL.
 11:15:41AM THEY HAVE DONE SOME WORK IN ESTERO BEFORE.
 11:15:43AM THEY SOMEHOW WORKED ON THE HCA SITE FOR A WHILE AND THEN ONE
 11:15:48AM OF THEIR PLANNERS HELPED US WITH THE NORTH SIDE OF THE RIVER
 11:15:53AM WHEN SHE WORKED AT KING AND ASSOCIATES.
 11:15:55AM SO THEY HAVE SOME KNOWLEDGE OF THE AREA.
 11:15:58AM THEY HAVE DONE A LOT OF STUDIES IN DIFFERENT PLACES AND
 11:16:00AM SIMILAR TYPE PLANS.
 11:16:01AM AGAIN, REFRESHER OF OUR STUDY AREA, THE AREA ALONG 41
 11:16:08AM BISECTED BY THE RIVER.
 11:16:09AM IT IS A THOUSAND ACRES.
 11:16:11AM IT KIND OF GOES FROM THE OLD ESTERO SOUTH TO JUST SOUTH OF

 11:16:15AM WILLIAMS ROAD.
 11:16:16AM IT INCLUDES THE HERTZ PROPERTY.
 11:16:18AM THE PURPOSE OF THE STUDY IS WE WANT TO COME UP WITH A
 11:16:22AM COMPREHENSIVE REPORT, A VISION, AND THEN A MASTER PLAN FOR
 11:16:25AM THE AREA.
 11:16:26AM THE AREA IS KIND OF DISPARATE BECAUSE IT INCLUDES OLD ESTERO
 11:16:30AM BUT IT HAS VACANT PROPERTIES, SO IT WILL BE INTERESTING TO
 11:16:33AM SEE WHAT THE CONSULTANTS COME UP WITH FOR THIS.
 11:16:36AM BUT WE WANT ALSO BASED ON OPPORTUNITIES AND CONSTRAINTS, BUT
 11:16:40AM ALSO TO LOOK AT THE ECONOMIC AND MARKET DEMAND TO MAKE SURE
 11:16:44AM WHATEVER THEY COME UP WITH IS SOMETHING THAT CAN BE
 11:16:46AM IMPLEMENTED.
 11:16:47AM THEN, OF COURSE, WE'VE GOT CULTURAL AND HISTORIC RESOURCES
 11:16:49AM THERE, TOO, SO WE WANT TO MAKE SURE WE KEEP THOSE PROTECTED.
 11:16:54AM THE PLANNING PROCESS, THE WAY IT'S WORKING NOW IS WE'RE
 11:16:59AM ACTUALLY IN KIND OF BETWEEN PHASE TWO AND THREE.
 11:17:03AM THE FIRST PHASE IS WHERE THEY COLLECT ALL THE DATA AND KIND
 11:17:06AM OF GET THE BASIC DOCUMENTS TOGETHER.
 11:17:08AM THE SECOND PHASE IS THE PUBLIC ENGAGEMENT, BEGINNING OF
 11:17:12AM THAT.
 11:17:12AM AND WE HAD THE OPEN HOUSE FOR THE CITIZENS JUNE 24.
 11:17:18AM AND WE HAD -- THEY CAME AND MET INDIVIDUALLY WITH THE
 11:17:21AM COUNCIL PEOPLE BACK IN JUNE AS WELL.
 11:17:23AM WE'RE GOING TO PLANNING ZONING AND DESIGN BOARD ON NOVEMBER
 11:17:29AM 18.

 11:17:29AM SO COMING UP.
 11:17:30AM AND THEN AFTER THAT, THEY ARE ACTUALLY WORKING ON THIS NOW,
 11:17:34AM GETTING SOME FEEDBACK FROM WHAT WE GET FROM THESE MEETINGS.
 11:17:39AM THEY ARE WORKING ON MARKET ANALYSIS AND THEY ARE GETTING THE
 11:17:41AM BASE DOCUMENTS TOGETHER, AND WE'RE LOOKING AT WHERE THE GAPS
 11:17:45AM ARE AND WHERE WE HAVE OPPORTUNITIES.

11:17:46AM SO WE'RE KIND OF IN THE MIDDLE OF PHASE THREE AT THE MOMENT
 11:17:50AM AND THEN THEY'LL COME UP WITH SOME STRATEGIES.
 11:17:52AM AND THEN IN PHASE FOUR, WE COME BACK AGAIN FOR SOME PUBLIC
 11:17:56AM ENGAGEMENT.
 11:17:56AM WE'LL HAVE ANOTHER MEETING WITH THE PLANNING ZONING DESIGN
 11:18:00AM BOARD, ANOTHER OPEN HOUSE, AND THEN TALKING ABOUT COMING
 11:18:03AM BACK TO THE COUNCIL EITHER AT THE END OF JANUARY OR EARLY
 11:18:07AM FEBRUARY.
 11:18:08AM AND THEN ADOPTION IS TARGETED FOR PROBABLY MAY.
 11:18:13AM IT'S LIKE A ONE-YEAR PROJECT BASICALLY.
 11:18:15AM THIS IS JUST A PICTURE OF THE COMMUNITY MEETING WHICH WE
 11:18:20AM HELD HERE, BACK IN JUNE.
 11:18:22AM IT WAS A LIVELY MEETING.
 11:18:26AM HAD ABOUT 60 PEOPLE THERE AND DID EXERCISES WHERE YOU HAD TO
 11:18:29AM PUT DOTS ON MAPS TO SAY THINGS YOU LIKED AND THINGS YOU
 11:18:32AM DIDN'T LIKE.
 11:18:33AM KIND OF SUMMARIZED THAT A LITTLE BIT.
 11:18:35AM THE FEEDBACK WE GOT WAS A LOT OF PEOPLE COMMENTED ON NATURE.
 11:18:40AM THEY WANTED TO HAVE SOME WALKING PATHS, WHICH WE ALREADY

 11:18:44AM KNEW FROM OUR PARKS AND OPEN SPACE STUDY.
 11:18:46AM THEY LIKE TO HAVE THE MIX OF PARK AMENITIES, PARKS PLUS
 11:18:50AM NATURE, INTERACTIONS WITH THE RIVER WERE IMPORTANT AND
 11:18:53AM THINGS LIKE THAT.
 11:18:53AM WE ASKED THEM ABOUT COMMERCIAL DEVELOPMENT AND WHAT TYPE OF
 11:18:58AM THINGS THEY WANTED TO SEE.
 11:18:59AM WE GOT KIND OF A BROAD RANGE OF RESPONSES ON THAT.
 11:19:02AM THEY SEEMED TO LIKE THE KIND OF MIXED USE, AND THERE WERE A
 11:19:06AM LOT OF COMMENTS ABOUT BERT AND WALKING AND BIKING.
 11:19:10AM WE GOT SOME COMMENTS ABOUT WE NEED A HOSPITAL AND SEVERAL
 11:19:14AM PEOPLE WANTED MORE RESTAURANTS.
 11:19:15AM AGAIN, IT WAS KIND OF A BROAD SPECTRUM AND THE CONSULTANTS
 11:19:20AM ARE PUTTING THAT TOGETHER NOW.
 11:19:22AM SO THE NEXT STEPS, AGAIN, OUR IMMEDIATE NEXT STEPS IS THE
 11:19:25AM PLANNING ZONING DESIGN BOARD MEETING IN NOVEMBER.
 11:19:28AM WE HOPE TO GET THEIR INPUT.
 11:19:29AM AND THEN THEY WILL LOOK AT THE ANALYSIS OF WHAT THE
 11:19:34AM OPPORTUNITIES ARE AND WHAT STRATEGIES WE CAN DEVELOP.
 11:19:38AM ONE OF THE THINGS I THINK WE WANT THEM TO FOCUS IN ON IS
 11:19:41AM LIKE A CATALYST SITE FOR DEVELOPMENT OR REDEVELOPMENT.
 11:19:45AM WE WOULD LIKE THEM TO LOOK PARTICULARLY AT OUR VILLAGE
 11:19:48AM PROPERTY AT THE RIVER PARK ON THE NORTH SIDE OF THE RIVER
 11:19:51AM WHERE WE WANT TO SEE IF THERE ARE OPPORTUNITIES FOR SOME
 11:19:54AM KIND OF DEVELOPMENT THERE THAT FITS IN WITH VILLAGE CENTER
 11:19:58AM BUT ALSO WILL HELP US TO GET SOME REVENUE STREAMS SO THAT WE

 11:20:02AM CAN USE THAT FOR THE SOUTH SIDE OF THE RIVER OR OTHER
 11:20:06AM OPPORTUNITIES.

11:20:06AM THEN A POTENTIAL CATALYST SITE WOULD BE THE HCA PROPERTIES
 11:20:10AM SINCE WE KNOW THAT WILL BE COMING IN AT SOME POINT.
 11:20:14AM THESE PEOPLE ARE FAMILIAR WITH THE PROPERTY.
 11:20:16AM SO WE WOULD LIKE TO SEE IF WE CAN KIND OF WORK ON SOME
 11:20:19AM STRATEGY FOR THAT.
 11:20:20AM THEY HAVE DONE SIMILAR THINGS IN THEIR OTHER STUDIES.
 11:20:22AM SO I THINK THAT WILL BE KIND OF INTERESTING TO SEE WHAT THEY
 11:20:25AM COME UP WITH.
 11:20:26AM AND THAT'S BASICALLY IT.
 11:20:30AM >>Mayor Ribble: ANY QUESTIONS?
 11:20:31AM JEFF.
 11:20:32AM >>Jeff Hunt: I WANT TO UNDERSTAND, DOWNTOWN ESTERO, IS THAT
 11:20:36AM PRIVATE -- THAT'S NOT OUR PROPERTY, THAT IS A PRIVATE --
 11:20:39AM >>Mary Gibbs: RIGHT.
 11:20:40AM THERE WAS CONFUSION AT THE PUBLIC MEETING BECAUSE THERE IS A
 11:20:42AM LOT -- THERE'S PRIVATE PROPERTIES IN HERE.
 11:20:45AM SO WE HAVE CONSTRAINTS BECAUSE SOME OF THE PRIVATE
 11:20:48AM PROPERTIES ARE ALREADY DEVELOPING.
 11:20:50AM DOWNTOWN ESTERO PROPERTY, WHICH I AM GOING TO TELL THEM TO
 11:20:52AM COME UP WITH A DIFFERENT NAME.
 11:20:55AM THAT PROJECT IS UNDER CONSTRUCTION RIGHT NOW, AND THAT IS A
 11:20:58AM MIXED USE PROJECT, BUT THE APARTMENTS ARE UNDER
 11:21:01AM CONSTRUCTION.

 11:21:01AM WE HAVE CONSTRAINTS BECAUSE MANY OF THESE PROJECTS ARE
 11:21:04AM ALREADY DEVELOPING, BUT WE HAVE SOME OPPORTUNITIES BECAUSE
 11:21:07AM IN THE OLD PART OF ESTERO WHERE WE'RE GOING TO SEE
 11:21:10AM REDEVELOPMENT, AND WE KIND OF STRUCTURE HOW WE WOULD LIKE
 11:21:13AM THAT TO BE.
 11:21:13AM >>Jeff Hunt: MY OPINION, THE PLANS UNDER WAY AND STUDY BEING
 11:21:16AM DONE, EARLY TO CALL ANY PARTICULAR PROPERTY DOWNTOWN.
 11:21:20AM >>Mary Gibbs: WE TOLD THEM.
 11:21:22AM THEY ALWAYS RENAME THE PROJECTS.
 11:21:24AM LIKE VIA COCONUT ACROSS FROM GENOVA, WHEN THEY HAD THEIR
 11:21:27AM GROUND BREAKING, WHICH I THINK IS COMING UP SOON, THEY TOLD
 11:21:30AM ME THEY HAVE A NEW NAME.
 11:21:31AM IT WON'T BE VIA COCONUT EITHER.
 11:21:35AM ANY NAME YOU KNOW IT BY WON'T END UP BEING THE NAME.
 11:21:40AM >>Jon McLain: DO WE HAVE ANY CONTROL OF THE NAMING?
 11:21:42AM >>Mary Gibbs: WE COULD NAME OUR PROJECTS, BUT WE CAN'T NAME
 11:21:44AM OTHER PEOPLE'S PROJECTS.
 11:21:47AM >>Jon McLain: HOPEFULLY INFLUENCE.
 11:21:48AM >>Mary Gibbs: WE CAN GIVE THEM HINTS.
 11:21:51AM WE DID TELL THE DOWNTOWN ESTERO PEOPLE, YOU CAN'T HAVE THAT
 11:21:54AM NAME.
 11:21:55AM >>Jon McLain: THAT'S CONFUSING I THINK TO EVERYBODY.
 11:21:57AM SORRY TO INTERRUPT.
 11:21:57AM I AM INTERESTED, THE PLANNING ZONING BOARD, ARE THEY GOING

11:22:02AM TO SEE WHAT WE JUST SAW OR ARE THEY GETTING A DIFFERENT

11:22:06AM PRESENTATION?

11:22:06AM >>Mary Gibbs: THEY ARE GETTING A DIFFERENT PRESENTATION.

11:22:08AM IT HAS A LOT OF THIS IN IT, BUT WE'RE TRYING TO GET SOME

11:22:12AM INPUT FROM THEM SO WE HAVE SPECIFIC QUESTIONS WE'RE GOING TO

11:22:16AM ASK THEM, SIMILAR TO WHAT THE CONSULTANTS ASKED YOU AND

11:22:20AM SIMILAR TO WHAT WE DID AT THE PUBLIC MEETING.

11:22:22AM THROUGH IT GET MORE SPECIFIC COMMENTS OUT OF THEM OF ANY OF

11:22:26AM THEIR SUGGESTIONS OR WHAT THEY THINK IS IMPORTANT TO LOOK

11:22:29AM AT.

11:22:30AM IT'S ABOUT A 30 TO 40 MINUTE PRESENTATION FOR PLANNING AND

11:22:35AM ZONING.

11:22:35AM IT WILL BE MUCH MORE DETAILED.

11:22:37AM >>Jon McLain: I FOR ONE WOULD BE INTERESTED IN WHAT THEIR

11:22:39AM COMMENTS ARE AND THE DIRECTION THAT THEY ARE GIVING SO THAT,

11:22:43AM IN FACT, WE MAY SAY, YEAH, WE AGREE WITH THAT OR NOT.

11:22:46AM >>Mary Gibbs: RIGHT.

11:22:48AM ONE OF THE THINGS -- WE'RE TRYING TO GET THEIR COMMENTS AT

11:22:51AM THE MEETING, BUT WE ALSO HAVE A HANDOUT, BECAUSE SOME OF

11:22:54AM THEM ARE MORE VOCAL THAN OTHERS AND LIKE TO TALK.

11:22:56AM WE HAVE A HANDOUT SO THEY CAN ACTUALLY WRITE COMMENTS, TOO,

11:22:59AM AND GIVE IT TO US LATER.

11:23:00AM JUST TRYING TO GET EVERYBODY'S BROAD INPUT.

11:23:04AM >>Mayor Ribble: WILL THE CONSULTANTS BE THERE FOR THAT

11:23:06AM PRESENTATION?

11:23:06AM >>Mary Gibbs: YES, THEY ARE DOING THAT PRESENTATION.

11:23:09AM >>Mayor Ribble: NOVEMBER 18, PUT IT ON YOUR CALENDAR.

11:23:16AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR, FOR THE UPDATE.

11:23:18AM JUST TO BE CLEAR ABOUT THE FOCUS ON ESTERO RIVER PARK, IS

11:23:21AM THAT GOING TO BE PART OF THE DEVELOPING STRATEGIES IN DETAIL

11:23:24AM AS TO PERHAPS USAGE AND HOW WE CAN KIND OF INTEGRATE THAT

11:23:28AM INTO OUR MASTER PLAN FOR RECREATION, MORE DEFINED?

11:23:32AM >>Mary Gibbs: I THINK THEY ARE GOING TO LOOK AT THE WHOLE

11:23:34AM PROPERTY, THE NORTH AND SOUTH OF THE RIVER.

11:23:36AM BUT THE SOUTH, THEY KNOW IS KIND OF PLANNED FOR MORE PASSIVE

11:23:42AM RECREATION AND NATURE OPPORTUNITIES.

11:23:43AM SO I THINK THEY ARE GOING TO FOCUS MORE ON THE NORTH SIDE.

11:23:49AM WHERE IT'S VACANT, IT DOESN'T REALLY HAVE ENVIRONMENTAL

11:23:51AM FEATURES, EXCEPT ALONG THE RIVER, HOW THEY CAN INTEGRATE

11:23:54AM THAT IN.

11:23:55AM IF YOU HAVE ANY THOUGHTS ON THAT, WE REALLY HAVEN'T HONED IN

11:23:57AM ON THAT.

11:23:58AM THEY ARE JUST STARTING TO WORK ON THAT.

11:23:59AM >>Vice-Mayor Zalucki: THANK YOU.

11:24:01AM >>Mayor Ribble: ANYTHING ELSE?

11:24:02AM MARY, THANK YOU.

11:24:04AM WITH THAT --
11:24:07AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT.
11:24:08AM >>Mayor Ribble: NO PUBLIC COMMENT.
11:24:09AM I'LL HAVE A MOTION TO ADJOURN.
11:24:11AM MR. HUNT.

11:24:13AM AND MR. WARD.
11:24:15AM THANK YOU SO MUCH, EVERYONE.
11:24:16AM MEETING ADJOURNED.
11:24:17AM

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

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

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

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

October 15, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Todd Weston River of Life Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Community Development Director Mary Gibbs, Public Works Director David Willems, Project Manager Robert Wiley, Finance Director Kevin Greenville, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

Deborah Stapleton, Estero
Gary Israel, Windham Run

4. CONSENT AGENDA

(a) October 1, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember McLain

Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTIONS

(a) State Funding Requests – 2026 Fiscal Year

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

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

Public Comments

Steve Engle, Rookery Pointe

Motion: Motion to approve Village Staff and the Villages Lobbyists to
request state funding for the following projects and funding amounts

Sunny Goves Utility Extension Project - \$800,000

Estero SportsPark Reuse Water Main Extension and Storage Tank -
\$800,000

Estero Parkway Reuse Water Main Extension - \$800,000

Williams Road and Atlantic Gulf Drive Improvements - \$800,000

Motion by: Councilmember Ward

Seconded by: Councilmember Lopez

Action: Approved Village Staff and the Villages Lobbyists to request state funding for the following projects and funding amounts

Sunny Goves Utility Extension Project - \$800,000
Estero SportsPark Reuse Water Main Extension and Storage Tank - \$800,000
Estero Parkway Reuse Water Main Extension - \$800,000
Williams Road and Atlantic Gulf Drive Improvements - \$800,000

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Change Order No. 2 to Contract EC 2020-37 STA 1 with Tetra Tech, Inc. for the Package WWTP Utility Expansion project

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember Ward, McLain, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve Change Order No. 2 to Contract EC 2020-37 STA 1 and authorize the Village Manager to sign the Change Order No. 2 and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember McLain

Action: Approved Change Order No. 2 to Contract EC 2020-37 STA 1 and authorize the Village Manager to sign the Change Order No. 2 and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. SECOND READINGS AND PUBLIC HEARINGS

(a) Second Reading Ordinance No. 2025-11 Creating a Right of Way Use Code

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 23 of the Village Code Creating Right of Way Use Regulations; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Ordinance No. 2025-11.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Adopted Ordinance No. 2025-11.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Second Reading Ordinance No. 2025-12 Repealing Ordinance 2015-13 Related to Development Application Expense Cost Recovery

An Ordinance of the Village of Estero, Florida, Repealing Ordinance 2015-13 Related to Development Application Expense Cost Recovery; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Ordinance No. 2025-12.

Motion by: Councilmember Fayhee
Seconded by: Councilmember McLain

Action: Adopted Ordinance No. 2025-12.

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

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

9. VILLAGE ATTORNEY'S REPORT

None

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

11. ADJOURNMENT at 10:11 am

Motion by Councilmember Lopez

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Financial Report for the month ended September 30, 2025.

Description:

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

- *Ad valorem (real estate) taxes:* September is the twelfth month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In September, the Village received 0%, or \$43.01 of the annual budgeted ad valorem taxes. Year-to-date collections total 102% of the budgeted amount.
- *General Fund:* Revenue Sharing Sales Tax (91%), and State Revenue Sharing Fuel Tax (88%) remain strong this fiscal year, Half-Cent Sales Tax (85%) totaled \$3,585,970.41 received through September.
- *Available funds:* total funds categorized as available are \$36,975,612 which includes the General Fund Capital Projects reserve of \$15,038,666.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. September 30, 2025, Budget Report All Funds
2. September 30, 2025, Available Funds Report



Village of Estero
Budget Report All Funds
For Month Ending September 2025

	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	-43.01	-6,720,694.25	-6,560,880.00	159,814.25	102.44%
312410	Local Option Gas Tax-1-6 Cent	-47,394.63	-572,339.10	-625,000.00	-52,660.90	91.57%
315200	Local Communications Srvs Tax	-87,869.97	-997,453.85	-950,500.00	46,953.85	104.94%
316000	Local Business Tax	-3,942.47	-15,429.03	-27,000.00	-11,570.97	57.14%
323100	Franchise Fees-Electric	-265,157.12	-2,585,809.78	-2,850,000.00	-264,190.22	90.73%
323400	Franchise Fees-Natural Gas	-7,796.35	-141,568.46	-102,500.00	39,068.46	138.12%
323700	Franchise Fees-Solid Waste	0.00	-137,701.71	-137,500.00	201.71	100.15%
329500	ROW Permits	-200.00	-2,750.00	-1,000.00	1,750.00	275.00%
331500	Federal Grant - Econ Environ	-1,494,367.93	-10,076,820.30	-8,476,900.00	1,599,920.30	118.87%
334400	State Grant - Transportation	0.00	-152,667.52	-145,000.00	7,667.52	105.29%
335140	Rev Sharing-Mobile Home Lic Tx	-25.25	-3,509.23	-3,750.00	-240.77	93.58%
335150	Rev Sharing-Alcohol Beverage Tx	0.00	-34,678.57	-31,250.00	3,428.57	110.97%
335160	Rev Sharing-Sales Tax	-68,539.50	-781,243.16	-850,000.00	-68,756.84	91.91%
335180	Rev Sharing-1/2 Cent Sales Tax	-294,246.26	-3,585,970.41	-4,200,000.00	-614,029.59	85.38%
335430	Rev Sharing-Fuel Tax	-14,943.45	-171,219.86	-195,000.00	-23,780.14	87.81%
341300	Administrative Fee	-91,493.87	-156,642.81	-150,000.00	6,642.81	104.43%
341301	Cost Recovery-Admin Charge	0.00	-12,800.00	-15,000.00	-2,200.00	85.33%
341900	Dev & Zoning-Fixed Fees	-2,392.00	-67,135.00	-60,000.00	7,135.00	111.89%
341909	Dev & Zoning-Cost Recovery Fee	-13,078.11	-86,082.93	-90,500.00	-4,417.07	95.12%
342500	Code Comp & Contractor License	0.00	0.00	-45,000.00	-45,000.00	0.00%
359000	Fines & Forfeitures	-1,639.76	-4,090.18	-250.00	3,840.18	1636.07%
361100	Interest Income	-99,271.37	-1,494,077.82	-650,000.00	844,077.82	229.86%
362000	Rents & Royalties	-3,000.00	-36,000.00	-36,000.00	0.00	100.00%
369900	Miscellaneous Revenue	-2,275.00	-43,432.22	-65,000.00	-21,567.78	66.82%

Page Number 1 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for General Fund		-2,497,676.05	-27,880,116.19	-26,268,030.00	1,612,086.19	106.14%
105-Driving Range						
000-Non Divisional						
361100	Interest Income	-455.26	-6,838.95	-5,015.00	1,823.95	136.37%
Total for Non Divisional		-455.26	-6,838.95	-5,015.00	1,823.95	136.37%
Total for Driving Range		-455.26	-6,838.95	-5,015.00	1,823.95	136.37%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-283,539.47	-1,503,620.65	-1,400,000.00	103,620.65	107.40%
329501	Surcharge Fee Retained	0.00	-10,251.33	-1,750.00	8,501.33	585.79%
341302	Convenience Fee	-2,721.25	-34,873.23	-35,000.00	-126.77	99.64%
361100	Interest Income	-1,545.27	-23,213.05	-23,500.00	-286.95	98.78%
Total for Building Dept		-287,805.99	-1,571,958.26	-1,460,250.00	111,708.26	107.65%
Total for Building Fee Fund		-287,805.99	-1,571,958.26	-1,460,250.00	111,708.26	107.65%
201-Debt Service						
000-Non Divisional						
384000	Debt Proceeds	0.00	0.00	-30,000,000.00	-30,000,000.00	0.00%
Total for Non Divisional		0.00	0.00	-30,000,000.00	-30,000,000.00	0.00%
Total for Debt Service		0.00	0.00	-30,000,000.00	-30,000,000.00	0.00%
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-1,976,604.00	-2,806,272.00	-1,250,000.00	1,556,272.00	224.50%
324320	Road Imp Fees-Commercial	-57,500.92	-491,017.47	-400,500.00	90,517.47	122.60%
361100	Interest Income	-33,442.35	-502,369.20	-368,400.00	133,969.20	136.37%
Total for Road Impact Fees		-2,067,547.27	-3,799,658.67	-2,018,900.00	1,780,758.67	188.20%

Page Number 2 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
351-Comm Park Impact Fees						
361100	Interest Income	-292.50	-4,393.96	-3,225.00	1,168.96	136.25%
Total for Comm Park Impact Fees		-292.50	-4,393.96	-3,225.00	1,168.96	136.25%
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	-274.03	-4,116.47	-1,575.00	2,541.47	261.36%
Total for Comm Park Contributions		-274.03	-4,116.47	-1,575.00	2,541.47	261.36%
354-Public Land						
361100	Interest Income	-388.21	-5,831.65	-4,275.00	1,556.65	136.41%
Total for Public Land		-388.21	-5,831.65	-4,275.00	1,556.65	136.41%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-6,140.00	-133,545.00	-115,000.00	18,545.00	116.13%
324620	Park Imp Fee-Commercial	-383,460.00	-542,654.00	-67,500.00	475,154.00	803.93%
361100	Interest Income	-3,322.11	-49,904.58	-36,595.00	13,309.58	136.37%
Total for Park Impact Fees		-392,922.11	-726,103.58	-219,095.00	507,008.58	331.41%
360-Physical Environment						
381001	Transfer from General Fund	-227,770.55	-542,825.80	-10,304,615.00	-9,761,789.20	5.27%
Total for Physical Environment		-227,770.55	-542,825.80	-10,304,615.00	-9,761,789.20	5.27%
365-Transportation						
366000	Contributions & Donations	0.00	-361,598.56	-16,600,600.00	-16,239,001.44	2.18%
381001	Transfer from General Fund	-2,214,029.75	-10,880,956.48	-30,000,000.00	-19,119,043.52	36.27%
Total for Transportation		-2,214,029.75	-11,242,555.04	-46,600,600.00	-35,358,044.96	24.13%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-34,786.27	-414,739.91	-415,000.00	-260.09	99.94%
361100	Interest Income	-6,121.61	-91,958.59	-143,350.00	-51,391.41	64.15%

Page Number 3 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Gas Tax		-40,907.88	-506,698.50	-558,350.00	-51,651.50	90.75%
600-Parks & Recreation						
381001	Transfer from General Fund	-2,413,463.35	-10,821,170.48	-10,000,000.00	821,170.48	108.21%
Total for Parks & Recreation		-2,413,463.35	-10,821,170.48	-10,000,000.00	821,170.48	108.21%
Total for Capital Projects		-7,357,595.65	-27,653,354.15	-69,710,635.00	-42,057,280.85	39.67%
Total for Revenue		-10,143,077.69	-57,105,428.60	-127,443,930.00	-40,333,486.40	44.81%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Envirnment	227,770.55	542,925.80	12,304,615.00	11,761,689.20	4.41%
581365	Transfer to Transportation	2,214,029.75	10,880,956.48	30,000,000.00	19,119,043.52	36.27%
581600	Transfer to Parks& Rec CapProj	2,413,463.35	10,821,170.48	8,000,000.00	-2,821,170.48	135.26%
Total for Non Divisional		4,855,263.65	22,245,052.76	50,304,615.00	28,059,562.24	44.22%
100-Village Council						
511000	Executive Salaries	10,356.43	124,277.16	124,300.00	22.84	99.98%
521000	FICA Taxes	792.29	9,507.48	9,600.00	92.52	99.04%
524000	Workers Compensation	0.00	175.32	1,910.00	1,734.68	9.18%
525000	Unemployment Compensation	135.98	1,610.16	2,000.00	389.84	80.51%
540000	Travel and Per Diem	1,117.92	2,314.24	23,000.00	20,685.76	10.06%
554000	Books Pub & Memberships	0.00	8,712.50	9,500.00	787.50	91.71%
555000	Training	0.00	4,049.00	1,500.00	-2,549.00	269.93%
Total for Village Council		12,402.62	150,645.86	171,810.00	21,164.14	87.68%
101-Village Manager						
511000	Executive Salaries	30,014.19	260,090.25	260,130.00	39.75	99.98%
512000	Regular Salaries & Wages	18,802.86	173,016.04	195,000.00	21,983.96	88.73%
513000	Other Salaries & Wages	665.38	8,267.25	8,300.00	32.75	99.61%
521000	FICA Taxes	1,867.20	28,089.35	35,410.00	7,320.65	79.33%



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
522000	Retirement Contributions	2,101.00	26,259.05	44,250.00	17,990.95	59.34%
523000	Group Health Insurance	8,786.16	92,380.41	95,035.00	2,654.59	97.21%
524000	Workers Compensation	0.00	753.88	7,100.00	6,346.12	10.62%
525000	Unemployment Compensation	57.81	675.19	850.00	174.81	79.43%
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	966.60	43,902.47	20,000.00	-23,902.47	219.51%
540000	Travel and Per Diem	0.00	-1,438.47	12,500.00	13,938.47	-11.51%
541000	Communication Services	6,290.99	37,763.88	38,000.00	236.12	99.38%
554000	Books Pub & Memberships	49,125.00	55,866.00	4,000.00	-51,866.00	1396.65%
555000	Training	0.00	180.00	4,250.00	4,070.00	4.24%
Total for Village Manager		118,677.19	725,805.30	844,825.00	119,019.70	85.91%
110-Village Attorney						
531101	Legal Services	42,860.46	247,696.84	212,500.00	-35,196.84	116.56%
531102	Land Use Legal Services	2,515.50	35,583.75	85,000.00	49,416.25	41.86%
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	588.80	12,500.00	11,911.20	4.71%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
Total for Village Attorney		45,375.96	283,869.39	352,000.00	68,130.61	80.64%
115-Village Clerk						
512000	Regular Salaries & Wages	3,462.62	43,272.29	130,715.00	87,442.71	33.10%
521000	FICA Taxes	264.88	3,310.21	10,015.00	6,704.79	33.05%
522000	Retirement Contributions	1,130.76	14,125.01	8,845.00	-5,280.01	159.69%
523000	Group Health Insurance	0.00	0.00	24,640.00	24,640.00	0.00%
524000	Workers Compensation	0.00	-1,206.88	2,550.00	3,756.88	-47.33%

Page Number 5 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
525000	Unemployment Compensation	57.81	666.42	850.00	183.58	78.40%
531117	Election Services	0.00	28,210.96	85,000.00	56,789.04	33.19%
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	1,593.52	5,427.13	5,000.00	-427.13	108.54%
554000	Books Pub & Memberships	153.75	378.75	500.00	121.25	75.75%
555000	Training	0.00	0.00	750.00	750.00	0.00%
Total for Village Clerk		6,663.34	95,079.17	273,115.00	178,035.83	34.81%
130-Finance						
512000	Regular Salaries & Wages	36,259.01	374,131.56	388,490.00	14,358.44	96.30%
521000	FICA Taxes	2,711.14	27,462.97	29,750.00	2,287.03	92.31%
522000	Retirement Contributions	2,768.00	34,595.53	36,000.00	1,404.47	96.10%
523000	Group Health Insurance	8,668.49	90,860.07	85,465.00	-5,395.07	106.31%
524000	Workers Compensation	0.00	525.96	7,120.00	6,126.31	7.39%
525000	Unemployment Compensation	85.00	993.69	1,250.00	-4,962.50	79.50%
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	575.00	4,888.65	4,500.00	-388.65	108.64%
554000	Books Pub & Memberships	0.00	913.50	2,000.00	1,086.50	45.68%
555000	Training	0.00	210.00	2,000.00	1,790.00	10.50%
Total for Finance		51,066.64	544,794.43	617,575.00	67,094.03	88.22%
170-Information Technology						
531110	IT Contracted Services	23,162.08	180,841.53	175,000.00	-5,841.53	103.34%
531111	Webmaster Srvs & Maintenance	1,364.67	68,900.51	34,300.00	-34,600.51	200.88%
531112	Audio Visual Services	0.00	0.00	120,000.00	120,000.00	0.00%
552001	Software Licensing	25,146.57	196,085.76	145,000.00	-51,085.76	135.23%

Page Number 6 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
552002	Small Tools & Equipment	97.45	1,824.46	10,000.00	8,175.54	18.24%
564000	Capital Outlay - Mach & Equip	0.00	66,808.00	10,000.00	-56,808.00	668.08%
Total for Information Technology		49,770.77	514,460.26	494,300.00	-20,160.26	104.08%
180-General Government						
531112	Audio Visual Services	1,680.00	27,752.28	27,550.00	-202.28	100.73%
531113	Recruitment Services	8,469.65	27,516.10	12,500.00	-15,016.10	220.13%
531114	Lobbying Services	3,993.00	52,881.00	80,000.00	27,119.00	66.10%
534000	Misc Contracted Services	541.21	61,335.01	250,000.00	188,664.99	24.53%
540000	Travel and Per Diem	0.00	229.76	5,000.00	4,770.24	4.60%
541000	Communication Services	1,972.23	17,694.24	6,500.00	-11,194.24	272.22%
542000	Freight & Postage	410.35	4,211.73	4,500.00	288.27	93.59%
543000	Utilities	5,696.43	59,643.51	55,750.00	-3,893.51	106.98%
544100	Building Lease	24,362.50	298,399.02	295,000.00	-3,399.02	101.15%
544200	Equipment Rental & Leases	2,304.46	9,121.95	11,000.00	1,878.05	82.93%
545000	Insurance	0.00	409,805.00	175,000.00	-234,805.00	234.17%
546000	Repair & Maintenance Services	3,046.18	15,076.45	20,000.00	4,923.55	75.38%
547000	Printing	0.00	2,742.38	1,500.00	-1,242.38	182.83%
549101	State Administrative Fees	0.00	7.11	9,500.00	9,492.89	0.07%
549102	Tax Collector Fees	1.25	2.50	4,000.00	3,997.50	0.06%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	811.36	22,061.69	7,500.00	-14,561.69	294.16%
552000	Operating Supplies	794.98	12,705.48	25,000.00	12,294.52	50.82%
552005	Bank Charges	84.58	376.11	500.00	123.89	75.22%
554000	Books Pub & Memberships	66.78	797.00	2,000.00	1,203.00	39.85%
Total for General Government		54,234.96	1,022,358.32	1,117,800.00	95,441.68	91.46%
197-COVID						

Page Number 7 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for COVID		0.00	0.00	0.00	0.00	100.00%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	504.00	4,903.00	10,000.00	5,097.00	49.03%
534501	Lee Cty Animal Control Srvs	48,906.00	48,906.00	45,000.00	-3,906.00	108.68%
Total for Law Enforcement/Security		49,410.00	53,809.00	55,000.00	1,191.00	97.83%
210-Code Compliance Services						
531115	Special Magistrate Srvs	0.00	2,000.00	20,250.00	18,250.00	9.88%
531201	Code Compliance Contract Srvs	37,102.85	235,814.94	162,500.00	-73,314.94	145.12%
549105	Other Chrges-Filing Fees	37.75	283.75	1,500.00	1,216.25	18.92%
Total for Code Compliance Services		37,140.60	238,098.69	184,250.00	-53,848.69	129.23%
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	19,223.66	132,520.73	25,000.00	-107,520.73	530.08%
531116	Disaster Preparedness Services	0.00	1,805.47	10,000.00	8,194.53	18.05%
Total for Disaster Response		19,223.66	134,326.20	35,000.00	-99,326.20	383.79%
360-Physical Environment						
531000	Professional Services	59,683.75	69,408.05	25,000.00	-44,408.05	277.63%
531301	Water Level & Quality Monitor	43,222.00	155,416.96	170,000.00	14,583.04	91.42%
531305	NPDES Compliance	0.00	7,988.00	5,000.00	-2,988.00	159.76%
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	2,370.00	15,138.00	50,000.00	34,862.00	30.28%
546301	Stormwater Maint	2,250.00	2,250.00	150,000.00	147,750.00	1.50%
549106	Water Quality Joint Advocacy	0.00	5,015.98	7,500.00	2,484.02	66.88%

Page Number 8 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Physical Environment		107,525.75	255,216.99	577,500.00	322,283.01	44.19%
365-Transportation						
512000	Regular Salaries & Wages	30,821.05	330,924.29	341,225.00	10,300.71	96.98%
521000	FICA Taxes	2,269.94	24,409.32	26,130.00	1,720.68	93.41%
522000	Retirement Contributions	2,334.42	26,287.07	19,000.00	-7,287.07	138.35%
523000	Group Health Insurance	7,881.20	82,952.27	45,020.00	-37,932.27	184.26%
524000	Workers Compensation	0.00	10,063.36	10,050.00	-13.36	100.13%
525000	Unemployment Compensation	68.00	794.64	1,000.00	205.36	79.46%
531306	Traffic Counts	807.00	16,107.00	20,000.00	3,893.00	80.54%
534000	Misc Contracted Services	180.00	14,878.85	100,000.00	85,121.15	14.88%
534301	Street Sweeping Services	6,000.00	22,000.00	30,000.00	8,000.00	73.33%
534302	Right-of-Way Permit Review	8,360.16	14,144.57	25,000.00	10,855.43	56.58%
534306	Misc Construction Services	88,087.67	371,901.41	60,000.00	-311,901.41	619.84%
540000	Travel and Per Diem	383.32	6,266.38	6,500.00	233.62	96.41%
541000	Communication Services	82.93	511.32	650.00	138.68	78.66%
543000	Utilities	9,965.22	61,071.83	85,000.00	23,928.17	71.85%
544200	Equipment Rental & Leases	330.00	3,960.00	2,500.00	-1,460.00	158.40%
545000	Insurance	0.00	12,857.00	14,750.00	1,893.00	87.17%
546302	Bridge Maintenance	0.00	0.00	10,000.00	10,000.00	0.00%
546304	Irrigation Maintenance	49,985.00	193,611.98	77,500.00	-116,111.98	249.82%
546305	Landscape Maintenance	247,554.39	1,285,452.34	1,180,000.00	-105,452.34	108.94%
546306	Mowing Maintenance	0.00	0.00	32,500.00	32,500.00	0.00%
546307	Ditch Maintenance	682.50	155,526.88	157,000.00	1,473.12	99.06%
546309	Street Light Maintenance	1,785.00	60,405.30	85,500.00	25,094.70	70.65%
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%

Page Number 9 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
546312	Railroad Maintenance	0.00	32,888.00	150,000.00	117,112.00	21.93%
546313	Road Maintenance	115,741.92	356,953.90	412,000.00	55,046.10	86.64%
552000	Operating Supplies	3,095.61	4,592.95	5,000.00	407.05	91.86%
554000	Books Pub & Memberships	66.67	1,143.92	1,500.00	356.08	76.26%
555000	Training	0.00	49.00	3,000.00	2,951.00	1.63%
Total for Transportation		576,482.00	3,089,753.58	3,036,825.00	-52,928.58	101.74%
439-Development Services						
512000	Regular Salaries & Wages	36,600.10	314,634.77	585,875.00	271,240.23	53.70%
521000	FICA Taxes	2,799.93	24,472.56	44,845.00	20,372.44	54.57%
522000	Retirement Contributions	2,523.54	27,863.76	54,190.00	26,326.24	51.42%
523000	Group Health Insurance	4,136.22	37,345.89	105,810.00	68,464.11	35.30%
524000	Workers Compensation	0.00	5,943.36	12,710.00	6,766.64	46.76%
525000	Unemployment Compensation	136.02	1,537.36	1,500.00	-37.36	102.49%
531000	Professional Services	0.00	3,649.00	60,000.00	56,351.00	6.08%
531315	Growth Model Srvs	0.00	0.00	10,000.00	10,000.00	0.00%
531316	Development Srvc 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	64,575.24	411,485.52	365,000.00	-46,485.52	112.74%
540000	Travel and Per Diem	0.00	589.47	2,500.00	1,910.53	23.58%
548000	Legal Notices	0.00	861.76	6,000.00	5,138.24	14.36%
554000	Books Pub & Memberships	140.00	5,181.01	10,000.00	4,818.99	51.81%
555000	Training	0.00	0.00	1,000.00	1,000.00	0.00%
Total for Development Services		110,911.05	833,564.46	1,369,430.00	535,865.54	60.87%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	0.00	14,953.71	125,000.00	110,046.29	11.96%

Page Number 10 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
521000	FICA Taxes	0.00	1,142.86	9,600.00	8,457.14	11.90%
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	13,078.11	69,986.36	15,000.00	-54,986.36	466.58%
549104	Planning & Zoning-Fixed Fee	68,435.58	453,468.42	350,000.00	-103,468.42	129.56%
Total for Planning, Zoning, Dev Review		81,513.69	539,551.35	502,100.00	-37,451.35	107.46%
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	49,276.12	403,869.15	0.00	-403,869.15	0.00%
534601	YMCA Operating Agreement	8,425.00	110,058.44	69,300.00	-40,758.44	158.81%
543000	Utilities	2,800.40	11,934.11	7,750.00	-4,184.11	153.99%
544200	Equipment Rental & Leases	90.04	2,836.91	2,500.00	-336.91	113.48%
546000	Repair & Maintenance Services	72,768.96	120,857.02	15,000.00	-105,857.02	805.71%
Total for Parks Master Plan		133,360.52	649,555.63	294,560.00	-354,995.63	220.52%
Total for General Fund		6,309,022.40	31,375,941.39	60,274,565.00	28,892,937.07	52.06%
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	50.65	888.25	3,000.00	2,111.75	29.61%
546000	Repair & Maintenance Services	0.00	0.00	2,000.00	2,000.00	0.00%

Page Number 11 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
552000	Operating Supplies	0.00	0.00	1,500.00	1,500.00	0.00%
	Total for Parks & Recreation	50.65	1,689.61	10,800.00	9,110.39	15.64%
	Total for Driving Range	50.65	1,689.61	10,800.00	9,110.39	15.64%
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	3,205.00	100,000.00	96,795.00	3.21%
531110	IT Contracted Services	985.20	6,743.94	5,750.00	-993.94	117.29%
531401	Building Service Contract	350,833.64	2,472,563.61	1,300,000.00	-1,172,563.61	190.20%
541000	Communication Services	300.64	1,668.47	2,000.00	331.53	83.42%
542000	Freight & Postage	0.00	727.48	750.00	22.52	97.00%
543000	Utilities	1,016.68	9,198.79	8,500.00	-698.79	108.22%
544100	Building Lease	4,989.91	61,117.87	62,500.00	1,382.13	97.79%
544200	Equipment Rental & Leases	1,623.52	14,407.80	8,600.00	-5,807.80	167.53%
546000	Repair & Maintenance Services	349.52	2,410.97	3,000.00	589.03	80.37%
551000	Office Supplies	165.65	2,178.82	3,500.00	1,321.18	62.25%
552000	Operating Supplies	12.24	72.24	5,000.00	4,927.76	1.44%
552001	Software Licensing	2,550.00	16,575.00	15,000.00	-1,575.00	110.50%
552009	Credit Card Fees	3,190.05	39,565.04	40,000.00	434.96	98.91%
	Total for Building Dept	366,017.05	2,630,435.03	1,554,600.00	-1,075,835.03	169.20%
	Total for Building Fee Fund	366,017.05	2,630,435.03	1,554,600.00	-1,075,835.03	169.20%
201-Debt Service						
000-Non Divisional						
581600	Transfer to Parks& Rec CapProj	0.00	0.00	30,000,000.00	30,000,000.00	0.00%
	Total for Non Divisional	0.00	0.00	30,000,000.00	30,000,000.00	0.00%
	Total for Debt Service	0.00	0.00	30,000,000.00	30,000,000.00	0.00%
300-Capital Projects						

Page Number 12 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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	227,770.55	542,925.80	22,926,714.00	22,383,788.20	2.37%
Total for Physical Environment		227,770.55	542,925.80	22,926,714.00	22,383,788.20	2.37%
365-Transportation						
563000	Capital Outlay - Infrastructure	2,214,029.75	10,880,956.48	25,772,200.00	14,891,243.52	42.22%
Total for Transportation		2,214,029.75	10,880,956.48	25,772,200.00	14,891,243.52	42.22%
366-Gas Tax						
581365	Transfer to Transportation	0.00	0.00	0.00	0.00	0.00%
Total for Gas Tax		0.00	0.00	0.00	0.00	0.00%
600-Parks & Recreation						
561000	Capital Outlay - Land	0.00	700,157.50	0.00	0.00	0.00%
563000	Capital Outlay - Infrastructure	2,413,463.35	10,121,012.98	31,170,000.00	0.00	0.00%
Total for Parks & Recreation		2,413,463.35	10,821,170.48	31,170,000.00	0.00	0.00%
Total for Capital Projects		4,855,263.65	22,245,052.76	79,868,914.00	37,275,031.72	0.00%

Page Number 13 of 14



Village of Estero
Budget Report All Funds
For Month Ending September 2025

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Expense	11,530,353.75	56,253,118.79	171,708,879.00	95,101,244.15	32.76%
Net Revenue / Expense	1,387,276.06	-852,309.81	44,264,949.00	54,767,757.75	-1.93%



Village of Estero
Available Funds Report
For the Month Ending September 25

Available Funds Report

General Fund Capital Projects	\$ 15,038,666
Building Fee Fund	(632,494)
Gas Tax Capital Projects	3,183,569
Developer Contribution	247,394
Road Impact Fees	17,887,856
Estero Park Entry Contribution	112,937
Park Imp Fees	998,535
Driving Range	139,150
Total Available Funds	<u>\$ 36,975,612</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Consideration of a request for a code enforcement lien mitigation from Deborah Stapleton relating to the property at 20248 Luettich Lane, Estero, FL 33928 (in the Broadway Mobile Home Village).

Staff recommends accepting the owner's request to release the Village's code enforcement lien against her property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$204.60) in consideration of the waiver.

Description:

Deborah Stapleton (the current owner) acquired the residential property at 20248 Luettich Lane in November of 2012. The owner was cited in December of 2022 for failure to obtain necessary building permits and for illegally converting a screened porch into an enclosed structure. Village staff afforded ample time for voluntary compliance to occur prior to setting the case for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on April 6, 2023. The Special Magistrate imposed a \$250.00 daily fine beginning on May 17, 2023 which, when recorded at 2023000201506, became a lien on the property. A code enforcement lien in the amount of \$217,500.00 (plus \$204.60 in costs of investigation) now amount to \$217,704.60. This amount accumulated over 870 days of non-compliance based on the calculation from May 17, 2023; the date of the order imposing fines to October 3, 2025; the date the Village staff determined the property had been brought into compliance.

The property owner initially disputed the need for a permit, resisted coming into compliance, and did not attend the Special Magistrate hearing. However, the owner has finally obtained the needed demolition permit and has demolished the unauthorized enclosure. Staff verified compliance on October 3, 2025.

The owner has submitted the attached document requesting a release of the lien against her property. The property does not have significant market value, and the owner is of little economic means. Therefore, foreclosure of the lien would not likely allow the lien to be satisfied.

Action Requested:

Staff recommends accepting the owner's request to release the Village's code enforcement lien against her property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$204.60) in consideration of the waiver.

Financial Impact: The Village would be foregoing the ability to recover any portion of the over \$217,000 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachments:

1. Code Enforcement Case Overview
2. Request for Fine Review
3. Special Magistrate Order Finding Violation
4. Special Magistrate Order of Imposition of Fine

Case Overview

Property/Incident Information

Owner	Address	Site Address
STAPLETON DEBORAH	20248 LUETTICH LN ESTERO, FL 33928	20248 LUETTICH LN , ESTERO, FL 33928

Legal Description

BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 74

Description

The repairs made to the front porch area of the home requires a permit

Case Status Closed **Case #** 23010010

Notes The repairs made to the front porch area of the home requires a permit

You will need to apply for a permit and have the required inspections scheduled please contact the Village of Estero Building Department about the permitting process 239-221-5036

Thank you,

Stanley Knight

knight@estero-fl.gov

****you need to get your permits - its been over 2 months since I sent you notification please contact the building department to get this corrected 239-221-5036****

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
12/14/2022	Complaint
12/14/2022	Courtesy Notice
1/8/2023	Affidavit of Non-Compliance
1/25/2023	Notice of Violation
3/6/2023	Notice of Hearing
4/6/2023	Notice of Hearing
4/6/2023	Final Order
5/22/2023	Order of Imposition/Liens
10/3/2025	Affidavit of Compliance

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	SECTION 105 PERMITS	105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.	10/3/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	SECTION 105 PERMITS	Individual Violation	10/3/2025	\$217,500.00
Admin Fixed		Admin Fixed		\$204.60
			Total Fines	\$217,704.60

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$217,704.60



REQUEST FOR VILLAGE OF ESTERO SPECIAL MAGISTRATE CODE ENFORCEMENT LIEN REDUCTION

This form is for applicants seeking to reduce the fine or assessed costs resulting from a Code Enforcement Order by the Village of Estero Special Magistrate. This form may only be used if the violation has been corrected. The process cannot be used to reduce liens imposed for other Code Enforcement processes (such as lot mowing, securing pools, or lot clean-up).

Submit this form by email to knight@estero-fl.gov

Name of Applicant:	DEBORAH STAPLETON
Mailing Address:	20248 LUETTICH LN
City, State, Zip:	ESTERO, FL 33928
Phone Number:	
Email Address:	

Code Enforcement Case Number (shown on recorded Order):	23010010
Provide a copy of the recorded document OR provide an instrument number or the Official Records Book and Page numbers below.	
INSTR # or Official Records Book/Page (shown on recorded Order):	2023000201506
Property Address:	20248 LUETTICH LN, ESTERO, FL 33928
STRAP Number:	294625E2040000740

Relationship of Applicant to the property:

- ☒ Owner of the property or Owner's Representative
☐ Contract Purchaser
☐ Other (specify): _____

Relationship of Applicant to the violation resulting in the Order:

- ☒ Applicant was the owner of the property at the time of violation
☐ Applicant acquired the property after the imposition of the fine/costs
☐ Purchased property from: _____
☐ Seeking to purchase the property
☐ Other (specify): _____

Has the Division of Code Enforcement verified the violation has been corrected? Yes ☒ No ☐

Who corrected the violation? ☒ Respondent ☐ County
☐ New Owner ☐ Unknown

The burden is on the Applicant to show why the fine/costs should be reduced.

SUMMARIZE YOUR REQUEST FOR FINE REVIEW, INCLUDING THE FACTORS TO BE CONSIDERED BY THE SPECIAL MAGISTRATE (Attach additional pages, if necessary):

Please Remove Fines

Applicant's Signature: _____

Deborah Stapleton

Date: _____

10/15/25



OFFICE OF THE SPECIAL MAGISTRATE
ORDER FINDING VIOLATION

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 23010010

Certified #: 7019 2970 0001 8682 4040

Petitioner,

Vs

STAPLETON DEBORAH
20248 LUETTICH LN
ESTERO, FL 33928

Respondent(s)

IN RE: Case 23010010

STREET ADDRESS: 20248 LUETTICH LN, ESTERO, FL 33928
FOLIO: 294625E2040000740
LEGAL DESCRIPTION: BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 74

The Village of Estero Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday **April 6, 2023**, after due notice to the Respondent(s):

AS AND FOR MY FINDINGS OF FACT:

1. The Respondent(s) is/are the owner(s) of record and is/are responsible for the subject property.
2. The respondent(s) has/have received proper notice of this hearing by posting of the property of the alleged existence of certain conditions on the property described as violations, and that those conditions constituted a violation(s) of a Village of Estero Ordinance.
3. The Respondent(s), despite proper notice of this hearing, have failed to appear or otherwise participate in today's hearing, and are in default of having appeared.
4. The notice(s) previously given to the Respondent(s) specified that certain violations existed at the subject premises and what actions to abate the alleged violations were to be taken by a time certain, but the Respondent(s) has/have failed to complete such actions in a timely manner.
The following condition(s) is/are found to exist on the subject property located at **20248 LUETTICH LN, ESTERO, FL 33928**, as reported by the Village's Code Compliance Manager in the Notice of Violation:

Revised 5/22/2017

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	FLORIDA BUILDING CODE	SECTION 105 PERMITS 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit	MAY 17, 2023

The conditions testified to by the Village's Code Compliance Manager are found to have existed as the date and time of this hearing upon the subject property located **20248 LUETTICH LN , ESTERO, FL 33928** That same constitute(s) a violation(s) under **FLORIDA BUILDING CODE – SECTION 105.1 PERMITS REQUIRED. REBUILDING OF FRONT PORCH AREA WITHOUT OBTAINING PROPER PERMITS**

Due to the refusal or failure on the part of the Respondent(s) to remedy the conditions(s) which exist on the subject property, it may be necessary for the Petitioner/Village of Estero to take any and all steps necessary to remedy the conditions.

AS AND FOR MY CONCLUSIONS OF LAW:

Respondent(s), by reason of the foregoing, is/are in violation of the Village of Estero's Ordinances, as specified above.

THEREFORE, I HEREBY ORDER:

1. That Respondent(s) shall correct or abate the aforesaid violations in the manner set forth in the official Notice of Violation **PRIOR to 5:00 P.M. on MAY 17, 2023**
2. That Respondent(s) shall pay to the Village of Estero, Florida, the sums determined to be due for the Village's actual costs of prosecution of this case in the amount of **\$204.60** and shall deliver payment of same to the Village Clerk's office no later than 10 days from the date of this Order; and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

In the event that the violation(s) is/are not corrected or abated as indicated above prior to 5:00 pm on **MAY 17, 2023**, additional fines of \$250.00 per day shall be imposed against Respondent(s), beginning on that date and continuing for each day that the aforesaid violations continue to exist.

In the event the sums awarded herein are not paid, such sums will become a lien, which may attach to all real and personal property owned by the Respondent(s) upon being recorded in the Public Records of Lee County, even if the violations have been subsequently abated in accordance with this Order.

If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Lee County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Order may be enforced like a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). Property owner(s) has/have 30 days from date this Final Order is executed to file an appeal in circuit court. (Section 162.11, Florida

Statutes). The property owner must contact the Code Compliance Department to advise when compliance has been reached.

3. In determining the amount of such fine(s), I have considered the gravity of the violation(s); any actions, or lack thereof, to correct the violation(s); and, any previous violation(s) committed by the Respondent(s).
4. When the violation(s) has/have been abated, the Respondent(s) **MUST CALL THE VILLAGE OF ESTERO CODE ENFORCEMENT MANAGER – STANLEY KNIGHT, AT (239) 319-2815, AND REQUEST A RE-INSPECTION OF THE CODE VIOLATION.** UPON SUCH RE-INSPECTION, IF SUCH VIOLATION(S) ARE FOUND TO HAVE BEEN ABATED, SUCH FINES SHALL CEASE RUNNING.
5. The Village of Estero is hereby authorized, in its discretion, to enter onto the subject premises and to itself abate, clear and remove all violation(s) (or specific items listed in Finding of Fact), found to still exist at the subject premises on or after **MAY 18, 2023**, or as soon thereafter as practicable in the event the Respondent(s) has/have not abated the violations. In addition to the amount of fines, and the Village's costs of prosecution, as imposed herein, all costs of such abatement, clearing and removal shall be recovered by the Village of Estero and shall accrue and increase the cost lien provided for herein.
6. Compliance by the Respondent(s) shall be considered at a subsequent Hearing before the undersigned Hearing Examiner/Special Magistrate to be held on **MAY 18, 2023, at 1:00 p.m., at the Village Hall Council Chambers, 9401 Corkscrew Palms Circle, Estero, FL 33928.**
7. You may also have other rights which are set forth in Article VI - Code Enforcement Board of the Village of Estero Code of Ordinances.
8. Respondents may appeal any decision with respect to any matter considered by the Village of Estero Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 6th Day of April 2023.

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA

Special Magistrate
Village of Estero
Lee County, Florida
33928



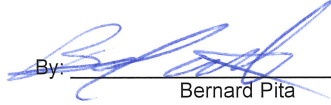
Robert Pritt

Robert Pritt
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on April 6, 2023

Village of Estero Special Magistrate Clerk

By: 
Bernard Pita

I certify that, under the penalty of perjury that the above written statements are true and accurate to the best of my knowledge.

**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April 2023, by Bernard Pita and Robert Pritt, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:


Notary Public, State of Florida at Large

Sheryl L. Hopping
Notary Public
State of Florida
Comm # HH034361
Expires 5/15/2024
Print, Type on Stamp of Notary

Commission Number, if any

SEAL:

Kevin C. Karnes, Lee County Clerk of Circuit Court
INSTR. # 2023000201506, Doc Type LI, Pages 3, Recorded 6/8/2023 at 10:04 AM, Deputy Clerk NFERGUSON ERECORD
Rec Fees: \$27.00



OFFICE OF THE SPECIAL MAGISTRATE
ORDER OF IMPOSITION OF FINE & CLAIM OF LIEN

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 23010010

Certified #:

Petitioner,

Vs

STAPLETON DEBORAH
20248 LUETTICH LN
ESTERO, FL 33928

Respondent(s)

The Village of Estero Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Village of Estero Special Magistrate did issue on the 6th day of April 2023 an Order finding violation in the above captioned case commanding the Respondent to bring the violations specified in said Order into compliance or be subject to a fine in the amounts shown below commencing on the dates shown below plus an additional fine to cover costs incurred by the Village in the amount of **\$204.60**

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	FLORIDA BUILDING CODE	SECTION 105 PERMITS 105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit	May 17, 2023

2. That said violations occurred on the following described real property situate, lying and being in the Village of Estero, Florida, to-wit:

STREET ADDRESS: 20248 LUETTICH LN, ESTERO, FL 33928
FOLIO: 294625E2040000740
LEGAL DESCRIPTION: BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 74

Revised 5/22/2017

INSTR. # 2023000201506 Page Number: 2 of 3

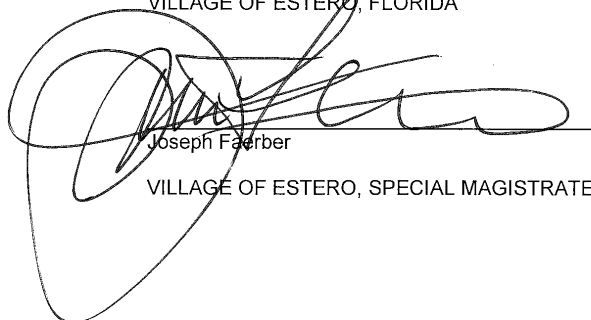
3. That the Respondent did not comply with the Final Order on or before the date specified therein. Upon complying with this Final Order, the Respondent **SHALL NOTIFY STANLEY KNIGHT**, The Code Enforcement Compliance Manager, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.
4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Manager. **Additionally, a fine of \$204.60 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article VI – Code Enforcement of the Village of Estero Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this order in the Public Records of Lee County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violations were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Lee County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the Village of Estero to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 18th Day of May 2023

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Joseph Faerber
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR. # 2023000201506 Page Number: 3 of 3

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on May 18, 2023

Village of Estero Special Magistrate Clerk


Bernard Pita

I certify that, under the penalty of perjury that the above written statements are true and accurate to the best of my knowledge.

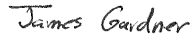
STATE OF FLORIDA
COUNTY OF LEE

the foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 18th Day of May 2023 by Bernard Pita and Joseph Faerber, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

5/26/25


Notary Public, State of Florida at Large


Print, Type or Stamp of Notary

HH135089
Commission Number, if any

SEAL:



James Gardner
Notary Public
State of Florida
Comm# HH135089
Expires 5/26/2025

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Williams Road & Atlantic Gulf Boulevard Wetland Mitigation

Motion to approve the purchase of 0.14 State Freshwater Herbaceous Mitigation Credits in the amount of \$16,800 from the Big Cypress Mitigation Bank (the "Bank") for the Williams Rd./Atlantic Gulf Blvd. intersection improvement project.

Authorize the Village Manager to sign the Mitigation Credit Supply Agreement (MCSA) with the Big Cypress Mitigation Bank and other additional implementing documents on behalf of the Village of Estero Council.

Background:

The Village's consultant, Kisinger Campo and Associates (KCA), is working to finalize the design and obtain the required permits for the proposed roadway and safety improvements along Williams Road at Atlantic Gulf Boulevard. The proposed improvements include a raised median to prevent illegal turns, a roundabout, an extended left turn lane at US-41, and sidewalks.

The Construction of the roundabout at the Life Care Center driveway requires a small amount of impact to a wetland located on Fountain Lakes property. To offset these impacts and obtain a SFWMD permit the Village must purchase 0.14 freshwater herbaceous mitigation credits.

Description:

KCA investigated the mitigation bank options that have available freshwater herbaceous mitigation credits. The attached Mitigation Bank Credits Cost Table shows the price of credits from four (4) mitigation banks. Credits at any of these mitigation banks will fulfill the mitigation required for the project. KCA and Village staff are recommending the purchase of 0.14 freshwater mitigation credits from the Big Cypress Mitigation Bank, the most cost-effective option. A Big Cypress Mitigation Bank location map is attached.

Action Requested:

Page 1 of 2

Motion to approve the purchase of 0.14 State Freshwater Herbaceous Mitigation Credits in the amount of \$16,800 from the Big Cypress Mitigation Bank (the "Bank") for the Williams Rd./Atlantic Gulf Blvd. intersection improvement project.

Authorize the Village Manager to sign the Mitigation Credit Supply Agreement with the Big Cypress Mitigation Bank and other additional implementing documents on behalf of the Village of Estero Council.

Process and Timeline:

After Council approval, the Village Manager will sign the agreement and return to the "Bank" for full execution which establishes the "Effective Date" and gives the Village five (5) days to make full payment. Upon receipt of payment the "Bank" will then provide a Letter of Reservation for the Village's Consultant to submit to SFWMD for their approval. After the permit is issued, expected in January 2026, the Village will send a copy of the approved SFWMD permit to the "Bank" which will then submit a withdrawal letter to the SFWMD to document removal of credits from the SFWMD ledger. This must be completed within ninety (90) days of the permit approval and before construction begins.

Financial Impacts:

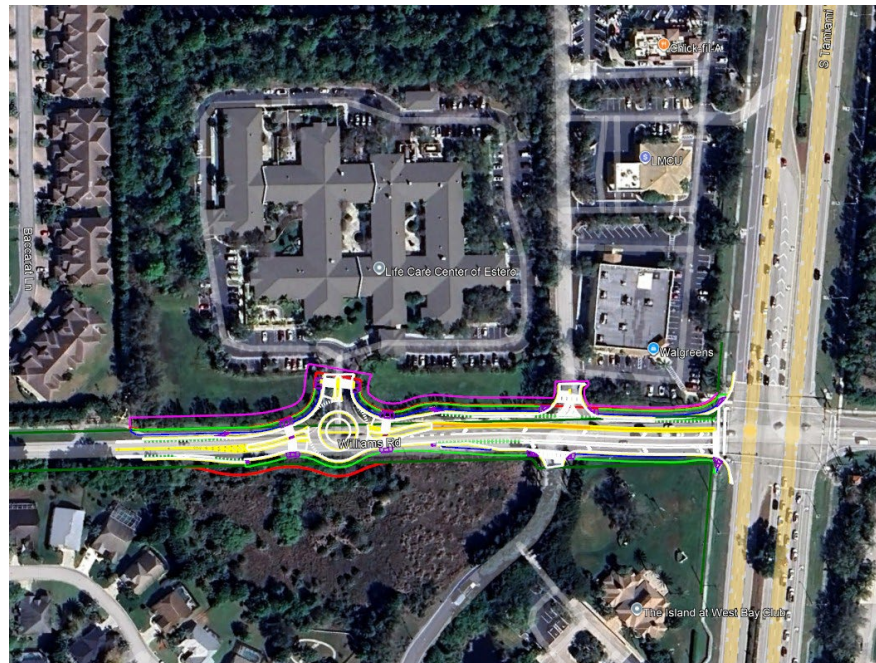
This agenda item has a financial impact of \$16,800. This is included in the fiscal year 25-26 capital improvement plan budget for the Williams Road & Atlantic Gulf Blvd project.

Prepared by: Robert Wiley, Project Manager

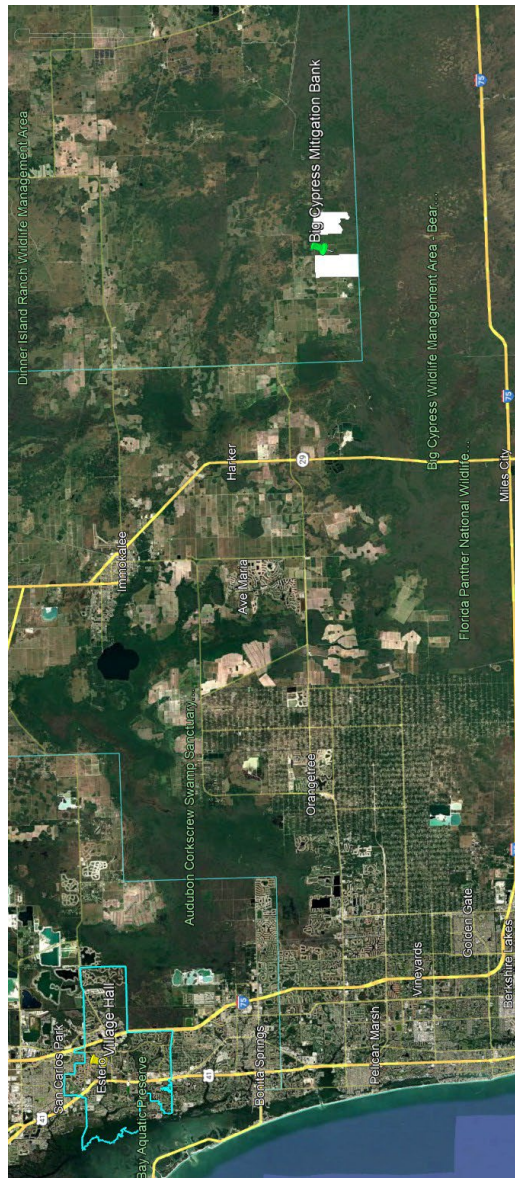
Attachments:

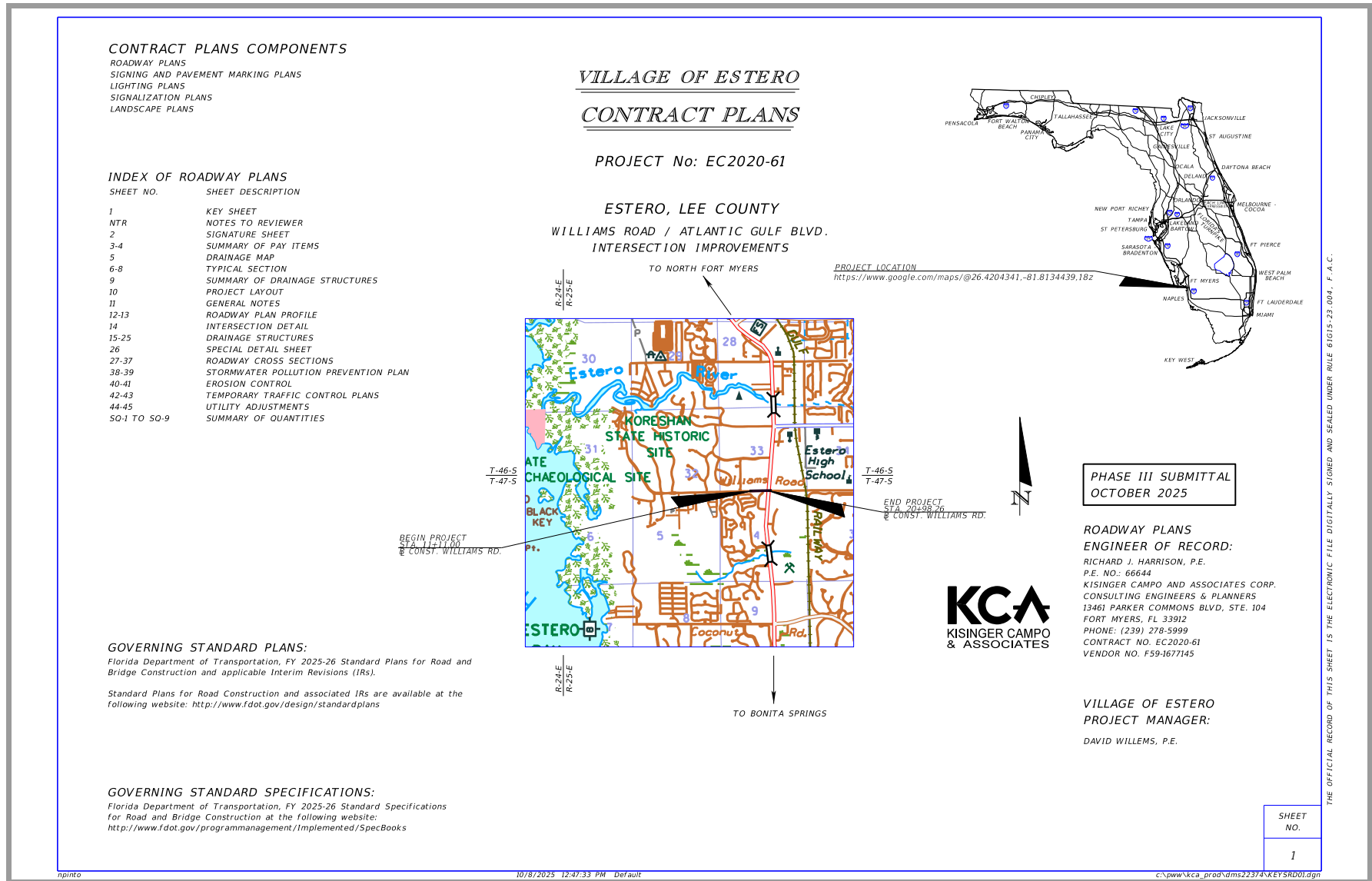
1. Location Map
2. Big Cypress Mitigation Bank Location Map
3. Roadway Plan
4. BCMB Mitigation Credit Supply Agreement
5. Mitigation Bank Credits Cost Table

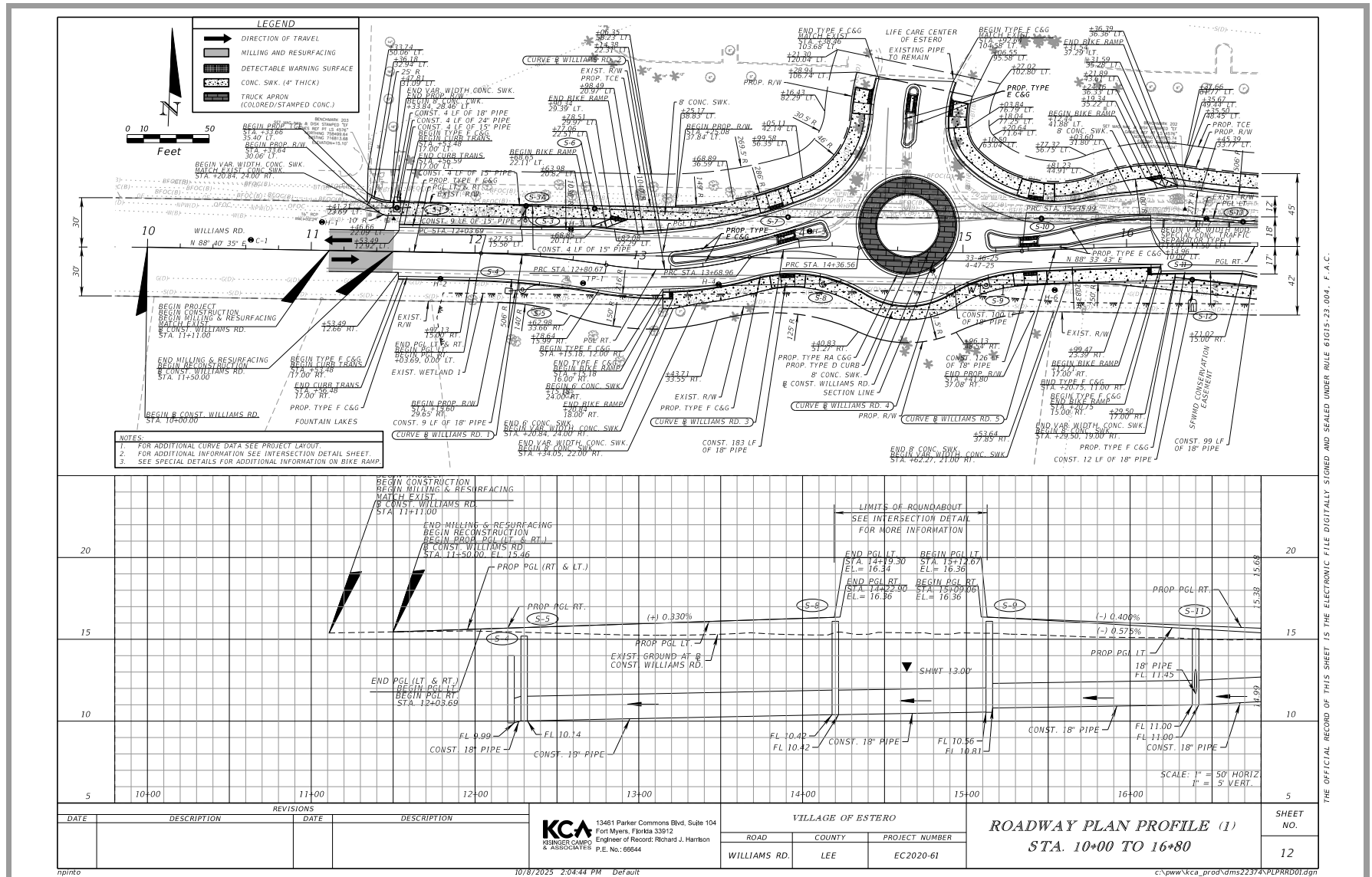
**Williams Rd/Atlantic Blvd Intersection Improvements
Location Map**

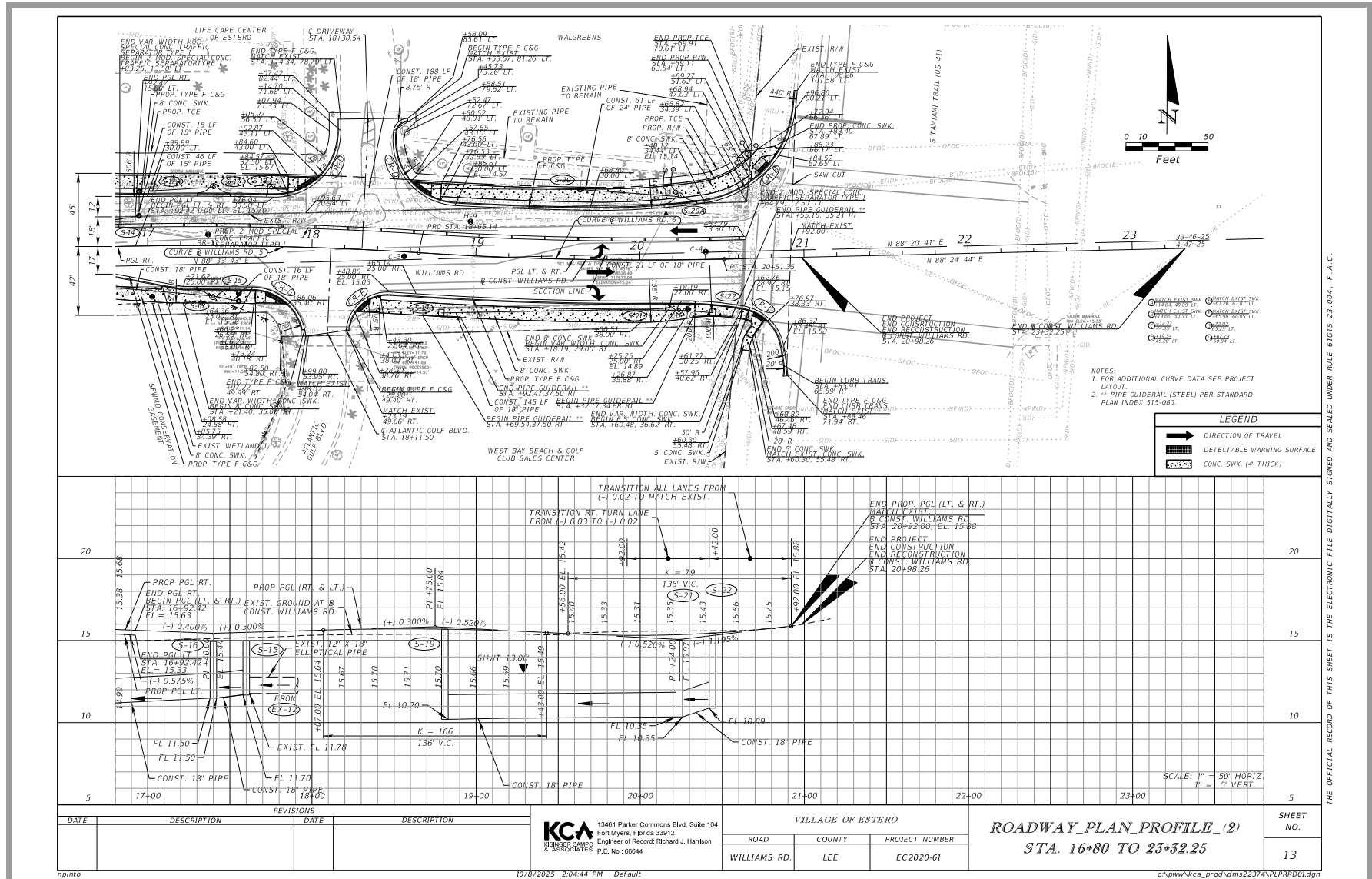


Big Cypress Mitigation Bank Location Map









MITIGATION CREDIT SUPPLY AGREEMENT

THIS MITIGATION CREDIT SUPPLY AGREEMENT (this "Agreement") by and between **EARTHMARK SOUTHWEST FLORIDA MITIGATION, LLC.** ("Bank Sponsor"), and **The Village of Estero** ("Buyer") is effective as of _____, 2025 (the "Effective Date").

RECITALS:

WHEREAS, Bank Sponsor has established a mitigation bank known as the Big Cypress Mitigation Bank (the "Bank") authorized by the South Florida Water Management District permit no. 26-00002-M and the United States Army Corps of Engineers Phase I-V permit no. SAJ-1997-06400, Phase VI permit no. SAJ-2010-02183, as verified through South Florida Water Management District ePermitting and the Army Corps of Engineers RIBITS, deemed as one or both (the "Permitting Agency") pursuant to a mitigation banking instrument (as amended or modified from time to time, the "Bank Instrument");

WHEREAS, Bank Sponsor is authorized to operate the Bank and to sell and transfer mitigation credits and/or acres, as described in the Bank Instrument ("Mitigation Credits"), in accordance with the Bank Instrument; and

WHEREAS, Buyer desires to purchase Mitigation Credits.

THEREFORE, for and in consideration of the premises and the payment set forth herein, Bank Sponsor and Buyer agree to the following terms and conditions:

AGREEMENTS:

1. **Purchase of Mitigation Credits.**

a. Purchase. Bank Sponsor hereby agrees to sell to Buyer, and Buyer hereby agrees to buy from Bank Sponsor, 0.14 State Freshwater Herbaceous Mitigation Credits on the terms, and subject to the conditions, set forth herein (the "Purchased Credits").

b. Purchase Price. The purchase price for the Purchased Credits is \$120,000 per credit for a total of \$16,800 (the "Purchase Price"). Buyer agrees to pay Bank Sponsor the Purchase Price by wire transfer or check in accordance with Exhibit A, the Purchase Price in installments as follows:

i. The sum of \$16,800.00 no later than five (5) business days after the Effective Date.

All amounts paid by Buyer under this Agreement shall, when paid, be deemed fully earned by Bank Sponsor and non-refundable, except as provided herein.

c. Default. If Buyer fails to pay any portion of the Purchase Price when due then: (i) Bank Sponsor shall not be required to perform hereunder and shall not be responsible for any breach, liability or damages resulting from such non-performance; and (ii) Bank Sponsor may pursue such remedies as may be available at law and in equity and terminate this Agreement. If Bank Sponsor terminates this Agreement, as a result of a default by Buyer, Bank Sponsor shall thereafter be relieved of its responsibilities hereunder and shall have no further obligations to Buyer, ownership of the Purchased Credits shall automatically revert back to Bank Sponsor, and Bank Sponsor shall be free to sell the Purchased Credits to one or more third parties.

2. **Ownership and Application of Purchased Credits.**

a. Ownership. As of the Effective Date, Buyer shall own the Purchased Credits (subject to Section 1(c)). At any point after the Effective Date, Buyer may request that Bank Sponsor apply the Purchased Credits to a permit by delivering a notice containing the information on Exhibit B to this Agreement (an "Application Notice"). If Exhibit B has been completed on the Effective Date, Buyer shall be deemed to have provided an Application Notice on the Effective Date.

b. Application of Purchased Credits. Upon receipt of an Application Notice, Bank Sponsor shall promptly provide the Permitting Agency with the documentation required by the Bank Instrument to apply the Purchased Credits to the permit specified by Buyer. Buyer is solely responsible for the accuracy of the information provided to Bank Sponsor in an Application Notice. Bank Sponsor shall have neither the duty to confirm the accuracy of the information provided by Buyer nor any liability for inaccurate information.

c. Bank Sponsor Responsibilities. In no event will Bank Sponsor be responsible (i) if the Permitting Agency does not allow the Purchased Credits to be applied to a permit, (ii) for determining the nature or amount of mitigation required by Buyer for any project or permit or by applicable law, or (iii) for compliance with the terms and conditions of any permit ultimately issued to Buyer in connection with any project or otherwise.

d. Sale of Purchased Credits. Following full payment of the Purchase Price, but prior to the making of any Application Notice, Buyer shall have the right to notify Bank Sponsor in writing (which written notice must be received by the one-year anniversary of the Effective Date), that Buyer wishes Bank Sponsor to sell Purchased Credits (up to a maximum amount equal to 50% of Purchased Credits) (a "Credit Sale Election"), subject to the following terms and conditions: (a) Bank Sponsor shall, promptly following such Credit Sale Election, use commercially reasonable efforts to market and sell such Purchased Credits to one or more parties in accordance with Bank Sponsor's standard practices and on such terms and for such price as Bank Sponsor determines in its sole discretion; (b) within thirty (30) days of Bank Sponsor's receipt of cash proceeds in the full amount of the applicable sales price, Bank Sponsor shall remit such sales proceeds (net of any commissions or other costs paid by Bank Sponsor to effect such sale) to Buyer; provided, that, to the extent the amount of such net proceeds exceed (on a per Purchased Credit basis) the amount paid by Buyer under this Agreement, then such excess proceeds shall be retained by Bank Sponsor; (c) neither Bank Sponsor nor its affiliates shall be under any obligation to prioritize the marketing or sale of such Purchased Credits over the marketing and sale of other products available for sale by such parties or to sell the Purchase Credits for any minimum amount; (d) Bank Sponsor shall not be deemed a fiduciary on behalf of Buyer by virtue of its activities hereunder; (e) once a Credit Sale Election has been made hereunder, (1) such Credit Sale Election shall be irrevocable without the written consent of Bank Sponsor, and (2) Bank Sponsor shall be relieved of its obligation hereunder to supply the corresponding Purchased Credits to Buyer hereunder; and (f) all such sales are subject to necessary approvals by Permitting Agency. Buyer shall not be permitted to make a Credit Sale Election, and Bank Sponsor shall be under no obligation to sell, any Purchased Credits that were previously applied by Bank Sponsor in the manner contemplated by Section 2(b) above.

e. Bank Closeout. If all of the Purchased Credits have not been applied to a permit by the five-year anniversary of the Effective Date, and, as a result, Bank Sponsor is prevented from closing the Bank, Buyer will take any and all actions requested by Bank Sponsor to achieve Bank closeout.

3. **Miscellaneous.**

a. Buyer Rights. For the avoidance of doubt, this Agreement does not give Buyer (i) rights to any monies generated by the Bank, except in the default of Bank Sponsor, or (ii) rights of ownership or use of the real property associated with the Bank or any other property interests of Bank Sponsor or its affiliates.

b. Confidentiality. Neither this Agreement nor the terms hereof may be furnished to any third party without the written consent of all parties, except as may otherwise be required by law or a court of competent jurisdiction; provided, that the foregoing shall not prohibit the parties from providing this Agreement or the terms hereof to their attorneys, consultants, professional advisors, and current and prospective investors and primary lenders. Buyer acknowledges and agrees that Bank Sponsor may, as part of the process for transferring the Purchased Credits, disclose the information provided by Buyer in an Application Notice to the regulatory authorities. This paragraph shall survive any termination of this Agreement.

c. Governing Law and WAIVER OF JURY TRIAL. This Agreement and all matters arising out of or relating to this Agreement are governed by the laws of Texas, without giving effect to any conflict of laws provisions thereof. Either party may only institute any legal suit, action, or proceeding arising out of or relating to this Agreement in the federal or state courts located in Houston, Texas. EACH PARTY HEREBY IRREVOCABLY AND UNCONDITIONALLY: (A) CONSENTS AND SUBMITS TO THE EXCLUSIVE JURISDICTION OF THE AFOREMENTIONED COURTS; (B) WAIVES ANY OBJECTION TO THAT CHOICE OF FORUM BASED ON VENUE OR TO THE EFFECT THAT THE FORUM IS NOT CONVENIENT; AND (C) WAIVES ANY RIGHT TO TRIAL BY JURY.

d. Counterparts and Authorization. This Agreement may be signed by facsimile or electronic PDF signature, which signature shall be deemed to constitute an original signature and be binding as such. This Agreement may be executed in identical counterparts, each of which when so executed and delivered will constitute an original, but all of which taken together will constitute one and the same instrument. The parties each separately represent that the person signing this Agreement is duly authorized to sign this Agreement.

e. Force Majeure. No party shall be liable or responsible to the other party, or deemed to have breached this Agreement, for any failure or delay in satisfying its obligations hereunder if such failure or delay is attributable to any of the following: strikes, riots, acts of God, shortages of labor or materials, war, terrorist acts or activities, orders, laws, regulations, or

restrictions, adverse determinations from the Permitting Agency or any other governmental authority, or any other causes which are beyond the reasonable control of the responsible party.

f. Consequential Damages. Notwithstanding any provision of this Agreement to the contrary, no party shall be liable for any lost or prospective profits or any other indirect, consequential, special, incidental, punitive, or other exemplary losses or damages, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, regardless of the foreseeability or the cause thereof. Each party expressly agrees that the affiliates, members, partners and shareholders of any defaulting or breaching party hereunder are not jointly, solidarity or severally liable for any costs, expenses, losses or damages arising from such party's breach or default under this Agreement.

g. Notice. All notices to be sent by one party to the other pursuant to this Agreement shall be in writing and shall be delivered or sent: (a) in person; (b) by U.S. Mail, postage prepaid and certified with return receipt requested; or (c) by nationally recognized overnight delivery service, prepaid, and addressed as set forth on the signature page. Either party may change its address by notifying the other party in writing of the change of address.

h. Other. Buyer's entering into this Agreement does not give Buyer rights to monies generated by the Bank, except in the default of the Bank Sponsor, and further, Buyer does not obtain any rights of ownership or use of the real property associated with the Bank or any other property interests of Bank Sponsor or its affiliates. Bank Sponsor may, in its discretion and in lieu of supplying the Purchased Credits, obtain mitigation credits from other mitigation banks and provide those credits to Buyer as long as doing so would not adversely impact Buyer. Paragraphs 3.a and 3.e shall survive the termination of this Agreement.

i. General. Buyer's rights under this Agreement shall not be assigned or apportioned, either voluntarily or by operation of law, without the prior written consent of Bank Sponsor. This Agreement constitutes the entire agreement and understanding between the parties with respect to the purchase and sale of the Purchased Credits, and supersedes and replaces any prior agreements and understandings, whether oral or written, between them with respect to such matters. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of either party. This Agreement may not be changed, amended or modified except by an instrument in writing signed by both parties. The unenforceability, invalidity, or illegality of any provision hereof shall not render any other provision unenforceable, invalid, or illegal. This Agreement is not intended to create, and it shall not create, any partnership, joint venture, or similar arrangement between Buyer and Bank Sponsor. No party's failure or delay in exercising any of its rights hereunder will constitute a waiver of such rights unless expressly waived in writing.

[Signature Pages Follow]

The parties have executed this Agreement effective as of the Effective Date.

EARTHMARK SOUTHWEST FLORIDA MITIGATION, LLC.

By: _____

Name: _____

Date: _____

The Village of Estero

By: _____

Name: _____

Date: _____

9401 Corkscrew Palms Circle
Estero, FL 33928

Contact
Steven Sarkozy
P: 239.221.5053
E: sarkozy@estero-fl.gov

Exhibit A

Bank: Silicon Valley Bank
3003 Tasman Drive
Santa Clara, CA 95054
(408) 654-7400

Routing No.: 121140399

Account No.: 3303510213

Account Name: RES Big Cypress, LLC

Account Type: Checking

Account Location: RES Big Cypress, LLC
1400 16th Street
Suite 320
Denver, CO 80202
(720) 723-2850

For questions and verification, please call Lauren Jennison with Bank Sponsor at (941) 284-7992.

Exhibit B

Buyer Information:	The Village of Estero 9401 Corkscrew Palms Circle Estero, FL 33928
Permitting Agency:	South Florida Water Management District
Permit Application Number and Date:	Application No. 250612-53814, State Permit No. 36-114015-P
Project Name & Location:	Williams Rd/Atlantic Gulf Boulevard Intersection Improvement Project Estero, FL 33928
Brief Description of Impacts to be Mitigated by the Credits:	0.14 State Freshwater Herbaceous Credits

Williams Road/Atlantic Gulf Blvd. Intersection Improvement Project Wetland Mitigation Bank Cost Information

There are 4 banks available for this project. See information on each below and the table for reference. The project will require a total of 0.14 functional loss freshwater herbaceous credits.

- Big Cypress Mitigation Bank – will require a purchase of \$16,800.00
 - While this is the least expensive option, it only provides state credits. We are still awaiting final confirmation that federal credits will not be required. However, with the extension, I anticipate having that final answer before we need to submit and can likely wait.
- Corkscrew Mitigation Bank – will require a purchase of \$26,000.00
 - This information was received in May of 2025 so may be outdated if prices have increased
- Panther Island Mitigation Bank – will require a purchase of \$26,000.00
- Little Pine Island Mitigation Bank – will require a purchase of \$31,500.00

Mitigation Bank	Contact	Credit Type	Credit Price
Big Cypress	Lynn Zenczak	state herb	\$120k
Corkscrew Regional*	Desmond Duke*	state/fed herb*	\$190k*
Panther Island	Desmond Duke	state/fed herb	\$190k
		state herb	\$190k
		fed herb	\$190k
Little Pine Island	Sheila O'Connor	freshwater herb	\$195k
		freshwater forested (only 0.70 credits remaining)	\$225k

* Corkscrew Regional credit info from May 2025.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Ordinance No. 2025-14 creating legislatively mandated regulations regarding recovery residence accommodation requests.

Motion to adopt Ordinance No. 2025-14 on first reading and setting second reading and public hearing for November 19, 2025.

Background:

Florida law defines a “certified recovery residence” as:

a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

(A) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.

(B) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

(C) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.

(D) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence, and all licensable services are provided offsite.

Florida Statutes § 397.487 has long provided provisions on how an entity is able to voluntarily become a certified recovery residence. That statute did not place any particular burdens on local government.

However, in Chapter Law 2025-156, the Legislature amended this statute to mandate that by January 1st 2026, every city and county adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction, which ordinance must include a process for requesting “reasonable accommodations” from any city or county land use regulation that serves to prohibit the establishment of a certified recovery residence.

Based on this statutory mandate, the Village Council of the Village of Estero is therefore obligated to adopt this Ordinance containing the minimum requirements set forth in Florida Statutes § 397.487.

While the Ordinance does contain the statutory minimum requirements, it also provides a provision for the payment of an application fee (to help the Village defray the cost of administering this state mandate). It also clarifies that the granting of an accommodation is not intended to create a property right in the granted accommodation.

Action Requested:

Motion to adopt Ordinance No. 2025-14 on first reading and setting second reading and public hearing for November 19, 2025.

Process and Timeline:

If approved by Council, the Ordinance will be scheduled and advertised for public hearing on November 19, 2025.

Financial Impact:

The impact on staff time is undetermined but the Ordinance establishes an application fee which is designed to offset costs of staff and legal review of any future requests for accommodation.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment(s):

1. Ordinance No. 2025-14

ORDINANCE NO. 2025-14

**AN ORDINANCE OF THE VILLAGE OF ESTERO,
FLORIDA, CREATING A NEW SECTION 4-6 OF THE
VILLAGE LAND DEVELOPMENT CODE REGARDING
RECOVERY RESIDENCES; MAKING RELATED
FINDINGS; PROVIDING FOR SEVERABILITY,
CODIFICATION, AND AN EFFECTIVE DATE.**

WHEREAS, Florida Statutes § 397.487 addresses the voluntary certification of recovery residences; and

WHEREAS, in Chapter Law 2025-156, the Florida Legislature amended this statute to mandate that every city and county adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction, which ordinance must include a process for requesting reasonable accommodations from any city or county land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the Village Council of the Village of Estero is therefore mandated to adopt this Ordinance containing the minimum requirements set forth in Florida Statutes § 397.487.

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

Section 1. A new Section 4-6 of the Village Land Development Code, entitled CERTIFIED RECOVERY RESIDENCES, is hereby created as follows:

SECTION 4-6. – CERTIFIED RECOVERY RESIDENCES

4-601. – Definition.

Pursuant to Florida Statutes § 297.311, a certified recovery residence means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

- (A) A Level I certified recovery residence houses individuals in recovery who have completed treatment, with a minimum of 9 months of sobriety. A Level I certified recovery residence is democratically run by the members who reside in the home.
- (B) A Level II certified recovery residence encompasses the traditional perspectives of sober living homes. There is oversight from a house manager who has experience with living in recovery. Residents are expected to follow rules outlined in a resident handbook provided by the certified recovery residence administrator. Residents must pay dues, if applicable, and work toward achieving realistic and defined milestones within a chosen recovery path.

- (C) A Level III certified recovery residence offers higher supervision by staff with formal training to ensure resident accountability. Such residences are staffed 24 hours a day, 7 days a week, and offer residents peer-support services, which may include, but are not limited to, life skill mentoring, recovery planning, and meal preparation. Clinical services may not be performed at the residence. Such residences are most appropriate for persons who require a more structured environment during early recovery from addiction.
- (D) A Level IV certified recovery residence is a residence offered, referred to, or provided by, a licensed service provider to its patients who are required to reside at the residence while receiving intensive outpatient and higher levels of outpatient care. Such residences are staffed 24 hours a day and combine outpatient licensable services with recovery residential living. Residents are required to follow a treatment plan and attend group and individual sessions, in addition to developing a recovery plan within the social model of living in a sober lifestyle. No clinical services are provided at the residence and all licensable services are provided offsite.

4-602. – Legislatively mandated requirements.

Pursuant to the requirements of Florida Statutes § 397.487:

- (A) Any zoning or land use decision the village may make related to certified recovery residences will be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.
- (B) The village manager shall establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be filed with the village clerk, to the attention of the director.
- (C) Any application for reasonable accommodation filed pursuant to subsection (B) above shall be date-stamped upon receipt. If additional information is required, the director must notify the applicant in writing within the first 30 days after receipt of the application and the applicant must be allowed at least 30 days to respond.
- (D) The director is required to issue a final written determination on the accommodation application within 60 days after receipt of a completed application. The determination must:
1. Approve the request in whole or in part, with or without conditions; or
 2. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.
- (E) If a final written determination is not issued within 60 days after receipt of a completed application, the accommodation request is deemed approved unless the parties agree in writing to a reasonable extension of time.

(F) The application for accommodation shall include, at a minimum:

1. The name and contact information of the applicant or the applicant's authorized representative;
2. The property address and parcel identification number;
3. A sworn affidavit by the owner of the property or a corporate officer of the owner attesting on penalty of perjury that the owner is a certified recovery residence and that written evidence from the state has been provided to verify that status; and
4. A description of the accommodation requested and the specific regulation or policy from which relief is sought and a narrative of why the request is reasonable.

(G) To defray the cost of staff and legal review of certified recovery residence reasonable accommodation requests, an application shall be accompanied by a \$700 application fee.

(H) The village shall not require a public hearing beyond the minimum required by law to grant the requested accommodation.

(I) If the owner or operator of a certified recovery residence violates the conditions of approval of any requested accommodation, or if the certified recovery residence is declared a nuisance by a court, is convicted of any crime related to the operation of the certified recovery residence, or if a successor owner or operator fails to apply for a new accommodation as provided for in subsection (K) below, or if the owner or operator fails to maintain its certification or licensure required under Florida Statutes § 397.487 or such certification or licensure lapses, is revoked, if the certification or licensure is not reinstated within 180 days from the date it expires or is lost, then the accommodation granted by the village shall be revoked.

(J) The granting of an accommodation under this section does not create a property interest and a revocation of the accommodation occurring in accordance with subsection (I) above shall not result in a compensable taking of property.

(K) Accommodations granted pursuant to this section are not transferable. If the ownership of a certified recovery residence is transferred, the new owner shall file its own accommodation request within thirty days of becoming owner.

(L) The reasonableness of accommodation requests filed under this section shall be evaluated under the standards applied by the federal courts when applying the Fair Housing Amendments Act of 1988, 42 U.S.C. § 3601 *et seq.*, and Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131 *et seq.*

Section 2. For purposes of codification of any existing section of the Estero Land Development Code herein amended, words underlined represent additions to original text, words **stricken** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Estero Village Code contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Village prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Village, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Village's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 6. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **5th day of November, 2025**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **19th day of November, 2025**, by the Village Council of the Village of Estero, Florida.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, CMC, Village Clerk

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Safeguarding your Property from Fraud

Description:

Clerk Kevin Karnes was appointed Clerk of the Court & Comptroller by Gov. DeSantis in March 2022 and was elected to the position in August 2022 by Lee County voters.

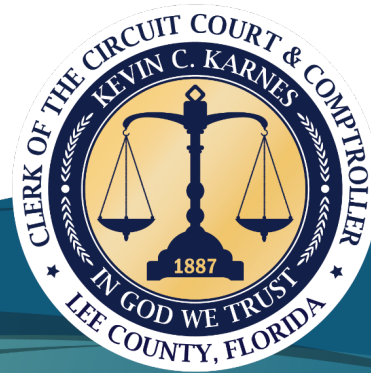
Karnes' goals are to prioritize initiatives related to property fraud prevention, cybersecurity preparedness, increasing online services, and demanding government transparency and accountability.

Financial Impact: None

Prepared by:

Attachments:

1. Presentation



Your Lee Clerk & Comptroller's Office

Safeguarding your Property from Fraud



Clerk Kevin Karnes was appointed Clerk of the Court & Comptroller by Gov. DeSantis in March 2022 and was elected to the position in August 2022 by Lee County voters.

Karnes holds a master's degree in Legal Studies from American Public University and a bachelor's degree from Florida Gulf Coast University. WINGS UP! Kevin is a long-time veteran of the Clerk's office and has held a variety of leadership positions

Karnes' goals are to prioritize initiatives related to property fraud prevention, cybersecurity preparedness, increasing online services, and demanding government transparency and accountability.



leeclerk.org

County-wide Constitutional Officer

Article VIII, Section 1(d) of the Florida Constitution recognizes the role of the Clerk of the Circuit Court as an independently elected Constitutional Officer.

The Clerk serves alongside the:

Sheriff

**Tax
Collector**

**Property
Appraiser**

**Supervisor
of Elections**

**State
Attorney**

**Public
Defender**

**Superintendent of
Schools**



Article V, Section 16 defines the title of Clerk of the Circuit Court, but the position also serves as:

**Clerk to the
Court**

**Ex-Officio Clerk of the Board of
County Commissioners**

**County
Recorder**

**Custodian of
all County
Funds**

**County
Auditor**

leeclerk.org

Property Fraud Alert



Property fraud occurs when a party uses a forged deed to sell or transfer property that does not belong to them

FREE service that alerts subscribers when any of the following have been recorded in their name in Lee County Official Records:
Mortgage | Deed | Any other land documents

Notifications emailed within 24-hours of the document being recorded

Property Fraud [Frequently Asked Questions](#) (FAQs)



leeclerk.org

Property Fraud Alert

Lee County



All Florida Counties



www.leeclerk.org/fraudalert

leeclerk.org

Property Fraud Alert: Registration

www.leeclerk.org/fraudalert



Register for Property Fraud Alert

What is Property Fraud?

Property fraud occurs when a party uses a forged deed to sell or transfer property that does not belong to them. While a forged deed does not actually transfer the property, it gives the appearance to the rest of the world that the ownership of the property has been changed. If you believe you have been the victim of property fraud, removing this cloud from your title can be a complicated process.

clerk.org



Upcoming Events

FREE Community Shredding Event!

**Saturday, November 8
9-11AM**

Lee County Government Complex
1039 SE 9th Place
Cape Coral

Drive up and have your paper documents transported to the on-site shredding truck by a Clerk team member.



leeclerk.org

Thank You!

Questions & Comments



1887



2024

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239-533-5000



news@leeclerk.org



www.leeclerk.org/subscribe



leeclerk.org

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

2025 State of Florida - Legislative Update

Description:

About four (4) years ago, the Village changed our State Lobbyists to increase our success in obtaining funding. The Village engaged JEJ & Associates and Ron Brown & Associates who work as a team in advocating on behalf of the Village.

Since this changeover, the Village has seen great success in our efforts to secure grants.

The Workshop will discuss our current appropriation and our previous success and how these funds will be used in the community. With us on ZOOM will be:

- From Ron Book & Associates:
 - Ron Book
 - Rana Brown
- From JEJ & Associates:
 - Lena Juarez
 - Robert Miller

In addition to a review of the projects believed to be funded in this past session we will also review other legislative topics of interest to the Council and our community.

Financial Impact:

There is no financial impact associated with this Workshop item. All State allocations are subject to formal agreements that outline the scope of the work to be funded. Each of these agreements will come to the Village Council at a later date for approval.

Prepared by: Steve Sarkozy

Attachment:

1. Presentation



Village of
ESTERO

November 5, 2025 LOBBYISTS' REPORT



Ronald L. Book, P. A.
LAW OFFICES
PROFESSIONAL ASSOCIATION

JEJ & Associates

YOUR LOBBYISTS



Ronald Book



Rana Brown



Lena Juarez

HISTORICAL APPROPRIATION REQUEST OUTCOMES

ITEM	REQUEST	OUTCOME
FISCAL YEAR 2022-2023		
Estero on the River Trails	\$ 750,000	\$ 750,000
Sandy Lane Bicycle & Pedestrian Improvements	\$ 450,000	\$ 450,000
Estero Utility Expansion Phase 1	\$ 530,000	\$ 530,000
FISCAL YEAR 2023-2024		
Estero River Heights & Cranbrook Harbor Utility Expansion	\$ 7,400,000	\$7,400,000
FISCAL YEAR 2024-2025		
Estero - River Oaks Preserve Improvements	\$ 2,500,000	\$2,500,000
Estero - Broadway Avenue West Improvements Design	\$ 1,300,000	\$ 650,000
Estero Phase 2 Septic-to-Sewer Project	\$ 4,600,000	Vetoed
FISCAL YEAR 2025-2026		
Estero Orange Park Utility Extension Project	\$ 800,000	\$ 800,000
Estero Broadway Ave East Phase 1	\$ 800,000	\$ 800,000
Estero Williams Rd. & Atlantic Gulf Blvd. Improvements	\$ 800,000	Not Funded
TOTAL VILLAGE OF ESTERO RECEIVED 2022-2025		\$ 13,880,000

FISCAL YEAR 2026-2027 APPROPRIATION REQUESTS

ITEM	REQUEST
Estero Williams Road & Atlantic Gulf Drive Improvements	\$ 800,000
Estero Facility Alternative Irrigation Source	\$ 800,000
Estero Parkway Water Reuse Main Extension	\$ 800,000
Estero Sunny Grove Waste Water Extension Project Phase 2	\$ 800,000

2026 SESSION LEGISLATIVE ISSUES



PROPERTY TAX CURRENT HOUSE PROPOSALS

HOUSE JOINT RESOLUTIONS*

HB 067	Reduction of Annual Assessment Increases for Homestead Property
HB 201	Elimination of Non-school Property tax for Homesteads
HB 203	Phased Out Elimination of Non-school Property Tax for Homesteads
HB 205	Elimination of Non-school Property tax for Homesteads for Persons Aged 65 or Older
HB 207	Assessed Home Value Homestead Exemption of Non-school Property Tax
HB 209	Property Insurance Relief Homestead Exemption on Non-school Property Tax
HB 211	Accrued Save-Our-Homes Property Tax Benefit for Non-school Property Tax
HB 213	Modification of Limitations on Property Assessment Increases
	<i>* as per the recommendation of the Select Committee on Property Taxes</i>

GENERAL BILL

HB 149	Maximum Millage Rates for the 2027-2028 Fiscal Year
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PROPERTY TAX CURRENT SENATE PROPOSALS

JOINT RESOLUTIONS

SB 274	Homestead Property Tax Benefits for Long-term Owners
SB 270	Homestead Property Exemption for Persons Age 65 or Older
SB 278	Limitation on the Assessed Value of New Homestead Property
SB 282	Limitation on the Assessed Value of Property Owned and Used for Commercial Purposes by Small Businesses

GENERAL BILLS

SB 272	Homestead Exemption for Persons 65 and Older
SB 276	Homestead Property Tax Benefits For Long-term Owners And Permanent Residents
SB 280	Assessment of Homestead Property
SB 284	Assessment of Property Owned and Used by Small Businesses
SB 286	Assessment of Changes, Additions, or Improvements to Homestead Properties

2025 SESSION SB 180 - EMERGENCIES

SB 180 (DiCeglie, R–St. Petersburg) is a comprehensive act related to emergencies, which includes restrictions on county or municipal regulations after certain natural emergencies.

Local governments may not propose or adopt, for one year after hurricane landfall, the following:

- a moratorium on construction, reconstruction, or redevelopment of any property;
- a more restrictive or burdensome amendment to its comprehensive plan or land development regulations; or
- a more restrictive or burdensome procedure concerning review, approval, or issuance of a site plan, development permit, or development order.

The Governor signed SB 180 on June 26, 2025 and went into effect immediately.

2026 Session Filed Bills of Interest

HB 103 (Botana) / **SB 122** (Truenow) - Repeal chapter 205, Florida Statutes

SB 48 (Gaetz) - Local governments must adopt an ordinance by December 1, 2026, to allow accessory dwelling units (ADUs) in any area zoned for single-family residential use.

HB 145 (McFarland) - Major changes to Florida's sovereign immunity laws, which limit the amount of damages that can be recovered in tort suits against the state and its political subdivisions, including municipalities.

SB 208 (McClain) - Local governments must approve housing subdivisions that can be considered "infill" development under certain conditions.

THREE YEAR STATE REVENUE PROJECTIONS

2025 Long-Range Financial Outlook Summary General Revenue Fund (\$Millions)		Year 1 FY 2026-27	Year 2 FY 2027-28	Year 3 FY 2028-29
Revenues Available		52,196	53,123	54,535
Unused Reserve from Prior Year		9,132	5,802	2,072
Expenditures	Minimum Reserve	(2,036)	(2,072)	(2,127)
	Recurring Base Budget	(47,117)	(49,981)	(52,374)
	Previously Authorized Appropriations	(335)	(338)	(340)
	Critical Needs Budget Drivers	(2,935)	(2,588)	(2,324)
	Other High Priority Needs Budget Drivers	(4,306)	(4,094)	(4,096)
	Ending Balance After Expenditures	4,599	(149)	(4,654)
Revenue Adjustments	Tax and Fee Changes	(993)	(1,587)	(2,180)
	Trust Fund Transfers and Redirects	160	210	259
	Revenue Adjustments	(833)	(1,377)	(1,921)
Projected Surplus / (Deficit)		3,766	(1,526)	(6,575)



QUESTIONS?

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Vulnerability Assessment Update

Description:

The Village of Estero's Consultant APTIM will provide Village Council and update on the Village's Vulnerability Assessment. This will include an introduction to the vulnerability assessment and what should be expected from the project. The update will include a summary of the tasks completed to date as well as an overall project schedule.

Financial Impact:

There is no financial impact associated with this workshop item.

Prepared by: David Willems, P.E.

Attachments:

1. Presentation



VILLAGE OF ESTERO VULNERABILITY ASSESSMENT

Village Council Update

November 5, 2025



AGENDA

- ▶ What Is A Vulnerability Assessment?
- ▶ Public Workshop Outcomes
- ▶ Preliminary Findings from Exposure Analysis
- ▶ Next Steps

VULNERABILITY ASSESSMENT APPROACH



Data Collection

- Village infrastructure data
- State critical asset inventory
- Flood and non-flood scenarios



Exposure Analysis

- 10+ scenarios
- % of assets exposed
- % of land area exposed
- Flood depth by scenario at each asset



Sensitivity Analysis

- Rank assets based on likelihood of scenario, consequence of failure of those assets and depth threshold for them
- Identify focus areas



Adaptation Planning

- Priorities
- Adaptation strategies
- Implementation

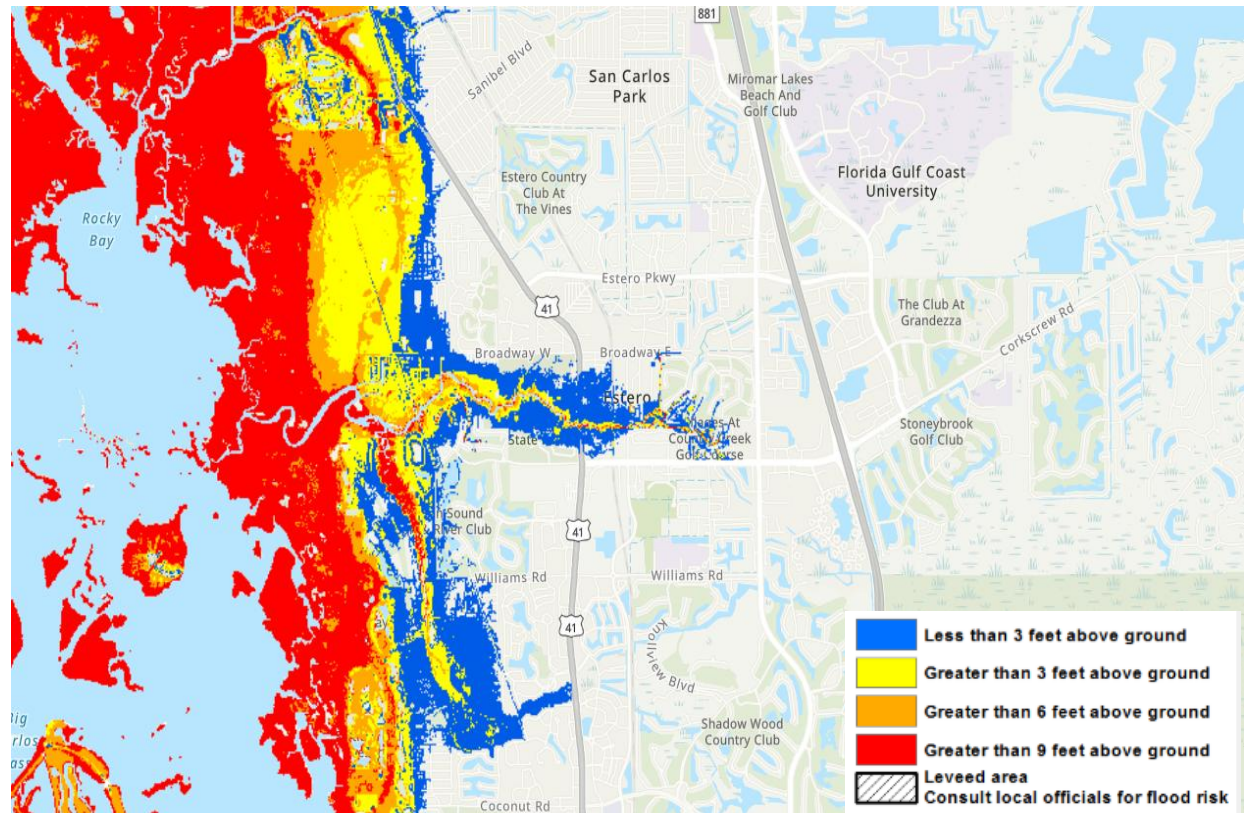


FLOODING HAZARD

COASTAL



- Direct risk from category 1 to 5 hurricanes
 - Tidal flooding
- Gradual increase contributing to higher groundwater levels and enhanced flood risks

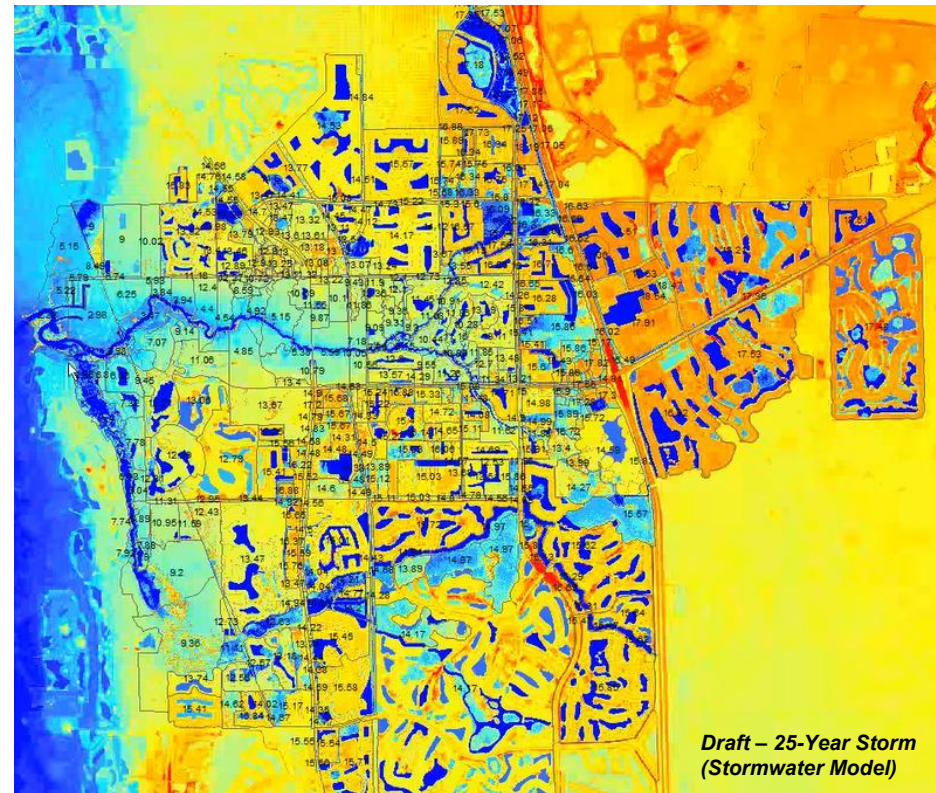


HAZARDS (FLOODING)

RAINFALL

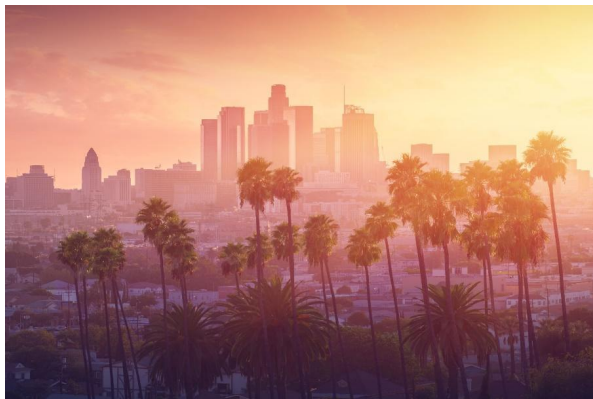


- 11.2 inches of rain during event that occurs every 25 years for 3 days, increased future risk
- Sea Level Rise contributes to reduced drainage capacity
- Compound flooding when rainfall and high tides overlap

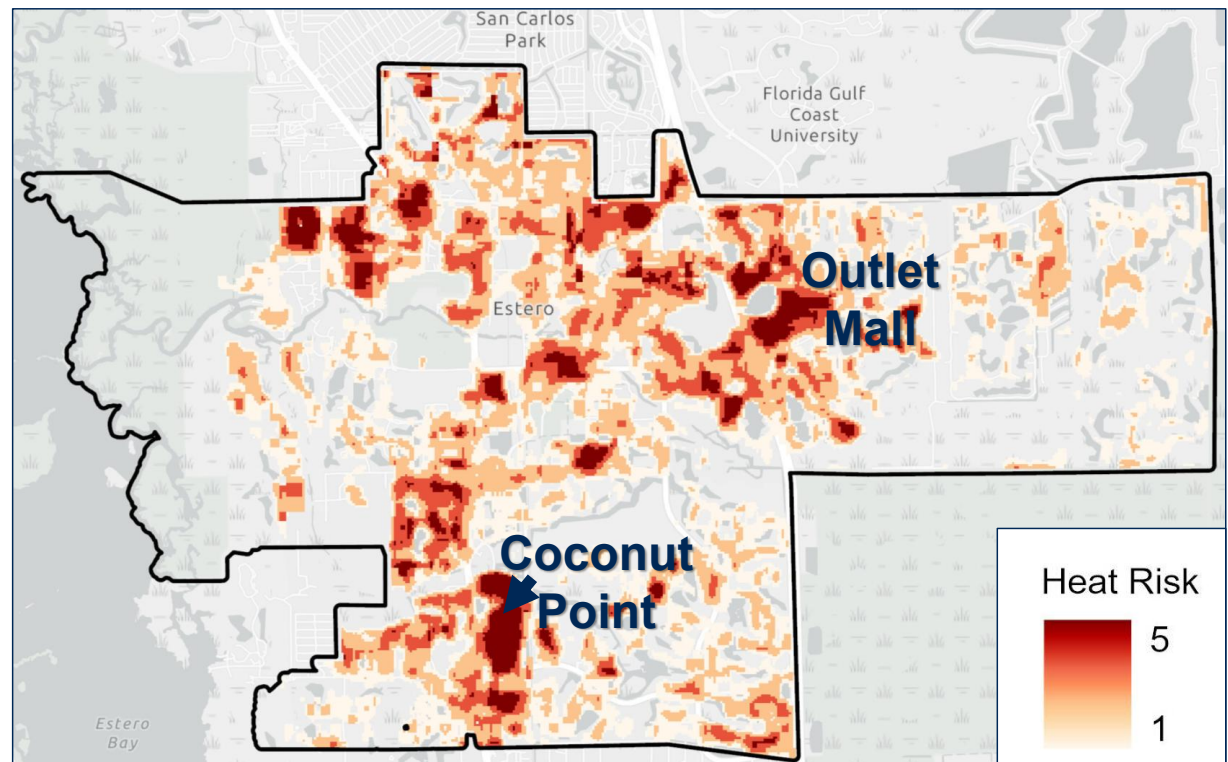


NON-FLOODING HAZARD

HEAT



Increasing temperatures across region, hot spots in urban areas

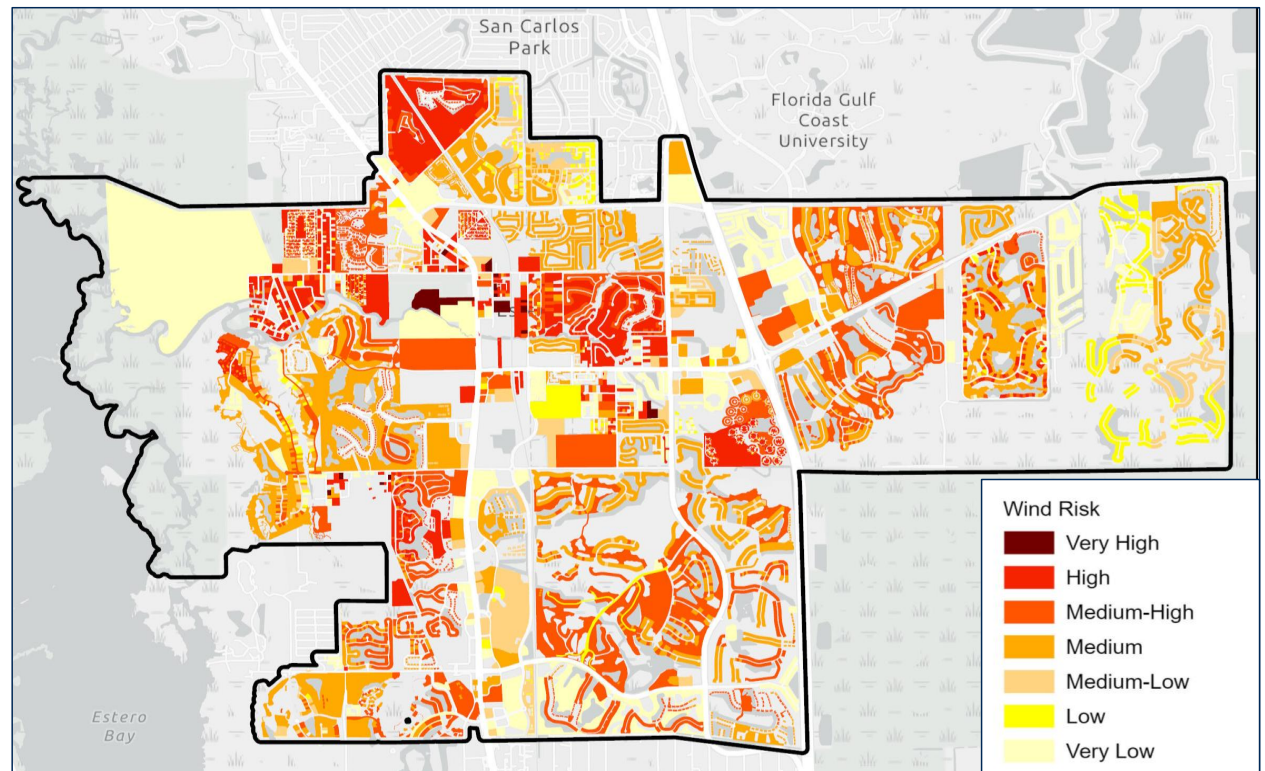


NON-FLOODING HAZARD

WIND



Florida is known for being prone to high-intensity wind events such as hurricanes and even tornados



Not Final Result: Shows where development occurred before wind code adoption

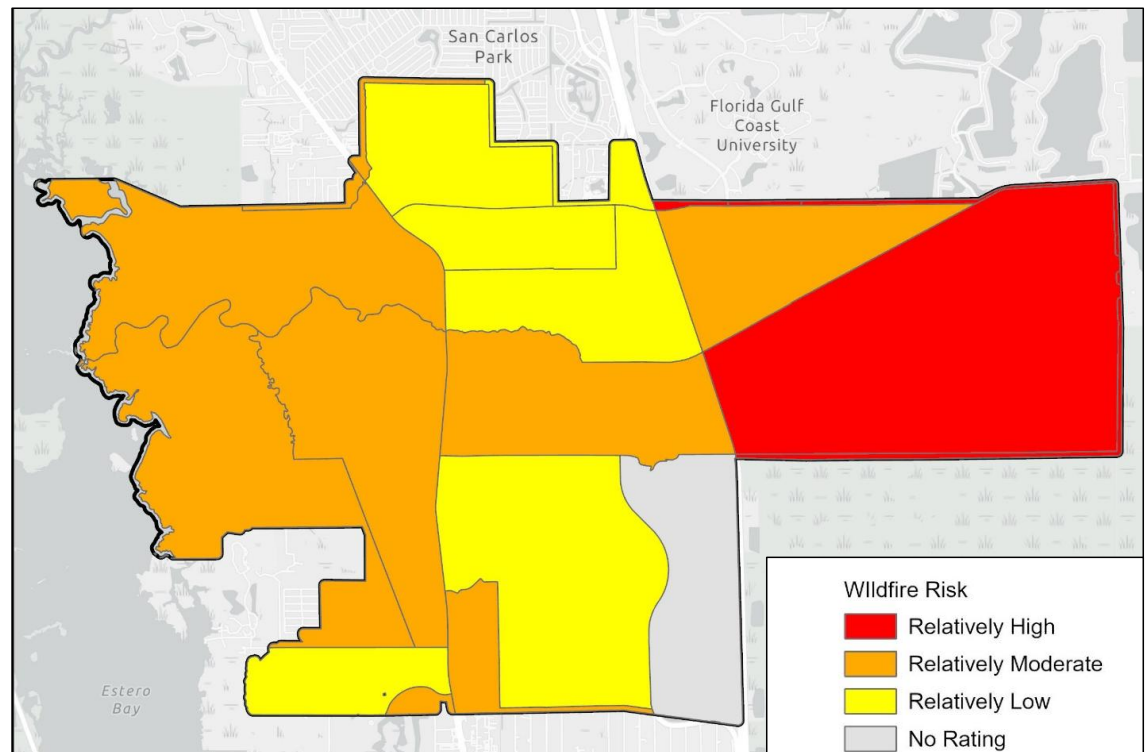


NON-FLOODING HAZARD

WILDFIRE



Driven by a combination of environmental and societal factors such as fuel loads, land cover, local climate conditions, and community vulnerability



PUBLIC WORKSHOP SUMMARY

October 8, 2025

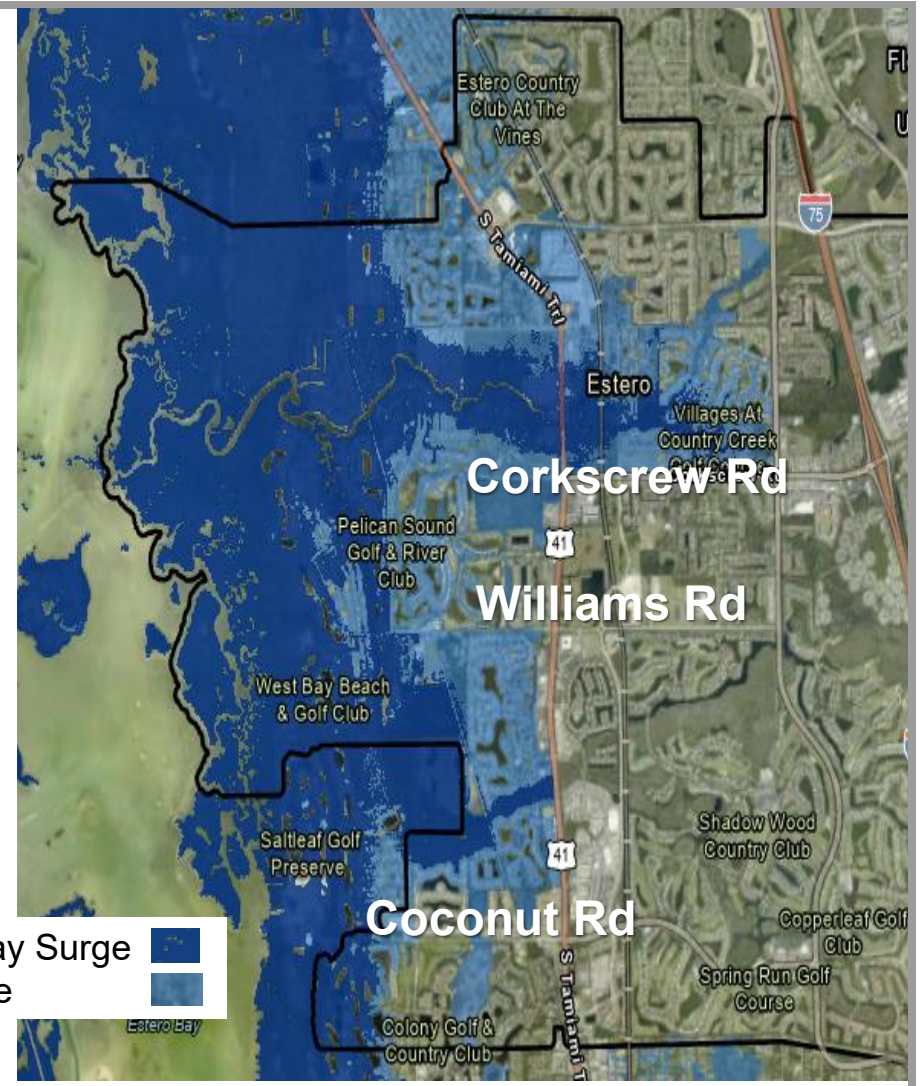
- Presentation, live polling and facilitated discussion
- Residents shared experiences of storm surge and flooding, especially along the Estero River and low-lying areas
- Hurricane Ian impacts reviewed
- Interest in sheltering in place and understanding local adaptation options
- Discussion of drainage and redevelopment affecting runoff and ponding
- Interest in how the assessment considers social vulnerability, age, and overall community capacity



PRELIMINARY FINDINGS

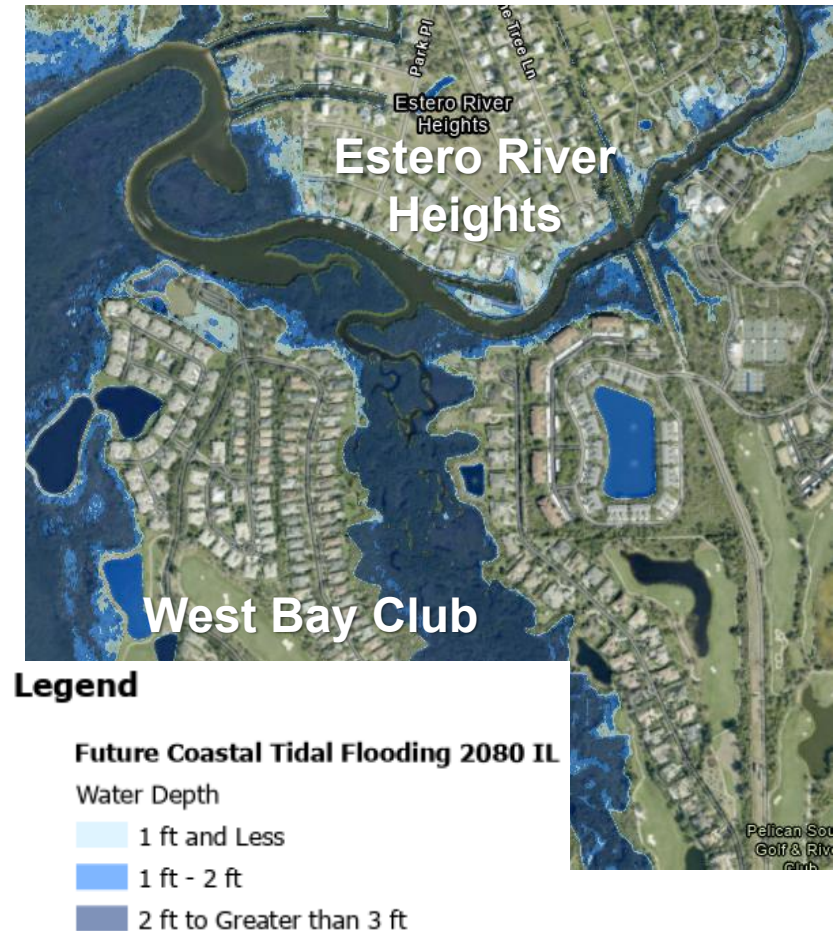
- Extreme **storm surge** may affect **16%** of critical infrastructure today, **up to 30%** in the future
 - Exposed assets include
 - Fire Station 41 (8631 County Rd, Estero, FL 33928)
 - County lift stations, bridges, and an electrical substation

Present Day Surge
2050 Surge

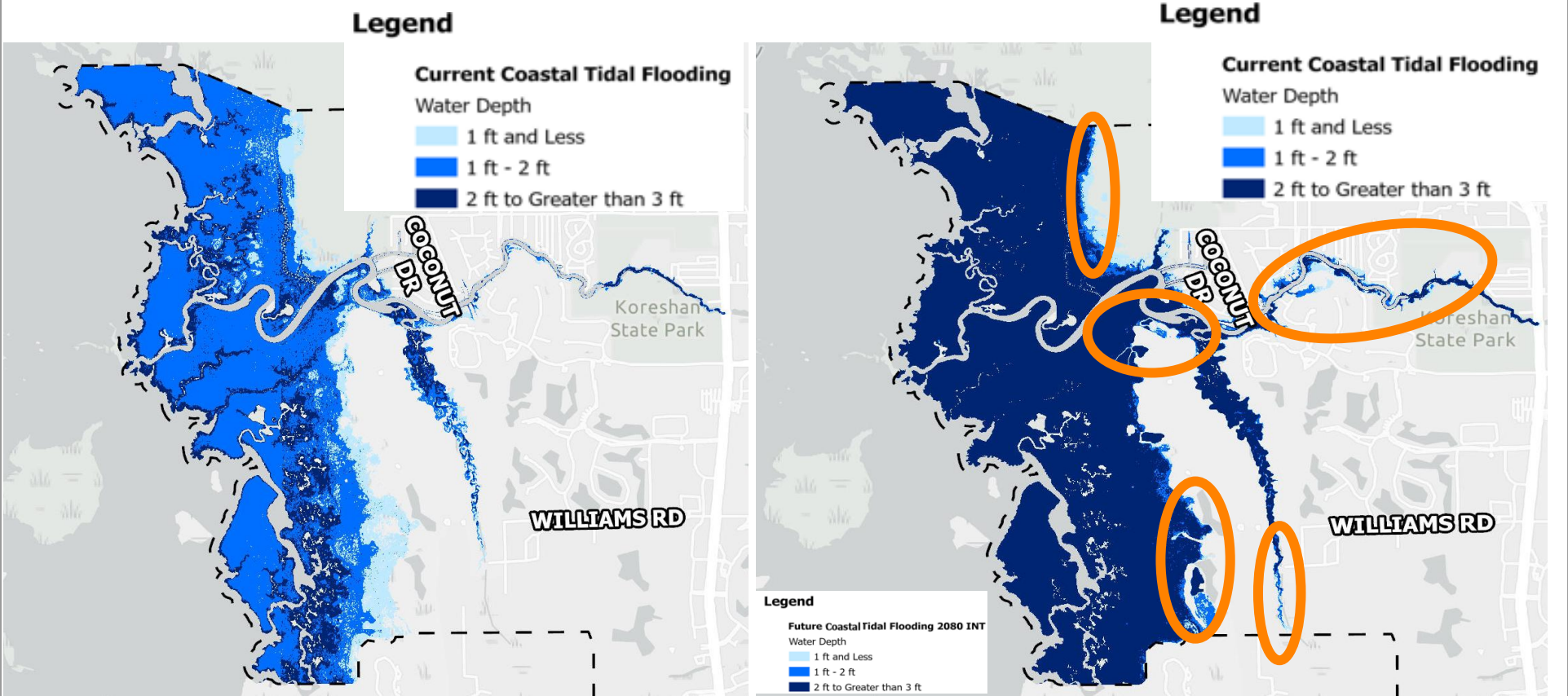


PRELIMINARY FINDINGS

- **Tidal flooding** propagates inland north and south of the Estero River inlet by 2080
 - (Estero River Heights, West Bay Club)
- Floodplain along river expands
- Potential Inundation Areas:
 - Shorelines along Ritz Residences and Hyatt Regency area
 - Coconut Road
 - Sattleaf Golf Preserve (unincorporated County)
 - Wetlands and ponds



CURRENT AND FUTURE TIDAL FLOODING



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NEXT STEPS

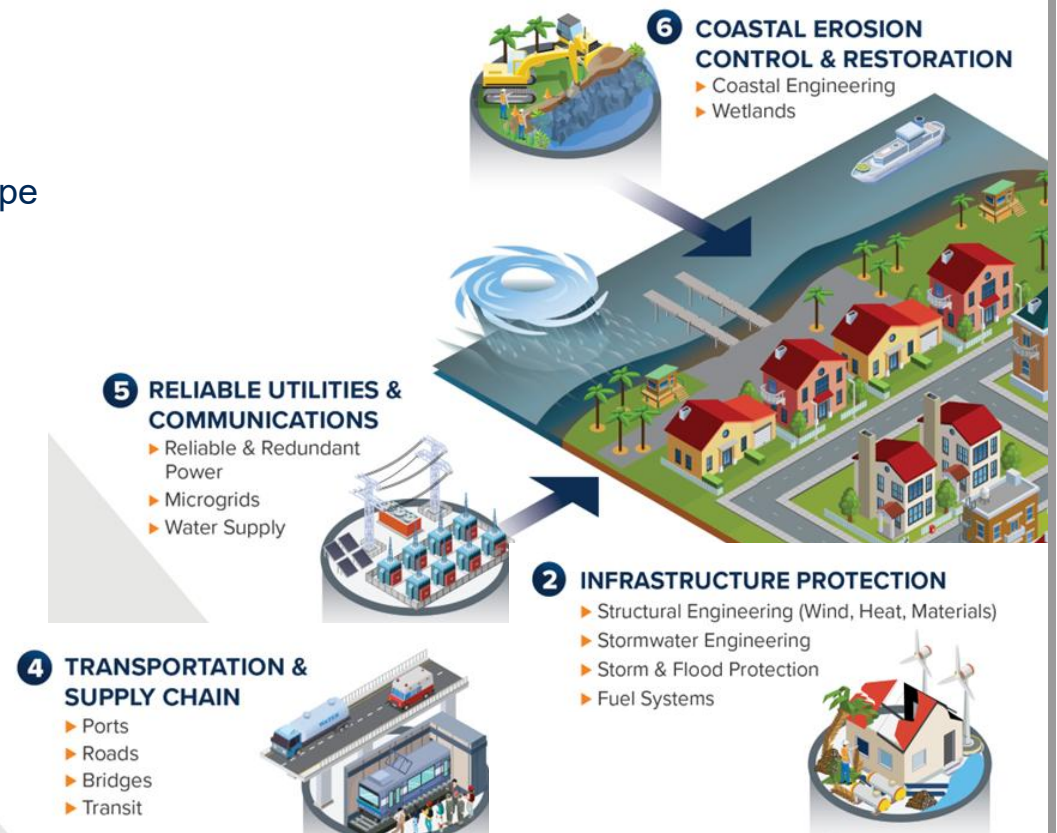
Complete Exposure Analysis (December 2025)

- Identify the depth of water for each scenario
- Overlaying the scenarios onto the local landscape of the Village
- Visual representation of the magnitude and percentage of the impact
- Pinpoint the locations

Sensitivity Analysis (February 2026)

- Evaluating flood sensitivity by assigning risk scores across scenarios
- Integrating results into GIS for prioritization of critical assets

CRAFTING RESILIENT COMMUNITIES



NEXT STEPS

2nd Public Outreach Meeting and Public Presentation (March 2026)

- Gather community input and opinion on the obtained results
- Revisit methodologies and assumptions for potential refinement

Flood Certificate Invitations (March through May 2026)

- Engage property owners in submitting or obtaining Elevation Certificates (EC)

Adaptation Plan (June 2026)

- Outlining strategies with clear priorities and implementation steps, while aligning with LMS

Local Mitigation Strategies (June 2026)

- Use the VA results to update the Lee County Joint Local Mitigation Strategy (LMS)
- High priority areas may be eligible for future grant funding



QUESTIONS

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Expect the Extraordinary.

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Eco-Historic Planning Study Update

Description:

The Village received a CDBG-DR grant for \$450,000 for an Eco-Historic Planning Study. The Planning Study covers an approximately 1,000-acre area that includes properties along US 41 from Estero Parkway to south of Williams Road, including the Koreshan State Park and Village property along the Estero River. Much of this area of the Village developed decades before the rest of the Village. Unlike other areas within the Village that have benefitted from detailed master planning and integrated development plans, this area lacks a cohesive plan and the necessary infrastructure and services critical for development.

The Council selected Land Design, Inc., a firm from Orlando who began work in May. Land Design and its subconsultants are evaluating the area, including opportunities and constraints of the natural environment as well as economic/market demand to develop a vision, recommendations and master plan.

Staff will provide an update to Council on the status and progress of the Study.

Financial Impact:

Funded by CDBG-DR grant.

Prepared By: Mary Gibbs

Attachments:

1. PowerPoint Presentation



Village Council

November 5, 2025

Workshop

Eco-Historic Planning Study Update

Study Background



**Village awarded CDBG-DR
Grant for Study**

**Village prepared RFP
Selected Consultant**

Contract Awarded May 2025

Meet the Design Team

LandDesign.



Chad Kovaleski, PLA
Partner-in-Charge



Carrie Read, PLA
Landscape Architect


COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE



John Ward, AIA
Architect


COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

Visioning +
Conceptual Architecture

 **KITTELSON**
& ASSOCIATES

Transportation Planning

BDA
BREEDLOVE, DENNIS
& ASSOCIATES, INC.

Environmental Analysis +
Land Planning Support

RCLCO
REAL ESTATE CONSULTING

Market Demand Analysis +
Economic Development Strategy

 **BLUE CORD**

Cost Estimating



+ LandDesign.

SERVICES

- + Landscape Architecture
- + Civil Engineering
- + Urban Design
- + Master Planning
- + Land Planning

EXPERTISE

- + Master Planned Communities
- + Mixed Use
- + Office + Corporate Campus
- + Public Infrastructure
- + Public Realm + Open Space
- + Residential
- + Retail
- + Education
- + Hospitality + Entertainment

45
YEARS

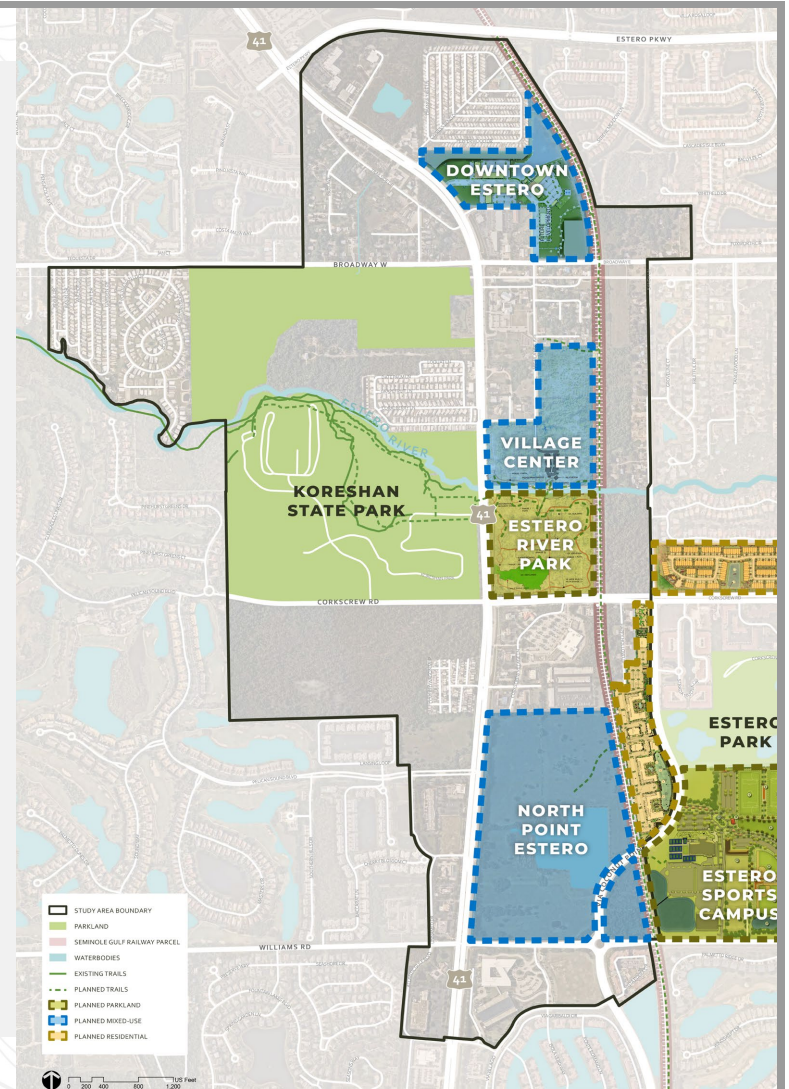
EXPERIENCE WORKING IN
70+ countries
AND NEARLY
40 states



Study Area

- 1,000+ Acres
- Bisected by Estero River
- Includes Old Estero and Vacant Properties along US-41 corridor
- Planned BERT corridor

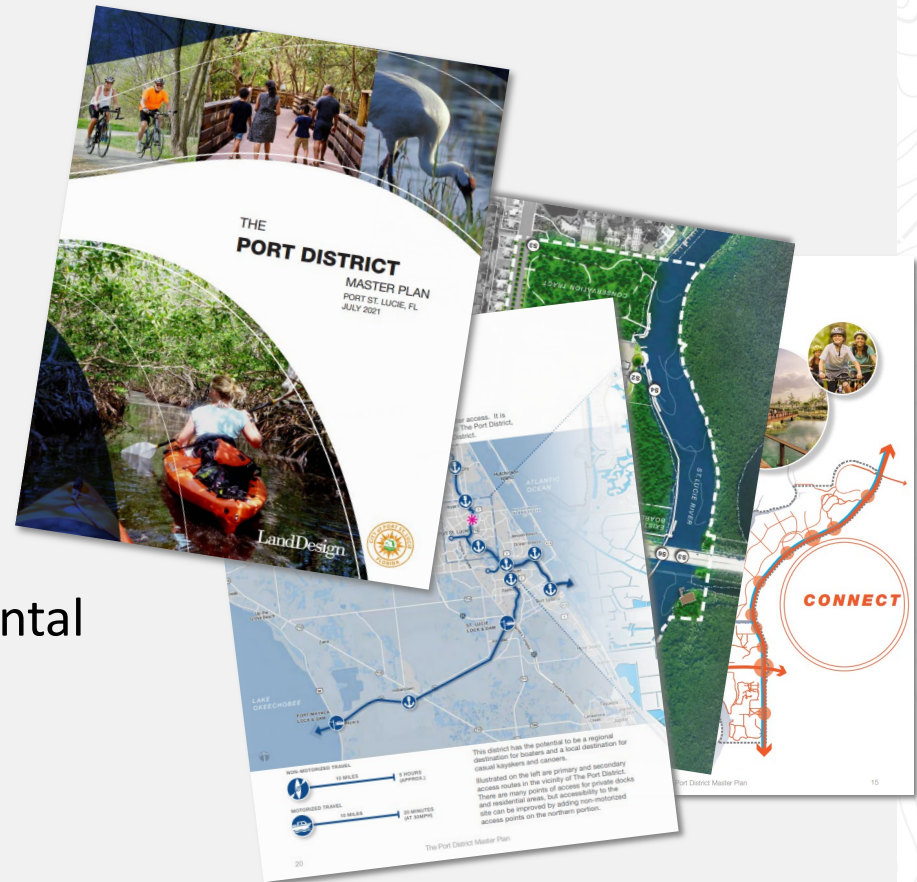
- PLANNED PARKLAND
- PLANNED MIXED-USE
- PLANNED RESIDENTIAL



Purpose

This project will deliver a
Comprehensive Report, Vision and Master Plan

- Based on Opportunities and Constraints
- Economic and Market Demand
- Leverage and preserve environmental and cultural resources



Planning Process

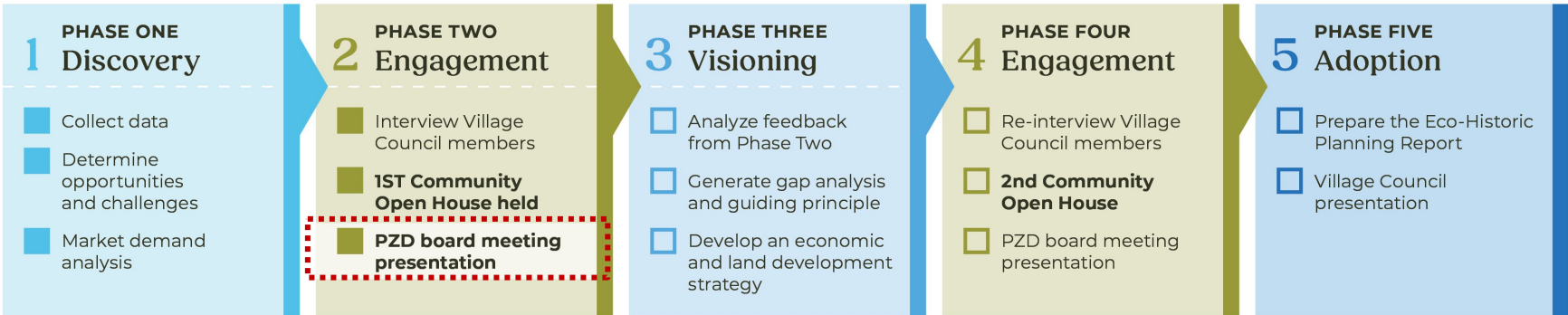
- Open House: June 24th
- PZDB Meeting: Nov. 18th
- Over timeline: 12 months



WE ARE HERE

MAY 2025

MID 2026



Community Meeting

June 24, 2025

Approximately



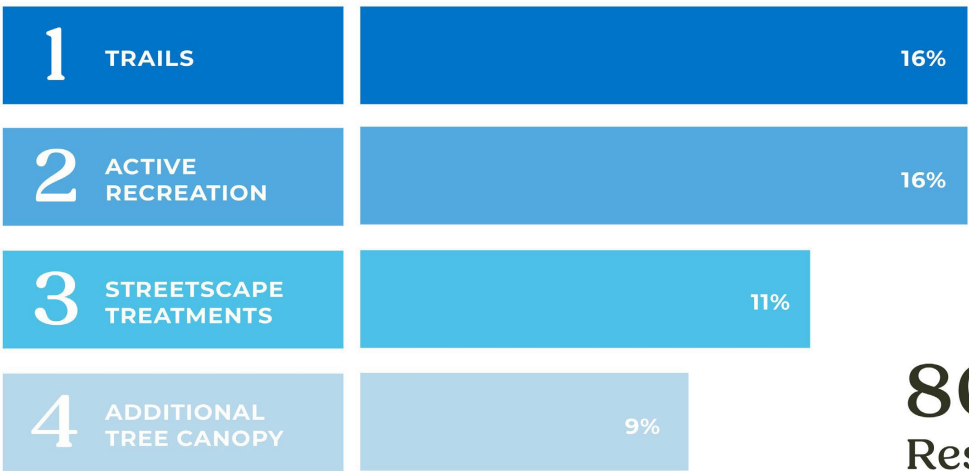
Esteros residents attended the
Community Open House.



Summary of Feedback

- Better connections for walking + biking
- A mix of traditional park amenities and natural experiences (nature paths, kayaking, etc.)
- More interactions with the river
- Shade!

How do people want to experience nature and recreation?



80
Responses

What kind of commercial development?

“Walkable, mixed-use neighborhood” and “Village Center” images received the highest concentration of dots for types of mixed-use development.



“Restaurants” and “Development along the BERT Rail Trail” received the highest number of dots, suggesting a desire for more experiential commercial experiences.

People want **local, walkable + bikeable, development that contributes to a sense of place in Estero.**

Next Steps

Immediate Next Steps

- **PZDB Meeting November 18th**
- **Analysis + Opportunities**
- **Begin to develop strategies to address**
 - Future Focused on Resiliency
 - Walkability
 - Village Center Activation
 - Leveraging BERT Corridor
 - Leveraging Environmental, Recreation, & Cultural Resources
- **Potential catalyst sites for development/redevelopment**



Questions

