



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
JANUARY 21, 2026, 09:30 AM



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

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
January 21, 2026, 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

Worship Leader Drew DiRoma

PLEDGE OF ALLEGIANCE

ROLL CALL

2. LETTERS OF RECOGNITION

a. Kyle Gustave/Estero High School

Attachment: [1 EHS Kyle Gustave 01212026 .pdf](#)

b. Aiden Jensen /Bonita Springs High School

Attachment: [2 Bonita Springs Aiden Jensen 01212026 .pdf](#)

c. Distinguished Budget Presentation awarded from Government Finance Officers Association (GFOA)

Attachment: [3 - Budget Award.pdf](#)

Attachment: [4 - Press Release.pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. December 17, 2025 Village Council Meeting Minutes

Attachment: [12172025.pdf](#)

b. Financial Reports for Month ended November 2025

Attachment: [SS Monthly Financial Report 11302025.pdf](#)

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

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

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Ditch/Swale Cleaning & Maintenance Services Purchase Order

Recommended Action

Motion to approve award purchase order 26011 for

Ditch/Swale Cleaning & Maintenance Services for Village ditches and swales that require annual cleaning to P & T Lawn & Tractor, for an amount not to exceed \$97,500 annually.

Approve a \$9,000.00 Contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

Financial Impact

The yearly cumulative expense for the awarded vendor is a not-to-exceed amount of \$97,500 plus a \$9,000 per year contingency. This action improves the 2026 budget line item by approximately \$25,000.

Attachment: [SS Ditch Swale Cleaning PO.pdf](#)

Attachment: [1 10126 Bid Tabulation Spreadsheet.pdf](#)

Attachment: [2 Purchase Order Terms and Conditions 002 .pdf](#)

Attachment: [3 Purchase Order.pdf](#)

Attachment: [4 ALL DITCH MAPS.pdf](#)

b. Code Enforcement Lien Reduction Request: Truist Bank

Recommended Action

Motion to accept agreed code enforcement lien reduction with payment to be made within 15 days, and authorizing staff to file a Release of Lien once payment is made.

Financial Impact

\$3,000 will be paid to the Village in exchange for a lien release.

Attachment: [SS Code Lien Reduction Request docx.pdf](#)

Attachment: [1 Truist Bank recorded lien case 22040005.pdf](#)

Attachment: [2 Truist Bank case overview.pdf](#)

8. SECOND READINGS AND PUBLIC HEARINGS

a. Second Reading of Zoning Ordinance No. 2025-15, 4741 Broadway Avenue West rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Rezoning from Agriculture (AG) to Residential Single Family (RSF) For A 0.34+/- Acre Triangular Parcel Located at 4741 Broadway W, East of Estero River Heights and the Existing 100-Foot FPL Right of Way and West of Cranbrook Harbor; Providing for Severability; and Providing an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2025-15

Financial Impact

Minor cost for newspaper advertisement for second reading

Attachment: [SS REZ2025-E001 4741 Broadway Ave W 12-3-2025.pdf](#)

Attachment: [1 Ordinance No 2025-15.pdf](#)

Attachment: [1.1 - Exh A Legal Description .pdf](#)

Attachment: [2-1. REZ2025-E001 Council Staff Report.pdf](#)

Attachment: [2-2. Attachment A - Boundary Survey.pdf](#)

Attachment: [2-3. Attachment B - Revised Site Plan.pdf](#)

Attachment: [3 Easement Agreement Signed by Coopers.pdf](#)

Attachment: [4 4741 Broadway Ave W. Rezoning Request PPT.pdf](#)

b. Second Reading of Ordinance No. 2025-17 Amending Land Development Code

An Ordinance of the Village of Estero, Florida, Creating § 5-414 (Regarding Perimeter Landscape Buffers) and Amending § 2-502 (Regarding Site Development Obligations) of the Village Land Development Code; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2025-17

Financial Impact

N/A

Attachment: [SS 2nd Reading No. 2025-17 Amend LD Code .pdf](#)

Attachment: [1 Ord No. 2025-17 Amending LD Code.pdf](#)

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10.VILLAGE ATTORNEY'S REPORT

11.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12.WORKSHOPS

a. Update on Development Projects in Estero

Attachment: [SS Development Updates .pdf](#)

Attachment: [1 Village Council January 21st - Project Updatespptx.pdf](#)

b. Planning Zoning and Design Board Annual Report

Attachment: [SS PZDB Annual Report.pdf](#)

Attachment: [1_2025 PZDB Annual Report ppt.pdf](#)

13.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING

WEDNESDAY, JANUARY 21, 2026, 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.

9:30:30AM [SOUNDING GAVEL]

9:30:32AM >>Mayor Ribble: I WOULD NOW LIKE TO CALL THE JANUARY 21st,
9:30:35AM 2026, 9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:30:39AM I WOULD LIKE TO REMIND EVERYONE TO PLEASE SILENCE THEIR CELL
9:30:42AM PHONES.
9:30:42AM IF YOU COME UP TO THE PODIUM TO SPEAK, PLEASE SPEAK INTO THE
9:30:47AM MICROPHONE.
9:30:47AM THIS MORNING, WE HAVE WORSHIP LEADER DREW DIROMA FROM ESTERO
9:30:52AM CHURCH WHO WILL DO THE INVOCATION.
9:30:54AM DREW, PLEASE.
9:30:57AM >> GOOD MORNING.
9:30:59AM LET'S PRAY.
9:31:00AM FATHER GOD, WE THANK YOU FOR THIS DAY.
9:31:04AM WE THANK YOU FOR THE NEW MERCIES THAT COME WITH IT.
9:31:07AM WE GIVE YOU HONOR AND PRAISE.

9:31:09AM FATHER, I ASK AS WE DISCUSS ALL THE THINGS IMPORTANT TO THE
9:31:14AM VILLAGE OF ESTERO THAT YOU WOULD POUR OUT WISDOM AND
9:31:17AM CLARITY, THAT YOU WOULD GIVE US A BLESSING AND PROTECTION

9:31:24AM TODAY.
9:31:24AM WE ASK THAT IN JESUS NAME, AMEN.
9:31:28AM >>Mayor Ribble: THANK YOU, MR. DIROMA.
9:31:30AM NOW WOULD YOU STAND FOR THE PLEDGE.
9:31:33AM [PLEDGE OF ALLEGIANCE]
9:31:54AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
9:32:14AM HERE.
9:32:16AM >>Jeff Hunt: HERE.
9:32:18AM >>Jon McLain: HERE.
9:32:19AM >>Lori Fayhee: HERE.
9:32:20AM >>Rafael Lopez: HERE.
9:32:22AM >>Jim Ward: HERE.
9:32:24AM >>Vice-Mayor Zalucki: HERE.
9:32:27AM >>Mayor Ribble: TODAY WE HAVE TWO EXCEPTIONAL STUDENTS, ONE
9:32:30AM FROM BONITA HIGH SCHOOL AND ONE FROM ESTERO HIGH SCHOOL,
9:32:33AM THAT WE WOULD LIKE TO HONOR.
9:32:35AM IF YOU BEAR WITH ME, WE HAVE SOME PRESENTATIONS.
9:32:39AM COULD I ASK KYLE GUSTAVE TO COME UP, PLEASE?
9:32:43AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA,
9:33:09AM PROUDLY RECOGNIZES KYLE GUSTAVE AS AN EXCEPTIONAL STUDENT AT
9:33:13AM ESTERO HIGH SCHOOL WHO EXEMPLIFIES ACADEMIC EXCELLENCE,
9:33:17AM LEADERSHIP, AND CHARACTER.

9:33:19AM KYLE MAINTAINS AN OUTSTANDING 4.49 GPA -- CONGRATULATIONS --
9:33:27AM WHILE BALANCING A DEMANDING SCHEDULE AS A FOUR-YEAR VARSITY
9:33:33AM FOOTBALL PLAYER, A FULL-TIME DUAL ENROLLMENT STUDENT AT

9:33:37AM FLORIDA SOUTHWESTERN STATE COLLEGE, AND WORKING A MINIMUM OF
9:33:39AM 20 HOURS PER WEEK.
9:33:41AM HIS SUCCESS ACROSS ACADEMICS, ATHLETICS, AND EMPLOYMENT
9:33:44AM REFLECTS HIS DISCIPLINE, TIME MANAGEMENT, AND STRONG WORK
9:33:47AM ETHIC.
9:33:48AM KYLE IS INTELLIGENT, HARDWORKING, POSITIVE, AND HUMBLE,
9:33:53AM EMBODYING THE QUALITIES EVERY COACH VALUES IN A STUDENT
9:33:57AM ATHLETE.
9:33:57AM A TRUE TEAM PLAYER AND NATURAL LEADER, HE EARNED A STARTING
9:34:02AM POSITION HIS SENIOR YEAR THROUGH DEDICATION AND
9:34:04AM PERSEVERANCE, BECOMING A KEY CONTRIBUTOR TO ONE OF THE MOST
9:34:08AM SUCCESSFUL FOOTBALL TEAMS IN ESTERO HIGH SCHOOL'S HISTORY.
9:34:11AM CONGRATULATIONS.
9:34:12AM [APPLAUSE]
9:34:12AM THERE IS NO DOUBT, KYLE WILL CONTINUE TO EXCEL AS HE PURSUES
9:34:25AM A MAJOR IN FINANCE AND BEYOND.
9:34:30AM PRESENTED ON THIS 21st DAY OF JANUARY, 2026.
9:34:34AM CONGRATULATIONS.
9:34:38AM [APPLAUSE]
9:35:26AM [APPLAUSE]
9:35:26AM OUR NEXT HONOREE IS AIDEN JENSEN FROM BONITA SPRINGS HIGH
9:35:44AM SCHOOL.

9:35:48AM [APPLAUSE]

9:35:48AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO PROUDLY

9:35:57AM RECOGNIZES AIDEN JENSEN FOR HIS OUTSTANDING ACHIEVEMENTS,

9:36:01AM EXEMPLARY CHARACTER AND MEANINGFUL CONTRIBUTIONS TO THE

9:36:04AM COMMUNITY.

9:36:04AM AIDEN IS A NATURAL LEADER WHO TRULY EXEMPLIFIES THE VALUES

9:36:08AM OF DEDICATION, PERSEVERANCE, AND HARD WORK.

9:36:10AM WHILE HE MAY NOT SEEK THE SPOTLIGHT, HE CONSISTENTLY

9:36:14AM DEMONSTRATES AN UNWAVERING COMMITMENT TO EXCELLENCE BY

9:36:18AM SHOWING UP EVERY DAY, PUTTING IN THE EFFORT, AND LEADING BY

9:36:23AM EXAMPLE.

9:36:23AM AIDEN CONTINUALLY STRIVES TO ELEVATE THOSE AROUND HIM,

9:36:27AM WHETHER THROUGH POSITIVE ENCOURAGEMENT, GIVING HIS FULL

9:36:31AM EFFORT DURING DRILLS, OR SERVING AS A TRUSTED SOURCE OF

9:36:35AM GUIDANCE AND SUPPORT FOR HIS TEAMMATES.

9:36:37AM HIS WILLINGNESS TO LEARN, OPENNESS TO FEEDBACK AND CONSTANT

9:36:42AM PURSUIT OF PERSONAL GROWTH REFLECTS A MATURITY WELL BEYOND

9:36:47AM HIS YEARS.

9:36:48AM OFTEN DESCRIBED AS A TRUE CULTURE SETTER, AIDEN PLAYS A

9:36:52AM VITAL ROLE IN FOSTERING A POSITIVE, RESPECTFUL, AND

9:36:55AM TEAM-CENTERED ENVIRONMENT.

9:36:56AM HE IS A TREMENDOUS ASSET TO THE BONITA SPRINGS HIGH SCHOOL

9:37:00AM COMMUNITY AND PROUDLY EMBODIES THE CORE VALUES OF TEAMWORK,

9:37:04AM RESPECT, AND COMMUNITY-FOCUSED LEADERSHIP.

9:37:07AM PRESENTED THIS DAY, JANUARY 21st, 2026.

9:37:11AM CONGRATULATIONS.

9:37:12AM [APPLAUSE]

9:37:12AM THANK YOU AND CONGRATULATIONS TO ALL.

9:37:53AM [APPLAUSE]

9:37:53AM THIS MORNING, WE HAVE ONE MORE PRESENTATION.

9:38:30AM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION DISTINGUISHED

9:38:35AM BUDGET PRESENTATION AWARD, PRESENTED TO THE VILLAGE OF

9:38:39AM ESTERO FOR THE FISCAL YEAR BEGINNING OCTOBER 1st, 2024, BY

9:38:46AM CHRISTOPHER MORRILL.

9:38:47AM I WOULD LIKE TO CALL KEVIN GREENVILLE UP TO ACCEPT THIS

9:38:51AM AWARD.

9:38:51AM IF YOU WOULD LIKE TO SAY A FEW WORDS.

9:38:54AM CONGRATULATIONS, KEVIN, AND CONGRATULATIONS TO YOUR STAFF.

9:38:56AM [APPLAUSE]

9:38:58AM >>Kevin Greenville: THANK YOU, MAYOR.

9:39:00AM THIS IS THE 8th YEAR, CONSECUTIVE YEAR THAT THE VILLAGE

9:39:04AM HAS WON THIS AWARD.

9:39:05AM IT IS A REFLECTION, I THINK, OF THE WHOLE ORGANIZATION AND

9:39:08AM OUR COMMITMENT TO STEWARDSHIP OF PUBLIC FUNDS.

9:39:12AM WE ARE GOING TO SUBMIT THE CURRENT YEAR BUDGET FOR THE

9:39:14AM AWARD.

9:39:14AM WE'RE HOPEFUL TO WIN.

9:39:15AM I JUST WANT TO THANK EVERYBODY.

9:39:17AM APPRECIATE IT.

9:39:18AM I DO WANT TO GIVE A SPECIAL THANK YOU TO LINDSEY McNEAL.

9:39:21AM SHE IS OUR ACCOUNTING SUPERVISOR.

9:39:23AM SHE REALLY CREATES THIS BUDGET DOCUMENT, DRIVES IT, AND

9:39:26AM SHE'S MADE A LOT OF IMPROVEMENTS TO IT.

9:39:28AM I JUST WANTED TO RECOGNIZE HER.

9:39:30AM THANK YOU.

9:39:31AM [APPLAUSE]

9:39:36AM >>Mayor Ribble: NEXT ON THE AGENDA, WE HAVE THE APPROVAL OF

9:39:37AM THE AGENDA.

9:39:38AM ARE THERE ANY ADDITIONS OR DELETIONS, COUNCIL?

9:39:41AM SEEING NONE, MAY I HAVE A MOTION TO ACCEPT THE AGENDA?

9:39:46AM COUNCILMAN McLAIN.

9:39:50AM CAN I HAVE A SECOND?

9:39:51AM COUNCILWOMAN FAYHEE.

9:39:54AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?

9:39:56AM >>Jeff Hunt: AYE.

9:39:58AM >>Jon McLain: AYE.

9:39:59AM >>Lori Fayhee: AYE.

9:40:01AM >>Rafael Lopez: AYE.

9:40:02AM >>Jim Ward: AYE.

9:40:04AM >>Vice-Mayor Zalucki: AYE.

9:40:07AM >> MAYOR RIBBLE.

9:40:08AM >>Mayor Ribble: WE WILL NOW TAKE PUBLIC COMMENT ON ITEMS

9:40:10AM THAT ARE NOT ON THE AGENDA.

9:40:12AM >>Carol Sacco: YES, MAYOR, WE HAVE TWO.

9:40:14AM THE FIRST IS MR. MARK ALAVERA FROM VILLAGES OF COUNTRY

9:40:23AM CREEK.

9:40:24AM >> GOOD MORNING, COUNCIL.

9:40:25AM AGAIN, MY NAME IS MARK ALAVERA.

9:40:27AM I LIVE RIGHT ACROSS THE STREET IN VILLAGES AT COUNTRY CREEK

9:40:31AM HERE TO TALK ABOUT A TOPIC THAT'S IMPORTANT TO US.

9:40:34AM THE VILLAGE, VCC, VILLAGES OF COUNTRY CREEK, VCC ISSUED

9:40:42AM PERMITS FOR AROUND A \$7 MILLION UPGRADE TO THE CLUBHOUSE.

9:40:46AM THIS IS UNIQUE IN THE SITUATION IN THAT THEY DON'T HAVE

9:40:50AM APPROVAL FROM THE RESIDENTS.

9:40:51AM THEY ACTUALLY SUBMITTED ONE TWO OR THREE YEARS AGO AND IT

9:40:55AM GOT REJECTED.

9:40:56AM THIS TIME THEY BROUGHT IN LEGAL COUNSEL AND A NEW BOARD AND

9:41:00AM TOOK A NOVEL APPROACH TO OUR BYLAWS AND SAID THAT OUR

9:41:05AM FACILITIES, THE CLUBHOUSE IS AT END OF USE.

9:41:08AM THAT IT'S NOT AN UPGRADE, IT IS A RESTORATION THAT IS

9:41:13AM REQUIRED FOR SAFENESS, WHICH IS CONCERNING TO ME BECAUSE WE

9:41:18AM DO EVENTS, BIRTHDAY BASH THERE, ALL KINDS OF STUFF.

9:41:22AM IT'S KIND OF GETTING AN END-AROUND.

9:41:25AM I DON'T KNOW IF THEY SUBMITTED THE DOCUMENTS IN BAD FAITH,

9:41:28AM BUT THERE ARE RESIDENTS WITHIN THE VILLAGES THAT HAVE SOUGHT

9:41:32AM LEGAL COUNSEL.

9:41:32AM I'M NOT INVOLVED WITH THAT.

9:41:34AM I WANTED TO MAKE SURE -- I DIDN'T EVEN KNOW WHERE I WAS

9:41:36AM SPEAKING.

9:41:37AM I WENT TO THE BUILDING DEPARTMENT AND I GAVE THEM THE

9:41:40AM RESPONSE FROM THE VILLAGES, VCC, THAT SAID THIS IS HOW WE
9:41:46AM INTERPRET IT.
9:41:46AM WE DON'T NEED YOUR APPROVAL EVEN THOUGH IT SAYS IN THERE WE

9:41:49AM DO NEED IT AS LONG AS WE CONSIDER IT AS END OF USE LIFE.
9:41:54AM IF YOU EVER GO BY THE VILLAGES OF COUNTRY CREEK AND GO IN
9:41:58AM THERE FOR BREAKFAST OR SOMETHING, YOU SEE IT IS EGREGIOUS
9:42:01AM THAT YOU WOULD COME TO THAT KIND OF INTERPRETATION.
9:42:04AM CURRENT LITIGATION, BYLAWS, I DIDN'T KNOW IF ESTERO IN THE
9:42:12AM BUILDING PERMIT HAD THE PROCESS OF CHECKING IT, BECAUSE IF I
9:42:18AM SUBMIT A BUILDING PERMIT AND IT'S ON MY NEIGHBOR'S PROPERTY,
9:42:22AM THERE HAS TO BE SOME CHECK WHERE THEY MAKE SURE THE BUILDING
9:42:25AM PERMITS MATCH WHAT THEY ARE ABLE TO DO.
9:42:27AM IN THIS CONTEXT, THEY ARE NOT ABLE TO DO IT BECAUSE THEY
9:42:30AM DON'T HAVE APPROVAL AND THEY ARE COMING WITH A UNIQUE AND
9:42:33AM NOVEL RESPONSE TO THAT.
9:42:34AM JUST MORE BRINGING TO YOUR AWARENESS.
9:42:38AM IF YOU HAVE ANY QUESTIONS, THAT'S ABOUT IT.
9:42:41AM >>Mayor Ribble: THANK YOU, MARK.
9:42:43AM APPRECIATE IT.
9:42:45AM >>Carol Sacco: NEXT IS MR. GARY ISRAEL, REPRESENTING THE
9:42:49AM ROTARY.
9:42:49AM >> GOOD MORNING.
9:42:50AM I JUST WANTED TO PUT A SAVE THE DATE OUT THERE FOR SATURDAY,
9:42:56AM FEBRUARY 7.
9:42:57AM ONE OF OUR LONG-STANDING ROTARIANS IN DISTRICT 6960, JANE

9:43:02AM GOBLE, AND SHE PASSED AWAY AT THE END OF LAST YEAR FROM ALS.

9:43:06AM THAT IS AN INCREDIBLY VICIOUS DISEASE.

9:43:13AM YOU GET TO THE POINT WHERE MUSCLES WON'T EVEN ALLOW YOU TO

9:43:18AM SWALLOW YOUR FOOD.

9:43:20AM WE'RE HAVING A WALK.

9:43:21AM SHE WAS A MEMBER OF THE ROTARY CLUB OF NAPLES.

9:43:26AM THEY ARE HEADING IT UP.

9:43:28AM BUT IT IS SATURDAY, FEBRUARY 7.

9:43:29AM REGISTRATION AT 9:00.

9:43:31AM IT'S GOING TO BE HELD AT FGCU.

9:43:33AM SO IF YOU ARE INTO HEALTHY ENVIRONMENTAL EXERCISE, COME OUT

9:43:41AM AND JOIN US AS WE WALK IN HER MEMORY FOR RESEARCH MONEY ON

9:43:46AM THIS DISEASE.

9:43:47AM APPRECIATE IT.

9:43:48AM >>Mayor Ribble: THANK YOU, GARY.

9:43:49AM >>Carol Sacco: THAT'S IT, MAYOR.

9:43:51AM >>Mayor Ribble: THANK YOU.

9:43:51AM NEXT WE HAVE THE CONSENT AGENDA, WHICH IS THE DECEMBER 17,

9:43:55AM 2025 VILLAGE COUNCIL MEETING MINUTES.

9:43:58AM AND THE FINANCIAL REPORTS FOR THE MONTH ENDING NOVEMBER 25.

9:44:04AM DO COUNCIL MEMBERS HAVE ANY QUESTIONS?

9:44:05AM SEEING NONE, IS THERE ANY PUBLIC COMMENT?

9:44:10AM >>Carol Sacco: THERE IS NO PUBLIC COMMENT.

9:44:12AM >>Mayor Ribble: ALL RIGHT.

9:44:12AM MAY I HAVE A MOTION, PLEASE, TO ACCEPT?

9:44:15AM FROM COUNCILMAN HUNT AND A SECOND FROM COUNCILMAN LOPEZ.

9:44:20AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

9:44:23AM >>Jim Ward: AYE.

9:44:25AM >>Rafael Lopez: AYE.

9:44:27AM >>Lori Fayhee: AYE.

9:44:28AM >>Jon McLain: AYE.

9:44:30AM >>Jeff Hunt: AYE.

9:44:31AM >>Vice-Mayor Zalucki: AYE.

9:44:33AM >>Mayor Ribble: AYE.

9:44:33AM NEXT ON THE AGENDA, ITEM 7A, DITCH/SWALE CLEANING AND

9:44:40AM MAINTENANCE SERVICES PURCHASE ORDER.

9:44:42AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?

9:44:44AM >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.

9:44:46AM THIS IS A ROUTINE ITEM THAT WE PERIODICALLY BID.

9:44:51AM IT IS FOR THE MAINTENANCE OF ALL OF OUR DITCHES AND SWALES

9:44:54AM THAT ARE CRITICAL TO PARTICULARLY THE STORM FLOWS.

9:44:59AM THERE ARE A NUMBER OF THESE DITCHES THROUGHOUT THE COMMUNITY

9:45:04AM THAT ARE UNDER OUR CONTROL.

9:45:06AM THE LAST TIME THESE WERE BID IS IN 2022.

9:45:11AM THE BID COMES IN, CURRENT PROVIDER P & T LAWN AND TRACTOR

9:45:19AM SERVICE IS THE LOW BID.

9:45:20AM FRANKLY THEY HAVE DONE A GREAT JOB OVER THE LAST SEVERAL

9:45:23AM YEARS.

9:45:23AM WE'RE RECOMMENDING APPROVAL IN THE AMOUNT OF \$97,500 WITH A

9:45:30AM \$9,000 CONTINGENT ACCOUNT IN ADDITION TO THE BID THAT WOULD

9:45:36AM ALLOW US TO GO AFTER ADDITIONAL AREAS THAT MAY BECOME A
9:45:43AM CONCERN.
9:45:44AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.

9:45:46AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
9:45:48AM VICE-MAYOR.
9:45:49AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
9:45:51AM STEVE, SO THIS IS A THREE-YEAR CONTRACT.
9:45:54AM THE TOTAL AMOUNT WOULD BE 292,500 IS WHAT WE'RE APPROVING
9:45:58AM TODAY PLUS 18,000?
9:46:00AM 9,000 PER YEAR?
9:46:02AM >>Steven Sarkozy: NO, JUST 9,000.
9:46:04AM >>Vice-Mayor Zalucki: OKAY.
9:46:05AM GREAT.
9:46:06AM AND THERE ARE SEVEN LOCATIONS.
9:46:09AM I READ -- IT'S GREAT THAT WE SAVE \$25,000, IS THAT PER YEAR
9:46:14AM OVER THE LAST THREE YEARS COMPARED TO THE PREVIOUS CONTRACT?
9:46:17AM >>Steven Sarkozy: NO, THAT'S TOTAL.
9:46:18AM >>Vice-Mayor Zalucki: TOTAL 25,000.
9:46:20AM AS FAR AS THE INSPECTIONS AFTER THESE ARE DONE, JUST OUT OF
9:46:26AM CURIOSITY, WHO GOES OVER THERE AND INSPECTS THE SWALES TO
9:46:29AM MAKE SURE IT'S UP TO PAR AND TO OUR STANDARDS AFTER THE JOB
9:46:32AM IS DONE?
9:46:34AM >>Steven Sarkozy: FRANK IS OUR PART-TIME PERSON IN PUBLIC
9:46:35AM WORKS AND MONITORS THESE.
9:46:37AM >>Vice-Mayor Zalucki: THANK YOU.

9:46:40AM >>Jon McLain: I'VE GOT THE SAME QUESTION.
9:46:42AM ON THE PURCHASE ORDER, STEVE, WE'RE ASKING FOR PERMISSION
9:46:46AM FOR 97,000 TODAY, WHICH WILL BE EASY TO APPROVE.

9:46:50AM HOWEVER, THE PURCHASE ORDER, EXTENDED PRICE IS FOR THREE
9:46:53AM YEARS.
9:46:53AM ARE WE GOING TO PAY THE ENTIRE THREE YEARS UP FRONT OR DO IT
9:46:57AM --
9:46:58AM >>Steven Sarkozy: NO.
9:46:58AM WE DO IT ON A PAY-AS-YOU-GO BASIS.
9:47:01AM >>Jon McLain: WE SHOULD PROBABLY MODIFY THE PURCHASE ORDER
9:47:04AM SO IT REFLECTS JUST THE 97,500.
9:47:08AM >>Robert Eschenfelder: MAYOR AND COUNCIL MEMBERS, HOW THE
9:47:10AM PURCHASE ORDER WORKS IS THAT AUTHORIZES MANAGEMENT TO SPEND
9:47:13AM THAT AMOUNT OF MONEY OVER THE CONTRACT PERIOD, WHICH IS
9:47:16AM THREE YEARS.
9:47:17AM KEY TO REMEMBER IS THAT THE CONTRACT ITSELF PROVIDES, AS THE
9:47:22AM MANAGER INDICATES, THAT YOU'LL INVOICE US WHEN YOU DO THE
9:47:25AM PARTICULAR WORK, AND WE'LL PAY JUST FOR THAT INVOICE.
9:47:30AM NUMBER TWO, AT ANY TIME IF WE BECOME DISSATISFIED WITH THE
9:47:34AM SERVICE, WE DON'T HAVE TO KEEP THEM FOR THE FULL THREE
9:47:37AM YEARS.
9:47:37AM WE CAN GET RID OF THEM.
9:47:39AM BUT YOUR ACTION TODAY IS TO BLESS THE ENTIRE CONTRACT OVER
9:47:43AM THE THREE-YEAR TERM SO THAT MANAGEMENT DOESN'T HAVE TO COME
9:47:46AM BACK TO YOU EVERY FISCAL YEAR SAYING I NEED ANOTHER 97, I

9:47:50AM NEED ANOTHER 97 BECAUSE THE EXPECTATION IS THIS THERE BE A
9:47:54AM THREE-YEAR ENGAGEMENT IF ALL GOES WELL.
9:47:56AM DOES THAT ANSWER YOUR QUESTION?

9:47:57AM >>Jon McLain: YES.
9:47:58AM >>Jeff Hunt: JUST A FOLLOW-UP TO GEORGE'S QUESTION.
9:48:02AM I APPRECIATE THAT WE DO INSPECT IT.
9:48:04AM HOW OFTEN IS THAT DONE, STEVE?
9:48:05AM >>Steven Sarkozy: WELL, FRANK IS OUT IN THE FIELD
9:48:07AM CONTINUALLY.
9:48:07AM SO WHEN WE SEE A PROBLEM, WE JUMP ON IT.
9:48:10AM WE ALSO THEN GO AFTER OTHER PROBLEMS IN THE COMMUNITY THAT
9:48:14AM COME UP THAT MAY BE UNIQUE.
9:48:20AM IT IS ALL INTENDED TO PROVIDE STORM FLOW AND MAKING SURE ALL
9:48:24AM OF OUR FLOW WAYS ARE OPERATIONAL.
9:48:26AM >>Jeff Hunt: BEFORE HURRICANE SEASON.
9:48:28AM >>Steven Sarkozy: EXACTLY.
9:48:30AM >>Robert Eschenfelder: REALLY QUICKLY, BECAUSE THIS IS THE
9:48:33AM MANAGER'S JOB MORE THAN MINE.
9:48:34AM BUT HE MAY NOT KNOW ABOUT IT.
9:48:37AM MY OFFICE IS RIGHT NEXT TO FRANK.
9:48:39AM JUST TO COMPLIMENT FRANK, HE IS EXCEEDINGLY CONSCIENTIOUS TO
9:48:43AM THE POINT HE DISCOVERED AN HOA THAT HAD SECRETLY, QUIETLY
9:48:48AM RUN IRRIGATION LINES THROUGH OUR IRRIGATION PIPES.
9:48:52AM SO WE HAD P & T GO OUT AND REMOVE THEM.
9:48:56AM THEY THEN SECRETLY PUT THEM BACK AGAIN AND WE REMOVED THEM

9:49:00AM AGAIN.

9:49:00AM SO HE'S ON TOP OF, TO SPEAK TO YOUR QUESTION, HE MONITORS

9:49:03AM WHAT WE HAVE OUT THERE.

9:49:05AM >>Mayor Ribble: THANK YOU.

9:49:06AM IS THERE ANY PUBLIC COMMENT?

9:49:08AM >>Carol Sacco: THERE IS NO PUBLIC COMMENT AND NO E-COMMENTS.

9:49:12AM >>Mayor Ribble: MAY I HAVE A MOTION?

9:49:15AM >> SO MOVED.

9:49:15AM >>Mayor Ribble: VICE-MAYOR AND COUNCILWOMAN FAYHEE.

9:49:17AM WOULD YOU PLEASE CALL THE ROLL?

9:49:20AM >>Jeff Hunt: AYE.

9:49:22AM >>Jon McLain: AYE.

9:49:24AM >>Lori Fayhee: AYE.

9:49:24AM >>Rafael Lopez: AYE.

9:49:26AM >>Jim Ward: AYE.

9:49:27AM >>Vice-Mayor Zalucki: AYE.

9:49:29AM >> MAYOR RIBBLE.

9:49:31AM >>Mayor Ribble: ALL RIGHT.

9:49:32AM THANK YOU.

9:49:32AM ITEM 7B, CODE ENFORCEMENT LIEN REDUCTION REQUEST OF TRUIST

9:49:39AM BANK.

9:49:40AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?

9:49:42AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR, MEMBERS OF

9:49:44AM COUNCIL.

9:49:44AM THIS RELEASE OF LIEN IS KIND OF A UNIQUE SITUATION WHERE

9:49:49AM WE'VE GOT A CODE ENFORCEMENT ACTION.

9:49:52AM TO PROVIDE BACKGROUND ON THIS I WOULD LIKE TO TURN IT OVER

9:49:54AM TO MARY GIBBS FOR DESCRIPTION OF THE ISSUE.

9:50:04AM >>Mary Gibbs: GOOD MORNING, COUNCIL.

9:50:05AM THIS IS AN INTERESTING CASE WHERE THE TRUIST BANK, WHICH IS

9:50:11AM OVER BY THE GRAND OAKS PLAZA, IT WAS FORMERLY ANOTHER BANK.

9:50:14AM THEN THEY CAME IN TO CHANGE TO A DIFFERENT BANK.

9:50:18AM THEY ARE REQUIRED TO GET A USE PERMIT, BUT I THINK THEY

9:50:21AM DIDN'T REALIZE THAT BECAUSE IT WAS A BANK GOING TO ANOTHER

9:50:24AM BANK.

9:50:24AM SOMEHOW OVER A COUPLE OF YEARS, THE LIENS BUILT UP AND THEN

9:50:30AM RECENTLY ROB ESCHENFELDER HELPED US TO GET A SETTLEMENT WITH

9:50:35AM THE BANK FOR \$3,000, EVEN THOUGH THE FINES ACCUMULATED

9:50:39AM 300,000.

9:50:40AM YOU HAVE TO LOOK AT THE SEVERITY OF THE CODE ENFORCEMENT

9:50:42AM INFRACTION.

9:50:42AM AND THIS IS PRETTY MINIMAL.

9:50:44AM SO WE'RE RECOMMENDING THE \$3,000 AS A SETTLEMENT.

9:50:50AM >>Mayor Ribble: QUESTIONS, COUNCIL?

9:50:51AM COUNCILMAN WARD.

9:50:53AM >>Jim Ward: I'VE SPOKEN ON THIS ISSUE BEFORE.

9:50:57AM IN SOME RESPECTS, IT BECOMES EMBARRASSING, I THINK, TO THE

9:51:01AM COUNCIL, THAT WE GET TO A SITUATION WHERE WE HAVE A \$300,000

9:51:05AM LIEN, AND THEN WE AGREE TO REDUCE THE LIEN TO \$3,000.

9:51:10AM I UNDERSTAND FROM TALKING WITH THE VILLAGE ATTORNEY THAT

9:51:13AM THERE ARE EXTENUATING CIRCUMSTANCES WHICH LED TO THIS,
9:51:16AM INCLUDING THE FACT THAT TRUIST WAS ACQUIRED BY ANOTHER BANK,
9:51:21AM WENT INTO A CONSOLIDATION WITH ANOTHER BANK.

9:51:22AM SO I DO UNDERSTAND TO A CERTAIN EXTENT.
9:51:25AM I FIND IT REALLY ODD THAT TRUIST WOULD ALLOW THIS TO OCCUR
9:51:29AM TO A POINT WHERE IT GOT TO THE POINT WHERE THERE WAS A
9:51:32AM \$300,000 LIEN AGAINST THEM WITHOUT REPLYING TO THE VILLAGE
9:51:36AM OF ESTERO.
9:51:36AM IT JUST STRIKES ME AS STRANGE.
9:51:39AM BUT I'LL LEAVE IT AT THAT, OTHER THAN TO THE POINT A FEW
9:51:44AM YEARS AGO WE HAD A SIMILAR SITUATION WITH A PIECE OF REAL
9:51:46AM ESTATE.
9:51:47AM I REQUESTED A WORKSHOP THAT WE DO WITH RESPECT TO HAVING A
9:51:53AM WORKSHOP ON LIEN AND CODE ENFORCEMENT LIENS.
9:51:58AM AT THAT TIME, I THINK WE ALSO HAD DISCUSSED THE PROCESS
9:52:03AM WHERE THE CODE ENFORCEMENT WOULD COME TO THE VILLAGE COUNCIL
9:52:07AM WITH A LIST OF CODE ENFORCEMENT ITEMS THAT WERE GETTING TO
9:52:12AM BE A VERY LARGE AMOUNT OF DOLLARS.
9:52:13AM I'M NOT SURE THAT EVER OCCURRED.
9:52:16AM BUT AT THIS POINT IN TIME, I WOULD LIKE TO REQUEST A
9:52:18AM WORKSHOP, IF THAT COULD BE DONE ON CODE ENFORCEMENT LIENS,
9:52:22AM PLEASE.
9:52:22AM >>Mary Gibbs: YEAH, WE'RE HAPPY TO DO THAT.
9:52:24AM I'LL GET STANLEY TO START ACCUMULATING THE DATA.
9:52:30AM >>Mayor Ribble: VICE-MAYOR.

9:52:31AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.

9:52:32AM MY ONLY QUESTION IS, I AGREE WITH WHAT COUNCILMAN WARD HAS

9:52:38AM SAID ABOUT IT COMES TO US AND WE HAVE TO MAKE A JUDGMENT

9:52:41AM CALL.

9:52:42AM I BELIEVE IN STAFF RECOMMENDATIONS 100%.

9:52:45AM I WANT TO MAKE SURE THAT THE COST OF PROCESSING THIS CASE

9:52:47AM OVER FOUR YEARS, ATTORNEY COSTS, ET CETERA, THE \$3,000 IS AT

9:52:51AM LEAST COVERING THOSE FEES.

9:52:53AM AND THAT WOULD BE MY QUESTION.

9:52:54AM I DON'T KNOW WHO COULD ANSWER IT.

9:52:56AM >>Robert Eschenfelder: WELL, SO THE ORIGINAL CASE FILE

9:53:01AM SHOWED COSTS OF I UNDERSTAND UNDER \$300.

9:53:06AM THE STATUTE ONLY ALLOWS RECOVERY OF THE COST OF

9:53:09AM INVESTIGATION.

9:53:10AM ONCE IT GOES TO THE MAGISTRATE AND THE MAGISTRATE ENTERS THE

9:53:14AM ORDER, THERE IS A DEADLINE FOR YOU TO COMPLY.

9:53:17AM IF YOU DON'T COMPLY, THEN YOU'RE OUT OF COMPLIANCE AND THE

9:53:21AM CODE MANAGER FILES IT WITH THE CLERK OF COURT AND IT JUST

9:53:25AM SITS THERE.

9:53:26AM THE VILLAGE HAS NO ADDITIONAL LABOR THAT GOES INTO IT.

9:53:29AM THE DAILY FINE JUST CONTINUES TO AUTOMATICALLY ACCRUE AT

9:53:33AM WHATEVER THE MAGISTRATE HAS ORDERED.

9:53:35AM SO THERE REALLY HASN'T BEEN A LARGE COST.

9:53:39AM THIS CAME BACK ON THE RADAR SCREEN WHEN TRUIST ITSELF

9:53:43AM REACHED OUT SOME WEEKS AGO TO OUR STAFF.

9:53:45AM I DON'T KNOW IF THEY ARE TRYING TO REFINANCE THEIR BUILDING
9:53:47AM OR HOW THE LIEN POPPED, BUT THE LIEN POPPED AND CAME TO THE
9:53:51AM ATTENTION OF CURRENT MANAGEMENT AND THEIR CURRENT LAWYER,

9:53:54AM NONE OF WHOM APPARENTLY WERE INVOLVED BACK IN 2022 WHEN THE
9:53:57AM CODE CASE ORIGINATED.
9:53:59AM BUT THE COST OF ENFORCEMENT WAS MINIMAL.
9:54:03AM >>Mary Gibbs: IT WAS \$171.
9:54:07AM >>Vice-Mayor Zalucki: I THINK MAYBE AGAIN TO COUNCILMAN
9:54:10AM WARD'S POINT, IF WE GET IN FRONT OF THESE CASES A LITTLE
9:54:13AM SOONER, THEN PERHAPS WE CAN ADDRESS THEM SOONER AND THEN
9:54:17AM WE'RE NOT IN THE SITUATION HERE FOUR YEARS LATER.
9:54:21AM BUT THE VILLAGE ATTORNEY, I'M SURE YOU NEGOTIATED IN GOOD
9:54:25AM FAITH, \$3,000, YOU'RE COMFORTABLE WITH THAT, YOUR
9:54:28AM RECOMMENDATION, I SUPPORT IT.
9:54:31AM >>Robert Eschenfelder: THE ATTORNEY FOR THE BANK HE'S LIKE,
9:54:34AM LOOK, I CAN MAKE A GOOD LEGAL ARGUMENT.
9:54:36AM THIS CODE DOESN'T APPLY TO US BECAUSE ALL WE DID WAS CHANGE
9:54:39AM NAMES.
9:54:40AM RATHER THAN FILE A LAWSUIT OVER IT WHERE BOTH SIDES ARE
9:54:42AM SPENDING MORE THAN \$3,000, MY CALCULUS WAS, YOUR LIEN IS
9:54:47AM 300.
9:54:48AM WE CHARGE \$300 FOR THIS CERTIFICATE OF USE.
9:54:52AM 3,000 SEEMS LIKE A GOOD PLACE.
9:54:55AM SO THAT WAS THE LOGIC OF IT.
9:54:57AM >>Vice-Mayor Zalucki: THANK YOU.

9:54:58AM >>Mayor Ribble: THANK YOU.

9:54:59AM ALL RIGHT.

9:54:59AM IS THERE ANY PUBLIC COMMENT?

9:55:01AM >>Carol Sacco: THERE IS NO PUBLIC COMMENT AND NO E-COMMENTS.

9:55:03AM >>Mayor Ribble: IN THAT CASE, I WILL ENTERTAIN A MOTION.

9:55:06AM COUNCILMAN LOPEZ AND A SECOND, COUNCILMAN WARD.

9:55:10AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

9:55:12AM >>Jim Ward: AYE.

9:55:14AM >>Rafael Lopez: AYE.

9:55:15AM >>Lori Fayhee: AYE.

9:55:16AM >>Jon McLain: AYE.

9:55:17AM >>Jeff Hunt: AYE.

9:55:19AM >>Vice-Mayor Zalucki: AYE.

9:55:20AM >>Mayor Ribble: AYE.

9:55:21AM ITEM 8A, SECOND READING OF ZONING ORDINANCE 2025-14,

9:55:34AM 4741 BROADWAY AVENUE WEST REZONING.

9:55:37AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?

9:55:41AM >>Carol Sacco: YES, MAYOR.

9:55:42AM JUST TO CLARIFY, IT IS ORDINANCE 2025-15.

9:55:45AM YOU SAID 14.

9:55:48AM >>Mayor Ribble: I'M SORRY.

9:55:48AM THANK YOU.

9:55:49AM >>Carol Sacco: YES, IT HAS BEEN ADVERTISED.

9:55:51AM >>Mayor Ribble: WOULD YOU PLEASE READ THE TITLE OF THE

9:55:54AM ORDINANCE?

9:55:54AM >>Carol Sacco: ORDINANCE 2025-15, AN ORDINANCE OF THE
9:55:57AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
9:55:59AM WITH CONDITIONS A REZONING FROM AGRICULTURE TO RESIDENTIAL

9:56:02AM SINGLE-FAMILY FOR A 0.34-ACRE TRIANGULAR PARCEL LOCATED AT
9:56:08AM 4741 BROADWAY WEST, EAST OF ESTERO RIVER HEIGHTS AND THE
9:56:12AM EXISTING 100-FOOT FPL RIGHT-OF-WAY AND WEST OF CRANBROOK
9:56:16AM HARBOR, PROVIDING FOR SEVERABILITY, AND PROVIDING AN
9:56:19AM EFFECTIVE DATE.
9:56:20AM >>Mayor Ribble: THANK YOU.
9:56:22AM THIS IS A QUASI-JUDICIAL HEARING.
9:56:24AM MR. ESCHENFELDER, WOULD YOU PLEASE EXPLAIN THE PROCESS?
9:56:27AM >>Robert Eschenfelder: THANK YOU, MADAM MAYOR.
9:56:28AM THIS IS A ZONING APPLICATION FOR WHICH THE VILLAGE COUNCIL
9:56:31AM SITS IN A QUASI-JUDICIAL CAPACITY.
9:56:34AM COUNCIL'S DECISION TO APPROVE OR NOT APPROVE THE APPLICATION
9:56:37AM MUST BE BASED ON THE CRITERIA IN THE LAND DEVELOPMENT CODE
9:56:41AM AND ON SUBSTANTIAL COMPETENT EVIDENCE THAT IS PRESENTED BY
9:56:44AM THE PARTIES AT THE HEARING.
9:56:45AM THE PROCEDURES TO BE FOLLOWED ARE THOSE SET FORTH IN SECTION
9:56:49AM 10 OF THE VILLAGE COUNCIL'S RULES OF PROCEDURES MANUAL.
9:56:53AM IF YOU INTEND TO PROVIDE TESTIMONY ON THE APPLICATION, YOU
9:56:57AM MUST BE SWORN IN BY THE VILLAGE CLERK AND YOU MUST ALSO GIVE
9:57:01AM THE CLERK A COMPLETED PUBLIC SPEAKER'S CARD PRIOR TO
9:57:03AM SPEAKING.
9:57:04AM PLEASE BE ADVISED THAT ANY PERSON WHO PROVIDES TESTIMONY ON

9:57:08AM AN APPLICATION MAY BE SUBJECT TO CROSS-EXAMINATION BY THE
9:57:12AM APPLICANT, VILLAGE STAFF, OR ANY OTHER RECOGNIZED PARTY TO
9:57:16AM THE MATTER.

9:57:16AM NONPARTIES ARE NOT PERMITTED TO CROSS-EXAMINE WITNESSES, BUT
9:57:20AM THE PUBLIC MAY USE THEIR ALLOTTED TIME TO SUGGEST THAT THE
9:57:24AM COUNCIL DIRECT QUESTIONS ON THEIR BEHALF TO ANY PARTY.
9:57:28AM THE APPLICANT AND THE VILLAGE STAFF MAY CROSS-EXAMINE
9:57:31AM WITNESSES.
9:57:32AM COUNCIL MEMBERS MAY ALSO ASK QUESTIONS OF ANY WITNESS.
9:57:35AM THE CLERK WILL SWEAR IN ANY PERSONS WHO INTEND TO PROVIDE
9:57:39AM TESTIMONY ON THE APPLICATION EITHER AS A PARTY WITNESS OR A
9:57:43AM MEMBER OF THE PUBLIC.
9:57:44AM THE VILLAGE STAFF WILL INTRODUCE THE APPLICATION.
9:57:48AM THEN THE APPLICANT WILL HAVE ONE HOUR TO PRESENT ITS
9:57:51AM EVIDENCE, WITNESSES, AND ARGUMENT.
9:57:53AM VILLAGE STAFF MAY THEN CROSS-EXAMINE ANY APPLICANT WITNESS.
9:57:58AM VILLAGE STAFF WILL THEN PRESENT THE VILLAGE'S EVIDENCE,
9:58:00AM WITNESSES, AND ARGUMENT, WHICH WILL INCLUDE STAFF'S ANALYSIS
9:58:03AM OF THE APPLICATION.
9:58:05AM THE APPLICANT MAY THEN CROSS-EXAMINE ANY APPLICANT WITNESS.
9:58:08AM AFTER THE PARTIES HAVE PRESENTED THEIR CASES, THE MAYOR WILL
9:58:11AM ALLOW MEMBERS OF THE PUBLIC WHO HAVE BEEN SWORN IN TO
9:58:14AM PROVIDE TESTIMONY.
9:58:16AM PLEASE MAKE YOUR COMMENTS CONCISE AS PUBLIC TESTIMONY IS
9:58:19AM LIMITED TO THREE MINUTES PER PERSON AND TIME MAY NOT BE

9:58:22AM DONATED FROM ONE PERSON TO ANOTHER.

9:58:25AM UPON CONCLUSION OF THE PUBLIC TESTIMONY, ANY PARTY MAY

9:58:28AM REQUEST A BRIEF REBUTTAL TO REFUTE OR RESPOND TO PUBLIC

9:58:31AM TESTIMONY ONLY.

9:58:33AM COUNCIL MEMBERS MAY POSE QUESTIONS OF A PARTY MEMBER OR OF

9:58:38AM THE PUBLIC AT ANY TIME, BUT WILL GENERALLY HOLD THEIR

9:58:41AM QUESTIONS OF PARTIES UNTIL THEY COMPLETE THEIR CASES.

9:58:46AM PURSUANT TO FLORIDA STATUTE 286.0105, THE VILLAGE HAS

9:58:51AM PROVIDED NOTICE THAT IF A PERSON DECIDES TO APPEAL ANY

9:58:54AM DECISION MADE BY COUNCIL WITH RESPECT TO THIS APPLICATION,

9:58:57AM HE, SHE, OR IT WILL NEED TO RECORD A RECORD OF THE

9:59:01AM PROCEEDINGS AND FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO

9:59:05AM ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE.

9:59:08AM I WILL NOW ADDRESS COUNCIL EX PARTE COMMUNICATIONS AND

9:59:11AM CONFLICTS.

9:59:12AM IN ACCORDANCE WITH FLORIDA LAW, I WILL ASK WHETHER ANY

9:59:18AM COUNCIL MEMBER HAS HAD EX PARTE COMMUNICATIONS REGARDING

9:59:21AM TODAY'S APPLICATION.

9:59:22AM IF SO, THAT MEMBER WILL DISCLOSE THE SUBJECT MATTER OF THE

9:59:26AM COMMUNICATION AND THE PERSON TO WHOM THE COUNCIL MEMBER

9:59:28AM SPOKE.

9:59:29AM DOES ANY COUNCIL MEMBER WISH TO DISCLOSE ANY EX PARTE

9:59:32AM COMMUNICATIONS?

9:59:33AM >> NONE.

9:59:33AM >> NONE.

9:59:34AM >> NO.

9:59:34AM >>Robert Eschenfelder: ALL RIGHT.

9:59:35AM I WILL NOW ASK ANY COUNCIL MEMBER IF ANY COUNCIL MEMBER

9:59:38AM DESIRES TO DECLARE A CONFLICT OF INTEREST WITH RESPECT TO

9:59:41AM THIS APPLICATION.

9:59:43AM IF SO, SUCH MEMBER WILL DISCLOSE THE CONFLICT ON THE

9:59:48AM REQUIRED ETHICS FORM AND RECUSE HIM OR HERSELF FROM

9:59:51AM PARTICIPATING IN OR VOTING IN THIS SUBJECT MATTER.

9:59:53AM DOES ANY COUNCIL MEMBER WISH TO DECLARE A CONFLICT?

9:59:56AM >> NO.

9:59:56AM >>Robert Eschenfelder: AT THIS TIME, WILL ALL THOSE WHO

10:00:00AM INTEND TO TESTIFY IN THIS HEARING STAND AND RAISE YOUR RIGHT

10:00:03AM HAND FOR THE CLERK TO ADMINISTER THE OATH.

10:00:08AM >> DO YOU SWEAR OR AFFIRM THAT THE EVIDENCE YOU ARE ABOUT TO

10:00:10AM GIVE WILL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE

10:00:13AM TRUTH?

10:00:18AM >>Mayor Ribble: ALL RIGHT.

10:00:18AM MARY, DO YOU WISH TO INTRODUCE THIS FOR US?

10:00:24AM >>Mary Gibbs: LET ME START BY SAYING I DON'T THINK THIS WILL

10:00:26AM TAKE AN HOUR.

10:00:29AM I'LL TALK LESS THAN WHAT ROB JUST TALKED, I THINK.

10:00:33AM THIS IS A REZONING REQUEST FOR A SMALL TRIANGULAR PIECE OF

10:00:38AM PROPERTY ON WEST BROADWAY.

10:00:39AM IT IS LOCATED BETWEEN ESTERO RIVER HEIGHTS TO THE WEST AND

10:00:43AM THEN CRANBROOK HARBOR IS TO THE EAST.

10:00:45AM IT'S A STRANGE PARCEL THAT WE THINK WAS LEFT OVER FROM THE
10:00:51AM FPL RIGHT-OF-WAY BECAUSE IT IS JUST AN ODD PIECE BY ITSELF.
10:00:55AM OVER THE YEARS, WE'VE HAD PEOPLE COME IN AND ASK US WHAT CAN

10:00:59AM WE DO WITH IT?
10:01:00AM IT'S ZONED AGRICULTURE.
10:01:02AM FOR AGRICULTURAL ZONING, YOU NEED AN ACRE TO BUILD A HOUSE.
10:01:05AM BUT THIS IS ONLY A THIRD OF AN ACRE, SO NOBODY HAS BEEN ABLE
10:01:09AM TO DO ANYTHING WITH IT FOR YEARS.
10:01:11AM WE'VE HAD NUMEROUS PEOPLE ASKING.
10:01:13AM SO THE COOPERS BOUGHT THE PROPERTY A COUPLE OF YEARS AGO.
10:01:15AM THEY SPOKE TO US.
10:01:16AM WE TOLD THEM THAT WITH THE AGRICULTURAL ZONING, YOU NEED AN
10:01:20AM ACRE.
10:01:20AM THEY DON'T HAVE IT.
10:01:22AM WE CAN'T REALLY PROVE EXACTLY WHEN THE LOT WAS CREATED.
10:01:26AM BEST BET WOULD BE TO REZONE IT TO SINGLE-FAMILY, IN WHICH
10:01:30AM CASE YOU ONLY NEED 7500 SQUARE FEET TO BUILD THE HOUSE.
10:01:33AM THIS LOT IS ABOUT 12,000, I THINK.
10:01:35AM WE LOOKED AT IT, WHEN WE REVIEW IT, TO SEE IF IT FITS IN
10:01:41AM WITHIN OUR COMPREHENSIVE PLAN, DENSITY, WHICH IT DOES.
10:01:44AM THE LOT TO THE WEST IN ESTERO RIVER HEIGHTS ARE ABOUT 7500
10:01:48AM SQUARE FEET IN SIZE.
10:01:49AM THE CRANBROOK HARBOR LOTS ARE A LITTLE BIGGER.
10:01:53AM THEY RUN ABOUT AN ACRE OR MORE BECAUSE THEY ARE ZONED
10:01:56AM AGRICULTURAL.

10:01:57AM WHEN WE ANALYZED IT, WE THOUGHT THIS RESIDENTIAL ZONING WAS
10:02:00AM ACTUALLY A BETTER FIT THAN LEAVING IT AGRICULTURAL, BECAUSE
10:02:04AM THE AGRICULTURAL ZONING DIDN'T MAKE SENSE IN THIS PARTICULAR

10:02:08AM CASE.
10:02:08AM SO WE ARE RECOMMENDING APPROVAL.
10:02:11AM THERE IS A DRAINAGE EASEMENT ON THE WEST SIDE OF THE
10:02:15AM PROPERTY.
10:02:16AM SO WE ASKED THE COOPERS, WE WOULD LIKE -- THE DRAINAGE
10:02:19AM EASEMENT RUNS FROM THE FPL PLANT AND IT HELPS DRAIN
10:02:24AM RIVERWOODS PLANTATION TO THE NORTH.
10:02:26AM IT RUNS SOUTH ALL THE WAY TO THE ESTERO RIVER AND PELICAN
10:02:29AM SOUND.
10:02:30AM SO WE WANTED TO MAKE SURE THAT WE GOT A DRAINAGE EASEMENT
10:02:32AM FOR THE 22.5 FEET ON THE WEST SIDE OF THIS PROPERTY SO THAT
10:02:38AM WE COULD -- THIS WILL HELP WITH OUR PUBLIC WORKS AND MAKING
10:02:41AM SURE WE DON'T HAVE FLOODING ISSUES.
10:02:43AM THE COOPERS HAVE EXECUTED THAT DRAINAGE EASEMENT.
10:02:46AM IT DOESN'T BECOME EFFECTIVE UNTIL THE ZONING IS APPROVED IF
10:02:50AM YOU ALL ARE WANTING TO APPROVE THAT.
10:02:54AM I BELIEVE THE APPLICANT IS IN AGREEMENT WITH OUR
10:02:56AM RECOMMENDATION IN THE EASEMENT.
10:02:58AM THERE'S NO DISAGREEMENT OR ISSUES REMAINING.
10:03:03AM I WILL TURN IT OVER TO THE APPLICANT.
10:03:06AM I THINK MRS. COOPER WAS GOING TO RUN YOU QUICKLY THROUGH
10:03:09AM THE PowerPoint AND ANSWER ANY QUESTIONS, UNLESS YOU HAVE

10:03:13AM ANY QUESTIONS OF ME.

10:03:14AM >>Mayor Ribble: ANY QUESTIONS FOR MARY?

10:03:17AM >>Jeff Hunt: SERVED BY PUBLIC FACILITIES.

10:03:21AM IS THAT SEWER AND WATER BOTH?

10:03:23AM >>Mary Gibbs: WELL, AT THIS POINT, THERE'S NO SEWER OUT

10:03:28AM THERE AT THIS POINT.

10:03:29AM SO I THINK -- YOU KNOW, IF THEY WERE GOING TO BUILD ON THIS

10:03:34AM AND I DON'T KNOW WHAT THEIR PLANS ARE IN TERMS OF TIMING, IF

10:03:37AM THEY ARE GOING TO BUILD RIGHT AWAY, THEY WOULD HAVE TO GO TO

10:03:40AM THE HEALTH DEPARTMENT AND GET A SEPTIC TANK.

10:03:43AM WHEN WE COME IN TO DO SEWER, THEY'LL HAVE TO HOOK UP TO THE

10:03:46AM SEWER.

10:03:46AM ONE OTHER THING I DID WANT TO ADD, TOO, WE WANTED TO MAKE

10:03:52AM SURE, SINCE THE LOT WAS AN ODD SHAPE, WE ASKED THEM TO SHOW

10:03:55AM THE PLACEMENT OF THE HOUSE ON THE LOT SO MAKE SURE THEY

10:03:57AM WOULDN'T NEED VARIANCES LATER.

10:03:59AM THE PLANNING AND ZONING BOARD ALSO ASKED THAT QUESTION.

10:04:02AM WE DON'T WANT TO HAVE TO COME BACK AND APPROVE A BUNCH OF

10:04:05AM VARIANCES.

10:04:05AM BUT THEY SITUATED IT SO IT DOES MEET ALL THE SETBACKS.

10:04:09AM IT IS JUST THE LOT SIZE.

10:04:12AM >>Jeff Hunt: THAT WOULD INCLUDE THE INSTALL OF THE SEPTIC?

10:04:16AM >>Mary Gibbs: YES.

10:04:17AM WELL, THAT IS A HEALTH DEPARTMENT RULE.

10:04:19AM BUT I BELIEVE THE LOT IS BIG ENOUGH FOR A SEPTIC TANK.

10:04:22AM YOU CAN'T BE TOO CLOSE TO A WELL.

10:04:27AM >>Jim Ward: HAS THE DRAINAGE EASEMENT BEEN AGREED TO?

10:04:31AM >>Mary Gibbs: YES.

10:04:32AM >>Vice-Mayor Zalucki: MARY, WHO HAS AGREED TO MAINTAIN THE

10:04:37AM DRAINAGE EASEMENT ONCE THIS GOES THROUGH, IF IT DOES?

10:04:41AM >>Mary Gibbs: I BELIEVE IT IS THE VILLAGE.

10:04:44AM I'M TRYING TO REMEMBER, ROB, WHEN WE WORKED ON THE DRAINAGE

10:04:47AM EASEMENT, THAT THE VILLAGE IS GOING TO DO THE MAINTENANCE OF

10:04:50AM THIS BECAUSE WE WANT TO MAKE SURE THAT WE'VE GOT CONTINUITY.

10:04:55AM WE TALKED TO PUBLIC WORKS ABOUT THAT AS WELL, RIGHT?

10:04:58AM COULDN'T REMEMBER.

10:05:00AM >>Vice-Mayor Zalucki: ONCE THIS IS APPROVED, IF IT IS

10:05:02AM APPROVED, THEN WE TAKE OVER THE EASEMENT AND THE DRAINAGE

10:05:05AM DITCH MAINTENANCE.

10:05:06AM IT'S 22.5 FEET THAT IS GOING TO BE GRANTED TO THE VILLAGE

10:05:09AM FOR THAT PURPOSE.

10:05:10AM >>Mary Gibbs: CORRECT.

10:05:11AM >>Vice-Mayor Zalucki: SO WE WOULD NEED TO ADD PERHAPS

10:05:14AM ANOTHER WORK ORDER TO THE PREVIOUS ITEM WE APPROVED FOR

10:05:17AM SEVEN DIFFERENT SITES.

10:05:18AM IS THAT HOW IT WOULD WORK?

10:05:20AM >>Mary Gibbs: WHEN I TALKED TO ROBERT WILEY ABOUT THIS, I

10:05:24AM THINK WE'RE ALREADY DOING SOME MAINTENANCE IN THIS

10:05:26AM PARTICULAR AREA.

10:05:27AM BUT WE WANT TO CODIFY IT WITH GETTING AN EASEMENT.

10:05:31AM >>Vice-Mayor Zalucki: OKAY.

10:05:32AM THANK YOU.

10:05:34AM >>Mayor Ribble: ANY OTHER QUESTIONS?

10:05:35AM WOULD THE APPLICANT PLEASE COME FORWARD?

10:05:53AM >> HI.

10:05:54AM GOOD MORNING.

10:05:54AM THANK YOU FOR THIS OPPORTUNITY TO TALK TO YOU ALL.

10:05:57AM THANK YOU FOR BEING HERE AND FOR THE BEAUTIFUL COMMUNITY

10:06:00AM THAT YOU TAKE CARE OF.

10:06:01AM THIS IS A MAP, SO THIS WILL GIVE YOU A BETTER PERSPECTIVE.

10:06:09AM CRANBROOK HARBOR, THERE ARE WORDS MISSING ON THE BOTTOM OF

10:06:16AM THE SCREEN.

10:06:17AM CRANBROOK HARBOR TO THE RIGHT SIDE OF THE SCREEN AND ESTERO

10:06:21AM RIVER HEIGHTS IS TO THE LEFT SIDE.

10:06:23AM OBVIOUSLY, THE LOT IS OUTLINED IN THE BLUE AND THEN THE

10:06:28AM FLORIDA POWER AND LIGHT EASEMENT THAT MARY REFERRED TO IS

10:06:32AM THAT LONG AREA TO THE LEFT OF THE LOT.

10:06:39AM CORRESPONDING WITH THAT FPL EASEMENT, IS AN EXISTING

10:06:44AM DRAINAGE DITCH THAT GOES ALL THE WAY FROM BROADWAY TO THE

10:06:48AM ESTERO RIVER.

10:06:50AM THE DITCH IS EXISTING.

10:06:52AM WHEN SHE SAID 22.5 FEET, THAT IS THE WIDTH OF THE DITCH.

10:06:55AM SO THE DITCH ACTUALLY RUNS THE WHOLE LENGTH OF THE PROPERTY.

10:06:59AM THIS IS JUST A COPY OF THE SURVEY THAT WE HAD DONE SHOWING

10:07:09AM THE PROPERTY SIZE.

10:07:11AM IT'S A THIRD OF AN ACRE.

10:07:14AM IT SHOWS THAT THERE IS A HUNDRED-FOOT WIDE EASEMENT TO THE

10:07:19AM WEST OF THE PROPERTY, AND THAT USED TO AT ONE POINT BE PART

10:07:24AM OF THE RAILROAD SYSTEM FOR SEABOARD RAILROAD THAT RAN DOWN

10:07:32AM TO NAPLES.

10:07:33AM AS PART OF THE REZONE, WORKING WITH THE VILLAGE'S STAFF, WE

10:07:42AM HAVE AGREED TO MAKE THE EXISTING DITCH PART OF AN OFFICIAL

10:07:48AM EASEMENT.

10:07:49AM IT WILL BE RECORDED AND EXECUTED IN FAVOR OF THE VILLAGE OF

10:07:51AM ESTERO.

10:07:53AM IT IS ALREADY THERE.

10:07:54AM IT'S BEEN THERE FOR A LONG TIME.

10:07:56AM THERE IS EXISTING CULVERTS SYSTEM THAT RUNS UNDER THE ROAD

10:08:01AM ALREADY.

10:08:02AM THERE ARE EXISTING CULVERT BOXES AND THINGS LIKE THAT.

10:08:05AM THERE IS SOME PIPE AS IT COMES OUT FROM UNDER THE ROAD, BUT

10:08:08AM THE DITCH IS AN OPEN DITCH.

10:08:09AM AND THIS IS JUST ANOTHER IMAGE SHOWING THAT IT CONNECTS TO

10:08:18AM THE CRANBROOK HARBOR ARE THE BIG HOUSES YOU SEE ON THE

10:08:22AM RIGHT.

10:08:23AM SO THE PINK LINE JUST SHOWS THE FLOW WAY OF THE STORMWATER

10:08:27AM SYSTEM.

10:08:27AM JUST BASICALLY THIS IS A SKETCH THAT MARY REFERRED TO JUST

10:08:35AM SHOWING THE POSSIBLE PLACEMENT OF THE HOUSE THAT WOULD ALLOW

10:08:39AM FOR AT LEAST A 2300-SQUARE-FOOT HOUSE.

10:08:45AM AND IN TERMS OF LIKE SEPTIC, IF YOU LOOK IN THAT AREA, THE
10:08:49AM TRIANGULAR AREA TO THE BACK, THAT IS A POTENTIAL SITE FOR A
10:08:52AM SEPTIC FIELD.

10:08:53AM IF THE TIMING IS RIGHT AND WE COULD HOOK UP TO SEWAGE, WE
10:08:58AM WOULD LOVE THAT.
10:08:59AM BUT I DON'T KNOW HOW LIKELY THAT IS FOR RIGHT AWAY, BUT WE
10:09:05AM WOULD LOVE THAT.

10:09:06AM OH, AND THEN THE SKETCH IS JUST, OBVIOUSLY, WE WOULD HAVE TO
10:09:09AM HAVE A SEPARATE BUILDING PERMIT AND GO THROUGH THE PROCESS
10:09:12AM TO DO THAT.

10:09:12AM THE PINK AREA SHOWS THE EXISTING DITCH THAT WOULD BECOME THE
10:09:18AM DEEDED EASEMENT, DRAINAGE EASEMENT.

10:09:21AM THIS IS JUST THE FILL-IN, THAT WHEN YOU GO THROUGH THE CODE
10:09:28AM AND EVERYTHING, THESE ARE A LOT OF THINGS THAT ARE LISTED,
10:09:31AM IT IS INFILLING A PARCEL WITH COMPATIBLE USE.
10:09:36AM ALL THE AREAS AROUND IT ARE RESIDENTIAL.
10:09:38AM IT DOESN'T MAKE SENSE FOR IT TO REMAIN A PIECE OF AG LAND.
10:09:42AM ANY AG USE THAT YOU WOULD DO MOST LIKELY WOULD BE A NUISANCE
10:09:46AM TO NEARBY PROPERTY OWNERS, SO IT DOES PROTECT PROPERTY
10:09:49AM VALUES AND QUALITY OF LIFE FOR RESIDENTS NEARBY TO HAVE IT
10:09:55AM REZONED TO SINGLE-FAMILY RESIDENTIAL.
10:09:56AM ALSO, IT WOULD CODIFY THE EASEMENT SO THAT WOULD CONTINUE TO
10:10:01AM BE AN ASSET FOR THE COMMUNITY FOR DRAINAGE PURPOSES.
10:10:05AM I THINK THAT IS THE LAST SLIDE.
10:10:08AM ANY QUESTIONS?

10:10:10AM >>Mayor Ribble: ANY QUESTIONS FOR THE APPLICANT?

10:10:16AM >>Jon McLain: I KNOW BROADWAY HAD A LOT OF FLOODING.

10:10:19AM THIS PROPERTY, HAS IT BEEN IMPACTED BY THE HURRICANES WE'VE

10:10:22AM HAD?

10:10:23AM >> SO MY SON OWNED A PROPERTY IN ESTERO RIVER HEIGHTS, AND

10:10:27AM HE HAD FOUR FEET OF WATER IN HIS HOUSE WHICH WAS BUILT IN

10:10:31AM THE '60s.

10:10:32AM SO ANYTHING AT GROUND LEVEL DID FLOOD.

10:10:36AM SO, YES, WE WOULD HAVE TO GO BY NEW FLOOD ELEVATIONS FOR

10:10:40AM CONSTRUCTION OF THE HOME.

10:10:41AM AND, YES, THE DRAINAGE DITCH IS VERY IMPORTANT FOR DRAINING

10:10:48AM BROADWAY.

10:10:48AM >>Jon McLain: I KNOW WE'RE NOT APPROVING THE BUILDING HERE,

10:10:52AM SO YOU'RE AWARE.

10:10:53AM >> YES, IT WOULD BE PROBABLY LIKE AN ELEVATED HOME, EITHER

10:10:57AM ON SHORTER PILINGS THAT WOULD BE FOUR TO SIX FEET OR MAYBE A

10:11:02AM WHOLE PARKING AREA UNDER THE HOUSE.

10:11:04AM >>Jon McLain: THIS IS PROBABLY NOT ZONING RELATED EITHER,

10:11:07AM BUT YOU'RE GOING TO FILL THAT LOT UP IN THE FRONT PRETTY

10:11:11AM WELL WITH HARD SCAPE, OBVIOUSLY.

10:11:14AM WITH A ROOF, YOU'LL HAVE THE ROOF THERE AND THE LIKES.

10:11:20AM YOU'LL HAVE TO PROVIDE FOR DRAINAGE GOING PROBABLY TO THE

10:11:23AM DITCH AS OPPOSED TO YOUR NEIGHBOR THAT YOU'VE GOT TO YOUR --

10:11:26AM >> YES, AND THERE IS ANOTHER DITCH LOCATED ON THE EAST SIDE

10:11:31AM OF THE PROPERTY, TOO.

10:11:32AM SO, YEAH.

10:11:34AM POINT TAKEN.

10:11:35AM >>Jon McLain: YOU DON'T HAVE ANY REAL PROBLEMS WITH THE

10:11:37AM REZONING, BUT JUST SO YOU'RE AWARE, THE BUILDING COST AND

10:11:40AM THE LIKE IT WOULD BE NICE TO HAVE THE SEPTIC IN THERE OR

10:11:43AM SEPTIC OUT AND GO TO SEWER.

10:11:46AM >> YES, I WOULD.

10:11:46AM >>Jon McLain: TIMING ON THAT WE NEVER KNOW.

10:11:48AM I DON'T KNOW WHAT YOUR TIMING IS.

10:11:51AM THAT'S ALL I'VE GOT.

10:11:52AM >>Jeff Hunt: QUICK QUESTION AND COMMENT.

10:11:54AM THANK YOU VERY MUCH FOR WORKING WITH THE VILLAGE ON THAT

10:11:56AM EASEMENT BECAUSE THAT IS KEY TO THE FLOOD CONTROL.

10:11:59AM >> WE HAVE FAMILY THAT LIVES IN THE AREA, SO WE DON'T WANT

10:12:02AM THEM FLOODED EITHER.

10:12:03AM >>Jeff Hunt: DO YOU PLAN ON LIVING THERE?

10:12:07AM >> THAT IS -- OUR GRANDKIDS LIVE OFF BROADWAY, SO THAT IS

10:12:14AM OUR POTENTIAL FUTURE SPOT.

10:12:15AM THANK YOU.

10:12:18AM >>Vice-Mayor Zalucki: THANK YOU FOR COMING HERE THIS

10:12:21AM MORNING.

10:12:21AM APPRECIATE IT.

10:12:22AM I WATCHED A COUPLE OF ZONING BOARD MEETINGS AS WELL.

10:12:26AM TAKEN A LOT OF STEPS TO GET HERE TODAY, SO I CAN APPRECIATE

10:12:29AM THAT.

10:12:29AM I DON'T KNOW -- THIS IS JUST CURIOSITY -- HOW LONG HAVE YOU
10:12:32AM OWNED THE PROPERTY?
10:12:34AM >> ABOUT TWO YEARS.

10:12:35AM >>Vice-Mayor Zalucki: DO YOU PLAN ON PROVIDING AND BUILDING
10:12:38AM WITHIN A CERTAIN PERIOD OF TIME?
10:12:41AM FROM THE MEETINGS, I UNDERSTAND YOU ARE PROXIMAL TO YOUR
10:12:44AM GRANDKIDS AND THAT WAS A BIG DRIVER.
10:12:45AM I THINK YOUR DAUGHTER, DAUGHTER-IN-LAW GOT UP AND MADE THAT.
10:12:49AM >> YES.
10:12:49AM >>Vice-Mayor Zalucki: DO YOU PLAN ON BUILDING SOON?
10:12:52AM >> WELL, WHEN WE INITIALLY GOT THE LOT AND WE WANTED TO
10:12:54AM START CLEARING, BECAUSE THERE IS A LOT OF EXOTIC VEGETATION
10:12:58AM ON IT AND THE DITCH IS NOT CURRENTLY WELL MAINTAINED EITHER,
10:13:02AM SO WE INITIALLY WERE LIKE GOING TO CLEAR THE LOT, SEE WHAT
10:13:06AM WE HAD TO WORK WITH, BUT WE COULDN'T EVEN CLEAR THE LOT TO
10:13:10AM GET TO THAT POINT BEFORE WE REZONED AND DID THE BUILDING
10:13:14AM PERMIT.
10:13:15AM WE HAVEN'T DRAWN UP HOUSE PLANS YET.
10:13:19AM WE WANTED TO GET TO THIS POINT.
10:13:21AM I HONESTLY DON'T KNOW.
10:13:24AM I KNOW THAT WE WILL BEGIN THE PROCESS AND WHETHER IT WILL BE
10:13:28AM TWO YEARS OR THREE OR FOUR YEARS, I DON'T KNOW.
10:13:31AM >>Vice-Mayor Zalucki: OKAY.
10:13:32AM THANK YOU.
10:13:34AM >>Mayor Ribble: ANYTHING ELSE?

10:13:34AM THANK YOU, MRS. COOPER, FOR YOUR PRESENTATION.

10:13:38AM I HOPE THINGS GO WELL FOR YOU IN THE FUTURE.

10:13:41AM MADAM CLERK, IS THERE ANY PUBLIC COMMENT?

10:13:49AM >>Carol Sacco: DO WE HAVE TO CLOSE THE PUBLIC HEARING FIRST?

10:13:51AM WE HAVE NO PUBLIC COMMENT OR E-COMMENTS.

10:13:56AM >>Mayor Ribble: IS THERE ANYTHING FURTHER, MARY, YOU WISH TO

10:13:59AM SAY?

10:13:59AM IN THAT CASE, I WILL CLOSE THE PUBLIC HEARING.

10:14:01AM ANY MORE QUESTIONS FROM THE COUNCIL?

10:14:05AM IN THAT CASE, MAY I HAVE A MOTION?

10:14:08AM COUNCILMAN WARD AND A SECOND COUNCILMAN HUNT.

10:14:14AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

10:14:18AM >>Jeff Hunt: AYE.

10:14:19AM >>Jon McLain: AYE.

10:14:21AM >>Lori Fayhee: AYE.

10:14:23AM >>Rafael Lopez: AYE.

10:14:24AM >>Jim Ward: AYE.

10:14:26AM >>Vice-Mayor Zalucki: AYE.

10:14:27AM >>Mayor Ribble: AYE.

10:14:27AM CONGRATULATIONS, MR. AND MRS. COOPER.

10:14:30AM ALL RIGHT.

10:14:34AM NEXT WE HAVE 8B, SECOND READING OF ORDINANCE NUMBER 2025-17

10:14:42AM AMENDING THE LAND DEVELOPMENT CODE.

10:14:45AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?

10:14:50AM >>Carol Sacco: YES, MAYOR.

10:14:51AM >>Mayor Ribble: WOULD YOU PLEASE READ THE TITLE OF THE
10:14:52AM ORDINANCE.
10:14:53AM >>Carol Sacco: ORDINANCE 2025-17, AN ORDINANCE OF THE

10:14:56AM VILLAGE OF ESTERO, FLORIDA, CREATING SECTION 5-414 REGARDING
10:15:00AM PERIMETER LANDSCAPE BUFFERS, AND AMENDING SECTION 2-502
10:15:05AM REGARDING SITE DEVELOPMENT OBLIGATIONS OF THE VILLAGE LAND
10:15:08AM DEVELOPMENT CODE, MAKING RELATED FINDINGS, PROVIDING FOR
10:15:11AM SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.
10:15:14AM >>Mayor Ribble: STEVE, WOULD YOU LIKE TO INTRODUCE THIS,
10:15:16AM PLEASE?
10:15:17AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF
10:15:20AM COUNCIL.
10:15:20AM THIS ITEM COMES TO YOU AS A RESULT OF SOME ISSUES THAT WE'VE
10:15:26AM IDENTIFIED WITH SOME OF THE PROJECTS THAT HAVE NOT GONE
10:15:31AM FORWARD, LEAVING THE VILLAGE WITH A LESS DESIRABLE OUTCOME.
10:15:34AM I'D LIKE TO TURN THIS OVER TO MARY GIBBS FOR A BRIEF
10:15:39AM PRESENTATION.
10:15:40AM BETWEEN MARY AND MYSELF AND THE VILLAGE ATTORNEY, WE CAN
10:15:43AM RESPOND TO QUESTIONS THAT THE COUNCIL MAY HAVE.
10:15:46AM >>Mary Gibbs: GOOD MORNING, AGAIN.
10:15:48AM THE COUNCIL HAS VOICED SOME CONCERNS AND SEVERAL OF YOU HAVE
10:15:51AM VOICED CONCERNS TO ME OVER THE PAST FEW YEARS WITH SOME
10:15:56AM PROJECTS THAT SEEM TO BE STALLED AND HAVE NOT BEEN MOVING
10:15:59AM FORWARD.
10:15:59AM WE'RE ALSO GETTING RESIDENTS' CONCERNS.

10:16:03AM THERE IS ONE IN PARTICULAR ACROSS THE STREET THAT WE GET A
10:16:05AM LOT OF CALLS ABOUT, WHY IT'S NOT MOVING FORWARD.
10:16:08AM SOME OF THE PROJECTS HAVE BEEN DORMANT.

10:16:10AM THEY DON'T INSTALL THE BUFFER.
10:16:12AM THEY TURN INTO AN EYESORE AND AGAIN WE GET COMPLAINTS.
10:16:15AM WE'RE TRYING WITH THIS ORDINANCE TO BALANCE THE NEEDS OF THE
10:16:20AM DEVELOPMENT COMMUNITY FOR SOME FLEXIBILITY WITH THE FACT
10:16:22AM THAT WE NEED THESE PROJECTS TO LOOK GOOD.
10:16:27AM WHAT WE'VE BEEN DOING NOW IN THE PAST FEW REZONINGS WE'VE
10:16:32AM HAD, WE'VE BEEN MAKING SURE WE GET THE PERIMETER BUFFERS
10:16:34AM INSTALLED UP FRONT.
10:16:35AM SO I THINK THAT'S GOING TO SOLVE A LOT OF THE PROBLEMS.
10:16:38AM IF YOU RECALL VIA COCONUT, WHICH IS NOW LUMIO, ACROSS THE
10:16:43AM STREET FROM GENOVA, WHEN THEY CAME IN, COUNCIL MADE SURE
10:16:49AM TRACT F OR SOMETHING THAT WOULD BE A LATER PARCEL, WE WERE
10:16:52AM LIKE LET'S GET THE PERIMETER BUFFERS INSTALLED IN THE FIRST
10:16:55AM PHASE SO WE WON'T HAVE THE PROBLEM WITH THE PROPERTIES
10:16:58AM SITTING VACANT.
10:17:00AM WOODFIELD, SAME THING.
10:17:01AM EVEN THOUGH ONLY DOING THE FIRST PHASE, WHICH IS HALF OF THE
10:17:04AM PROJECT, THEY ARE DOING ALL THE PERIMETER BUFFERS.
10:17:06AM I THINK IN GOING FORWARD, WE'LL BE ABLE TO MAKE SURE WE
10:17:10AM ADDRESS THESE AND AVOID SOME OF THE SITUATIONS.
10:17:12AM THERE ARE SOME CASES THAT CONTINUE TO BE A PROBLEM, SO THIS
10:17:16AM ORDINANCE WOULD APPLY TO THOSE CASES.

10:17:19AM THE ORDINANCE, I THINK ROB, IF HE WANTS TO ADD MORE, IT
10:17:23AM DOESN'T BECOME EFFECTIVE IMMEDIATELY, FOR THE MOST PART,
10:17:27AM BECAUSE OF THE SENATE BILL THAT SAYS WE CAN'T MAKE ANYTHING

10:17:31AM MORE RESTRICTIVE UNTIL SOME DATE IN 2027, BUT THE
10:17:37AM LEGISLATURE MAY CHANGE THE DATE COMING UP.
10:17:41AM WE DON'T KNOW FOR SURE.
10:17:44AM IT WILL BE EFFECTIVE AS SOON AS THE STATE ALLOWS IT TO BE
10:17:47AM EFFECTIVE.
10:17:48AM IN THE MEANTIME, WE HAVE HAD A FEW QUESTIONS AT PLANNING AND
10:17:52AM ZONING BOARD THAT CAME UP.
10:17:53AM THEY HAD CONCERNS ABOUT THE TWO YEARS FOR DURATION OF
10:17:57AM DEVELOPMENT ORDERS, BUT WE ASKED THEM AT THE MEETING IF YOU
10:18:03AM HAVE SUGGESTIONS TO MAKE IT BETTER.
10:18:05AM THEY THOUGHT THE THEORY BEHIND IT WAS GOOD, BUT THEY THOUGHT
10:18:08AM IT WAS A LITTLE STRICT.
10:18:09AM WELL, GIVE US SUGGESTIONS TO MAKE IT BETTER AND THEY REALLY
10:18:12AM DIDN'T HAVE SUGGESTIONS.
10:18:13AM ONE THING THAT CAME UP WITH THE TWO-YEAR EXPIRATION THAT THE
10:18:17AM STATE ALLOWS EXTENSIONS FOR ANY KINDS OF HURRICANES, NATURAL
10:18:23AM DISASTERS, WILDFIRES, I MEAN, WE GET CONSTANT REQUESTS FOR
10:18:27AM EXTENSIONS THROUGH WHAT THE STATE ALLOWS.
10:18:29AM EVEN THOUGH THE ORDINANCE SAYS TWO YEARS, YOU CAN GET
10:18:32AM EXTENSIONS.
10:18:32AM SO IT'S REALLY NOT TWO YEARS.
10:18:34AM THAT MIGHT BE MORE INFORMATION THAN YOU WANTED TO HEAR.

10:18:39AM THAT WAS SUPPOSED TO BE THE SUMMARY.

10:18:41AM >>Mayor Ribble: QUESTIONS, COUNCIL?

10:18:44AM COUNCILMAN HUNT.

10:18:46AM >>Jeff Hunt: YOU MENTIONED THE PROPERTY CLOSE BY.

10:18:50AM ASSUMING THAT'S ON CORKSCREW IN FRONT OF GENOVA.

10:18:55AM IS THAT ONE OF THE AREAS?

10:18:57AM >>Mary Gibbs: YEAH, THE LAST PHASE OF GENOVA.

10:18:59AM >>Jeff Hunt: DID THE VILLAGE HAVE TO CHASE THE DEVELOPER TO

10:19:02AM GET AN ANSWER OR COME TO US OUT OF THE BLUE AND SAY --

10:19:06AM >>Mary Gibbs: ACTUALLY, WHEN I DO MY PowerPoint LATER

10:19:09AM ABOUT THE PROJECT, I WAS GOING TO EXPLAIN THAT.

10:19:11AM WE CHASE THEM QUITE A BIT.

10:19:15AM WHAT'S HAPPENING, WHAT'S HAPPENING, WHAT'S HAPPENING?

10:19:18AM BECAUSE WE DID THE ZONING AMENDMENT.

10:19:20AM CC HOMES WAS GOING TO COME IN AND DO THE TOWNHOMES AND

10:19:24AM VILLAS AND THEN NOTHING HAPPENED.

10:19:26AM PEOPLE KEPT SAYING, WHAT'S GOING ON?

10:19:28AM I KEPT ASKING THE ENGINEER, WHAT'S GOING ON?

10:19:31AM OH, WELL, WE'RE WORKING ON IT, WORKING ON IT.

10:19:34AM THAT HAPPENED FOR ABOUT A YEAR.

10:19:35AM I FINALLY CALLED AND I SAID I NEED TO KNOW BECAUSE COUNCIL

10:19:39AM IS ASKING, IS THIS THING DOA -- WELL, WE'RE PAUSING IT

10:19:44AM BECAUSE OF THE MARKET.

10:19:45AM OKAY, A WEEK LATER I DROVE BY AND THERE WAS A FOR SALE SIGN

10:19:48AM ON IT.

10:19:48AM IN THAT CASE, SOME EXTENUATING CIRCUMSTANCES WITH THE
10:19:54AM MARKET.
10:19:55AM THEY, I GUESS, WEREN'T READY TO GO FORWARD.

10:19:57AM IT WOULD HAVE BEEN NICE IF THEY SAID, NO, WE'RE GOING TO
10:20:01AM SELL IT INSTEAD OF BEING SURPRISED WHEN YOU SEE THE BIG
10:20:05AM SIGN.

10:20:05AM >>Mayor Ribble: MARY, WHEN THIS BECOMES EFFECTIVE, IS IT
10:20:10AM RETROACTIVE TO WHOEVER OWNS THE PROPERTY AT THE TIME?
10:20:13AM >>Mary Gibbs: IT WILL BE.
10:20:19AM >>Jon McLain: I HAVE QUITE A FEW COMMENTS ON THIS.
10:20:22AM WE OBVIOUSLY HAVE AN ISSUE, I THINK THROUGHOUT.
10:20:26AM THE GOOD NEWS IS WE DON'T HAVE A LOT OF LARGE PIECES OF
10:20:29AM PROPERTY THAT WILL HAVE THAT KIND OF VISUAL IMPACT.
10:20:33AM I DID WATCHING THE PLANNING AND ZONING MEETING.
10:20:35AM I WAS HOPEFUL, BECAUSE THEY REALLY OBJECTED TO THIS, I THINK
10:20:39AM FAIRLY STRONGLY BECAUSE THERE ARE BUILDERS IN THERE AND THE
10:20:42AM LIKE.
10:20:42AM I CAN UNDERSTAND THEIR OBJECTIONS.
10:20:46AM I WENT THROUGH THIS AGREEMENT WITH SOME DETAIL.
10:20:50AM I'M NOT A LAWYER AND I'M NOT A BUILDER, BUT I THINK THERE
10:20:53AM ARE SOME TWEAKS THAT CAN POTENTIALLY BE CONSIDERED IN HERE.
10:21:03AM WHEN I GO DOWN IT AND LOOK AT WHATEVER IT IS, PARAGRAPH 414,
10:21:09AM PARAGRAPH A, AT THE END, IT'S TALKING ABOUT ONCE A
10:21:13AM DEVELOPMENT ORDER HAS BEEN ORDERED AND FAILS TO BEGIN WITHIN
10:21:19AM THAT TIME PERIOD, WE'RE GOING TO MAKE THEM PUT LANDSCAPING

10:21:25AM IN.

10:21:26AM THAT SEEMS TO ME A LITTLE -- THE LAND IS NATURAL STATE.

10:21:29AM THEY HAVE A DEVELOPMENT ORDER ON IT.

10:21:31AM THEY HAVE FINANCING PROBLEMS OR WHATEVER IT MIGHT BE.

10:21:34AM IF THEY HAVEN'T DISTURBED THE EARTH, I DON'T SEE WHY WE NEED

10:21:42AM AT THAT POINT TO SAY, OH, YOU HAVE GONE THROUGH THE PERIOD,

10:21:44AM NOW YOU HAVE TO PUT LANDSCAPING IN THIS THING.

10:21:46AM FOR THE ATTORNEY TO REBUTTAL OR TO TALK ABOUT THAT.

10:21:53AM ANY COMMENTS ON THAT, MR. ATTORNEY?

10:22:01AM >>Robert Eschenfelder: WELL, WHEN YOU SAY REBUTTAL, I'M NOT

10:22:05AM A MEMBER OF COUNCIL.

10:22:06AM YOU GUYS ARE THE POLICY SETTERS.

10:22:09AM >>Jon McLain: THAT MAY BE A POOR CHOICE.

10:22:12AM YOUR COUNSEL.

10:22:12AM >>Robert Eschenfelder: UNDERSTOOD.

10:22:13AM I WAS APPROACHED BY MANAGEMENT THAT, YOU KNOW, ROB, THIS HAS

10:22:17AM BEEN A RECURRING THEME IN THE VILLAGE WITH FOLKS WHO GET

10:22:24AM THEIR APPROVALS.

10:22:26AM IT'S A BLANK PIECE OF PROPERTY BUT THERE ARE NEIGHBORS

10:22:29AM NEARBY AND THEN ALL OF A SUDDEN, FOR WHATEVER REASON, THEY

10:22:32AM DON'T MOVE FORWARD.

10:22:34AM IN THE SUMMERTIME, IT BECOMES A DUST BOWL.

10:22:37AM IT BECOMES A WEED FARM, AND PEOPLE COMPLAIN.

10:22:43AM IN ANY OF THESE KIND OF SITUATIONS THAT YOU COUNCIL MEMBERS

10:22:46AM ARE IN, THERE'S GOING TO BE PEOPLE WHO ARE HAPPY AND PEOPLE

10:22:51AM WHO ARE NOT HAPPY.

10:22:52AM OF COURSE, BUILDERS AND DEVELOPERS WANT NONE OF THIS.

10:22:55AM THEY WANT TO OWN IT, HAVE THEIR RIGHTS AND FIGURE OUT WHEN

10:22:59AM AND HOW THEY MOVE FORWARD THE WAY THEY WANT TO AND LEAVE ME

10:23:03AM ALONE.

10:23:04AM BUT WE HAVE PEOPLE WHO LIVE HERE AND BUSINESSES WHO OPERATE

10:23:08AM HERE.

10:23:09AM ESTERO HAS A CERTAIN STANDARD THAT YOU GUYS HAVE WORKED VERY

10:23:13AM HARD AS MEMBERS OF COUNCIL TO ACHIEVE.

10:23:15AM PART OF THAT IS AESTHETIC BEAUTY.

10:23:17AM I GET THAT THEY HAVEN'T DISTURBED THE LAND OR WHATNOT, BUT

10:23:24AM PEOPLE NEARBY WHO ARE LIVING IN ESTABLISHED PLACES EXPECT AT

10:23:28AM SOME POINT THAT THE LAND WILL BE DEVELOPED AS IT'S BEEN

10:23:31AM APPROVED.

10:23:31AM SO THE COMPROMISE IS, ALL RIGHT, IF YOU'RE HAVING FINANCING

10:23:34AM PROBLEMS OR WHATEVER IT IS, WHY YOU CAN'T MOVE FORWARD, THE

10:23:38AM MARKET IS CHANGING, AT SOME POINT YOU NEED TO AT LEAST BUILD

10:23:43AM THE VISUAL BUFFER AROUND THE EDGE WITH THE LANDSCAPING PLAN

10:23:47AM SO THAT THE REST OF THE COMMUNITY IS NOT IMPACTED.

10:23:50AM WHAT'S INSIDE CAN CONTINUE TO BE A WEED FARM OR WHATEVER.

10:23:53AM AT LEAST PEOPLE DON'T HAVE TO LOOK AT IT WHEN THEY DRIVE BY

10:23:57AM AND ALL THAT.

10:23:58AM YOU DON'T HAVE TO DO IT.

10:23:59AM THIS IS A POLICY DECISION FOR YOU GUYS TO MAKE.

10:24:04AM BUT THERE REALLY IS NO WAY TO SOLVE THE KIND OF COMPLAINTS

10:24:07AM THAT DIRECTOR GIBBS RECEIVES UNLESS YOU CREATE THIS VISUAL
 10:24:12AM BARRIER.
 10:24:13AM AND I UNDERSTAND -- AND WE'VE TALKED ABOUT THIS IN DRAFTING

 10:24:16AM THE ORDINANCE, THAT THERE COULD BE A FINANCIAL IMPACT ON THE
 10:24:20AM DEVELOPER BECAUSE THEY HAVE TO PUT IN VEGETATION, ONLY THEN
 10:24:23AM PERHAPS A YEAR AND A HALF LATER COME IN AND TAKE AT LEAST
 10:24:26AM SOME OF IT OUT TO INITIATE CONSTRUCTION, BUT I GUESS THE
 10:24:31AM FLIP SIDE OF THAT IF YOU'RE DEBATING IT IS, THAT PROVIDES AN
 10:24:35AM ADDITIONAL INCENTIVE TO THE DEVELOPER TO PROCEED WITH
 10:24:37AM DEVELOPMENT.
 10:24:39AM I THINK IF YOU GET YOUR APPROVALS AND YOU ARE NOT GOING
 10:24:43AM SOMEWHERE, TWO YEARS LATER, IT'S TIME TO AT LEAST BUTTON UP
 10:24:47AM THE PERIMETER OF THE PROJECT.
 10:24:48AM WITH THAT SAID, IF YOU WANT TO CHANGE IT TO THREE YEARS,
 10:24:51AM LEAVE IT AT FIVE YEARS, THAT'S YOUR CALL.
 10:24:55AM >>Jon McLain: IT IS A FLUID PROBLEM AND BEEN GOING ON.
 10:24:58AM ONE OF THE FIRST PIECES OF PROPERTY THAT WE APPROVED AND
 10:25:01AM REAPPROVED WITH TWO DEVELOPMENT ORDERS IF I'M NOT MISTAKEN
 10:25:04AM ON CORKSCREW ACROSS THE STREET FROM GENOVA, NOW TOLL
 10:25:08AM BROTHERS HAS ACTIVELY BEEN LOOKING.
 10:25:11AM I DON'T THINK THEY HAVE A DEVELOPMENT ORDER YET.
 10:25:13AM WE'VE HAD TWO OTHER DEVELOPMENT ORDERS ON THAT PROPERTY.
 10:25:16AM IT'S PRETTY MUCH IN ITS NATURAL STATE.
 10:25:18AM SOMEBODY IS OUT THERE CUTTING GRASS, AND IT DOESN'T LOOK
 10:25:23AM GREAT, BUT IT DOESN'T LOOK -- WELL, IT LOOKS DESERTED AND AS

10:25:27AM DEVELOPMENT GOES UP AROUND IT.

10:25:30AM THE WAY THIS READS, THAT FIRST DEVELOPMENT ORDER THAT WE

10:25:35AM ISSUED, IF IT WAS TODAY, WITHIN SIX MONTHS THEY'LL HAVE TO

10:25:41AM PUT A PERIMETER BOUNDARY AROUND IT AND MAINTAIN IT.

10:25:45AM THOSE PEOPLE WENT OUT OF BUSINESS, I THINK OR AT LEAST THEY

10:25:48AM COULDN'T GET FUNDING FOR THAT.

10:25:49AM I'M TRYING TO FIGURE OUT HOW THIS WORKS BECAUSE WORDS

10:25:53AM MATTER.

10:25:53AM I DON'T KNOW IF THESE WORDS MAKE SENSE.

10:25:57AM THEY MAKE SENSE, BUT ARE THEY REALLY TOO PUNITIVE IN THAT

10:26:02AM KIND OF A SITUATION?

10:26:03AM I DON'T KNOW THE REAL ANSWER FOR IT.

10:26:05AM WHEN THE LAND IS UNDISTURBED, I DON'T HAVE A REAL ISSUE

10:26:11AM PUTTING UP A BARRIER, LANDSCAPING.

10:26:13AM YOU'LL STILL SEE THROUGH IT.

10:26:16AM IT WON'T BE A HEAVY DUTY ONE.

10:26:17AM AS PLANNING AND ZONING BOARD SAID, YOU MAKE PEOPLE DO THAT

10:26:21AM THEY'LL DO THE MINIMUM TO OUR STANDARDS, WHICH IS PRETTY

10:26:24AM OPEN.

10:26:25AM AND AS SOON AS THEY START TO DEVELOP THAT LAND, IT'S GOING

10:26:28AM TO BE IN THEIR WAY OF THE DEVELOPMENT, AND THEY ARE GOING TO

10:26:32AM RIP IT ALL DOWN.

10:26:34AM THAT'S WHEN THE PROBLEM, IN MY MIND, THINK IS THE ISSUE, IS

10:26:38AM THAT ONCE THEY START THIS, I WANT THEM TO FINISH IT.

10:26:42AM I THINK THE TIMING OF SIX MONTHS REALLY MAKES SENSE.

10:26:46AM IF WE'VE GOT A GOOD EXAMPLE OF ONE THAT IS FESTERING ON
10:26:52AM NORTH OF BROADWAY ON 41, OLD TIME ESTERO.
10:26:56AM THEY HAVE BEEN WORKING ON THAT PROJECT FOR PROBABLY A YEAR

10:27:01AM OR SO AND IT IS A MUD PILE OUT THERE RIGHT NOW.
10:27:04AM I THINK THIS KIND OF ACTION WE'RE TRYING TO GET TO REALLY
10:27:07AM WORKS IN THAT CASE.
10:27:09AM BUT THERE ARE SO MANY OTHER VARIABLES, THIS IS A LEGAL
10:27:16AM DOCUMENT.
10:27:16AM I DON'T KNOW IF IT NEEDS TO BE MODIFIED OR TWEAKED AGAIN OR
10:27:20AM NOT, BECAUSE I'VE GOT SOME OTHER ISSUES THAT I THINK WE
10:27:23AM COULD DISCUSS.
10:27:25AM PARAGRAPH B, IT SAYS ALL DEVELOPMENT ORDERS MAY INCLUDE A
10:27:28AM REQUIREMENT THAT THE SITE BOND BE PROVIDED.
10:27:33AM SAYING, WHAT DETERMINES THE MAY VERSUS WILL?
10:27:39AM I DON'T UNDERSTAND HOW YOU DO THAT AND WHO MAKES THAT
10:27:42AM DECISION AND WHEN DO YOU MAKE THAT DECISION?
10:27:46AM I THROW THAT OUT AS A POTENTIAL ISSUE.
10:27:51AM THEN I GO DOWN INTO E AND SEE FOR PURPOSE OF THE SECTION,
10:27:54AM TERM ACTIVELY CONSTRUCTED SHALL MEAN ENGAGING INFRASTRUCTURE
10:27:57AM INSTALLATION, VERTICAL CONSTRUCTION OF THE RELEVANT PROJECT
10:28:01AM OR PROJECT PHASE WITHIN NO BREAK IN WORK LONGER THAN TWO
10:28:08AM WEEKS.
10:28:09AM I DON'T KNOW WHAT WOULD CAUSE THAT BREAK, BUT TWO WEEKS FROM
10:28:12AM WHAT OUR EXPERIENCE HAS BEEN DOING OUR OWN CONSTRUCTION IS
10:28:15AM LIKE A NANOSECOND.

10:28:17AM BUT WE HAVE THIS WRITTEN, YOU KNOW, AT THAT POINT, I GUESS
10:28:22AM THEY HAVE TO PUT UP THE BARRIERS AND ALL THAT?
10:28:24AM THAT'S WHAT I'M READING IN THIS THING.

10:28:27AM IT SEEMS CUMBERSOME TO ME.
10:28:29AM THOSE ARE SOME OF MY COMMENTS.
10:28:34AM I'M NOT SURE HOW TO MAKE THIS APPLICABLE TO THE ACTIVITY
10:28:40AM THAT WE HAVE OUT HERE.
10:28:41AM THIS IS A DOCUMENT WE COULD THROW OUT.
10:28:43AM SEEMS LIKE WE HAVE AN ORDINANCE.
10:28:45AM WE MAY NEED TO MAKE SURE WE CAN REALLY OPERATE AND PROMOTE
10:28:49AM SOLID BUILDING IN HERE.
10:28:51AM I'M NOT SURE THIS IS GOING TO ENCOURAGE THAT.
10:28:54AM AND I DON'T THINK OUR PLANNING AND ZONING BOARD FEEL THAT
10:28:57AM ALSO.
10:28:58AM UNFORTUNATELY, THEY DIDN'T MAKE ANY COMMENTS LIKE I'M
10:29:00AM MAKING.
10:29:01AM I THINK THAT LEADS ME TO BELIEVE THAT MAYBE WE ALL NEED TO
10:29:06AM MAYBE TAKE A HARDER LOOK AT THIS AND SAY, IS THIS THE TIME
10:29:11AM TO DO THIS OR NOT?
10:29:12AM THOSE ARE MY COMMENTS?
10:29:18AM >>Jim Ward: I THINK TO YOUR POINT, JON, THE PLANNING AND
10:29:21AM ZONING BOARD WAS UNANIMOUS IN THE DECISION NOT TO SUPPORT
10:29:23AM THIS PRIMARILY BECAUSE OF SOME OF THE REASONS THAT YOU JUST
10:29:25AM NOTED.
10:29:26AM BUT I THINK THERE ARE TWO THINGS THAT THEY TALKED ABOUT, AND

10:29:30AM RECOGNIZING THAT SOME OF THE PEOPLE ON THE PLANNING AND
10:29:32AM ZONING BOARD ARE DEVELOPERS, I'VE BEEN IN THAT BUSINESS IN
10:29:37AM PAST YEARS.

10:29:38AM SO THEY RECOGNIZE SOME OF THE ISSUES THAT YOU JUST NOTED,
10:29:42AM PARTICULARLY AS IT RELATES TO HAVING TO TEAR DOWN
10:29:47AM LANDSCAPING THAT THEY WOULD BE FORCED TO PUT UP, AND THEN
10:29:52AM DURING CONSTRUCTION HAVE TO TEAR IT DOWN.
10:29:54AM YOU CAN LOOK AT WOODFIELD WHERE THEY ARE NOW DOING
10:29:58AM CONSTRUCTION.
10:29:59AM HAVE WE REQUIRED THEM TO PUT UP LANDSCAPING AROUND THAT
10:30:02AM PARTICULAR PIECE OF PROPERTY?
10:30:04AM NOW THEY HAVE SILT FENCING THAT IS SURROUNDING THE PROPERTY.
10:30:07AM I'M NOT QUITE SURE HOW THAT WOULD WORK.
10:30:09AM HAVING SAID THAT, I RECOGNIZE THE VILLAGE'S FRUSTRATION IN
10:30:13AM THESE PROJECTS, TAKING A LONG TIME TO COME TO FRUITION OR TO
10:30:18AM START CONSTRUCTION.
10:30:21AM ONE OF THE PROJECTS THAT WE RECENTLY APPROVED THAT HAS BEEN
10:30:24AM FULFILLED IS MILANO ON THREE OAKS AND WILLIAMS STREET, WHERE
10:30:34AM THERE WERE 40 PIECES OF PROPERTY BUILT ON A TEN ACRE PIECE
10:30:37AM OF LAND.
10:30:38AM THEY ACTUALLY STARTED PUTTING IN THE LANDSCAPING BEFORE THEY
10:30:42AM BROKE SHOVEL INSIDE.
10:30:44AM THE RESULT IS THAT WHEN THEY WERE FINISHED, THEY HAD A FULLY
10:30:48AM LANDSCAPED PIECE OF PROPERTY THAT BENEFITED NOT ONLY THE
10:30:50AM VILLAGE, BUT BENEFITED THE RESIDENTS OF THAT COMMUNITY.

10:30:54AM IN THAT PARTICULAR SITUATION, IT WORKED WELL, BUT THEY PUT
10:30:57AM THE SHOVEL IN THE GROUND WITHIN MONTHS OF US APPROVING IT.
10:31:01AM THAT WAS A PROJECT THAT WORKED REALLY WELL.

10:31:05AM I SHARE YOUR CONCERN.
10:31:07AM IT IS A BIT OF A CONUNDRUM IN THE SENSE THAT WE'RE TRYING TO
10:31:11AM MAKE THE VILLAGE LOOK BETTER AESTHETICALLY, BUT IT'S GOING
10:31:15AM TO BE A COMPROMISE BETWEEN WHAT THE DEVELOPERS ARE ABLE TO
10:31:18AM DO AND WHAT WE'RE LOOKING TO ACHIEVE.
10:31:20AM DIFFICULT DECISION.
10:31:23AM >>Mayor Ribble: VICE-MAYOR.
10:31:24AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
10:31:25AM MARY, CAN I JUST CONFIRM SOMETHING?
10:31:28AM THERE IS A TWO-YEAR EXPIRATION ON ALL D.O.s FOR THEM -- IF
10:31:33AM THEY DON'T BREAK GROUND, THEY EXPIRE OR THEY CAN GET AN
10:31:36AM EXTENSION, IS THAT ACCURATE?
10:31:37AM >>Mary Gibbs: THAT IS THE PROPOSAL.
10:31:38AM CURRENTLY IT IS FIVE YEARS.
10:31:40AM >>Vice-Mayor Zalucki: CURRENTLY IS FIVE.
10:31:42AM OKAY.
10:31:42AM I THINK I'M OKAY WITH THAT PORTION.
10:31:45AM ONE OF THE ALTERNATIVES THAT I WROTE DOWN IS SIMILAR TO WHAT
10:31:50AM COUNCILMAN McLAIN HAS ARTICULATED IS THAT I THINK THIS IS
10:31:55AM REVOLVING AROUND THE GENOVA CLAUSE.
10:31:58AM LET'S PUT IT THAT WAY.
10:32:00AM I THINK THAT'S REALLY THE SUBJECT PROPERTY HERE.

10:32:01AM I THINK WHAT WAS THE FLY IN THE OINTMENT WITH THAT
10:32:05AM PARTICULAR PROJECT IS THEY CAME FORWARD.
10:32:06AM THEY DID A LOT TO GO AHEAD AND PLAN THE DEVELOPMENT, THAT

10:32:11AM LAST PHASE AND THEN THEY DISAPPEARED.
10:32:13AM SO WE HAVE PIPES OUT OF THE GROUND.
10:32:16AM WE HAVE THINGS THAT ARE HAPPENING OVER THERE THAT AREN'T
10:32:19AM VERY PLEASING TO THE EYE.
10:32:21AM I THINK THAT'S THE PROBLEM.
10:32:23AM I WOULD AGREE WITH WHAT JON SAID AS WELL IS THAT THE WAY
10:32:28AM PROPERTIES ARE OUT THERE CURRENTLY AND THEY ARE FOR SALE OR
10:32:31AM SOLD BUT DIDN'T BREAK GROUND, I DON'T THINK THAT IS A BIG
10:32:34AM DEAL ONLY BECAUSE I THINK OUR BLIGHT ORDINANCE WOULD BE ABLE
10:32:37AM TO COVER PROPERTIES OUT THERE THAT START TO FALL OUT OF
10:32:42AM DISREPAIR OVER TIME.
10:32:44AM I THINK THAT WOULD CAPTURE THAT.
10:32:45AM I AGREE, ONE OF THE ALTERNATIVES I WROTE IS LET'S KICK THIS
10:32:49AM IN IF AND AFTER THEY BREAK GROUND.
10:32:53AM I THINK THAT WOULD SOLVE, I THINK, WHAT WE'RE TRYING TO
10:32:55AM ACHIEVE HERE, AND HAVE THE ORDINANCE, THE BLIGHT ORDINANCE
10:32:59AM THAT ARE ON THE BOOKS NOW, TAKE CARE OF THE PROPERTIES OUT
10:33:02AM THERE CURRENTLY THAT HAD NOT BEEN DISTURBED.
10:33:06AM THAT'S MY INPUT.
10:33:09AM I LOOK FORWARD TO MORE DISCUSSION.
10:33:11AM >>Mayor Ribble: ANYONE ELSE?
10:33:13AM >>Jon McLain: I THINK ALL THOSE COMMENTS ARE GOOD, TOO.

10:33:15AM I AGREE WITH THE BREAKING GROUND CLAUSE ON THAT.

10:33:19AM WHEN I LOOK AT WOODFIELD, AND THAT IS A PHASED PROJECT, SO

10:33:24AM THAT'S ONE THAT I THINK WE CAN REALLY MANAGE IN THE KIND OF

10:33:30AM A LEGAL DOCUMENT, IS THAT WHEN YOU COMPLETE PHASE ONE, AND

10:33:33AM IT'S NOT DURING CONSTRUCTION, BUT WHEN PHASE ONE IS DONE,

10:33:36AM YOU ARE GOING TO BE REQUIRED TO DO THE WHOLE OUTSIDE

10:33:39AM PERIMETER SO WE ARE NOT WATCHING A FIVE-YEAR PROJECT, OR

10:33:41AM WHATEVER IT IS.

10:33:45AM IF WE CAN GET LANGUAGE THAT EXEMPLIFIES THAT KIND OF

10:33:49AM ACTIVITY, I THINK THAT WOULD BE WORTHWHILE FOR US TO LOOK

10:33:53AM AT.

10:33:53AM THE REASON I'M TRYING TO BE VERBOSE ABOUT THIS IS THAT YOU

10:33:57AM DIDN'T GET ANYTHING -- I'M THROWING OUT LAYMEN'S TERMS AND

10:34:02AM SAYING, CAN WE MODIFY THIS SO IT'S NOT AS PUNITIVE AS IT

10:34:06AM LOOKS AT RIGHT NOW SO WE GET GOOD BUILDERS COMING IN,

10:34:09AM REALIZING THAT YOU DON'T GET TO BUY A PROPERTY, GET A

10:34:13AM DEVELOPMENT ORDER AND SIT ON IT FOR FIVE YEARS WITH PILES OF

10:34:16AM DIRT ALL OVER THE PLACE.

10:34:17AM WE WANT TO SOLVE THAT PROBLEM.

10:34:20AM I DON'T THINK THIS DOCUMENT, AS IT IS RIGHT NOW, DOES THAT.

10:34:28AM >>Mayor Ribble: I THINK WHEN THE DEVELOPER BUYS THE

10:34:30AM PROPERTY, TAKES RESPONSIBILITY FOR THE PROPERTY.

10:34:32AM WOODFIELD IS ABLE TO DO IT.

10:34:34AM THEY ARE ABLE TO PUT IN THEIR PERMANENT BUFFERS ALONG WITH,

10:34:37AM DURING THE DIFFERENT PHASES OF THE CONSTRUCTION.

10:34:39AM MILANO DID IT.

10:34:42AM THEY PUT IN PERMANENT BUFFERS DURING THE PHASES OF THEIR

10:34:46AM CONSTRUCTION.

10:34:47AM LUMIO IS GOING TO DO IT DURING ALL THE PHASES OF THEIR

10:34:49AM CONSTRUCTION.

10:34:50AM WHEN YOU SAY THAT A DEVELOPER HAS TO HIDE THE PROPERTY,

10:34:55AM THERE'S NO REASON WHY THE DEVELOPER WHO IS GOING TO DEVELOP

10:34:59AM THE PROPERTY CANNOT PUT THE BUFFERS IN, I DON'T THINK, AND

10:35:04AM COORDINATE THEM WITH THE DIFFERENT PHASES AND GET IT ALL

10:35:07AM COVERED UP.

10:35:09AM AND MAINTAIN WHAT IS ASKED IN THIS ORDINANCE.

10:35:17AM I DON'T SEE IT AS A PROBLEM.

10:35:19AM I THINK IT'S SOMETHING WE CAN ASK THE DEVELOPERS TO DO.

10:35:23AM IF THEY REFUSE TO DO IT, THEY CAN WALK AWAY.

10:35:26AM THEY DON'T NEED TO BUY THE PROPERTY BUT AT LEAST THEY KNOW

10:35:29AM WHAT'S EXPECTED OF THEM BEFORE THEY ASSUME CONTROL OF THE

10:35:33AM PROPERTY.

10:35:40AM >>Vice-Mayor Zalucki: MAYOR, A FOLLOW-UP?

10:35:42AM NOW THAT THIS HAS COME BACK, I WATCHED THE ZONING BOARD

10:35:46AM MEETING, TOO, AND THEY WERE FULL AGAINST THIS.

10:35:49AM I UNDERSTAND.

10:35:50AM I THINK ALL SEVEN WERE PRESENT.

10:35:52AM I THINK WE HAD A FULL BOARD.

10:35:53AM NOW THAT IT CAME BACK WITH THEIR DISAPPROVAL, WHAT IS

10:35:58AM STAFF'S RECOMMENDATION AT THIS POINT?

10:36:01AM >>Mary Gibbs: PLANNING AND ZONING BOARD MAKES A
10:36:05AM RECOMMENDATION TO COUNCIL.
10:36:06AM WHEN THEY FIRST STARTED TALKING ABOUT IT, THEY WANTED TO

10:36:09AM TABLE IT.
10:36:09AM WE SAID, NO, WE HAVE THIS SCHEDULED FOR COUNCIL, WE NEED A
10:36:13AM RECOMMENDATION.
10:36:13AM IF YOU THINK IT'S NOT READY, THEN VOTE AGAINST IT, WHICH IS
10:36:16AM WHAT THEY SAID.
10:36:17AM SO THEY RECOMMENDED TO NOT ADOPT IT THE WAY IT IS WORDED.
10:36:20AM AGAIN, THEY DIDN'T GIVE ME REALLY ANY GOOD SUGGESTIONS FOR
10:36:22AM HOW TO FIX IT.
10:36:24AM I THINK FOR YOUR CHOICES, YOU HAVE ALTERNATIVES.
10:36:26AM YOU CAN ADOPT IT TODAY AS IS OR YOU CAN CONTINUE IT AND SAY
10:36:31AM STAFF, GO BACK AND LOOK AT SOME TWEAKS, WHERE YOU SUGGESTED
10:36:34AM MAYBE WE CHANGE SOME OF THE TWO YEARS TO THREE YEARS AND
10:36:38AM MAYBE WE MAKE SOME TWEAKS AND LET US LOOK AT SOME LANGUAGE
10:36:42AM ABOUT BREAKING GROUND, BECAUSE I NEED TO THINK ABOUT GENOVA.
10:36:46AM THEY DIDN'T REALLY BREAK GROUND BUT THEY DID HAVE ALL THE
10:36:49AM PIPES AND THINGS STICKING UP.
10:36:51AM WE'VE HAD CASES WHERE WE'VE HAD PEOPLE SOD THE PROPERTY WHEN
10:36:58AM THEY CLEARED IT.
10:36:59AM THAT LOOKED NICE.
10:37:00AM IF YOU WANT, STAFF CAN GO BACK AND TAKE A LOOK AT PROPOSED
10:37:04AM TWEAKING A FEW THINGS AND THEN COMING BACK TO COUNCIL AT THE
10:37:07AM NEXT MEETING OR ANOTHER MEETING.

10:37:10AM THOSE ARE YOUR ADOPTIONS -- ADOPT IT AS IS, DON'T ADOPT IT,
10:37:13AM OR HAVE SOME MODIFICATIONS.
10:37:18AM >>Mayor Ribble: I WOULD AGREE TO THE MODIFICATION THAT IF

10:37:25AM THE LAND IS UNTOUCHED, THAT THEY NEED NOT PUT A BORDER IN
10:37:31AM UNTIL THEY DECIDE TO DISTURB THE PROPERTY, BECAUSE IT'S BEEN
10:37:36AM THERE HOWEVER LONG IT'S BEEN THERE AND EVERYBODY HAS ALREADY
10:37:38AM SEEN IT.
10:37:39AM ONCE THE PROPERTY IS DISTURBED, THAT THE BUFFER HAS TO BE
10:37:42AM PUT IN.
10:37:44AM >> CAN LIVE WITH THAT.
10:37:45AM >>Jon McLain: DO WE HAVE ANY PUBLIC COMMENTS?
10:37:49AM >>Mayor Ribble: I'M WAITING FOR THAT POINT.
10:37:52AM I KNOW THERE IS SOMEONE WISHING TO SPEAK.
10:37:54AM >>Jim Ward: COULD I ASK STEVE TO COMMENT ON THIS RELATIVE TO
10:37:57AM YOUR EXPERIENCE, YOUR VAST EXPERIENCE AS A VILLAGE MANAGER,
10:38:01AM CITY MANAGER, HOW OTHER COMMUNITIES MAY HAVE APPROACHED
THIS
10:38:04AM ISSUE?
10:38:06AM >>Steven Sarkozy: I WOULD BE HAPPY TO.
10:38:08AM THIS IS A CONCERN WHEREVER YOU GO BECAUSE THE COUNCIL IN
10:38:13AM THIS CASE, PARTICULARLY IN THE GENOVA CASE, AND THERE ARE A
10:38:17AM COUPLE OF OTHERS, YOU WENT OVERBOARD TO TRY TO ACCOMMODATE
10:38:22AM THE NEEDS OF NOT ONLY THE DEVELOPER BUT OF THE RESIDENTS IN
10:38:25AM GENOVA WHO ARE CONCERNED ABOUT THE HIGH COST OF MAINTENANCE
10:38:30AM WHEN THE FINAL TWO BUILDINGS WEREN'T BUILT.

10:38:36AM YOU WERE RECEPTIVE TO A COMPLETELY DIFFERENT LAND USE THAT
10:38:39AM WAS ESSENTIALLY A REDUCTION ON THE CAPACITY OF THAT SITE IN
10:38:49AM ORDER TO TRY TO FACILITATE AN OUTCOME.
10:38:52AM AND THEN THE DEVELOPER COMES IN, MAKES THEIR PITCH.

10:38:58AM YOU WENT ALONG WITH IT AND SUPPORT IT AND THEN THEY BAIL
10:39:02AM OUT.
10:39:02AM SO THE UNFORTUNATE THING IS THAT REZONING IS PERMANENT.
10:39:08AM IT GOES WITH THE PROPERTY.
10:39:09AM THEY'VE ESSENTIALLY GAINED A LOT OF BENEFIT FROM THE
10:39:16AM REDUCTION WITHOUT ANY CONTRIBUTION TO THE RESIDENTS WHO YOU
10:39:21AM WERE TRYING TO HELP AND THE COMMUNITY THAT WAS LOOKING TO
10:39:25AM GET THAT THING DONE.
10:39:26AM IT'S A DOUBLE WHAMMY IN THE CASE OF THAT.
10:39:30AM IN THE OTHER PROJECTS THAT YOU'VE MENTIONED AND YOU'VE HAD
10:39:35AM GOOD DISCUSSION ABOUT IT, BUT WOODFIELD IS STEPPING UP TO
10:39:38AM ALL OF THEIR PERIMETER STUFF FOR PHASE ONE.
10:39:44AM THAT WILL BE RESOLVED, THE PROPERTY OVER AT THE CORNER OF
10:39:47AM WILLIAMS AND THREE OAKS PARKWAY, THEY STARTED OUT WITH THEIR
10:39:51AM SCREENING AND IT WENT FINE.
10:39:52AM IT WENT GREAT.
10:39:53AM YOUR POINT IS WELL TAKEN ON DOWNTOWN ESTERO, WHICH IS A BIG
10:40:00AM DIRT PILE THAT WE NEED TO LOOK AT.
10:40:03AM AND THE ONE ACROSS THE STREET AT THE CORNER OF VIA COCONUT
10:40:08AM AND CORKSCREW IS ANOTHER ONE.
10:40:12AM BUT IN EACH OF THOSE CASES, YOU'VE BEEN VERY FACILITATIVE

10:40:20AM WITH THE DEVELOPER TRYING TO FIND A WAY TO GET THINGS DONE
10:40:23AM ONLY TO THEN BE SOMEWHAT BETRAYED BY THE MARKET, BETRAYED BY
10:40:28AM THE DEVELOPER, OR WHATEVER, TO THE DETRIMENT OF THE
10:40:31AM ADJOINING PROPERTIES AND THE COMMUNITY IN GENERAL.

10:40:34AM THERE HAVE BEEN EXPERIENCES IN MY CAREER WHERE WE HAVE COME
10:40:42AM DOWN VERY, VERY HARD ON THAT AND MADE SOME REQUIREMENTS THAT
10:40:48AM WERE HUNDREDS OF MILLIONS OF DOLLARS OF IMPACT.
10:40:54AM THIS DOESN'T APPROACH THAT.
10:40:56AM WHAT YOU'RE -- YOU'RE TRYING TO BALANCE THE NEEDS OF THE
10:41:00AM DEVELOPER VERSUS THE NEEDS OF THE COMMUNITY, AND THAT'S VERY
10:41:04AM UNDERSTANDABLE.
10:41:05AM I MIGHT SUGGEST THAT THERE'S BEEN GOOD COMMENTS HERE.
10:41:09AM IF YOU ARE NOT COMFORTABLE WITH IT, AND IT SOUNDS LIKE
10:41:12AM THERE'S SOME CONCERN, LET'S CONTINUE IT FOR A COUPLE OF
10:41:17AM WEEKS, OR WHATEVER, AND WE'LL TRY TO TWEAK SOME OF THOSE
10:41:21AM AREAS AND THEN REACH OUT AND SEE WHAT YOUR THOUGHTS ARE.
10:41:24AM THIS IS THE KIND OF THING, YOU KNOW, IN THE CASE OF THE
10:41:29AM GENOVA PROJECT, THEY WERE GIVING US A LINEAR PARK ALONG
10:41:35AM CORKSCREW.
10:41:36AM AND NOW WE HAVE NOTHING.
10:41:42AM SO THE RESIDENTS THERE MUST FEEL BETRAYED BECAUSE THEY HAVE
10:41:46AM HIGHER COSTS OF MAINTENANCE THAT WERE SUPPOSED TO BE
10:41:51AM ALLEVIATED BY THIS DEVELOPMENT.
10:41:53AM AND WE HAVE A MESS THAT WE'RE LOOKING AT, AT A PROMINENT
10:41:58AM INTERSECTION.

10:41:58AM I'VE BEEN TAKING NOTES AND MARY HAS AND ROB HAS, MAYBE
10:42:06AM THERE'S SOME TWEAKING THAT WE CAN COME BACK.
10:42:09AM BUT IF YOU ARE NOT COMFORTABLE WITH IT, I UNDERSTAND.
10:42:14AM >>Jim Ward: YOUR POINTS RELATIVE TO GENOVA ARE REALLY

10:42:18AM PERTINENT TO THIS ISSUE, I JUST WONDERING IF WE'RE THROWING
10:42:23AM THE BABY OUT WITH THE BATHWATER.
10:42:25AM WE'RE TRYING TO ADDRESS THE ISSUE WITH GENOVA, WHICH HAS
10:42:28AM OTHER CONSIDERATIONS, PARTICULARLY AS IT RELATES TO, AS YOU
10:42:31AM NOTED, THE MAINTENANCE COSTS THAT ARE BEING ASSUMED BY THE
10:42:35AM CURRENT RESIDENTS OF THE PROPERTY.
10:42:38AM INITIALLY, THEY WERE SUPPOSED TO BUILD ANOTHER LARGE I GUESS
10:42:43AM THREE, FOUR STORY DEVELOPMENT THERE.
10:42:45AM >>Steven Sarkozy: RIGHT.
10:42:45AM >>Jim Ward: AND THEY CAME BACK AND SAID, NO, WE'LL DO SINGLE
10:42:48AM STORY APARTMENTS, TOWNHOMES -- NOT APARTMENTS, BUT
10:42:54AM TOWNHOMES.
10:42:54AM WE AGREED TO DO THAT.
10:42:56AM AND NOW IT'S BEEN SITTING FOR A COUPLE OF YEARS TO THE
10:42:59AM DETRIMENT OF THE CURRENT RESIDENTS WHO I'M SURE ARE NOT
10:43:03AM PLEASED WITH THE AESTHETICS AND FINANCIAL IMPACT OF IT AS
10:43:09AM WELL.
10:43:09AM I DON'T KNOW IF THERE IS A WAY TO ADDRESS GENOVA IN
10:43:11AM PARTICULAR AS IT RELATES TO IMPACTING THE REST OF THE
10:43:15AM DEVELOPMENT COMMUNITY.
10:43:18AM AGAIN, I SHARE THE FRUSTRATION OF SITTING HERE, HAVING

10:43:21AM APPROVED SOMETHING THREE YEARS AGO AND THE LAND IS STILL
10:43:25AM VACANT.
10:43:25AM THAT'S WITH RESPECT TO GENOVA AND/OR SOME OF THE OTHER
10:43:29AM PROJECTS THAT ARE OUT THERE.

10:43:30AM IT IS SOMEWHAT FRUSTRATING SITTING HERE.
10:43:35AM >>Steven Sarkozy: EACH TIME YOU REZONE AND THIS UNDERSCORES
10:43:37AM THE IMPORTANCE OF A REZONING, EACH TIME YOU HAVE DONE THE
10:43:40AM REZONINGS, THE PROJECT HAS BEEN DOWNSIZED TO THE BENEFIT OF
10:43:45AM THE DEVELOPER AND TO THE DETRIMENT OF THE COMMUNITY AT-LARGE
10:43:50AM AND THE RESIDENTS THAT ARE ADJACENT.
10:43:52AM SO THAT LEAVES YOU WITH A FEELING OF DOUBLING THE IMPACT AND
10:44:01AM FEELING ADDED FRUSTRATION.
10:44:04AM >>Mayor Ribble: MARY, IF WE WERE TO PASS THIS AS IT IS
10:44:06AM TODAY, WHAT WOULD BE THE CONSEQUENCES, IF ANY, IF A
10:44:10AM DEVELOPER THEN DID NOT FOLLOW THROUGH AND DO WHAT WE ASKED?
10:44:14AM >>Mary Gibbs: I THINK MY QUESTION WOULD BE TO ROB, IF YOU
10:44:17AM PASSED IT TODAY, CAN WE DO ANYTHING BEFORE THE SENATE BILL
10:44:21AM GETS CHANGED?
10:44:25AM >>Robert Eschenfelder: A COUPLE OF POINTS, FIRST, TO SAY
10:44:27AM SENATE BILL 180, I THINK JUST YESTERDAY SENATOR DICEGLIE
10:44:35AM GOT HIS GLITCH BILL THROUGH THE FIRST COMMITTEE AND ONE OF
10:44:41AM THE THINGS THAT IS GOING TO DO IS BACK THAT 2027 DATE BACK
10:44:46AM INTO 2026.
10:44:47AM SO THAT'S WHY I WROTE THE ORDINANCE THE WAY I DID TO SAY "OR
10:44:51AM IF STATE LAW CHANGES" BECAUSE IT IS IN FLUX.

10:44:54AM CERTAINLY IN THE NEAR TERM, BECAUSE OF THE SENATE BILL, THIS
10:44:59AM WOULDN'T BE ENFORCEABLE.
10:45:00AM WITH RESPECT TO THE QUESTION ABOUT, FROM COUNCIL MEMBER
10:45:11AM McLAIN AS TO WHETHER THE BOND ISSUE, THE SUB-B THAT YOU

10:45:19AM BROUGHT UP, IT IS INTENTIONALLY WRITTEN THAT IT MAY, AND IN
10:45:23AM OTHER PARTS OF YOUR LAND DEVELOPMENT CODE, IT ALSO SPEAKS IN
10:45:26AM TERMS OF "MAY" BECAUSE EACH DEVELOPMENT IS DIFFERENT.
10:45:30AM SO AS YOUR STAFF LOOKS AT A PARTICULAR APPLICATION AND A
10:45:34AM PROJECT, IT MAKES AN INDIVIDUAL DETERMINATION ON A
10:45:37AM CASE-BY-CASE BASIS, DO I THINK A BOND IS GOING TO BE
10:45:41AM REQUIRED HERE OR NOT?
10:45:42AM OBVIOUSLY, LARGER ONES, ONES WITH DEVELOPERS WHO ARE LESS
10:45:46AM PROVEN AND RELIABLE, MAY REQUIRE A BOND.
10:45:49AM BUT REMEMBER, ALL OF THOSE COME BACK TO YOU GUYS FOR
10:45:53AM APPROVAL.
10:45:54AM SO ULTIMATELY, IF AN APPLICANT SAYS I DON'T WANT TO DO A
10:45:59AM BOND BUT MARY WANTS TO MAKE ME DO A BOND, YOU GUYS WOULD
10:46:03AM DECIDE AT THE END OF THE DAY WHETHER A BOND IS INCLUDED AS A
10:46:06AM REQUIREMENT OF THAT DEVELOPMENT ORDER.
10:46:07AM BUT IN TERMS OF, AFTER HAVING HEARD YOUR DISCUSSION, I GUESS
10:46:13AM I WANT TO UNDERSTAND, ARE A MAJORITY OF YOU COMFORTABLE WITH
10:46:21AM GOING FROM FIVE YEARS TO TWO YEARS?
10:46:24AM WHICH ARE THE AMENDMENTS MADE TO 2-502.
10:46:29AM >>Jon McLain: YES.
10:46:30AM >> YES.

10:46:31AM >> YES.

10:46:31AM >> YES.

10:46:33AM >>Robert Eschenfelder: OKAY.

10:46:33AM SO IT SOUNDS LIKE REALLY THE ISSUE IS IN 5-414, THE NEW

10:46:39AM SECTION CREATING THE PERIMETER LANDSCAPE BUFFER

10:46:44AM INSTALLATION.

10:46:46AM >>Mayor Ribble: LET ME THROW THIS OUT.

10:46:49AM ARE WE DECIDING THIS IN FAVOR OF THE DEVELOPER OR IN FAVOR

10:46:51AM OF THE VILLAGE?

10:46:52AM HERE WE GO.

10:46:55AM COUNCILMAN HUNT.

10:46:58AM >>Jeff Hunt: THIS IS FOR ME BEYOND AESTHETICS.

10:47:01AM IT'S ABOUT ETHICS.

10:47:02AM IF SOMEONE COMES AND REPRESENTS A PROJECT.

10:47:06AM YOU GIVE THEM THE ZONING, IF YOU ALLOW THIS TO HAPPEN THE

10:47:09AM WAY IT IS, EVERY DEVELOPMENT WOULD CHERRY PICK WHAT THEY

10:47:13AM WANT TO PUT IN THERE AND THEN HAVE THE IMPROVEMENTS TO GO

10:47:16AM SELL THE REST OF THE PROPERTY FOR MORE MONEY.

10:47:19AM I DON'T THINK THAT'S FAIR TO RESIDENTS OR THE SURROUNDING

10:47:21AM RESIDENTS OR THE VILLAGE.

10:47:22AM FOR ME, THIS IS MORE ABOUT, NOT ABOUT AESTHETICS, IT'S ABOUT

10:47:27AM BUSINESS PRACTICE.

10:47:28AM THAT WOULD BE MY STATEMENT.

10:47:31AM I KNOW WE HAVE TO WORK WITH DEVELOPERS, BUT THERE'S ALSO

10:47:37AM THAT PIECE THAT REALLY WORRIES ME ABOUT CHERRYPICKING.

10:47:41AM >>Mayor Ribble: THAT'S WHAT I THINK WE'RE DOING HERE.
10:47:43AM LET'S RETHINK THIS AND THINK WHAT IS THE GOOD OF THE
10:47:46AM VILLAGE.
10:47:49AM >>Vice-Mayor Zalucki: THIS IS GREAT DISCUSSION.

10:47:51AM SO I THINK THAT WE HAVE TWO SAFETY VALVES THAT COULD BE IN
10:47:56AM PLACE HERE AS WELL, IN PLAY.
10:47:58AM FIRST OF ALL, THE D.O. EXPIRATION IN TWO YEARS, I'M IN FAVOR
10:48:02AM OF THAT.
10:48:02AM THAT'S VALVE ONE.
10:48:03AM THEY HAVE TO START.
10:48:04AM IF THEY DON'T, D.O. GOES AWAY.
10:48:06AM SAFETY VALVE NUMBER ONE, ADDRESSES YOUR ISSUE, COUNCILMAN
10:48:10AM HUNT.
10:48:10AM I THINK THE SECOND THING IS ONCE THEY BREAK GROUND, GOING
10:48:13AM BACK TO GENOVA, THAT WAS A MULTIPHASE PROJECT.
10:48:17AM I'M SAYING IF THEY BREAK GROUND IN PHASE ONE, IT KICKS IN.
10:48:20AM SO THEY HAVE TO CONTINUALLY CONTINUE TO BUILD.
10:48:23AM SURE, THEY MIGHT COME BACK AS IN THE LAST PHASE AND SAY,
10:48:26AM HEY, LOOK, WE'RE RUNNING OUT OF MONEY, WE HAVE TO
10:48:30AM RECONFIGURE THIS.
10:48:31AM STILL, THEY ARE ON THE CLOCK AS FAR AS THE TRIGGER OF THE
10:48:34AM LANDSCAPE BECAUSE THEY BROKE GROUND.
10:48:36AM I THINK BOTH OF THOSE COMPONENTS COVER EXACTLY WHAT WE ALL
10:48:39AM WANT TO DO FOR THE RESIDENTS, THE VILLAGE, AND I THINK IT'S
10:48:42AM FAIR TO THE DEVELOPER.

10:48:46AM >>Robert Eschenfelder: SPEAKING TO THAT, VICE-MAYOR, I THINK
10:48:48AM AN EASY AMENDMENT TO 414 COULD ADDRESS THAT, WHICH YOU WOULD
10:48:54AM HAVE 414A, THE FIRST PAGE OF THE ORDINANCE, 5-414.
10:49:03AM SO A, NOTWITHSTANDING ANY PROVISION OF THIS CODE, INCLUDING

10:49:08AM 2-502, OR ANY DEVELOPMENT ORDER TO THE CONTRARY, IN THE
10:49:15AM EVENT THE OWNER OF ANY PARCEL OF PROPERTY WHICH HAS DIRECTLY
10:49:19AM OR THROUGH AN AUTHORIZED AGENT BEEN GRANTED A DEVELOPMENT
10:49:24AM ORDER FAILS -- AND THEN I WOULD INSERT -- AFTER ENGAGING IN
10:49:29AM ANY CONSTRUCTION ON THE PARCEL, COMMA, TO MAINTAIN ACTIVE
10:49:35AM CONSTRUCTION.
10:49:35AM WHAT THAT DOES IS TAKE OUT THE TRIGGER BEING THAT YOU
10:49:42AM HAVEN'T EVEN BEGUN CONSTRUCTION.
10:49:44AM TO SPEAK TO WHAT SOME OF YOU HAVE SAID, ALL RIGHT, IT'S
10:49:48AM FALLOW LAND, FALLOW LAND, LET IT CONTINUE TO BE FALLOW LAND.
10:49:52AM BUT ONCE THEY ENGAGE IN ANY CONSTRUCTION ACTIVITY, THAT
10:49:56AM STARTS THE CLOCK TICKING FOR YOU'VE GOT TO KEEP GOING OR YOU
10:49:59AM GOT TO DO YOUR LANDSCAPE BUFFER IF YOU STOP.
10:50:01AM THERE IS A SIX-MONTH PROCESS.
10:50:06AM >>Vice-Mayor Zalucki: CONSTRUCTION, THE DEFINING OF
10:50:08AM CONSTRUCTION WOULD ALSO MEAN CLEARING OF LAND?
10:50:10AM THINKING OF DOWNTOWN ESTERO, THEY ARE NOT CONSTRUCTING YET.
10:50:13AM THEY ARE DOING EARTH WORK, JUST TO MAKE SURE THAT IS
10:50:16AM INCLUDED IN MY OPINION.
10:50:18AM >>Jon McLain: I AGREE.
10:50:19AM >>Vice-Mayor Zalucki: WE DON'T WANT TO LET THAT SIT THERE

10:50:21AM EITHER.

10:50:22AM >>Mayor Ribble: I THINK IF WE MADE CLEAR INSTRUCTIONS HERE,

10:50:27AM THEN IT GOES TO THE DEVELOPER TO DECIDE WHAT THEY WANT TO

10:50:29AM DO.

10:50:30AM WHETHER THEY EVEN WANT TO START, BUY THE PROPERTY OR NOT.

10:50:34AM BUT WE'VE MADE OUR INTENT CLEAR.

10:50:37AM I THINK DOING THAT, ROB, MAKES IT A LITTLE MORE CLEAR.

10:50:44AM >>Robert Eschenfelder: LET ME READ TO BE EVEN MORE CLEAR

10:50:46AM BASED UPON THE VICE-MAYOR.

10:50:48AM IT WOULD SAY, BEEN GRANTED A DEVELOPMENT ORDER FAILS AFTER

10:50:55AM ENGAGING IN ANY LAND CLEARING, INFRASTRUCTURE INSTALLATION,

10:51:01AM OR CONSTRUCTION ON THE PARCEL.

10:51:03AM SO LAND CLEARING, STICKING IN PIPES FOR YOUR BUILDING.

10:51:10AM >>Steven Sarkozy: IT'S NICE THAT WE CAN THINK OF ALL OF THE

10:51:13AM POSSIBLE APPLICATIONS AROUND THE CITY, BUT WE'RE TRYING TO.

10:51:17AM SO LOOKING AHEAD AT THE HCA PARCEL, THE HUNDRED ACRES ON

10:51:25AM U.S. 41, WHEN THEY COME IN AND START CLEARING THAT LAND, OR

10:51:30AM WHOMEVER BUYS IT COMES IN AND STARTS CLEARING THE LAND, WHAT

10:51:33AM WOULD THEY HAVE TO DO ON ALL OF THE FRONTAGE ON U.S. 41?

10:51:39AM THAT IS A BIG PIECE OF PROPERTY, A HUNDRED ACRES.

10:51:42AM DO THEY HAVE TO DO THE ENTIRE FRONTAGE ON U.S. 41?

10:51:46AM >>Mayor Ribble: WELL, LET'S CONSIDER, THERE IS A VERY THICK

10:51:52AM NATURAL BUFFER ALREADY THERE.

10:51:55AM >>Jon McLain: DON'T TEAR THAT DOWN, THOUGH, WHEN THEY START

10:51:58AM TO BUILD.

10:51:59AM IT WILL BE BARE LAND ONCE THEY START BUILDING IT.

10:52:02AM >>Robert Eschenfelder: KEEP IN MIND THAT WILL BE UNIQUE

10:52:04AM ITSELF BECAUSE THERE WILL BE A DEVELOPMENT AGREEMENT WITH

10:52:06AM THE VILLAGE ON THAT.

10:52:07AM >>Steven Sarkozy: THAT'S TRUE.

10:52:08AM WE CAN DEFINE WHAT THEY HAVE TO DO IN THE DEVELOPMENT ORDER.

10:52:10AM ANOTHER APPLICATION WOULD BE ON THE 72 ACRES THAT THE

10:52:14AM VILLAGE OWNS OVER BY THE POST OFFICE.

10:52:17AM WHEN WE START DIGGING A POND THERE, THE EXPECTATION IS THAT

10:52:22AM WE WOULD DO OUR FENCE OUT IN FRONT WITH A GATE AND SIDEWALK

10:52:29AM IMPROVEMENTS ALONG.

10:52:32AM IT WILL APPLY TO US AS WELL.

10:52:34AM WHICH WOULD MAKE SENSE.

10:52:37AM >>Mayor Ribble: YES, IT SHOULD.

10:52:38AM >>Jon McLain: THE QUESTION I HAVE ON THIS ORDINANCE, CAN YOU

10:52:43AM NOT HANDLE ALL OF THIS IN THE DEVELOPMENT ORDER?

10:52:46AM OR DO YOU NEED THIS ORDINANCE TO ENFORCE THESE CONDITIONS IN

10:52:50AM A DEVELOPMENT ORDER?

10:52:51AM OR CAN YOU JUST IMPOSE THOSE, WHAT WE'RE TALKING ABOUT

10:52:55AM TODAY, IN A DEVELOPMENT ORDER?

10:52:56AM >>Mary Gibbs: I THINK THE ONES GOING FORWARD, NOW THAT WE'RE

10:53:00AM COGNIZANT ABOUT GETTING THESE BUFFERS UP FRONT, WE DO IT

10:53:03AM THROUGH THE ZONING, THEN YOU GET IT THROUGH THE DEVELOPMENT

10:53:06AM ORDER.

10:53:06AM BUT THE ONES THAT ARE KIND OF LANGUISHING THAT NOTHING HAS

10:53:09AM HAPPENED, THEY DON'T HAVE A CONDITION IN THEIR ZONING.

10:53:13AM GENOVA, FOR EXAMPLE, WAS SUPPOSED TO DO THE BUFFERS.

10:53:17AM THEY DID THE DEVELOPMENT PHASE, BUT THE PHASE NEVER HAPPENED

10:53:19AM SO THEY DIDN'T DO IT.

10:53:20AM TO ME, IT IS THE ONES THAT ARE KIND OF PARTLY EXISTING

10:53:26AM ALREADY THAT ARE THE PROBLEM AND NOT SO MUCH THE NEW ONES

10:53:28AM GOING FORWARD.

10:53:29AM >>Robert Eschenfelder: WELL, EXCEPT THAT IF YOU ARE

10:53:32AM NEGOTIATING WITH A DEVELOPER ON A NEW DEVELOPMENT ORDER AND

10:53:34AM YOU ATTEMPT TO PUT THIS LANGUAGE IN AS A CONDITION OF THE

10:53:40AM D.O., THEY ARE GOING TO FIGHT YOU, YOU KNOW, IT WILL BE,

10:53:46AM WELL, WHY ARE YOU DOING THIS TO ME AND NOT SOMEBODY ELSE?

10:53:49AM IT'S ALWAYS BETTER IF IT LIVES IN THE CODE BECAUSE THEN THEY

10:53:52AM ARE OBLIGATED TO DO IT IN THE CODE.

10:53:54AM THAT'S PART OF WHY HAVING IT IN THE CODE WITH THE OPTION OF

10:53:57AM THE DIRECTOR HAVING THE OPPORTUNITY TO GRANT WAIVERS FOR

10:54:00AM GOOD CAUSE IS A BETTER WAY BECAUSE ANYBODY CAN ALWAYS COME

10:54:03AM FORWARD AND SAY, LOOK, VILLAGE, HERE IS THE SITUATION.

10:54:07AM I HAVE THIS UNIQUE WHATEVER, WHATEVER.

10:54:08AM A HURRICANE CAME THROUGH, WHATEVER, WHATEVER, AND THE

10:54:11AM DIRECTOR HAS THE FLEXIBILITY AS THIS IS WRITTEN TO GRANT A

10:54:14AM WAIVER.

10:54:14AM AS OPPOSED TO FORCING THE STAFF EVERY TIME A DEVELOPER COMES

10:54:21AM IN TO HAVE TO FIGHT TO GET THIS PROVISION IN.

10:54:24AM BECAUSE AT THAT POINT, IT IS MORE NEGOTIATION THAN THIS IS

10:54:29AM THE LAW OF THE VILLAGE.

10:54:34AM >>Mayor Ribble: GO AHEAD, JIM.

10:54:35AM THEN I WANT TO GO TO PUBLIC COMMENT.

10:54:37AM >>Jim Ward: I'M JUST WONDERING, HOW WOULD YOU DO IT IN THE

10:54:43AM SENSE THAT YOU NEED SILT FENCING AROUND THE PROJECT AND THEN

10:54:46AM YOU HAVE LANDSCAPING AROUND THE PROJECT ONCE IT STARTS

10:54:48AM BREAKING GROUND.

10:54:50AM I'M NOT SURE HOW THOSE TWO WOULD BE CONSISTENT WITH ONE

10:54:53AM ANOTHER.

10:54:53AM >>Mary Gibbs: WELL, YOU HAVE TO DO YOUR SILT FENCE TO MAKE

10:54:56AM SURE YOU'RE NOT CREATING NPDES VIOLATIONS, THE DIRT RUNNING

10:55:02AM OFF INTO THE ADJACENT PROPERTY.

10:55:03AM YOU DO YOUR SILT FENCE FIRST BEFORE YOU START INSTALLING

10:55:07AM YOUR LANDSCAPE BUFFER.

10:55:08AM THE SILT FENCE STAYS UP WHILE YOU INSTALL YOUR LANDSCAPE

10:55:13AM BUFFER TO MAKE SURE DIRT ISN'T RUNNING OFF INTO, LIKE,

10:55:16AM ESTERO RIVER OR THE ADJACENT PROPERTY.

10:55:19AM SO THE TIMING OF IT, THE SILT FENCE JUST HAS TO GO UP EVERY

10:55:23AM TIME YOU START CONSTRUCTION TO KEEP EVERYTHING ON YOUR

10:55:26AM PROPERTY.

10:55:32AM >>Vice-Mayor Zalucki: THINKING THROUGH THIS, MY ONLY CONCERN

10:55:35AM WOULD BE THE SIX MONTHS AFTER BREAKING GROUND.

10:55:37AM THE REASON I SAY THAT, LET'S TAKE WOODFIELD AS AN EXAMPLE,

10:55:43AM THAT IS A LONG-TERM PROJECT.

10:55:44AM IN THE D.O., AND ONCE WE SEE ALL THE PLANS, THEY TALK ABOUT

10:55:47AM HOW THE LANDSCAPING IS GOING TO BE PHASED IN ACCORDING TO
 10:55:49AM THE PLAN.
 10:55:50AM SO I THINK WE NEED TO KIND OF BE AWARE OF THAT, TOO.
 10:55:53AM MY MAIN CONCERN ARE THE VACANCIES.

 10:55:56AM ARE PEOPLE, DEVELOPERS THAT START PROJECTS AND WALK AWAY
 10:55:59AM OVER A PERIOD OF TIME THERE SHOULD BE SOMETHING THAT KICKS
 10:56:03AM IN.
 10:56:03AM IS SIX MONTHS ENOUGH WHEN WE CONSIDER SOME OF THE LARGER
 10:56:06AM PROJECTS THAT WILL TAKE ONE TO TWO YEARS?
 10:56:09AM I WANT TO THROW THAT OUT THERE FOR US TO TOSS AROUND.
 10:56:13AM GENOVA HAS BEEN VACANT FOR YEARS.
 10:56:21AM >>Mayor Ribble: IT'S MARY'S DISCRETION --
 10:56:23AM >>Robert Eschenfelder: A COUPLE OF THINGS.
 10:56:25AM FOR YOU TO ENGAGE IN NO CONSTRUCTION ACTIVITY FOR AN ENTIRE
 10:56:33AM SIX-MONTH PERIOD TO ME LIKELY MEANS IN MY EXPERIENCE YOU'VE
 10:56:36AM ABANDONED THE PROJECT.
 10:56:38AM ALL YOU HAVE TO DO TO AVOID THIS SIX-MONTH TRIGGER IS TO GET
 10:56:43AM SOME CONSTRUCTION OUT THERE A COUPLE OF MONTHS AT A TIME.
 10:56:48AM THIS IS A SOLID SIX MONTHS OF NO CONSTRUCTION ACTIVITY.
 10:56:51AM IT IS HOW THIS READS.
 10:56:55AM AS TO PHASED PROJECTS, SO IT DEPENDS, OF COURSE, ON HOW IT
 10:56:59AM ALL GETS DEVELOPED, BUT YOU HAVE SEPARATE DEVELOPMENT ORDERS
 10:57:03AM FOR PHASE ONE -- I MEAN, IT'S USUALLY HOW IT OCCURS.
 10:57:06AM THIS WOULDN'T TRIGGER PHASE TWO, PHASE THREE, PHASE FOUR.
 10:57:10AM IT IS ONLY THE PHASE THAT GETS APPROVED IN THE DEVELOPMENT

10:57:12AM ORDER.

10:57:14AM >>Vice-Mayor Zalucki: YES, IT DOES.

10:57:15AM THANK YOU.

10:57:16AM >>Jon McLain: WHAT YOU JUST STATED, IF YOU LOOK AT SECTION

10:57:19AM E, IT SAYS FOR PURPOSE OF THIS SECTION, THE TERM ACTIVE

10:57:23AM CONSTRUCTION SHALL MEAN ENGAGING IN CONSTRUCTION OR
WHATEVER

10:57:31AM WITH NO BREAK IN WORK LONGER THAN TWO WEEKS.

10:57:34AM THAT SEEMS OVERLY OPTIMISTIC TO BE ABLE TO THINK THAT THEY

10:57:40AM CAN DO, FOR WHATEVER REASON, PERMITTING FROM SOUTH FLORIDA

10:57:43AM WATER MANAGEMENT DISTRICT, WHATEVER, THOSE KIND OF THINGS.

10:57:46AM THIS IS WHAT IT SAYS.

10:57:48AM IT SAYS IN TWO WEEKS YOU STOP CONSTRUCTION.

10:57:52AM NOW YOU GOT TO PUT A BARRIER UP.

10:57:54AM IS THAT WHAT WE REALLY WANT? MY THINKING IS WE NEED TO

10:58:00AM TWEAK THIS A LITTLE BIT MORE.

10:58:02AM MARY, YOU'VE GOT A LOT OF EXPERIENCE.

10:58:04AM AS YOU HEARD OUR COMMENTS, I WOULD LIKE TO SEE A REDRAFT OF

10:58:08AM THIS.

10:58:09AM WE'RE NOT TRYING TO NICKEL DIME IT.

10:58:12AM WE WANT TO DO THE RIGHT THING FOR THE VILLAGE FOR SURE, BUT

10:58:15AM WE ALSO DON'T WANT TO BE PROHIBITIVE OF GOOD BUILDERS COMING

10:58:21AM IN HERE FOR SOME OF THE LANGUAGE IN HERE, I THINK MIGHT TURN

10:58:24AM PEOPLE OFF.

10:58:25AM I'VE HEARD THAT COMMENT IN THE PAST, BUT I DON'T SEE THE

10:58:28AM BUILDING SLOWING DOWN.

10:58:32AM I THINK, AS YOU SAID, JEFF, WE WANT TO BE GOOD CITIZENS AND

10:58:38AM GOOD REPRESENTATIVES FOR THE VILLAGE.

10:58:41AM I THINK RIGHT NOW, THIS IS A LITTLE ROUGH AROUND THE EDGES.

10:58:45AM >>Mayor Ribble: ANY OTHER COMMENTS?

10:58:46AM IN THAT CASE, MADAM CLERK, DO YOU HAVE ANY PUBLIC COMMENT?

10:58:49AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.

10:58:52AM >>Mayor Ribble: I BELIEVE SOMEONE DOES WANT TO SPEAK.

10:58:54AM IF YOU WOULD LIKE TO FILL OUT A SPEAKER CARD AFTER YOU ARE

10:58:57AM SPEAKING, YOU MAY COME UP AND SAY SOMETHING NOW.

10:59:01AM PLEASE COME UP TO THE PODIUM.

10:59:05AM >>Jon McLain: YOU HAVE TO FILL OUT A CARD.

10:59:07AM EXCUSE ME.

10:59:13AM >>Mayor Ribble: PLEASE STATE YOUR NAME.

10:59:14AM >> MY NAME IS MONA DELONG.

10:59:16AM I JUST MOVED TO ESTERO.

10:59:19AM GENOVA.

10:59:19AM UNDERSTANDING THAT EXTENSION WOULD BE BUILT BY THE BUILDER.

10:59:27AM WE AS OWNERS, WE GOT VERY UPSET WHEN WE SAW THE SALE SIGN

10:59:32AM BECAUSE WE DIDN'T KNOW WHAT IT'S GOING TO BE.

10:59:35AM IS THE VILLAGE OF ESTERO GOING TO ASSURE IF SOMEBODY BOUGHT

10:59:40AM IT, IT'S STILL GOING TO BE PART OF GENOVA OR WILL IT BE

10:59:44AM COMPLETELY DIFFERENT COMMUNITY?

10:59:46AM IS IT GOING TO BE COMMERCIAL?

10:59:49AM WE HAVE NO IDEA.

10:59:51AM EVERYBODY IS CONCERNED ABOUT THAT.

10:59:54AM MY OTHER CONCERN, WE HAVE A BIGGER ISSUE.

11:00:00AM I BELIEVE THE MASTER PLAN HAD AN EXIT ON CORKSCREW, WHICH WE

11:00:05AM DON'T HAVE.

11:00:07AM IN DAY OF -- THE TRASH TRUCKS ARE GOING BACKWARDS JUST TO

11:00:15AM EXIT THE COMMUNITY AND IT IS VERY DANGEROUS.

11:00:17AM THAT IS A BIG HUGE LOOP THEY HAVE TO GO THROUGH BACKWARDS

11:00:22AM BECAUSE WE DON'T HAVE THE EXIT ON CORKSCREW.

11:00:25AM IS THAT SOMETHING THAT SOMEBODY CAN LEAD IT TO SPEED IT UP

11:00:31AM TO HAVE AN EXIT ON CORKSCREW FOR ALL THESE.

11:00:36AM AND ALSO, THE SCHOOL BUS.

11:00:38AM I WAS SO HAPPY TO SEE YOUNG KIDS IN THE COMMUNITY, BUT THE

11:00:43AM SCHOOL BUS HAS TO STOP IN THE FRONT BECAUSE, AGAIN, THERE IS

11:00:47AM NO EXIT, THERE IS NO TURN.

11:00:50AM THESE ARE REALLY CONCERNS AND I DON'T KNOW HOW MUCH YOU CAN

11:00:56AM DO OR HOW MUCH YOU CAN HELP.

11:00:58AM I'M HAPPY TO BE IN ESTERO.

11:01:03AM >>Jon McLain: WELCOME.

11:01:04AM >>Mayor Ribble: GOOD QUESTIONS.

11:01:06AM I DON'T KNOW THAT WE KNOW THE ANSWER TO THAT.

11:01:09AM DOES SOMEBODY WANT TO MAKE A MOTION AS TO HOW WE COULD

11:01:18AM PROCEED?

11:01:20AM >>Vice-Mayor Zalucki: I'LL MAKE A MOTION.

11:01:22AM I'LL MAKE A MOTION TO CONTINUE THIS.

11:01:26AM SEND IT BACK TO STAFF FOR REVISION AND BRING IT BACK ONCE

11:01:29AM THOSE REVISIONS ARE MADE FOR APPROVAL AND CONSIDERATION.

11:01:33AM >>Mayor Ribble: AND SECOND BY COUNCILMAN McLAIN.

11:01:35AM >>Robert Eschenfelder: JUST A RECOMMENDATION TO AVOID HAVING

11:01:38AM TO HAVE THE CLERK READVERTISE THE TITLE, EDITS AREN'T GOING

11:01:44AM TO BE THAT MUCH, MAYBE IF YOUR MOTION COULD BE TO CONTINUE

11:01:46AM THE PUBLIC HEARING TO THE NEXT MEETING, WHICH IS WHEN --

11:01:51AM >>Carol Sacco: THE NEXT MEETING IS FEBRUARY 4th.

11:01:53AM >>Robert Eschenfelder: FEBRUARY 4th.

11:01:54AM SO THAT WAY WE DON'T HAVE TO READVERTISE.

11:01:57AM >>Mayor Ribble: CONTINUE THE PUBLIC MEETING UNTIL FEBRUARY

11:02:00AM 4th.

11:02:01AM EVERYBODY OKAY WITH THAT?

11:02:02AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?

11:02:06AM THE VICE-MAYOR AND MR. McLAIN SECONDED.

11:02:13AM >>Carol Sacco: COUNCILMAN WARD?

11:02:14AM >>Jim Ward: AYE.

11:02:15AM >>Rafael Lopez: AYE.

11:02:16AM >>Lori Fayhee: AYE.

11:02:17AM >>Jon McLain: AYE.

11:02:19AM >>Jeff Hunt: AYE.

11:02:21AM >>Vice-Mayor Zalucki: AYE.

11:02:22AM >>Mayor Ribble: AYE.

11:02:22AM THANK YOU, EVERYONE.

11:02:26AM NOW WE GO TO COUNCIL COMMUNICATIONS.

11:02:34AM DOES ANY COUNCIL MEMBER HAVE ANYTHING FOR THE GOOD OF THE

11:02:37AM VILLAGE?

11:02:40AM >>Vice-Mayor Zalucki: ONE QUICK THING.

11:02:41AM WE ARE OFFICIALLY TWO MONTHS AWAY FROM ESTERO FEST.

11:02:44AM MARCH 21st FROM 1 P.M. TO 8 P.M.

11:02:48AM GREAT TIMES.

11:02:51AM LOTS OF MUSIC.

11:02:52AM LOTS OF FOOD.

11:02:53AM THE VILLAGE WILL BE THERE REPRESENTING.

11:02:56AM WE'LL HAVE ALL KINDS OF VENDORS THERE.

11:02:58AM PLEASE PUT IT ON YOUR CALENDAR.

11:03:00AM WE'D LOVE TO SEE YOU, MARCH 21st.

11:03:02AM THANK YOU.

11:03:04AM >>Mayor Ribble: I WOULD LIKE TO MENTION, IF YOU HAVEN'T HAD

11:03:06AM A CHANCE TO SEE THE NEW LIBRARY, THE RENOVATIONS OF THE

11:03:10AM LIBRARY THAT JUST OPENED AT THE END OF DECEMBER, PLEASE GO

11:03:15AM AND SEE THE BEAUTIFUL FACILITY WE NOW HAVE IN ESTERO.

11:03:19AM THE OTHER THING, I HAVE HEARD FROM NED DEWHIRST WHO HAS

11:03:25AM RESPONSIBILITY FOR THE PELICAN TRAFFIC LIGHT SIGNAL ON 41,

11:03:29AM HE HAS JUST SENT HIS TOTAL REVISED PLANS TO F.D.O.T.

11:03:33AM HE EXPECTS TO HEAR FROM THEM SOON.

11:03:35AM HE ANTICIPATES CONSTRUCTION IN 2026.

11:03:40AM THAT'S 12 MONTHS.

11:03:43AM DID NOT SPECIFY WHAT PART OF 2026 HE WILL DO IT.

11:03:47AM I SAID, CAN WE PLEASE GET THIS DONE THIS YEAR?

11:03:52AM >>Jon McLain: SEVEN YEARS OR MORE, RIGHT?

11:03:54AM >>Mayor Ribble: YES.

11:03:55AM MR. ESCHENFELDER, ANYTHING ELSE?

11:03:58AM >>Robert Eschenfelder: NO, MA'AM.

11:03:59AM >>Mayor Ribble: MR. SARKOZY?

11:04:00AM >>Steven Sarkozy: NO, MA'AM.

11:04:01AM >>Mayor Ribble: ALL RIGHT.

11:04:02AM THEN WE WILL MOVE ON TO THE WORKSHOP.

11:04:32AM >>Mary Gibbs: HELLO AGAIN.

11:04:33AM SOME OF THESE WE HAVE ALREADY TALKED ABOUT SOME OF THE

11:04:35AM PROJECTS.

11:04:36AM I LIKE TO GIVE THE COUNCIL AN UPDATE EVERY YEAR SO YOU CAN

11:04:39AM SEE WHAT THINGS ARE COMING UP AND HOW SOME OF THE EXISTING

11:04:42AM PROJECTS ARE PROGRESSING.

11:04:44AM I'LL TALK ABOUT PROJECTS ALMOST COMPLETE, SOME UNDER

11:04:53AM CONSTRUCTION, AND THE ONES RECENTLY APPROVED AND THEN A FEW

11:04:56AM PROJECTS THAT SEEM TO HAVE STALLED.

11:04:58AM THAT IS A LITTLE BIT OF SAD NEWS AND PROPOSED PROJECTS AND

11:05:02AM THEN I'LL TALK ABOUT SIGNAGE A LITTLE BIT.

11:05:04AM PROJECTS NEARLY COMPLETE AND WE'VE BEEN TALKING ABOUT A

11:05:08AM COUPLE OF THESE FOR THE PAST SEVERAL YEARS.

11:05:11AM RIVERCREEK, WHICH IS THE GL HOMES PROJECT OUT ON EAST

11:05:15AM CORKSCREW.

11:05:17AM THIS IS ALMOST FINISHED CONSTRUCTION.

11:05:19AM APPROVED FOR 554 SINGLE-FAMILY HOMES.

11:05:22AM YOU MIGHT REMEMBER THIS BECAUSE IT WAS ACTUALLY APPROVED BY

11:05:27AM THE COUNTY YEARS AGO.

11:05:28AM IT WAS APPROVED FOR MULTIFAMILY, ALMOST 800 UNITS.

11:05:31AM AND THEN THE DEVELOPER CAME IN AND ACTUALLY DOWN ZONED IT

11:05:34AM FOR LESS UNITS AND SINGLE-FAMILY FROM WHAT THE COUNTY HAD

11:05:38AM APPROVED.

11:05:38AM THEY HAVE A 200-ACRE PRESERVE AREA.

11:05:41AM THERE WAS SOME ENVIRONMENTAL MITIGATION THAT WAS REQUIRED.

11:05:45AM THEY AGREED TO PROVIDE US A \$750,000 PAYMENT FOR THE

11:05:52AM ENVIRONMENTAL MITIGATION, WHICH STEVE AND THE COUNCIL USED

11:05:56AM TO PAY FOR THE PURCHASE OF THE TEN ACRES AT EAST BROADWAY.

11:06:00AM SO THIS TURNED OUT TO BE A NICE PROJECT.

11:06:03AM THEY HAVE THEIR OWN 200-ACRE PRESERVE AREA, WHICH IS

11:06:06AM WETLANDS AND UPLANDS AS WELL.

11:06:08AM WE GOT THE BROADWAY PROPERTY.

11:06:12AM ONE MORE THING.

11:06:15AM I THINK THERE ARE ONLY ABOUT 17 HOMES THAT ARE LEFT TO BE

11:06:20AM CONSTRUCTED AND PERMITTED HERE.

11:06:22AM SO IT'S ALMOST COMPLETE NOW.

11:06:24AM WE ALSO HAVE ESTERO CROSSINGS, WHICH WE TALKED ABOUT.

11:06:29AM THIS IS ANOTHER ONE THAT WAS ACTUALLY APPROVED BY THE COUNTY

11:06:32AM YEARS AGO FOR JUST STRICT COMMERCIAL DEVELOPMENT.

11:06:35AM THE APPLICANT CAME IN BEFORE INCORPORATION TO THE COUNTY.

11:06:39AM THEY WANTED TO CHANGE IT TO FOUR-STORY APARTMENT BUILDINGS

11:06:42AM AND COMMERCIAL AS WELL.

11:06:46AM THEN WHEN I STARTED AT THE VILLAGE, WE TOLD THEM THE

11:06:49AM FOUR-STORY WE DIDN'T THINK WAS GOING TO BE APPROVABLE BY THE
11:06:53AM COUNCIL AT THAT TIME.
11:06:54AM THEY SHOULD REDUCE THE HEIGHT.
11:06:58AM STOCK DEVELOPMENT DID A NICE JOB.
11:07:01AM EVENTUALLY, ONCE WE GOT KIND OF AGREED ON WHAT WE WERE

11:07:04AM EXPECTING, IT WAS A FIVE-YEAR PROJECT BECAUSE THEY, AGAIN,
11:07:08AM CAME INTO THE COUNTY BEFORE INCORPORATION AND THEY GOT STUCK
11:07:11AM IN KIND OF THAT DELAY.
11:07:14AM WHAT THEY ENDED UP DOING WAS THAT MIXED USE PROJECT WITH A
11:07:17AM COMMERCIAL IN THE FRONT WITH A CONNECTION TO MAKE IT VERY
11:07:20AM WALKABLE TO THE RESIDENTIAL IN THE BACK AND THEN THE COUNCIL
11:07:23AM APPROVED IT BUT ONLY AT THREE STORY BECAUSE WE HAD
11:07:25AM RESIDENTIAL NEARBY.
11:07:27AM SO IT'S VERY -- IT'S TURNED OUT TO BE A VERY BEAUTIFUL
11:07:32AM COMMUNITY AND THE COMMERCIAL PROJECT IS VERY NICE.
11:07:35AM SO I THINK THIS IS LIKE A SUCCESS STORY EVEN THOUGH AT THE
11:07:38AM TIME THEY FELT IT WAS A LITTLE PAINFUL, THEY ARE PRETTY
11:07:42AM PROUD OF IT RIGHT NOW.
11:07:46AM >>Jon McLain: THE BIG GREEN AREA, THAT IS A BIG POND.
11:07:49AM WAS THAT REQUIRED TO BE THAT SIZE BECAUSE OF THEIR DRAINAGE
11:07:51AM OR WERE THERE WETLAND ISSUES THERE?
11:07:54AM >>Mary Gibbs: THERE WERE NO WETLAND ISSUES ON THE PROJECT.
11:07:57AM THAT WAS THEIR DRAINAGE.
11:07:58AM >>Jon McLain: IT'S BEAUTIFUL.
11:08:00AM >>Mary Gibbs: IT'S NOT GREEN EITHER.

11:08:02AM SOMEHOW IN THIS PICTURE IT LOOKS GREEN, BUT IT'S NOT.

11:08:06AM IT'S VERY PRETTY.

11:08:07AM WE'LL TALK ABOUT SOME -- WE HAVE A LIST OF PROJECTS.

11:08:09AM WE HAVE ALMOST 20 PROJECTS THAT I THINK ARE UNDER

11:08:12AM CONSTRUCTION OR RECENTLY APPROVED.

11:08:14AM GOT QUITE A BIT TO COVER HERE.

11:08:17AM VIA COCONUT, AS YOU ALL KNOW, WHICH IS ACROSS THE STREET

11:08:20AM FROM GENOVA, IT IS THE 20 ACRES, THEY HAVE A MIXED USE

11:08:24AM PROJECT WITH A LITTLE MAIN STREET WALKABLE AREA THAT IS

11:08:28AM EVENTUALLY SUPPOSED TO CONNECT OVER TO THE NORTH POINT

11:08:31AM PROPERTY IF WE GET TO CROSS THE RAILROAD.

11:08:33AM THEY HAVE THE LITTLE COMMERCIAL AREA IN THE FRONT.

11:08:37AM THE NORTH END, THEY HAVE AN AREA THEY ARE GIVING US FOR ONE

11:08:41AM ACRE, LIKE A SMALL PARK AREA.

11:08:43AM THEY HAVE STARTED CONSTRUCTION, AND WE HAVE A NEW NAME.

11:08:47AM NOW THEY ARE CALLED LUMIO ESTERO.

11:08:50AM I THINK SOME OF YOU WERE AT THE GROUND BREAKING RECENTLY.

11:08:53AM THAT'S WHAT THE PROJECTS LOOKS LIKE TODAY WITH THE SILT

11:08:56AM FENCE AROUND IT.

11:08:57AM WOODFIELD WE TALKED A LITTLE BIT ABOUT, TOO.

11:09:00AM LARGE, 46-ACRE PROJECT AT COCONUT AND 41.

11:09:06AM THE BUILD-OUT HAS A LOT OF OFFICE, IS MEDICAL OFFICE,

11:09:10AM RETAIL, DINING, ENTERTAINMENT, CIVIC SPACE AND THE HOTEL AND

11:09:15AM ALMOST 600 RESIDENTIAL UNITS, APARTMENTS, AND THEY TALK

11:09:20AM ABOUT IT BEING A MINI-MERCATO SO IT PROVIDES ACTIVITIES FOR

11:09:25AM RESIDENTS AND RESIDENTS OF THE VILLAGE THAT DON'T LIVE THERE
11:09:27AM WITH THEIR KIND OF CENTRAL GREEN AREA AND A COUPLE OF PARKS.
11:09:33AM THEY WERE APPROVED FOR PHASE -- WELL, THEY ARE -- PHASE 1
11:09:37AM HAS A DEVELOPMENT ORDER FOR CONSTRUCTION NOW.
11:09:39AM THAT INCLUDES THE PERIMETER BUFFERS.

11:09:43AM PHASE ONE IS THE EAST HALF OF THE SITE.
11:09:45AM KIND OF HARD TO TELL FROM THIS PICTURE, BUT IT'S GOT TWO OF
11:09:48AM THE APARTMENT BUILDINGS.
11:09:50AM IT'S ALMOST 300 UNITS, MULTIFAMILY.
11:09:53AM TWO OF THE PARKING GARAGES WHICH THEY ARE SUPPOSED TO HAVE
11:09:56AM FOUR.
11:09:57AM THE UTILITIES, THE BUFFERS, THE CENTRAL GREEN AREA AND THE
11:10:01AM KIND OF MIXED USE WALKABLE WITH THE RESIDENTS UPSTAIRS AND
11:10:05AM THEN THE STORES ON THE BOTTOM AND RESTAURANTS.
11:10:08AM AND THEN THE ROUND ABOUT, WHICH EVERYBODY ASKS, WHEN IS THE
11:10:12AM ROUND ABOUT GOING IN.
11:10:13AM COCONUT ROAD THERE WILL BE A ROUNDABOUT AND NOT A TRAFFIC
11:10:16AM LIGHT AND THAT IS PART OF THE FIRST PHASE.
11:10:18AM THE SECOND PHASE WILL BE THE PROPERTY ON THE WEST PART OF
11:10:21AM THE SITE, WHICH IS THE REMAINING RETAIL, COMMERCIAL, AND
11:10:26AM APARTMENTS.
11:10:27AM THE HOTEL WILL BE THE LAST PHASE.
11:10:30AM >>Jon McLain: IS IT GOING TO BE CALLED WOODFIELD?
11:10:33AM >>Mary Gibbs: I'M SURE THEY ARE GOING TO CHANGE THE NAME TO
11:10:36AM SOMETHING BETTER.

11:10:37AM THEY ALWAYS DO.

11:10:37AM WE CALL IT WOODFIELD.

11:10:40AM I'M SURE THEY ARE PROBABLY LOOKING FOR A CATCHIER NAME.

11:10:44AM SPEAKING OF NAMES, DOWNTOWN ESTERO IS THE PROJECT, THE

11:10:52AM INFRASTRUCTURE IS UNDER CONSTRUCTION RIGHT NOW AT U.S. 41

11:10:54AM AND BROADWAY.

11:10:56AM IT WAS APPROVED.

11:10:57AM THIS ONE, AGAIN, WAS APPROVED FOR MORE INTENSITY, A LOT MORE

11:11:01AM COMMERCIAL AT THE COUNTY THAN WHAT THEY ACTUALLY ARE

11:11:04AM PROPOSING TO BUILD.

11:11:05AM SO THEY HAVE THE 310 RESIDENTIAL UNITS.

11:11:07AM AGAIN, MOSTLY APARTMENTS WITH A FEW TOWNHOMES.

11:11:11AM THE COMMERCIAL PARCEL WOULD BE ON 41, BUT THAT'S NOT

11:11:14AM PLANNED.

11:11:14AM THE COMMERCIAL IS NOT MARKETED YET.

11:11:17AM THEY ARE GOING TO BUILD THE APARTMENTS FIRST.

11:11:20AM BUT, AGAIN, IT WAS APPROVED BY THE COUNTY FOR MORE

11:11:23AM INTENSITY, SO THIS IS ACTUALLY LESS INTENSITY.

11:11:26AM IT'S UNDER CONSTRUCTION.

11:11:29AM I DID TALK TO THE DEVELOPER WHO WAS ACTUALLY HERE A COUPLE

11:11:32AM OF WEEKS AGO.

11:11:33AM WE HAD A CODE ENFORCEMENT HEARING.

11:11:34AM IF YOU REMEMBER, THEY HAD THE BERM BREACH WHEN THE LAKE

11:11:38AM OVERFLOWED AND AFFECTED SOME OF THE NEIGHBORS AND WE SENT

11:11:43AM THEM A CODE ENFORCEMENT CITATION FOR IRREPARABLE DAMAGE.

11:11:46AM WE HAD A HEARING WITH THE MAGISTRATE, I THINK IT WAS A WEEK
 11:11:49AM OR TWO AGO.
 11:11:50AM THE DEVELOPER WAS HERE, SO I TALKED TO HIM FOR A LITTLE BIT.
 11:11:54AM I ASKED HIM, IT SEEMS LIKE THE CONSTRUCTION ACTIVITY IS
 11:11:56AM SLOWING DOWN, WHAT'S GOING ON?

 11:11:58AM HE SAID, WELL, THEY HAD TO STOP WORK BECAUSE OF THE BERM
 11:12:01AM BREACH AND THE CODE ENFORCEMENT HEARING.
 11:12:04AM BUT THEY ARE TRYING TO GET THE INFRASTRUCTURE COMPLETE.
 11:12:06AM I SAID, ARE YOU PLANNING TO GO VERTICAL BECAUSE SOMETIMES WE
 11:12:10AM HEAR RUMORS THAT IT IS BEING SOLD OR SOMETHING?
 11:12:12AM THEY SAID, NO, THEY HAD JUST DECIDED THEY WOULD GO VERTICAL.
 11:12:16AM THAT IS WHAT I WAS TOLD.
 11:12:18AM I SAID, ARE YOU GOING TO CHANGE THE NAME FROM DOWNTOWN
 11:12:21AM ESTERO TO SOMETHING ELSE, PLEASE?
 11:12:22AM BECAUSE COUNCIL ALWAYS WANTS TO KNOW.
 11:12:24AM THEY SAID, YEAH, BUT THEY HADN'T REALLY THOUGHT ABOUT THAT
 11:12:27AM YET.
 11:12:28AM THAT IS THE LATEST UPDATE ON THAT PROJECT.
 11:12:31AM >>Jon McLain: THIS PHOTOGRAPH SHOWS TOWNHOMES IN THERE?
 11:12:35AM >>Mary Gibbs: JUST A FEW.
 11:12:37AM >>Jon McLain: I DON'T REMEMBER APPROVING.
 11:12:39AM I REMEMBER FOUR BLOCKS --
 11:12:40AM >>Mary Gibbs: APARTMENTS ARE THE BIG BUILDING.
 11:12:42AM DOWN BY BROADWAY, ON THE BROADWAY ENTRANCE, THERE WERE A
 FEW

11:12:47AM TOWNHOME BUILDINGS.

11:12:49AM NOT A HUGE AMOUNT, THOUGH.

11:12:51AM WEST BAY IS BUILDING THE 23-STORY HIGH-RISE, WHICH WAS

11:12:58AM APPROVED BY THE COUNTY, BUT THEY ACTUALLY HAD TO COME IN AND

11:13:00AM GET AN AMENDMENT FROM US TO GO A LITTLE BIT HIGHER BECAUSE

11:13:03AM THEY ARE TRYING TO MAKE THE UNITS BIGGER.

11:13:06AM WHEN IT WAS APPROVED BY THE COUNTY, THE UNITS WERE SMALL AND

11:13:09AM NOT VERY MARKETABLE.

11:13:10AM THEY ARE TRYING TO COMPETE WITH SOME OF THE CONSTRUCTION IN

11:13:16AM BONITA.

11:13:17AM THIS PHOTOGRAPH THEY SENT US IS PRETTY RECENT.

11:13:20AM THEY ARE UP TO, I THINK THEY ARE WORKING ON THE FIFTH STORY

11:13:23AM NOW.

11:13:23AM SO THE CONSTRUCTION IS WELL UNDERWAY.

11:13:25AM THEY SENT ME A VIDEO, TOO, BECAUSE THEY ARE VERY EXCITED

11:13:28AM ABOUT IT.

11:13:29AM IT WAS A LONG ONE, SO I DIDN'T INCLUDE THAT.

11:13:32AM MARKETPLACE, I THINK YOU ALL HAVE PROBABLY BEEN OUT THERE.

11:13:39AM IT'S IN FRONT OF RAPALLO.

11:13:41AM PART OF THE COCONUT POINT DEVELOPMENT.

11:13:43AM IT'S GOT THE MILLER'S ALE HOUSE AT THE ONE END.

11:13:47AM McDONALD'S AT THE NORTH END.

11:13:49AM THERE WILL BE A STARBUCKS, DRIVE-THROUGH IN THE MIDDLE, AND

11:13:53AM PICCOLO BUCO RESTAURANT, A SUBSIDIARY OF COOPER'S HAWK BUT

11:13:59AM LIKE THE ITALIAN VERSION.

11:14:01AM THAT'S UNDER CONSTRUCTION.

11:14:03AM THE MILLER'S ALE HOUSE IS ALREADY OPEN.

11:14:06AM INTERESTING IN THE MILLER'S ALE HOUSE, THEY HAVE SOME REALLY

11:14:10AM NICE PHOTOGRAPHS AND THINGS FROM ESTERO.

11:14:12AM IF YOU GO INTO THE MILLER'S ALE HOUSE, YOU'LL SEE IT HAS A

11:14:16AM NICE ESTERO FLAIR TO IT, WHICH WE FOUND VERY INTERESTING.

11:14:20AM PICCOLO BUCO WILL BE ACROSS THE PARKING LOT FROM MILLER'S.

11:14:24AM THEY RECENTLY DID LITTLE TWEAKS TO THE COLOR.

11:14:28AM THEY WERE AT PLANNING ZONING DESIGN BOARD AND I THINK THEY

11:14:30AM ARE PLANNING TO OPEN SOON.

11:14:32AM I DON'T HAVE AN EXACT DATE.

11:14:35AM OH, I WAS TOLD MAY.

11:14:38AM NO.

11:14:39AM I HOPE EARLIER.

11:14:40AM WE'LL CALL THEM AND SEE IF THEY CAN OPEN EARLIER.

11:14:42AM AND THEN McDONALD'S IS ALREADY OPEN.

11:14:46AM THE McDONALD'S, YOU HAVE TO LOOK AT THE ARCHITECTURE AND

11:14:49AM SAY, THIS IS PROBABLY ONE OF THE NICEST McDONALD'S WE'VE

11:14:52AM EVER SEEN.

11:14:53AM THEY DID A VERY NICE JOB ON THAT.

11:14:55AM NOW WE'RE MOVING OVER TO LOWE'S PLAZA.

11:15:01AM THE STARBUCKS IS NOW OPEN ON CORKSCREW ROAD.

11:15:04AM IT'S RIGHT NEXT TO WAWA.

11:15:10AM THIS IS TO SHOW THE ARCHITECTURE PLANS ON THE CORNER.

11:15:12AM THERE IS A PHOTO OF IT IN REAL LIFE, AND YOU CAN SEE IN THE

11:15:18AM ARCHITECTURAL REVIEW HOW CLOSELY THEY MATCHED THAT.

11:15:20AM IT'S TURNED OUT TO BE REALLY PRETTY.

11:15:22AM SOMEBODY COMPLAINED ABOUT DEAD TREES, BUT I THINK THEY WERE

11:15:27AM CYPRESS TREES.

11:15:28AM WE ARE LOOKING AT THAT, BUT I THINK THE TREES WILL COME BACK

11:15:30AM WHEN IT STARTS RAINING.

11:15:32AM I ALSO SHOWED THE OUTDOOR PATIO AREA BECAUSE PEOPLE WERE

11:15:35AM USING IT AND IT WAS VERY COLD THAT DAY.

11:15:37AM I WAS SURPRISED TO SEE THE LITTLE BABY, FREEZING, BUT NICE

11:15:41AM TO HAVE THESE OUTDOOR AREAS, WITH OUR PROJECTS, WE TRY TO

11:15:45AM ENCOURAGE THAT.

11:15:46AM >>Jon McLain: IT'S INTERESTING, IN THAT SEGMENT RIGHT THERE,

11:15:49AM YOU CAN BE A COFFEE-HOLIC THERE.

11:15:52AM BECAUSE YOU HAVE DUNKIN' DONUTS, YOU HAVE WAWA AND

11:15:55AM STARBUCKS.

11:15:56AM THAT IS A LOT OF COFFEE.

11:15:58AM >>Mary Gibbs: IT IS THE CAFFEINE ADDICT'S HAVEN.

11:16:01AM >>Jon McLain: THEY ALL LOOK GOOD.

11:16:03AM >>Mary Gibbs: YEAH.

11:16:04AM GOING UP THREE OAKS, ACROSS FROM THE LIBRARY IS THE GODDARD

11:16:08AM SCHOOL, A KIND OF DAY CARE, EARLY LEARNING, TWO-STORY

11:16:12AM SCHOOL.

11:16:12AM THAT ACTUALLY HAS GOT THEIR TEMPORARY CERTIFICATE OF

11:16:16AM OCCUPANCY.

11:16:16AM IT IS ABOUT READY TO OPEN.

11:16:18AM I THINK THERE IS A LITTLE ELEVATOR ISSUE THAT'S BEING WORKED
11:16:21AM ON.
11:16:22AM OTHER THAN THAT, IT'S LOOKING PRETTY GOOD.
11:16:24AM AND THEN ACROSS THE STREET, AS THE MAYOR MENTIONED, THE
11:16:29AM LIBRARY, WHICH JUST HAD THE GRAND OPENING.
11:16:32AM THAT WENT TO PLANNING ZONING DESIGN BOARD FOR A LITTLE

11:16:34AM REVIEW OF THE EXTERIOR CHANGE BECAUSE THEY TOOK DOWN THE
11:16:38AM STRANGE BLUE THINGS THAT WERE LIKE STICKING UP IN THE AIR.
11:16:41AM SO MADE THE DESIGN OF THE EXTERIOR A LITTLE SIMPLER.
11:16:46AM IT WAS AN OLD BANK BUILDING, SO NOT A WHOLE LOT YOU CAN DO
11:16:50AM WITH IT.
11:16:50AM I KNOW THE INTERIOR IS VERY NICE AS WELL.
11:16:53AM PRUITT PROFESSIONAL SUITES, IF YOU DRIVE DOWN BROADWAY AND
11:16:58AM YOU SEE, THIS IS AN INTERESTING CASE WHERE YOU HAVE A
11:17:03AM RETROFIT OF A BUILDING THAT WAS A STEEL BUILDING ON THE
11:17:06AM CORNER.
11:17:07AM THEN WE TOOK A RECENT PHOTO SO YOU CAN SEE THAT THE BUILDING
11:17:12AM THE WAY IT WAS APPROVED FOR THE ARCHITECTURAL, TURNING OUT
11:17:15AM TO BE REALLY, REALLY NICE.
11:17:17AM THE RETROFITS ARE KIND OF HARD TO DO, BUT INTERESTINGLY,
11:17:20AM BEFORE THE PRUITTS PURCHASED IT, PEOPLE WOULD COME IN EVERY
11:17:23AM DAY AND ASK US, WE WANT TO GO TO OCCUPY THE EXISTING
11:17:29AM BUILDING AND PUT OUR BUSINESS IN AND NOT FIX IT UP.
11:17:31AM SO THAT'S ONE THING THAT OUR STANDARDS ARE VERY GOOD ABOUT.
11:17:35AM YOU CAN'T JUST GO IN AND LEAVE IT LIKE THAT WAY FOREVER.

11:17:38AM YOU'VE GOT TO MAKE IMPROVEMENTS TO IT.

11:17:40AM AT THE BROOKS OVER AT THE OLD WINN DIXIE BUILDING, WHICH WE

11:17:48AM CALL THE BROOKS APARTMENTS, BUT NOW THEY CALL IT COCONUT

11:17:51AM POINT RESIDENCES, WHICH IS A LITTLE CONFUSING BECAUSE IT'S

11:17:54AM NOT REALLY A COCONUT POINT.

11:17:56AM IT'S AT THE BROOKS.

11:17:57AM BUT THEY ARE BUILDING THE APARTMENTS.

11:17:59AM IF YOU REMEMBER, BECAUSE WE HAD THE LAWSUIT ABOUT THAT, BUT

11:18:04AM WE DID GET SOME CONCESSIONS IN THE LAWSUIT FOR THE

11:18:07AM ARCHITECTURE AND CONCRETE BLOCK CONSTRUCTION AND THE PAINT.

11:18:12AM IT'S UNDER CONSTRUCTION NOW.

11:18:15AM THIS IS WHAT IT LOOKS LIKE.

11:18:16AM THIS IS A RECENT PHOTO.

11:18:18AM SO YOU CAN SEE THAT IT LOOKS LIKE IT IS MATCHING THE

11:18:20AM BUILDING ITSELF AND THE ARCHITECTURE.

11:18:24AM I'VE HEARD, MY BUILDING OFFICIAL SAID THE CONSTRUCTION IS

11:18:27AM VERY SOLID CONCRETE BLOCK.

11:18:31AM IT'S LOOKING GOOD.

11:18:32AM JUST FOR THESE CLUBHOUSES AND THE GATED COMMUNITIES, THIS IS

11:18:37AM AN INTERESTING PROJECT BECAUSE SHADOW WOOD HAD LOOKED FOR A

11:18:41AM COUPLE OF YEARS ABOUT DOING PICKLEBALL AT THE MAINTENANCE

11:18:45AM FACILITY AND OUTDOOR PICKLEBALL AND THERE WERE COMPLAINTS

11:18:48AM FROM THE NEIGHBORS, SO THEY DECIDED TO DO AN INDOOR

11:18:53AM PICKLEBALL FACILITY.

11:18:55AM CALL IT LIFESTYLE CENTER.

11:18:56AM UNDER CONSTRUCTION NOW.

11:18:57AM INDOOR PICKLEBALL AND RESTAURANT DELI AREA, AND THEN THE

11:19:02AM POOL AND BATH HOUSE.

11:19:04AM SO THAT WAS APPROVED BY PLANNING ZONING AND DESIGN BOARD AND

11:19:08AM AGAIN UNDER CONSTRUCTION NOW.

11:19:10AM OUT BY COUNCIL MEMBER LOPEZ'S STONEYBROOK, WE HAVE ALDI'S.

11:19:19AM THEY HAVE CLEARED.

11:19:20AM IT IS UNDER CONSTRUCTION NOW.

11:19:22AM YOU MIGHT REMEMBER, SOME OF YOU MAY REMEMBER WHEN THIS WAS

11:19:25AM PROPOSED TO BE 24-HOUR GAS STATION, 7-ELEVEN AND STONEYBROOK

11:19:33AM NEIGHBORS WERE NOT EXCITED ABOUT THAT.

11:19:35AM THEY CAME OUT IN FORCE.

11:19:37AM THERE WAS A ZONING AMENDMENT.

11:19:38AM THE APPLICANT ENDED UP WITHDRAWING IT AFTER A LOT OF BACK

11:19:42AM AND FORTH.

11:19:44AM SO THAT WENT AWAY.

11:19:46AM BUT THEN CAME ALDI'S AND SAID, YOU KNOW, WE'RE LOOKING AT

11:19:50AM THIS SITE AND WE'RE LIKE, THAT WOULD BE MUCH BETTER BECAUSE

11:19:53AM THEY HAVE HOURS OF OPERATION THAT ARE NOT LIKE THAT OF A

11:19:57AM 24/7.

11:19:58AM AGAIN, IT'S UNDER CONSTRUCTION RIGHT NOW.

11:20:01AM NEXT, JUST EAST, IF YOU LOOK JUST EAST OF WHERE THE ALDI'S

11:20:06AM IS GOING, THIS IS WHERE THE MINI-WAREHOUSE OR THE STORAGE

11:20:10AM FACILITY IS GOING, SOUTH OF GRANDEZZA AND OVER BY THE FIRE

11:20:16AM STATION.

11:20:18AM THE ARCHITECTURE, YOU KNOW, THEY HAD A LIMIT IN THEIR ZONING
11:20:21AM OF TWO STORY, SO IT WAS HARD TO GET THE ARCHITECTURE TO BE
11:20:26AM REALLY BEAUTIFUL, BUT THEY DID A PRETTY GOOD JOB, IF YOU CAN
11:20:29AM SEE THE FACADE LOOKS PRETTY GOOD.
11:20:31AM THE BACK NOT SO GREAT, BUT IT'S UNDER CONSTRUCTION NOW.
11:20:35AM AND THEN, OF COURSE, THIS IS A VILLAGE PROJECT UNDER

11:20:42AM CONSTRUCTION AS WELL.
11:20:43AM I THINK THE COLORS MAY CHANGE A LITTLE BIT.
11:20:46AM I GOT A NEW ARCHITECTURAL RENDERING YESTERDAY, BUT IT LOOKS
11:20:50AM VERY SIMILAR TO WHAT YOU'RE SEEING HERE.
11:20:52AM YOU KNOW MORE ABOUT THIS ONE THAN I DO.
11:20:57AM HERE IS AN INTERESTING CASE WHERE WE HAD OVER BY
11:20:59AM BRECKENRIDGE, A PROPOSED LITTLE COUPLE OF BUILDINGS,
11:21:04AM COMMERCIAL.
11:21:04AM ONE WAS GOING TO BE A DAY CARE.
11:21:08AM ONE WAS GOING TO BE A DENTIST OFFICE.
11:21:10AM THE BOTTOM, WHERE YOU SEE THE PROTOTYPE THAT LOOKS LIKE
11:21:13AM WHITE WITH A SCHOOL BUS YELLOW OR SOMETHING, THAT WAS THE
11:21:17AM PROTOTYPE THEY WERE AFRAID TO SHOW US OF WHAT THE BUILDING
11:21:20AM WAS GOING TO BE.
11:21:21AM WE SAID, YES, DON'T SHOW US THAT, BUT MAKE IT LOOK BETTER.
11:21:25AM THE BUILDING AT THE TOP IS WHAT WAS APPROVED.
11:21:29AM INTERESTING, BECAUSE WE DO GET A LOT OF DEVELOPERS THAT COME
11:21:31AM IN THAT HAVE A PROTOTYPE, AND THEN WE HAVE TO WORK WITH THEM
11:21:34AM AND TELL THEM IT HAS TO BE MORE FITTING WITH ESTERO AND NOT

11:21:39AM SOME PLACE UP NORTH OR SOMETHING.

11:21:42AM I THINK THEY ARE CLEARING THE PROPERTY RECENTLY, SO IT'S

11:21:46AM GOING TO BE UNDER CONSTRUCTION SOON.

11:21:47AM BELLA TERRA CELL TOWER.

11:21:52AM I AM HAPPY TO ANNOUNCE THAT THE BUILDING PERMIT WAS APPROVED

11:21:56AM IN DECEMBER.

11:21:58AM THEY HAD A WATER MANAGEMENT ISSUE BECAUSE THERE WAS A LITTLE

11:22:01AM WETLAND ON THE PROPERTY.

11:22:03AM AFTER WE WENT THROUGH THE WHOLE REVIEW AND HAD EVERYTHING

11:22:05AM READY TO GO, THE WATER MANAGEMENT, THEY DISCOVERED THAT

11:22:08AM ISSUE.

11:22:09AM I THINK THEY HAVE BEEN WORKING ON THAT FOR MONTHS AND MONTHS

11:22:11AM AND MONTHS TO GET THAT WORKED OUT.

11:22:14AM I TALKED TO THE TOWER PEOPLE YESTERDAY AND SAID, HALLELUJAH,

11:22:21AM THAT'S ALL I CAN SAY, YOU FINALLY GOT APPROVED, BUT WHEN IS

11:22:24AM THE TOWER ACTUALLY GOING TO GO UP?

11:22:27AM THEY TOLD ME THEY WOULD START THE DRILLING -- THEY HAVE TO

11:22:30AM DRILL FOR THE FOUNDATION.

11:22:31AM THE DRILLING RIG BROKE OR SOMETHING.

11:22:33AM SO NOW THE DRILLING RIG IS COMING IN FEBRUARY AND THEY ARE

11:22:37AM GOING TO START THE DRILLING.

11:22:38AM THEN THEY HAVE TO GET THE FOUNDATION AND THEN THE TOWER GOES

11:22:40AM UP.

11:22:41AM FINGERS CROSSED HE WAS HOPING MID MARCH.

11:22:45AM IF ANYBODY IS INTERESTED BECAUSE PEOPLE CALL ALL THE TIME

11:22:48AM AND ASK ABOUT THIS.

11:22:49AM >>Jon McLain: INTERESTING THAT THEY SETTLED AT 175 FEET.

11:22:52AM REMEMBER THE DISCUSSION WE HAD IF YOU GO TO 200 FEET,

11:22:56AM LIGHTS, NO LIGHT, I THOUGHT THAT THE RESIDENTS SAID AND I

11:23:00AM THOUGHT THEY SAID WHEN THEY PRESENTED IT THAT 175 MIGHT NOT

11:23:04AM GIVE GREAT COVERAGE ALL THE WAY BACK IN BELLA TERRA.

11:23:07AM >>Mary Gibbs: IN THE VERY, VERY BACK I THINK IT WAS A LITTLE

11:23:11AM IFFY.

11:23:11AM BUT MUCH BETTER THAN WHAT'S OUT THERE NOW.

11:23:15AM HOPEFULLY THAT WILL MAKE EVERYBODY HAPPY.

11:23:20AM AND THEN TOLL BROTHERS, WE MENTIONED THAT A LITTLE BIT

11:23:24AM EARLIER TODAY, TOO, AT THE CORNER OF CORKSCREW AND SANDY

11:23:28AM LANE.

11:23:28AM THE DEVELOPMENT ORDER ACTUALLY HAS BEEN APPROVED FOR THIS

11:23:32AM PROJECT, AND THE PLAT WAS READY TO BE APPROVED, AND THEN THE

11:23:37AM LAW CHANGED, PLATS DON'T COME BACK TO COUNCIL.

11:23:40AM YOU DIDN'T KNOW THAT.

11:23:44AM THEY TOLD ME THEY WERE HOLDING THE PLAT UNTIL THEY GET THE

11:23:47AM END OF THE YEAR, THEY HAD CERTAIN THINGS THEY HAD TO GET

11:23:50AM DONE IN TERMS OF THE CONTRACT.

11:23:51AM THEY HAD TO GET AN ERP PERMIT OR SOMETHING.

11:23:54AM SO THEY WERE TRYING TO HOLD IT ALL TOGETHER.

11:23:55AM SO THEY ARE PROCEEDING.

11:23:57AM IF YOU KEPT WONDERING WHAT'S HAPPENING, THEY ARE PROCEEDING.

11:24:00AM THEY SENT THE PLAT IN YESTERDAY, HOWEVER IT HAD 2025 ON IT

11:24:05AM INSTEAD OF 2026, SO THEY'VE GOT TO CHANGE THAT.

11:24:08AM AND THEY WILL BE MOVING AHEAD WITH THAT.

11:24:11AM THEY ARE WORKING ON THEIR BONDS RIGHT NOW.

11:24:13AM THERE IS BEHIND-THE-SCENES ACTIVITY GOING ON WITH THAT.

11:24:18AM >>Jon McLain: YOU SAY THEY'LL START CONSTRUCTION THE END OF

11:24:20AM THE YEAR?

11:24:20AM >>Mary Gibbs: THEY DIDN'T TELL ME WHEN THEY ARE STARTING

11:24:23AM CONSTRUCTION.

11:24:23AM I CAN ASK THEM.

11:24:26AM I THINK THEY WERE TRYING TO TIDY UP ALL THEIR PAPERWORK.

11:24:30AM I DON'T BELIEVE THEY HAVE ACTUALLY PURCHASED THE PROPERTY

11:24:34AM YET BECAUSE THEY HAD A CONTRACT TO PURCHASE AND THEIR

11:24:36AM ATTORNEY TOLD ME THEY HAD TO GET THEIR ERP AND EVERYTHING.

11:24:39AM ONCE THEY GOT THAT, THEN THEY PURCHASE THE PROPERTY.

11:24:44AM LENNAR, IF YOU REMEMBER, THE SANDY LANE AND BROADWAY, LENNAR

11:24:53AM PURCHASED THE PROPERTY TO DO THE 15 OR 16 LOTS.

11:24:56AM IT WAS CALLED MAYFAIR VILLAGE AT THE TIME YOU DID THE ZONING

11:25:00AM AND NOW THEY ARE CALLING IT BROADWAY CROSSING, WHICH I THINK

11:25:03AM YOU ALL THOUGHT WAS A BETTER NAME.

11:25:05AM THEY HAVE THE SILT FENCE UP, BUT I DON'T HAVE REALLY A DATE

11:25:09AM FOR CONSTRUCTION YET.

11:25:11AM THEY ARE WAITING TO WORK WITH US ON WATER AND SEWER BECAUSE

11:25:15AM THEY NEED SEWER FOR THE LOTS, BECAUSE THE LOTS ARE SMALL.

11:25:18AM THEY ARE WORKING WITH ROBERT WILEY TO SEE HOW THE TIMING OF

11:25:22AM THAT.

11:25:25AM >>Jon McLain: HAS THE DEVELOPMENT ORDER BEEN ISSUED FOR
11:25:29AM THAT?
11:25:29AM >>Mary Gibbs: YES.
11:25:30AM THE DEVELOPMENT ORDER ZONING, THE DEVELOPMENT ORDER.
11:25:34AM NO BUILDING PERMITS YET BECAUSE THEY HAVE TO WORK OUT THE
11:25:38AM UTILITY ISSUE.

11:25:39AM DISCOUNT TIRE.
11:25:42AM THIS IS OVER ON THE NORTH SIDE OF CORKSCREW ROAD NEXT TO RIB
11:25:46AM CITY.
11:25:46AM KIND OF IN THAT ARCOS AREA.
11:25:49AM THIS IS LIKE -- THE SMALL BUILDINGS ARE VERY DIFFICULT TO
11:25:53AM MAKE THEM LOOK REALLY GOOD.
11:25:55AM SO PLANNING AND ZONING DID SOME WORK -- THE INITIAL
11:26:00AM PROTOTYPE AT THE BOTTOM WAS HORRIBLE.
11:26:02AM WE TOLD THEM, NO, WE DON'T WANT GRAY AND RED.
11:26:05AM IT'S NOT PRETTY.
11:26:06AM IT NEEDS A LOT OF WORK.
11:26:08AM SO THEY CAME UP WITH THE PICTURE AT THE TOP.
11:26:12AM ONCE YOU GET SOME LANDSCAPING, IT WILL LOOK A LITTLE BIT
11:26:14AM BETTER.
11:26:14AM THE SOUTH END, THE BAYS FACE THE EAST AND WEST, SO IT'S NOT
11:26:19AM VERY VISIBLE.
11:26:21AM BUT THE SOUTH END, THE CORNER TOWER WILL BE A LITTLE MORE
11:26:25AM ATTRACTIVE.
11:26:26AM CHICK-FIL-A.

11:26:30AM EVERYBODY WANTS TO KNOW WHAT IS GOING ON WITH CHICK-FIL-A.
11:26:34AM THE DEVELOPMENT ORDER WAS REVIEWED BY PLANNING ZONING AND
11:26:37AM DESIGN BOARD IN DECEMBER.
11:26:38AM THEY APPROVED IT.
11:26:40AM THERE WERE A LOT OF STIPULATIONS THAT THEY ADDED ON AND SAID
11:26:44AM WE WANT -- YOU DON'T HAVE YOUR PERIMETER -- YOUR FOUNDATION

11:26:47AM PLANTINGS AROUND THE BUILDING ARE NOT RIGHT.
11:26:49AM YOU NEED TO FIX THAT.
11:26:50AM THEY HAD A LIST OF ABOUT SEVEN OR EIGHT THINGS THAT NEEDED
11:26:53AM TO BE FIXED.
11:26:54AM COUNCIL, YOU ALL ASKED FOR A WORKSHOP ON THIS, WHICH I THINK
11:26:58AM WAS SUPPOSED TO BE TODAY, BUT WE HAVE NOT -- WE DID NOT GET
11:27:03AM A RESUBMITTAL FROM THE APPLICANT WITH THE THINGS THEY NEEDED
11:27:05AM TO GIVE US AS A RESULT OF PLANNING ZONING AND DESIGN BOARD
11:27:08AM COMMENTS.
11:27:09AM THEY JUST RESUBMITTED I THINK YESTERDAY OR THE DAY BEFORE.
11:27:14AM SO WE'RE REVIEWING IT NOW.
11:27:15AM IF YOU WANT A WORKSHOP, WE'LL HAVE TO COME BACK AFTER WE
11:27:19AM HAVE A CHANCE TO REVIEW WHAT THEY RESUBMITTED.
11:27:21AM IT WAS INTERESTING BECAUSE THEY HAVE THE DUAL DRIVE-THROUGH
11:27:29AM LANE AND THERE WAS A LOT OF DISCUSSION ABOUT HOW YOU MAKE
11:27:31AM THAT ATTRACTIVE AND HOW WE CAN HIDE THAT BEHIND LANDSCAPING.
11:27:35AM AGAIN, THEY HAD A PROTOTYPE THAT THEY SHOWED US.
11:27:38AM THE PROTOTYPE DOESN'T DO ITSELF JUSTICE BECAUSE IF YOU LOOK
11:27:41AM AT THE LONG END OF THE PROTOTYPE, IT WAS REALLY UGLY.

11:27:44AM IT LOOKED LIKE NORTHERN INDIANA IN THE WINTER.

11:27:48AM NO OFFENSE TO ANYONE FROM INDIANA.

11:27:50AM ALL RIGHT.

11:27:53AM COCONUT TRACE HOTEL.

11:27:55AM THIS IS ACROSS FROM THE MALL ON LYDEN.

11:27:58AM IT WAS SET BACK NOT ON 41.

11:28:00AM IT WAS SET BACK ON THE SECOND TIER OF LOTS.

11:28:02AM YOU MIGHT REMEMBER THIS BECAUSE IT WAS LIKE A PRAIRIE-STYLE

11:28:07AM FLAT ROOF AND THEN YOU SAID WE WOULD LIKE TO SEE

11:28:11AM MEDITERRANEAN FLAIR, SO THEY FIXED THAT.

11:28:14AM THEY WERE APPROVED AND THEN THE OWNER SAID WE'RE NOT GOING

11:28:17AM TO DEVELOP IT.

11:28:18AM HOWEVER, ANOTHER HOTEL DEVELOPER CAME IN AND SAID, YEAH, WE

11:28:21AM WANT TO DO THIS.

11:28:23AM WE'LL DO IT THE WAY IT IS APPROVED.

11:28:25AM SO THAT WAS GOOD NEWS.

11:28:27AM I PUT THIS IN FOR FUN, BECAUSE BONITA SMOKE SHOP, WHICH IS

11:28:33AM ACTUALLY IN ESTERO, AT COCONUT POINT MALL.

11:28:36AM NEXT TO FIVE GUYS.

11:28:37AM THEY WENT TO PLANNING AND ZONING LAST WEEK, HAD A LITTLE

11:28:41AM OUTDOOR PATIO AREA.

11:28:42AM APPROVED FOR CONSUMPTION ON PREMISES.

11:28:45AM TWO LOCAL CELEBRITIES SITTING THERE.

11:28:48AM SHE'S REALLY NOT SMOKING THAT BIG COHIBA.

11:28:52AM THAT WAS PHOTO SHOPPED IN.

11:28:55AM DOESN'T SMOKE.

11:28:56AM WE WERE TAKING A PHOTO AND THOUGHT WE NEEDED A LITTLE

11:28:59AM SHOWING YOU HUMAN ACTIVITY ON THEIR OUTDOOR ACTIVITY BECAUSE

11:29:02AM IT WAS REALLY COLD AGAIN THAT MORNING.

11:29:04AM NOBODY WAS SITTING OUT THERE.

11:29:06AM BUT IT WAS INTERESTING, BECAUSE THE OWNER TOLD US -- WE WENT

11:29:10AM INSIDE.

11:29:11AM IT DOESN'T SMELL LIKE CIGARS.

11:29:12AM IT HAS THE LARGEST INDOOR HUMIDOR IN THE U.S.

11:29:16AM SO THAT WAS INTERESTING.

11:29:17AM IF YOU GO IN, YOU WON'T SMELL CIGAR SMELL.

11:29:21AM MARYANN QUIT SMOKING, SO WE'RE GOOD.

11:29:24AM ALL RIGHT.

11:29:27AM THIS IS THE SAD PART WITH A FEW STALLED PROJECTS.

11:29:30AM WELL, I DON'T KNOW THAT WE NEED TO SAY ANYTHING MORE ABOUT

11:29:34AM THIS ONE BECAUSE WE ALREADY TALKED ABOUT GENOVA.

11:29:37AM YOU SEE THE "FOR SALE" SIGN.

11:29:40AM HOPEFULLY SOMEONE WILL COME IN AND DO SOMETHING REALLY GOOD.

11:29:43AM IF YOU REMEMBER THE HOME2 SUITES BEHIND THE MALL, THEY HAD

11:29:51AM AT THE LAST HEARING DECIDED THAT THEY DIDN'T REALLY WANT TO

11:29:55AM DO THE CONCRETE BLOCK CONSTRUCTION.

11:29:57AM YOU MIGHT REMEMBER THAT HEARING.

11:29:59AM THEY WANTED TO DO WOOD FRAME.

11:30:00AM WE WORKED OUT SOME LANGUAGE WITH THEM, AND THEN IT WAS

11:30:05AM APPROVED.

11:30:05AM AND THEN THEY SAID NEVER MIND.

11:30:08AM WE'RE NOT GOING TO DO IT.

11:30:09AM AT LEAST THAT'S WHAT I'VE BEEN TOLD BY SIMON.

11:30:12AM IT IS APPROVED, SO ANOTHER HOTEL COULD COME IN JUST LIKE THE

11:30:17AM ONE ON LYDEN AND DO SOMETHING.

11:30:20AM >>Jim Ward: DID THEY DECIDE NOT TO DO IT BASED ON THE

11:30:23AM CONSTRUCTION THAT WE REQUIRED THEM TO DO OR OTHER REASONS?

11:30:26AM >>Mary Gibbs: IT WASN'T REALLY CLEAR BECAUSE I DID NOT TALK

11:30:29AM TO THEM DIRECTLY.

11:30:30AM BUT WHAT I WAS TOLD IS THAT THEY DIDN'T LIKE THE CONCRETE

11:30:34AM BLOCK CONDITION.

11:30:37AM AGAIN, I DON'T REALLY KNOW.

11:30:38AM THE HILTON GARDEN INN, YOU MIGHT NOT REMEMBER BECAUSE THIS

11:30:45AM WAS RIGHT NEXT TO MARKETPLACE AND IN FRONT OF RAPALLO.

11:30:49AM WE APPROVED THIS BACK IN I THINK 2019 OR SOMETHING.

11:30:56AM IT JUST GOT WHACKED BY COVID.

11:30:59AM AT THE TIME, THE DEVELOPER WAS LIKE WE'RE NOT GOING FORWARD

11:31:01AM BECAUSE OF COVID, BUT THEY KEPT THE DEVELOPMENT ORDER ALIVE.

11:31:05AM AND THEN THEY APPLIED FOR BUILDING PERMITS AND THEN IT'S

11:31:08AM BEEN LANGUISHING FOR YEARS.

11:31:10AM BUT THE GOOD NEWS IS THEY DO ALREADY HAVE THEIR PERIMETER

11:31:13AM BUFFER.

11:31:14AM SO THAT'S GOOD, BECAUSE IT WAS PART OF COCONUT POINT.

11:31:17AM I DON'T SEE THAT THIS IS GOING FORWARD.

11:31:21AM AGAIN, I HAVEN'T BEEN CONTACTED BY THEM IN ABOUT A YEAR.

11:31:25AM THEY HAD A BUILDING PERMIT IN.

11:31:26AM THE BUILDING PERMIT HAS EXPIRED BECAUSE THERE'S BEEN NO

11:31:31AM PROCESSING, NO ACTIVE PURSUIT OF THE BUILDING --

11:31:36AM >>Jon McLain: IT'S KIND OF UGLY THE WAY IT LOOKS, THAT

11:31:39AM COLOR.

11:31:40AM IF ANYBODY ELSE COMES, CAN WE CHANGE THE COLORS A LITTLE

11:31:42AM BIT?

11:31:43AM >>Mary Gibbs: YOU MIGHT NOT REMEMBER, BUT THE FIRST VERSION

11:31:46AM WAS WHITE AND YOU DIDN'T LIKE THE ALL WHITE.

11:31:48AM THEN THEY CAME BACK WITH THE YELLOW.

11:31:50AM THE YELLOW IS A LITTLE BIT DATED.

11:31:53AM COCONUT POINT WANTS TO REPAINT, WHICH I'LL BE TALKING ABOUT

11:31:55AM IN A MINUTE, SO WE'LL GET INTO THAT.

11:31:58AM THEN YOU MIGHT REMEMBER THE DENTIST OFFICE BUILDING IN FRONT

11:32:02AM OF FOUNTAIN LAKES, DR. ABBIATI.

11:32:06AM THAT WAS APPROVED BUT THEN THE NEIGHBORS AT FOUNTAIN LAKES

11:32:09AM FILED A LAWSUIT BECAUSE OF SOMETHING ABOUT THE TURN LANE AND

11:32:13AM WHO HAD JURISDICTION.

11:32:16AM SO THERE WAS A LAWSUIT THAT ROB HELPED WITH.

11:32:20AM I'M TOLD THAT DR. ABBIATI IS NOT WANTING TO BUILD IT.

11:32:24AM BUT I HAVEN'T SEEN A FOR SALE SIGN, SO I DON'T KNOW FOR

11:32:27AM SURE.

11:32:28AM LET'S TALK ABOUT A COUPLE OF PROPOSED PROJECTS.

11:32:33AM ESTERO FIRE DISTRICT IS DOING A SMALL LITTLE EXPANSION

11:32:37AM BEHIND THEIR EXISTING STATION ON THREE OAKS.

11:32:41AM A SMALL EXPANSION TO THE BUILDING THAT THE FIRE GUYS ARE
11:32:45AM HOUSED IN.
11:32:46AM AND THEN IN THE BACK, A LITTLE AREA TO STORE THEIR VEHICLES,
11:32:50AM EQUIPMENT STORAGE, AND A LITTLE BIT OF PARKING.
11:32:53AM IT WENT TO PUBLIC INFORMATION MEETING AT PLANNING ZONING AND
11:32:57AM DESIGN BOARD AND THERE WERE SOME NEIGHBORS THAT HAD SOME

11:33:00AM CONCERNS.
11:33:01AM BUT I THINK WE'LL BE WORKING THAT OUT OVER THE NEXT MONTH OR
11:33:05AM TWO.
11:33:06AM AGAIN, IT WAS A PRETTY LOW-KEY, YOU CAN SEE THE BUILDING IN
11:33:11AM THE BACK OF WHAT THE ARCHITECTURE WOULD LOOK LIKE.
11:33:14AM COCONUT POINT, THIS ALSO WENT FOR PUBLIC INFORMATION MEETING
11:33:20AM AT THE LAST PLANNING AND ZONING BOARD MEETING.
11:33:23AM THEY WANT TO DEMOLISH THE MOVIE THEATER AND THEN BUILD
11:33:26AM APARTMENTS IN PLACE OF THE MOVIE THEATER AND IN PART OF THE
11:33:30AM PARKING LOT.
11:33:31AM THERE WAS A LOT, A LOT OF DISCUSSION ABOUT THIS BECAUSE IT
11:33:35AM IS A LOT OF UNITS.
11:33:37AM THE DESIGN PROBABLY NEEDS A LOT MORE WORK.
11:33:40AM AGAIN, THERE'S NO APPLICATION HAS EVEN BEEN FILED YET FOR US
11:33:44AM TO REVIEW.
11:33:45AM SO THEY WENT TO GET INITIAL INPUT.
11:33:47AM I THINK THEY GOT A LOT OF INPUT.
11:33:49AM HOPEFULLY THEY'LL TAKE ALL THAT INPUT TO HEART AND GO BACK
11:33:53AM AND MAKE SOME CHANGES.

11:33:54AM THERE'S ALSO A REQUEST BY SIMON TO DO SOME REPAINTING AT
11:34:01AM COCONUT POINT.
11:34:03AM THEY HAVE A BEAUTY BOOK NOW THAT'S GOT COLORS, BUT IT'S NOT
11:34:07AM -- THIS IS LIKE A BIG REPAINTING PROJECT WHERE THEY ARE KIND
11:34:10AM OF GOING TO A LOT OF LIGHTER COLORS.
11:34:13AM PLANNING ZONING AND DESIGN BOARD LOOKED AT THIS.

11:34:16AM WE HAD A COUPLE OF MEETINGS AND WE GAVE THEM SOME ADVICE,
11:34:18AM BECAUSE THE PALETTE WAS LIKE HOW MANY SHADES OF WHITE CAN
11:34:21AM YOU HAVE?
11:34:23AM YOU NEED SOME COLORS THAT ARE CONTRASTING.
11:34:28AM SO THEY HAVE GONE BACK TO LOOK AT THAT.
11:34:31AM THEY ADDED A FEW MORE COLORS.
11:34:32AM I THINK IT STILL NEEDS A LITTLE BIT MORE WORK.
11:34:35AM AND THEN THERE'S SOME QUESTION AS TO WHAT BUILDINGS THIS
11:34:39AM WILL APPLY TO BECAUSE SIMON DOESN'T REALLY HAVE CONTROL OF
11:34:42AM ALL THE BUILDINGS.
11:34:43AM SOME OF THEM HAVE BEEN SOLD OFF.
11:34:44AM WE'RE TRYING TO WORK THROUGH THAT ISSUE RIGHT NOW AS WELL.
11:34:47AM SIGNAGE.
11:34:50AM OH, ONE MORE THING ON COCONUT POINT.
11:34:53AM THE REPAINT REQUEST ALSO WILL APPLY TO THEIR SIGNAGE.
11:34:57AM THEY WANT TO REFRESH THE SIGNS AND PUT THE SIMON LOGO ON
11:34:59AM THEM.
11:35:00AM WE ARE ACTUALLY WORKING WITH THEM ON THAT AS WELL.
11:35:04AM SPEAKING OF SIGNAGE, I LIKE TO BRING THIS UP BECAUSE YOU

11:35:09AM LOOK AT THE ARCHITECTURE, YOU LOOK AT THE LANDSCAPING AND
11:35:12AM THAT'S ALL VERY IMPORTANT, BUT THE SIGNAGE IS REALLY --
11:35:16AM REALLY ACCENTUATES THE WHOLE PROJECT.
11:35:19AM I THINK OUR SIGNAGE, WE HAVE THE MONUMENT SIGN, BUT, YOU
11:35:22AM KNOW, YOU CAN DO A LARGE SIGN BECAUSE IF YOU SEE THE RIVER
11:35:25AM CREEK SIGN, WHICH IS A LARGE WALL MONUMENT SIGN, I CALL IT

11:35:29AM THE MONUMENTAL SIGN BECAUSE IT IS GINORMOUS, YOU HAVE A LOT
11:35:33AM OF FLEXIBILITY WITH YOUR SIGNAGE BUT YOU CAN STILL HAVE
11:35:36AM REALLY ATTRACTIVE SIGNS.
11:35:38AM THE EAGLE WALK ONE IS THE NEW ONE NORTH OF THE REEF ON THREE
11:35:42AM OAKS, THEY JUST INSTALLED THESE BECAUSE YOU REALLY COULDN'T
11:35:45AM SEE THEIR PROJECT AT ALL.
11:35:47AM THEY DID A NICE JOB, AND THEY ALSO PLANTED AROUND THAT
11:35:51AM HORRIBLE GARBAGE DISPOSAL THING THAT YOU DRIVE BY EVERY DAY
11:35:58AM AND SEE THE DUMPSTER OPEN.
11:35:59AM THEY HAVE NEW OWNERS, SO CAN YOU FIX THE DUMPSTER WHILE
11:36:02AM YOU'RE DOING YOUR SIGNS AND WE'LL HELP YOU?
11:36:04AM BUT THE SIGNAGE IS VERY IMPORTANT.
11:36:06AM IF WE SHOW YOU SOME SIGNS OUTSIDE THE VILLAGE, YOU CAN SEE
11:36:10AM THE CONTRAST OF THE SIGNS.
11:36:11AM SIGNS IN THE VILLAGE, SIGNS NOT IN THE VILLAGE.
11:36:13AM I LOVE THE TOOTH MYSELF.
11:36:15AM THERE IS A DENTIST NOW, THE DENTIST HAS HIS NAME ON THE
11:36:18AM TOOTH.
11:36:19AM IT IS AN OPERATIONAL SIGN.

11:36:20AM IF YOU NEED BOOTS, THERE IS A GOOD PLACE TO GET A LOT FOR
11:36:27AM FREE.
11:36:27AM A LOT OF SIGNS HAVE BLOWN OUT IN THE HURRICANE AND HAVE NOT
11:36:31AM BEEN REPAIRED.
11:36:32AM THAT'S JUST INTERESTING TO CONTRAST THOSE.
11:36:38AM ONE OF THE THINGS ABOUT THE SIGNAGE STANDARDS, WE TALKED

11:36:41AM ABOUT THIS WITH THE BUILDINGS AS WELL, WE OFTEN GET
11:36:44AM PROTOTYPES.
11:36:45AM MARYANN DOES THE SIGNS.
11:36:47AM SHE SENT ME THIS ONE ON THE LEFT.
11:36:49AM HERE'S WHAT McDONALD'S WANTS TO DO IN FRONT OF RAPALLO.
11:36:53AM AND WE'RE LIKE, WELL, NO, THAT DOESN'T COMPLY AT ALL WITH
11:36:57AM SIGN REQUIREMENTS.
11:36:58AM THE RED AND GOLDEN ARCHES IS A LITTLE BIT OVERWHELMING.
11:37:03AM THAT WAS THE INITIAL -- WHAT THEY INITIALLY SUBMITTED.
11:37:06AM THEN YOU SEE THE SIGN THEY BUILT.
11:37:09AM IT'S KIND OF INTERESTING TO LOOK AT THE CONTRAST.
11:37:12AM I HAD TO DO THIS JUST TO GIVE YOU A STATUS ON THE PROJECT
11:37:18AM ADJACENT TO THE VILLAGE.
11:37:19AM THAT IS THE MOTORPLEX CAR CONDOMINIUMS.
11:37:24AM WE TRIED -- THE COUNTY HAS ARCHITECTURAL STANDARDS, BUT THEY
11:37:27AM ARE NOT AS STRICT AS OURS.
11:37:30AM THEY DON'T ADDRESS COLORS.
11:37:31AM WE TRIED TO GET THEM TO SEE IF THEY COULD HAVE THE APPLICANT
11:37:33AM DO MORE EARTH TONE INSTEAD OF THE WHITE WITH THE RED TRIM.

11:37:39AM IT DIDN'T WORK.

11:37:40AM THEY APPROVED IT.

11:37:41AM THEY DID GET SOME CONCESSIONS ON SOME OF THE ARCHITECTURE,

11:37:45AM BUT THIS IS WHAT THEY APPROVED.

11:37:48AM YOU CAN SEE THIS IS NOT REALLY I THINK WHAT WE WOULD HAVE

11:37:52AM APPROVED, BUT IT WAS THE BEST THAT THE STAFF COULD DO.

11:37:56AM THEY DON'T HAVE A DESIGN REVIEW BOARD.

11:37:59AM IT IS JUST THE STAFF REVIEW.

11:38:01AM TO ADD INSULT TO INJURY, WHEN IT RAINED LAST WEEK, ALL THE

11:38:04AM MUD FLOWED OUT INTO THE STREET.

11:38:07AM I SENT STANLEY OUT THERE TO TAKE PICTURES BECAUSE THERE WAS

11:38:11AM KIND OF AN NPDES ISSUE, AND WE SENT THE PICTURES TO THE

11:38:15AM COUNTY, AND THEN THE COUNTY SAID, OH, THANK YOU.

11:38:19AM THEY NEVER GOT A VEGETATION REMOVAL PERMIT SO THEY WERE

11:38:22AM DOING THEIR CONSTRUCTION WITH NO PERMIT.

11:38:24AM SO THEY STOPPED THEM.

11:38:26AM THEY HAVE A STOP WORK ORDER AND SUPPOSED TO GO MEET WITH THE

11:38:29AM COUNTY.

11:38:29AM SO THAT IS THE LATEST STATUS OF THAT.

11:38:32AM AND THEN JUST TO GIVE YOU A SUMMARY, THIS IS SIMILAR TO WHAT

11:38:38AM WE HAD LAST YEAR, THE PROJECTS THAT ARE IN PROCESS.

11:38:40AM 2500 NEW RESIDENTIAL UNITS, ONE HOTEL DOWN FROM I THINK

11:38:46AM THREE OR FOUR LAST YEAR, THE HIGH-RISE IS STILL ON TRACK AT

11:38:49AM WEST BAY.

11:38:50AM 300,000 SQUARE FEET OF COMMERCIAL USE.

11:38:53AM A LIFESTYLE CENTER AND THEN SPORTS AND ENTERTAINMENT AS
11:38:55AM WELL.
11:38:55AM YOU CAN SEE THAT THE REVIEW, I THINK THE CODES THAT WE HAVE,
11:39:01AM ALONG WITH THE REVIEW BY PLANNING ZONING AND DESIGN BOARD
11:39:04AM AND THE COUNCIL MAKES A VERY BIG DIFFERENCE AND HELPS RETAIN
11:39:08AM OUR CHARACTER.

11:39:11AM THAT'S ALL.
11:39:12AM FINALLY DONE.
11:39:20AM >>Mayor Ribble: THANK YOU, MARY.
11:39:21AM A LOT OF WORK.
11:39:22AM APPRECIATE IT EVERY YEAR.
11:39:24AM >>Jim Ward: WELL DONE, MARY.
11:39:28AM >>Mary Gibbs: I THINK I HAVE ANOTHER SHORT ONE, TOO.
11:39:39AM >>Mayor Ribble: ARE YOU GOING TO DO THE PLANNING ZONING AND
11:39:43AM DESIGN BOARD ANNUAL REPORT?
11:39:44AM >>Mary Gibbs: YES, QUICK REPORT.
11:39:46AM SCOTTY WOOD USED TO DO THESE.
11:39:49AM HE'S NOT HERE ANYMORE.
11:39:51AM WE PUT TOGETHER A FEW STATISTICS FOR YOU TO LOOK AT.
11:39:53AM AGAIN, WE KNOW WHAT THE COMPOSITION IS OF THE BOARD.
11:39:56AM WE STILL HAVE A VACANCY FROM SCOTTY.
11:39:59AM WE DO HAVE, I THINK, FIVE MEMBERS WHOSE TERMS ARE GOING TO
11:40:04AM EXPIRE IN APRIL.
11:40:05AM SO WE'LL BE LOOKING AT SOME PLAN, WHAT WE'RE GOING TO DO
11:40:09AM WITH THOSE POSITIONS.

11:40:11AM WE'LL BE COMING BACK TO THE BOARD WITH SOMETHING AFTER WE
11:40:15AM LOOK AT THAT A LITTLE BIT MORE.
11:40:17AM AGAIN, THE PLANNING ZONING DESIGN BOARD WILL CONDUCT
11:40:21AM HEARINGS ON REZONINGS.
11:40:23AM THEY REVIEW LAND DEVELOPMENT ORDINANCES, COMPREHENSIVE PLAN
11:40:26AM AMENDMENTS, AND THEN ALL THOSE CASES THEY MAKE

11:40:28AM RECOMMENDATIONS TO THE COUNCIL, BUT THE DECISIONS THEY MAKE
11:40:31AM ARE ON DEVELOPMENT ORDERS, WHICH ARE THE SITE PLANS,
11:40:35AM VARIANCES, SPECIAL EXCEPTIONS, AND DEVIATIONS.
11:40:38AM THEY HAD 12 MEETINGS LAST YEAR.
11:40:44AM 24 PUBLIC HEARINGS, 12 PUBLIC INFORMATION MEETINGS.
11:40:47AM WE HAD 4 WORKSHOPS.
11:40:49AM AND THEN OF THOSE HEARINGS, 15 OF THE CASES WERE DEVELOPMENT
11:40:53AM ORDERS AND WE HAD 4 ZONING CASES AND 4 ORDINANCE CHANGES.
11:40:56AM THEY HAD A PRETTY BUSY YEAR.
11:41:00AM SIMILAR TO THE YEAR BEFORE AS WELL.
11:41:02AM JUST THE PROJECTS THAT THEY REVIEWED THAT WERE ON THIS LIST
11:41:07AM HERE, THE RESULTS OF THAT WOULD BE 531 DWELLING UNITS, THE
11:41:12AM LIFESTYLE CENTER AT SHADOW WOOD.
11:41:15AM 84,000 SQUARE FEET OF COMMERCIAL SPACE.
11:41:18AM 233 HOTEL ROOMS.
11:41:20AM BUT WE KNOW NOT ALL OF THOSE ARE GOING FORWARD AT THIS
11:41:22AM POINT.
11:41:23AM PICKLEBALL COURTS BECAUSE WE ALWAYS NEED THOSE AND
11:41:26AM ENTERTAINMENT USES.

11:41:27AM THIS IS JUST RELATED, I THOUGHT IT WOULD BE INTERESTING TO
11:41:32AM LOOK AT OUR STATISTICS ON WHAT WE DID LAST YEAR.
11:41:35AM WE ISSUED OVER 5300 TOTAL BUILDING PERMITS.
11:41:40AM THE CONSTRUCTION VALUE OF THOSE PERMITS IS \$422 MILLION.
11:41:44AM SO THAT IS A PRETTY HEFTY AMOUNT.
11:41:47AM OF THAT, WE ALSO DID 18,000 TOTAL BUILDING INSPECTIONS.

11:41:50AM IT KIND OF GIVES YOU AN IDEA OF OUR ACTIVITY.
11:41:54AM I THINK THAT'S ALL I HAD THERE, RIGHT?
11:42:01AM >> THANK YOU, MARY.
11:42:02AM >>Mayor Ribble: IS THERE ANYTHING ELSE FROM THE COUNCIL?
11:42:04AM >>Carol Sacco: THERE'S NO PUBLIC COMMENT.
11:42:06AM >>Mayor Ribble: THANK YOU.
11:42:07AM IN THAT CASE, CAN I HAVE A MOTION TO ADJOURN?
11:42:13AM >> SO MOVED.
11:42:14AM >>Mayor Ribble: COUNCILMAN LOPEZ AND A SECOND FROM
11:42:18AM COUNCILWOMAN FAYHEE.
11:42:19AM WE'RE ADJOURNED.
11:42:20AM THANK YOU, EVERYONE.

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.

In Recognition

To

Kyle Gustave/Estero High School

The Village Council of the Village of Estero, Florida proudly recognizes Kyle Gustave as an exceptional student at Estero High School who exemplifies academic excellence, leadership, and character.

Kyle maintains an outstanding 4.49 GPA while balancing a demanding schedule as a four-year varsity football player, a full-time dual enrollment student at Florida Southwestern State College and working a minimum of 20 hours per week. His success across academics, athletics, and employment reflects his discipline, time management, and strong work ethic.

Kyle is intelligent, hardworking, positive, and humble, embodying the qualities every coach values in a student-athlete. A true team player and natural leader, he earned a starting position his senior year through dedication and perseverance, becoming a key contributor to one of the most successful football teams in Estero High School's history. There is no doubt, based on his accomplishments and character, that Kyle will continue to excel as he pursues a major in Finance and beyond.

Presented on this 21st day of January 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember

In Recognition

To

Aiden Jensen / Bonita Springs High School

The Village Council of the Village of Estero, Florida proudly recognizes Aiden Jensen for his outstanding achievements, exemplary character, and meaningful contributions to the community.

Aiden is a natural leader who truly exemplifies the values of dedication, perseverance, and hard work. While he may not seek the spotlight, he consistently demonstrates an unwavering commitment to excellence by showing up every day, putting in the effort, and leading by example.

Aiden continually strives to elevate those around him, whether through positive encouragement, giving his full effort during drills, or serving as a trusted source of guidance and support for his teammates. His willingness to learn, openness to feedback, and constant pursuit of personal growth reflect a maturity well beyond his years.

Often described as a true "culture setter," Aiden plays a vital role in fostering a positive, respectful, and team-centered environment.

He is a tremendous asset to the Bonita Springs High School community and proudly embodies the core values of teamwork, respect, and community-focused leadership.

Presented on this 21st day of January 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Village of Estero
Florida**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morill

Executive Director



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

11/24/2025

For more information, contact:
Technical Services Center
Phone: (312) 977-9700
Email: budgetaward@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association is pleased to announce that **Village of Estero, Florida** received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

There are over 1,900 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.

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

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

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

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

December 17, 2025 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Kyle Strom Ocean 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, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. LETTERS OF RECOGNITION

- (a)** Sydney Ghannam, Estero High School
- (b)** Trey Bronson, Bonita Springs High School

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda with adding a discussion about the Village Council Meeting on January 7, 2026 during agenda item 10.

Motion by: Councilmember Ward

Seconded by: Councilmember Fayhee

Action: Approved agenda with adding a discussion about the Village Council Meeting on January 7, 2026 during agenda item 10.

Vote: (Roll Call)

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

Nay:

Abstentions:

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Berry Freedman, Engage Estero

5. CONSENT AGENDA

(a) December 3, 2025 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

7. ACTIONS

(a) 2026 Water Monitoring Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve award of Contract EC 2022-38 Task Authorization 15 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$199,560, approve a \$19,000 contingency for additional services that may be required to complete the project, and

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

Motion by: Councilmember Lopez

Seconded by: Councilmember Fayhee

Action: Approved award of Contract EC 2022-38 Task Authorization 15 to Johnson Engineering to provide water monitoring services for The Village of Estero for \$199,560, approve a \$19,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the STA and other additional implementing documents within the scope of the STA on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(b) Sunny Grove Utility Extension Project Funding

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Mayor Ribble

Public Comments

Katie Berkey, Sunny Grove

Motion: Motion to approve the Village of Estero providing \$726,777 towards the design, permitting and construction of the Sunny Grove UEP. This equals 25% of the project cost.

Motion by: Councilmember Hunt

Seconded by: Vice Mayor Zalucki

Action: Approved the Village of Estero providing \$726,777 towards the design, permitting and construction of the Sunny Grove UEP. This equals 25% of the project cost.

Vote: (Roll Call)

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

Nay:

Abstentions:

(c) Cypress Bend Utility Extension Project Funding

Staff Presentation/Comments

Steve Sarkozy, Village Manager
David Willems, Public Works Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve the Village of Estero providing \$557,681.00 towards the design, permitting and construction of the Cypress Bend UEP. This equals 25% of the project cost.

Motion by: Councilmember McLain
Councilmember Fayhee

Action: Approved the Village of Estero providing \$557,681.00 towards the design, permitting and construction of the Cypress Bend UEP. This equals 25% of the project cost.

Vote: (Roll Call)

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

Nay:

Abstentions:

(d) Broadway Ave. West Safety and Drainage Improvements – Design & Permitting Contract

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

Councilmembers Ward, McLain, and Hunt

Public Comments

None

Motion: Motion to approve award of Contract 26010 to CW3 Engineering to provide design and permitting services for the Broadway Ave West Safety & Drainage Improvements project for \$1,638,631.42, approve a \$163,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Motion by: Councilmember Fayhee

Councilmember Ward

Action: Approved award of Contract 26010 to CW3 Engineering to provide design and permitting services for the Broadway Ave West Safety & Drainage Improvements project for \$1,638,631.42, approve a \$163,000 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council.

Vote: (Roll Call)

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

Nay:

Abstentions:

(e) Sport Park Status Update and Guaranteed Maximum Price (GMP) Addendum**Staff Presentation/Comments**

Steve Sarkozy, Village Manager

Presentation/Information by

Nico Zepp, Suffolk

Trenton Gaskins, Vieste LLC

Council Questions or Comments

Councilmembers Ward and McLain

Public Comments

None

Motion: Motion to authorize the Village Manager to execute GMP Addendum #1 for contract 25029 for Suffolk Construction to complete Phase 1 site work, infrastructure, and road network for the Village Hub in the amount of \$19,517,575 upon the Manager's determination that the exceptions, qualifications and assumptions submitted by Suffolk are acceptable and may be incorporated into the GMP Addendum and authorize the Village Manager to execute all other documents related to proceeding with construction under the approved GMP Addendum.

Motion by: Vice Mayor Zalucki
Councilmember Lopez

Action: Authorized the Village Manager to execute GMP Addendum #1 for contract 25029 for Suffolk Construction to complete Phase 1 site work, infrastructure, and road network for the Village Hub in the amount of \$19,517,575 upon the Manager's determination that the exceptions, qualifications and assumptions submitted by Suffolk are acceptable and may be incorporated into the GMP Addendum and authorize the Village

Manager to execute all other documents related to proceeding with construction under the approved GMP Addendum.

Vote: (Roll Call)

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

Nay:

Abstentions:

8. FIRST READINGS AND PUBLIC HEARINGS

- (a)** First Reading of Zoning Ordinance No. 2025-15, 4741 Broadway Avenue West rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Rezoning from Agriculture (AG) to Residential Single Family (RSF) For A 0.34+/- Acre Triangular Parcel Located at 4741 Broadway W, East of Estero River Heights and the Existing 100-Foot FPL Right of Way and West of Cranbrook Harbor; Providing for Severability; and Providing an Effective Date.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

None

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2025-15 and set second reading and public hearing for January 21, 2026.

Motion by: Councilmember Ward

Seconded by: Councilmember Hunt

Action: Passed first reading of Ordinance No. 2025-15 and set second reading and public hearing for January 21, 2026.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b)** First Reading of Ordinance No. 2025-17 Amending Land Development Code

An Ordinance of the Village of Estero, Florida, Creating § 5-414 (Regarding Perimeter Landscape Buffers) and Amending § 2-502 (Regarding Site Development Obligations) of the Village Land Development Code; 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

Councilmembers Hunt and Ward

Public Comments

Clark McKenzie, Estero

Motion: Motion to adopt Ordinance No. 2025-17 on first reading and to schedule a second reading and public hearing for January 21, 2026.

Motion by: Councilmember Lopez

Seconded by: Vice Mayor Zalucki

Action: Adopted Ordinance No. 2025-17 on first reading and to schedule a second reading and public hearing for January 21, 2026.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. SECOND READING AND PUBLIC HEARING:

- (a) Second reading Ordinance No. 2025-16 Creating § 26-1 and Amending § 26-19 of the Village Code Related to Special Assessments

An Ordinance of the Village of Estero, Florida, Creating § 26-1 and Amending §26-19 of the Village Code Related to Special Assessments; 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. 2025-16.

Motion by: Vice Mayor Zalucki

Seconded by: Councilmember Hunt

Action: Adopted Ordinance No. 2025-16.

Vote: (Roll Call)

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

Nay:

Abstentions:

10. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Motion: Motion to cancel the January 7, 2026 Village Council Meeting.

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Cancelled January 7, 2026 Village Council Meeting.

Vote: (Roll Call)

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

Nay:

Abstentions:

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

11. VILLAGE ATTORNEY'S REPORT

None

12. VILLAGE MANAGER'S REPORT

None

13. ADJOURNMENT at 10:36 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](#).

Village Council Minutes – December 3, 2025

Page 8 of 8

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Financial Report for the month ended November 30, 2025.

Description:

This financial report provides budget to actual comparisons for the month ending November 30, 2025, which is the **second** month of the 2025-2026 fiscal year. Activity year to date is trending as projected during the first quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* November is traditionally the beginning of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In November, the Village received 23%, or \$1,616,547 of the annual budgeted ad valorem taxes.
- *General Fund:* Revenue Sharing Sales Tax (8%), and State Revenue Sharing Fuel Tax (8%) began strong this fiscal year, Half-Cent Sales Tax (7%) totaled \$268,433 all received in November.
- *Reserved Funds:* In March of 2024, Council adopted a comprehensive update to Village financial policies. Included in this was an update to reserve policy as follows:

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

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

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

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

With the beginning of a new fiscal year in October, staff updated the required reserve amounts. After update, the General Fund has \$5,215,023 in emergency reserve funds, \$2,086,009 in operating reserve funds, \$750,000 in litigation defense reserve funds and \$2,298,500 in major road maintenance reserve funds.

- *Available funds:* total funds categorized as available are \$28,546,110 which includes the General Fund Capital Projects reserve.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

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



Village of Estero
Budget Report All Funds
For Month Ending November 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	-1,616,547.19	-1,616,547.19	-7,082,720.00	-5,466,172.81	22.82%
312410	Local Option Gas Tax-1-6 Cent	-47,952.51	-47,952.51	-625,000.00	-577,047.49	7.67%
315200	Local Communications Srvs Tax	-93,024.61	-93,024.61	-1,125,000.00	-1,031,975.39	8.27%
316000	Local Business Tax	-1,725.24	-1,725.24	-25,000.00	-23,274.76	6.90%
323100	Franchise Fees-Electric	-269,140.50	-269,140.50	-2,950,000.00	-2,680,859.50	9.12%
323400	Franchise Fees-Natural Gas	-7,486.69	-7,486.69	-137,500.00	-130,013.31	5.44%
323700	Franchise Fees-Solid Waste	-45,547.97	-45,547.97	-125,000.00	-79,452.03	36.44%
329500	ROW Permits	0.00	0.00	-1,000.00	-1,000.00	0.00%
331500	Federal Grant - Econ Environ	0.00	0.00	0.00	0.00	0.00%
334400	State Grant - Transportation	0.00	0.00	-152,500.00	-152,500.00	0.00%
335140	Rev Sharing-Mobile Home Lic Tx	-382.11	-439.48	-3,750.00	-3,310.52	11.72%
335150	Rev Sharing-Alcohol Beverage Tx	-734.16	-734.16	-31,250.00	-30,515.84	2.35%
335160	Rev Sharing-Sales Tax	-68,148.11	-67,735.60	-850,000.00	-782,264.40	7.97%
335180	Rev Sharing-1/2 Cent Sales Tax	-268,433.19	-268,433.19	-3,925,000.00	-3,656,566.81	6.84%
335430	Rev Sharing-Fuel Tax	-14,355.66	-14,768.17	-195,000.00	-180,231.83	7.57%
341300	Administrative Fee	-1,788.85	-6,399.25	-150,000.00	-148,211.15	1.19%
341301	Cost Recovery-Admin Charge	0.00	-1,250.00	-15,000.00	-13,750.00	8.33%
341900	Dev & Zoning-Fixed Fees	-22,800.00	-33,000.00	-52,500.00	-19,500.00	62.86%
341909	Dev & Zoning-Cost Recovery Fee	0.00	0.00	-90,500.00	-90,500.00	0.00%
342500	Code Comp & Contractor License	0.00	0.00	-45,000.00	-45,000.00	0.00%
359000	Fines & Forfeitures	-3,529.51	-3,529.51	-250.00	3,279.51	1411.80%
361100	Interest Income	-55,193.72	-121,936.05	-650,000.00	-528,063.95	18.76%
362000	Rents & Royalties	-3,000.00	-6,000.00	-36,000.00	-30,000.00	16.67%
369900	Miscellaneous Revenue	0.00	-2,242.74	-32,500.00	-30,257.26	6.90%

Page Number 1 of 13



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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for General Fund		-2,519,790.02	-2,607,892.86	-18,300,470.00	-15,692,577.14	14.25%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-86,256.77	-226,798.35	-1,782,140.00	-1,555,341.65	12.73%
329501	Surcharge Fee Retained	0.00	-1,202.72	-3,150.00	-1,947.28	38.18%
341302	Convenience Fee	-2,753.00	-6,305.62	-53,465.00	-47,159.38	11.79%
361100	Interest Income	-1,275.26	-2,832.20	-17,000.00	-14,167.80	16.66%
Total for Building Dept		-90,285.03	-237,138.89	-1,855,755.00	-1,618,616.11	12.78%
Total for Building Fee Fund		-90,285.03	-237,138.89	-1,855,755.00	-1,618,616.11	12.78%
201-Debt Service						
000-Non Divisional						
381001	Transfer from General Fund	0.00	0.00	-920,000.00	-920,000.00	0.00%
Total for Non Divisional		0.00	0.00	-920,000.00	-920,000.00	0.00%
Total for Debt Service		0.00	0.00	-920,000.00	-920,000.00	0.00%
300-Capital Projects						
350-Road Impact Fees						
324310	Road Imp Fee-Residential	-29,988.00	-129,948.00	-4,589,310.00	-4,459,362.00	2.83%
324320	Road Imp Fees-Commercial	0.00	0.00	-1,111,335.00	-1,111,335.00	0.00%
361100	Interest Income	-43,336.52	-96,245.43	-400,000.00	-303,754.57	24.06%
Total for Road Impact Fees		-73,324.52	-226,193.43	-6,100,645.00	-5,874,451.57	3.71%
353-Comm Park Contributions						
361100	Interest Income	-260.95	-579.53	-3,000.00	-2,420.47	19.32%
Total for Comm Park Contributions		-260.95	-579.53	-3,000.00	-2,420.47	19.32%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	-4,605.00	-19,955.00	-234,883.00	-214,928.00	8.50%
324620	Park Imp Fee-Commercial	0.00	0.00	0.00	0.00	0.00%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
361100	Interest Income	-1,466.13	-3,256.11	-40,000.00	-36,743.89	8.14%
	Total for Park Impact Fees	-6,071.13	-23,211.11	-274,883.00	-251,671.89	8.44%
360-Physical Environment						
381001	Transfer from General Fund	-70,415.00	-72,665.00	-6,045,000.00	-5,972,335.00	1.20%
	Total for Physical Environment	-70,415.00	-72,665.00	-6,045,000.00	-5,972,335.00	1.20%
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-4,250,000.00	-4,250,000.00	0.00%
381001	Transfer from General Fund	-785,441.36	-787,541.36	-6,868,815.00	-6,081,273.64	11.47%
	Total for Transportation	-785,441.36	-787,541.36	-11,118,815.00	-10,331,273.64	7.08%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-34,633.55	-34,633.55	-415,000.00	-380,366.45	8.35%
361100	Interest Income	-7,603.51	-16,886.53	-82,500.00	-65,613.47	20.47%
	Total for Gas Tax	-42,237.06	-51,520.08	-497,500.00	-445,979.92	10.36%
600-Parks & Recreation						
381001	Transfer from General Fund	-1,002,576.76	-7,074,276.76	-11,681,290.00	-4,607,013.24	60.56%
	Total for Parks & Recreation	-1,002,576.76	-7,074,276.76	-11,681,290.00	-4,607,013.24	60.56%
	Total for Capital Projects	-1,980,326.78	-8,235,987.27	-35,721,133.00	-27,485,145.73	23.06%
	Total for Revenue	-4,590,401.83	-11,081,019.02	-56,797,358.00	-44,796,338.98	19.51%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Environment	70,415.00	72,665.00	6,045,000.00	5,972,335.00	1.20%
581365	Transfer to Transportation	785,441.36	787,541.36	6,868,815.00	6,081,273.64	11.47%
581600	Transfer to Parks& Rec CapProj	1,002,576.76	7,074,276.76	11,681,290.00	4,607,013.24	60.56%
	Total for Non Divisional	1,858,433.12	7,934,483.12	24,595,105.00	16,660,621.88	32.26%
100-Village Council						
511000	Executive Salaries	10,356.43	20,712.86	124,280.00	103,567.14	16.67%

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

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual	Amount	Amount	Percentage
521000	FICA Taxes	792.29	1,584.58	9,530.00	7,945.42	16.63%
524000	Workers Compensation	0.00	133.23	1,170.00	1,036.77	11.39%
525000	Unemployment Compensation	201.51	252.21	2,200.00	1,947.79	11.46%
540000	Travel and Per Diem	0.00	0.00	25,000.00	25,000.00	0.00%
554000	Books Pub & Memberships	6,640.00	7,835.00	12,000.00	4,165.00	65.29%
555000	Training	0.00	0.00	2,500.00	2,500.00	0.00%
Total for Village Council		17,990.23	30,517.88	176,680.00	146,162.12	17.27%
101-Village Manager						
511000	Executive Salaries	20,925.90	51,791.07	397,090.00	345,298.93	13.04%
512000	Regular Salaries & Wages	14,032.48	34,726.75	46,970.00	12,243.25	73.93%
513000	Other Salaries & Wages	665.38	1,638.45	8,600.00	6,961.55	19.05%
521000	FICA Taxes	1,371.90	3,394.33	34,640.00	31,245.67	9.80%
522000	Retirement Contributions	2,197.22	5,438.07	46,405.00	40,966.93	11.72%
523000	Group Health Insurance	6,814.98	13,629.96	89,985.00	76,355.04	15.15%
524000	Workers Compensation	0.00	591.98	4,035.00	3,443.02	14.67%
525000	Unemployment Compensation	85.64	107.18	935.00	827.82	11.46%
531000	Professional Services	0.00	0.00	45,000.00	45,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	25,000.00	25,000.00	0.00%
534101	Public Relations	1,050.00	7,822.58	20,000.00	12,177.42	39.11%
540000	Travel and Per Diem	0.00	0.00	15,000.00	15,000.00	0.00%
541000	Communication Services	2.99	3,146.99	40,000.00	36,853.01	7.87%
554000	Books Pub & Memberships	245.00	245.00	4,000.00	3,755.00	6.13%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
Total for Village Manager		47,391.49	122,532.36	781,910.00	659,377.64	15.67%
110-Village Attorney						
531101	Legal Services	17,252.00	17,412.00	275,000.00	257,588.00	6.33%

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Village of Estero
Budget Report All Funds
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Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
531102	Land Use Legal Services	1,921.50	1,921.50	50,000.00	48,078.50	3.84%
531103	Code Enforcement Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531106	Land Dev Code Legal	0.00	0.00	10,000.00	10,000.00	0.00%
531109	Miscellaneous legal	0.00	0.00	15,000.00	15,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	15,000.00	15,000.00	0.00%
Total for Village Attorney		19,173.50	19,333.50	375,000.00	355,666.50	5.16%
115-Village Clerk						
512000	Regular Salaries & Wages	3,621.52	8,957.90	190,970.00	182,012.10	4.69%
521000	FICA Taxes	277.06	685.30	14,650.00	13,964.70	4.68%
522000	Retirement Contributions	1,182.56	2,926.80	11,590.00	8,663.20	25.25%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	0.00	0.00	1,715.00	1,715.00	0.00%
525000	Unemployment Compensation	80.14	100.30	875.00	774.70	11.46%
531117	Election Services	0.00	0.00	0.00	0.00	0.00%
534102	Codification	0.00	0.00	3,090.00	3,090.00	0.00%
540000	Travel and Per Diem	0.00	0.00	1,290.00	1,290.00	0.00%
548000	Legal Notices	204.80	204.80	5,150.00	4,945.20	3.98%
554000	Books Pub & Memberships	0.00	0.00	515.00	515.00	0.00%
555000	Training	0.00	0.00	775.00	775.00	0.00%
Total for Village Clerk		5,366.08	12,875.10	255,490.00	242,614.90	5.04%
130-Finance						
512000	Regular Salaries & Wages	29,318.15	74,448.86	406,370.00	331,921.14	18.32%
521000	FICA Taxes	2,261.30	5,624.05	31,100.00	25,475.95	18.08%
522000	Retirement Contributions	2,894.78	7,164.51	37,660.00	30,495.49	19.02%
523000	Group Health Insurance	6,620.77	15,379.04	85,470.00	70,090.96	17.99%
524000	Workers Compensation	0.00	414.80	5,440.00	5,289.26	7.63%

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

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual	Amount	Amount	Percentage
525000	Unemployment Compensation	120.44	150.74	1,315.00	365.00	11.46%
531000	Professional Services	950.00	950.00	10,500.00	9,550.00	9.05%
532000	Auditing Services	0.00	0.00	53,550.00	53,550.00	0.00%
540000	Travel and Per Diem	0.00	0.00	4,725.00	4,725.00	0.00%
554000	Books Pub & Memberships	0.00	0.00	2,100.00	2,100.00	0.00%
555000	Training	0.00	0.00	2,100.00	2,100.00	0.00%
Total for Finance		42,165.44	104,132.00	640,330.00	535,662.80	16.26%
170-Information Technology						
531110	IT Contracted Services	14,050.29	14,050.29	250,000.00	235,949.71	5.62%
531111	Webmaster Srvs & Maintenance	4,704.74	4,704.74	100,000.00	95,295.26	4.70%
531112	Audio Visual Services	0.00	0.00	100,000.00	100,000.00	0.00%
552001	Software Licensing	106,317.81	132,067.81	200,000.00	67,932.19	66.03%
552002	Small Tools & Equipment	0.00	0.00	10,000.00	10,000.00	0.00%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Information Technology		125,072.84	150,822.84	670,000.00	519,177.16	22.51%
180-General Government						
531112	Audio Visual Services	1,305.00	1,305.00	31,500.00	30,195.00	4.14%
531113	Recruitment Services	0.00	0.00	20,000.00	20,000.00	0.00%
531114	Lobbying Services	3,993.00	7,986.00	60,000.00	52,014.00	13.31%
534000	Misc Contracted Services	0.00	0.00	150,000.00	150,000.00	0.00%
540000	Travel and Per Diem	27.58	27.58	5,250.00	5,222.42	0.53%
541000	Communication Services	1,265.50	1,831.75	7,500.00	5,668.25	24.42%
542000	Freight & Postage	-19.75	-19.75	5,000.00	5,019.75	-0.40%
543000	Utilities	8,528.48	11,145.26	62,500.00	51,354.74	17.83%
544100	Building Lease	24,799.91	48,948.27	300,000.00	251,051.73	16.32%
544200	Equipment Rental & Leases	1,300.51	1,300.51	12,500.00	11,199.49	10.40%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
545000	Insurance	241,488.68	241,488.68	250,000.00	8,511.32	96.60%
546000	Repair & Maintenance Services	902.49	902.49	20,000.00	19,097.51	4.51%
547000	Printing	0.00	0.00	2,500.00	2,500.00	0.00%
549101	State Administrative Fees	0.00	0.00	0.00	0.00	0.00%
549102	Tax Collector Fees	0.00	0.00	0.00	0.00	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	434.59	434.59	15,000.00	14,565.41	2.90%
552000	Operating Supplies	731.69	731.69	25,000.00	24,268.31	2.93%
552005	Bank Charges	0.00	0.00	250.00	250.00	0.00%
554000	Books Pub & Memberships	66.78	66.78	2,000.00	1,933.22	3.34%
Total for General Government		284,824.46	316,148.85	1,094,000.00	777,851.15	28.90%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	504.00	756.00	6,300.00	5,544.00	12.00%
534501	Lee Cty Animal Control Svcs	0.00	0.00	44,625.00	44,625.00	0.00%
Total for Law Enforcement/Security		504.00	756.00	50,925.00	50,169.00	1.48%
210-Code Compliance Services						
531115	Special Magistrate Svcs	0.00	0.00	7,725.00	7,725.00	0.00%
531201	Code Compliance Contract Svcs	18,644.56	18,644.56	20,600.00	1,955.44	90.51%
549105	Other Chrges-Filing Fees	104.75	104.75	950.00	845.25	11.03%
Total for Code Compliance Services		18,749.31	18,749.31	29,275.00	10,525.69	64.05%
299-Disaster Response						
531000	Professional Services	0.00	0.00	25,000.00	25,000.00	0.00%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Disaster Response		0.00	0.00	35,000.00	35,000.00	0.00%
360-Physical Environment						
531000	Professional Services	0.00	0.00	30,000.00	30,000.00	0.00%

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

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
531301	Water Level & Quality Monitor	9,794.00	9,794.00	200,000.00	190,206.00	4.90%
531305	NPDES Compliance	0.00	0.00	15,000.00	15,000.00	0.00%
531415	Reclaimed Water Study	0.00	0.00	0.00	0.00	0.00%
531502	Flood Plain-Com Rating System	0.00	0.00	100,000.00	100,000.00	0.00%
534000	Misc Contracted Services	0.00	0.00	50,000.00	50,000.00	0.00%
546301	Stormwater Maint	0.00	0.00	100,000.00	100,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Physical Environment		9,794.00	9,794.00	505,000.00	495,206.00	1.94%
365-Transportation						
512000	Regular Salaries & Wages	27,502.15	68,003.90	376,450.00	308,446.10	18.06%
521000	FICA Taxes	2,019.98	4,990.50	28,820.00	23,829.50	17.32%
522000	Retirement Contributions	2,441.32	6,042.22	31,760.00	25,717.78	19.02%
523000	Group Health Insurance	6,112.99	12,225.98	77,780.00	65,554.02	15.72%
524000	Workers Compensation	0.00	7,885.25	11,400.00	3,514.75	69.17%
525000	Unemployment Compensation	100.75	126.10	1,100.00	973.90	11.46%
531306	Traffic Counts	0.00	0.00	20,000.00	20,000.00	0.00%
534000	Misc Contracted Services	3,444.00	3,444.00	100,000.00	96,556.00	3.44%
534301	Street Sweeping Services	2,000.00	2,000.00	35,000.00	33,000.00	5.71%
534302	Right-of-Way Permit Review	0.00	0.00	20,000.00	20,000.00	0.00%
534304	Traffic Study	0.00	0.00	100,000.00	100,000.00	0.00%
534306	Misc Construction Services	2,432.50	2,432.50	100,000.00	100,000.00	2.43%
540000	Travel and Per Diem	78.68	78.68	7,500.00	7,500.00	1.05%
541000	Communication Services	43.25	43.25	1,000.00	1,000.00	4.33%
543000	Utilities	4,110.54	4,393.51	97,500.00	97,500.00	4.51%
544200	Equipment Rental & Leases	330.00	330.00	5,000.00	5,000.00	6.60%
545000	Insurance	14,489.32	14,489.32	15,000.00	15,000.00	96.60%

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Village of Estero
Budget Report All Funds
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Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
546302	Bridge Maintenance	0.00	0.00	15,000.00	15,000.00	0.00%
546304	Irrigation Maintenance	22,250.00	22,250.00	82,500.00	60,250.00	26.97%
546305	Landscape Maintenance	66,712.19	70,962.19	1,651,000.00	1,580,037.81	4.30%
546306	Mowing Maintenance	0.00	0.00	40,000.00	40,000.00	0.00%
546307	Ditch Maintenance	0.00	0.00	175,000.00	175,000.00	0.00%
546309	Street Light Maintenance	0.00	534.10	92,500.00	91,965.90	0.58%
546310	Traffic Sign Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546312	Railroad Maintenance	0.00	0.00	125,000.00	125,000.00	0.00%
546313	Road Maintenance	0.00	22,345.00	550,000.00	527,655.00	4.06%
552000	Operating Supplies	0.00	258.80	6,000.00	5,741.20	4.31%
554000	Books Pub & Memberships	0.00	0.00	2,000.00	2,000.00	0.00%
555000	Training	0.00	0.00	2,000.00	2,000.00	0.00%
Total for Transportation		154,067.67	242,835.30	3,869,310.00	3,648,241.96	6.28%
439-Development Services						
512000	Regular Salaries & Wages	25,134.54	71,292.47	596,290.00	524,997.53	11.96%
521000	FICA Taxes	1,899.56	5,407.43	45,650.00	40,242.57	11.85%
522000	Retirement Contributions	2,639.12	6,531.75	47,460.00	40,928.25	13.76%
523000	Group Health Insurance	3,474.87	7,521.21	68,440.00	60,918.79	10.99%
524000	Workers Compensation	0.00	4,660.29	8,410.00	3,749.71	55.41%
525000	Unemployment Compensation	167.16	209.21	1,575.00	1,365.79	13.28%
531000	Professional Services	0.00	0.00	20,000.00	20,000.00	0.00%
531315	Growth Model Svcs	0.00	0.00	5,000.00	5,000.00	0.00%
531316	Development Svcs Manager	0.00	0.00	10,000.00	10,000.00	0.00%
531402	Comprehensive Plan	0.00	0.00	10,000.00	10,000.00	0.00%
531403	Land Development Code	0.00	0.00	10,000.00	10,000.00	0.00%

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Village of Estero
Budget Report All Funds
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Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
534000	Misc Contracted Services	1,154.40	1,154.40	200,000.00	198,845.60	0.58%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	0.00	0.00	6,500.00	6,500.00	0.00%
554000	Books Pub & Memberships	0.00	3,000.00	10,000.00	7,000.00	30.00%
555000	Training	0.00	75.00	1,250.00	1,175.00	6.00%
Total for Development Services		34,469.65	99,851.76	1,044,075.00	944,223.24	9.56%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	0.00	0.00	60,000.00	60,000.00	0.00%
521000	FICA Taxes	0.00	0.00	5,000.00	5,000.00	0.00%
524000	Workers Compensation	0.00	0.00	500.00	500.00	0.00%
525000	Unemployment Compensation	0.00	0.00	250.00	250.00	0.00%
531000	Professional Services	975.00	975.00	7,500.00	6,525.00	13.00%
549104	Planning & Zoning-Fixed Fee	39,983.20	39,983.20	315,000.00	275,016.80	12.69%
Total for Planning, Zoning, Dev Review		40,958.20	40,958.20	388,250.00	347,291.80	10.55%
601-Parks Master Plan						
512000	Regular Salaries & Wages	0.00	0.00	0.00	0.00	0.00%
521000	FICA Taxes	0.00	0.00	0.00	0.00	0.00%
522000	Retirement Contributions	0.00	0.00	0.00	0.00	0.00%
523000	Group Health Insurance	0.00	0.00	0.00	0.00	0.00%
524000	Workers Compensation	0.00	0.00	0.00	0.00	0.00%
525000	Unemployment Compensation	0.00	0.00	0.00	0.00	0.00%
531000	Professional Services	17,369.07	46,075.32	330,000.00	283,924.68	0.00%
534601	YMCA Operating Agreement	1,975.00	3,475.00	137,500.00	134,025.00	2.53%
543000	Utilities	2,145.38	3,077.24	17,050.00	13,972.76	18.05%
544200	Equipment Rental & Leases	45.02	45.02	5,500.00	5,454.98	0.82%
546000	Repair & Maintenance Services	13,914.36	23,004.60	24,750.00	1,745.40	92.95%

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

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Parks Master Plan		35,448.83	75,677.18	514,800.00	439,122.82	14.70%
Total for General Fund		2,694,408.82	9,179,467.40	35,025,150.00	25,866,914.66	26.21%
110-Building Fee Fund						
445-Building Dept						
531000	Professional Services	0.00	0.00	50,000.00	50,000.00	0.00%
531110	IT Contracted Services	554.29	554.29	6,450.00	5,895.71	8.59%
531401	Building Service Contract	186,050.10	186,050.10	1,900,000.00	1,713,949.90	9.79%
541000	Communication Services	147.75	147.75	2,000.00	1,852.25	7.39%
542000	Freight & Postage	0.00	0.00	1,000.00	1,000.00	0.00%
543000	Utilities	624.17	1,710.13	12,500.00	10,789.87	13.68%
544100	Building Lease	5,079.50	10,025.55	66,950.00	56,924.45	14.97%
544200	Equipment Rental & Leases	666.27	666.27	12,500.00	11,833.73	5.33%
546000	Repair & Maintenance Services	184.11	184.11	4,000.00	3,815.89	4.60%
551000	Office Supplies	179.73	263.71	4,000.00	3,736.29	6.59%
552000	Operating Supplies	60.08	60.08	5,000.00	4,939.92	1.20%
552001	Software Licensing	1,275.00	1,275.00	0.00	-1,275.00	0.00%
552009	Credit Card Fees	3,345.87	7,054.71	53,465.00	46,410.29	13.20%
Total for Building Dept		198,166.87	207,991.70	2,117,865.00	1,909,873.30	9.82%
Total for Building Fee Fund		198,166.87	207,991.70	2,117,865.00	1,909,873.30	9.82%
201-Debt Service						
000-Non Divisional						
571000	Principal Payments	0.00	0.00	420,000.00	420,000.00	0.00%
572000	Interest Expense	0.00	0.00	500,000.00	500,000.00	0.00%
Total for Non Divisional		0.00	0.00	420,000.00	420,000.00	0.00%
Total for Debt Service		0.00	0.00	420,000.00	420,000.00	0.00%
300-Capital Projects						

Page Number 11 of 13



Village of Estero
Budget Report All Funds
For Month Ending November 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	70,415.00	72,665.00	14,125,106.00	14,052,441.00	0.51%
	Total for Physical Environment	70,415.00	72,665.00	14,125,106.00	14,052,441.00	0.51%
365-Transportation						
563000	Capital Outlay - Infrastructure	785,441.36	787,541.36	16,050,000.00	15,262,458.64	4.91%
	Total for Transportation	785,441.36	787,541.36	16,050,000.00	15,262,458.64	4.91%
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	0.00	0.00	0.00	0.00%
563000	Capital Outlay - Infrastructure	1,002,576.76	7,074,276.76	27,295,000.00	20,220,723.24	25.92%
	Total for Parks & Recreation	1,002,576.76	7,074,276.76	27,295,000.00	0.00	0.00%
	Total for Capital Projects	1,858,433.12	7,934,483.12	57,470,106.00	29,314,899.64	0.00%

Page Number 12 of 13



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

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Expense	4,751,008.81	17,321,942.22	95,033,121.00	57,511,687.60	18.23%
Net Revenue / Expense	160,606.98	6,240,923.20	38,235,763.00	12,715,348.62	16.32%

Page Number 13 of 13



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

Available Funds Report

General Fund Capital Projects	\$ 6,027,708
Building Fee Fund	483,140
Gas Tax Capital Projects	3,271,882
Developer Contribution	230,772
Road Impact Fees	17,895,198
Estero Park Entry Contribution	113,516
Park Imp Fees	523,894
Total Available Funds	<u>\$ 28,546,110</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Ditch/Swale Cleaning & Maintenance Services Purchase Order

Motion to approve award purchase order 26011 for Ditch/Swale Cleaning & Maintenance Services to P & T Lawn & Tractor, for an amount not to exceed \$97,500 annually.

Approve a \$9,000.00 Contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

Background:

The Village of Estero is responsible for the maintenance of numerous drainage swales and ditches throughout the Village. With limited staff and equipment, the Village is not able to perform this work, so we hire private contractor.

These services were last bid in 2022.

Description:

On November 3, 2025, the Village issued an Invitation to Bid (ITB 10126) for Ditch/Swale Cleaning & Maintenance Services, with a closing date of December 15, 2025. The ITB sought bids for seven separate geographic areas in the Village which the Village received seven bids:

- P & T Lawn and Tractor Service, Inc.
- Milborne, LLC
- Earth Balance
- Duval Landscape Maintenance
- Maravilla Cleaners, LLC
- Quantum Marine Construction
- Randolph's Land Solutions

Page 1 of 3

The award process for the ITB is to make an award to the lowest, responsive, responsible bidder. P & T Lawn and Tractor was determined to be the lowest, responsive, responsible bidder with a total bid of \$97,500 annual amount. This annual amount provides three cleaners per year for each location. This bid event benefits the Village in an approximate \$25,000 per year cost reduction in services.

While the Village develops stand-alone contracts for more complex, costly, or unique service or commodity acquisitions, for relatively common services or commodities where the work performed or commodities ordered are recurring over the relevant award period, the award will be by issuance of a Purchase Order through which invoices may be submitted and paid. The Purchase Orders will not have a term, but rather services may be terminated by either party at any time. Services are expected to be retained from the vendor for a period of three years plus the option of one additional year.

Pursuant to § 2-174(b), Village Council must approve all Category Three awards (\$75,000 or greater). Therefore, staff is requesting approval of the awards so Purchase Orders may be issued.

Action Requested:

Motion to approve award purchase order 26011 for Ditch/Swale Cleaning & Maintenance Services to P & T Lawn & Tractor, for an amount not to exceed \$97,500 annually.

Approve a \$9,000.00 Contingency for additional services that may be required to complete the project.

Authorize the Village Manager to sign the purchase order and other additional implementing documents on behalf of the Village of Estero Council.

Process and Timeline:

Upon Village Council approval, staff will issue corresponding Purchase Orders, with services to commence in the month of April.

The maintenance and cleaning schedule is performed three times a year in the months of May, August, and November.

Financial Impact:

The yearly cumulative expense for the awarded vendor is a not-to-exceed amount of \$97,500 plus a \$9,000 per year contingency. This action improves the 2026 budget line item by approximately \$25,000.

Prepared by: Steve Gillette

Attachments:

1. ITB 10126 Tabulation Sheet
2. Purchase Order Terms and Conditions
3. Purchase Order 26011
4. All Ditch Maps

Event Number	10126 Addendum 2	Organization	Village of Estero
Event Title	Ditch/Swale Cleaning & Maintenance Services	Workgroup	Purchasing
Event Description		Event Owner	Steve Gillette
Event Type	ITB	Email	gillette@estero-fl.gov
Issue Date	11/3/2025 08:00:00 AM (ET)	Phone	
Close Date	12/15/2025 11:00:00 AM (ET)	Fax	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
P & T Lawn and Tractor Service, Inc.	Alva	FL	12/4/2025 01:42:00 PM (ET)	7	\$97,500.00
Milborne, LLC	Sunny Isles Beach	FL	12/13/2025 09:55:41 AM (ET)	7	\$100,798.32
Earth Balance	North Port	FL	12/15/2025 09:47:43 AM (ET)	7	\$116,700.00
Duval Landscape Maintenance	Jacksonville	FL	12/15/2025 10:23:10 AM (ET)	7	\$117,846.00
Maravilla Cleaners LLC	St. Petersburg	FL	12/12/2025 09:10:47 PM (ET)	7	\$122,412.18
Quantum Marine Construction LLC	Cape Coral	FL	11/22/2025 01:31:07 PM (ET)	7	\$127,500.00
Randolph's Land Solutions	Naples	FL	12/12/2025 11:44:48 AM (ET)	7	\$128,433.24

TERMS AND CONDITIONS

1. PURCHASE ORDER AND PART NUMBER. Village of Estero (Buyer) Purchase Order numbers must appear on all invoices and packing lists. Purchase Order numbers must show on all Bills of Lading, cartons, containers, etc.
2. PRICE. This order is not to be filled at a higher price than last charged or quoted unless so authorized in writing by the Village of Estero Procurement Office.
3. INSPECTION. All materials ordered are subject to inspection and test by Buyer. Buyer shall have the right to reject or to require correction of material found not to conform to this purchase order. At Buyer's option, rejected material will be held for Seller's instruction and at Seller's risk or returned at Seller's expense. Payment for material prior to inspection shall not constitute Buyer's acceptance.
4. ENTIRE CONTRACT. The terms and conditions stated herein shall constitute the entire contract between Buyer and Seller and no agreement or other understanding in any way modifying the same will be binding unless made in writing and signed by a duly authorized representative of Buyer. This PO is governed by Buyer's Procurement Code which Seller is obligated to review and understand. If this PO results from an ITB or other formal solicitation of Buyer, Buyer's solicitation documents, as well as Seller's resulting bid or response, are incorporated into this PO by reference with the Buyer's documents having precedence over Seller's bid or response.
5. ACCEPTANCE. Acceptance is limited to the provisions set forth in this order including these terms and conditions and those on the face hereof or incorporated herein by reference. Seller's performance of any work or shipment of any materials covered by this order, without having received Buyer's express written consent to a modification of or addition to the terms hereof shall constitute Seller's acceptance of these terms despite any language to the contrary in Seller's quotation, acknowledgement, confirmation or other communication made in response to this order, and such action by Seller shall constitute a waiver of any such language. Buyer's silence or acceptance of any work performed, or materials shipped shall in no event be deemed Buyer's acceptance of any terms contained in Seller's quotation, acknowledgement, confirmation or other communication received from Seller which are different from or in addition to the terms hereof.
6. DELIVERY. Time is of the essence in the filling of this order. No delays in shipment of material or rendition of services will be permitted except as authorized by Buyer in writing. Please notify Buyer at once of anticipated delay. Excessive or unusual transportation charges caused by Seller's inability to deliver by specified date and in specified quantities shall be charged back to Seller. Right is reserved to cancel this order if the foregoing is not complied with. In the event of cancellation pursuant to this clause, Buyer may procure similar articles or services elsewhere or secure the manufacture and delivery of the articles by purchase order or otherwise, and Seller shall be liable to Buyer for any excess cost.
7. PACKING AND SHIPPING. All goods shall be packed, crated and braced to prevent damage or deterioration and classified on bills of lading in accordance with National Motor Freight or Uniform Freight Classification rules and regulations and carriers' tariffs. No charges shall be paid by Buyer for preparation, packing, crating, or cartage unless separately stated in the order. All shipments to be forwarded on one day to one address shall be consolidated and shipped to ensure lowest transportation charge. Buyer's count or weight shall be final and conclusive on shipments.
8. CHANGES AND CANCELLATION. Buyer may at any time by written order make changes in the materials or work ordered, including changes in drawings and specifications, or require additional work or materials. If such changes cause an increase or decrease in Seller's cost or in the time required for performance, an equitable adjustment shall be made and this order shall be modified in writing. Failure to agree to an adjustment shall not excuse the Seller from proceeding with this order as changed. Buyer reserves the right to cancel or suspend all or, from time to time, any undelivered or unexecuted portion of this order. Changes shall not be binding until agreed to in writing by the Village of Estero Procurement Office.
9. WARRANTY. In addition to any warranty implied by fact or law, Seller expressly warrants all items to be free from defects in design, workmanship and materials; to conform strictly to applicable specifications, drawings, approved samples, if any; and to be fit and sufficient for the purpose intended, and to be merchantable. Such warranties, together with all other service warranties of Seller, shall run to Buyer. All warranties shall survive inspection, test, acceptance of and payment by Buyer. In the event of breach of warranty, Buyer may, at its option, either return for credit or require prompt correction or replacement of the defective or nonconforming material to the satisfaction of the Buyer. In the event that Seller is unable to correct or replace the same, Buyer, at its elect, may correct or replace the same and Seller shall reimburse Buyer for the full cost of making such correction or replacement.
10. WARRANTY — PRICE. Seller warrants that the Buyer shall not be billed at prices higher than stated on this Purchase Order unless authorized by a Purchase Order Change Notice issued and signed by Buyer. Seller represents that the price charged for the goods or services covered by this order, is the lowest price charged by the Seller to buyers of a class similar to Buyer under conditions similar to those specified in this order and the prices comply with applicable government regulations in effect at time of quotation, sale or delivery. Seller agrees that any price reduction made in items covered by this order subsequent to the placement of this order will be applicable to this order.
11. PATENTS AND DESIGN RIGHTS. Seller agrees to defend, protect and save Buyer harmless against all suits and from all damages, claims and demands for actual or alleged infringement of any patents by reason of any manufacture, use of materials covered by this order except insofar as any such suit, damage, claim or demand is directly attributable to such materials being manufactured by Seller according to Buyer's detailed design. Seller hereby agrees that if this order covers development work and any discoveries, inventions of patents result therefrom, the entire right, title and interest in and to such discoveries, inventions and patents shall belong exclusively to Buyer.
12. INDEMNIFICATION. Seller agrees to indemnify, defend and hold Buyer, its officers, employees and agents, harmless from any and all costs, losses, expenses, damages, claims, suits, or any liability whatsoever, including attorney's fees, resulting from injury, including death, to person or damage to property arising out of or in any manner connected with the performance of this order, whether arising out of, caused by or contributed to in whole or in part by the acts or omissions of Seller, or its subcontractors or their respective employees. Seller agrees to maintain, and require its subcontractors to maintain
(1) public liability and property damage insurance in amounts satisfactory to Buyer, to cover the obligations set forth above, and (2) Workman's Compensation Insurance covering all employees engaged in the performance of this order. Seller shall furnish to Buyer certificates evidencing such insurance.
13. COMPLIANCE WITH LAWS AND REGULATIONS. Seller agrees that it will comply with all federal, state and local laws and regulations applicable to the production, sale and delivery of the goods or the furnishing of any labor or services called for by this order, and any provisions required thereby to be included herein shall be deemed to be incorporated herein by reference. Without limiting the generality of the foregoing: (a) There is incorporated herein by reference the contract provisions of paragraphs (1) through (7) of Section 202 of Executive Order 11246, as amended,

9/17//2025

provided that where necessary to make the context thereof applicable to this order the term "Contractor" shall mean Seller and the term "Contract" shall mean this order. (b) Seller certifies that the goods called for by this order have been or will be produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended, and a certification evidencing such compliance shall be printed, stamped or typed on Seller's invoices.

14. OCCUPATIONAL SAFETY AND HEALTH. Seller represents that all goods and/or services sold or furnished to Buyer hereunder will comply with all applicable laws and governmental regulations relating to the occupational safety and health of employees, specifically including the Federal Occupational Safety and Health Act of 1970 and any rules, regulations, standards or order issued thereunder, (herein collectively called "Occupational Safety and Health Requirements") and Seller agrees to indemnify and hold harmless Buyer against any claims, losses, damages, fines, penalties, costs and expenses suffered or incurred by Buyer as a result of any violation of or noncompliance with any Occupational Safety and Health Requirements caused or contributed to by the failure of such goods and/or services to so comply. Seller agrees upon request to furnish to Buyer any and all information regarding the ingredients of goods sold or furnished to Buyer hereunder and to comply with any other reasonable request of Buyer made in connection with the application of any Occupational Safety and Health Requirements to Buyer, its employees and property.
15. CHOICE OF LAW. This order and the performance by the parties hereunder shall be construed and governed by the law of the State of Florida. Seller has been provided with a copy of this PO and its performance under the PO shall be deemed acceptance of all its terms and conditions.
16. EMPLOYEE RECRUITMENT. During the term of this Agreement and for eighteen months thereafter, the vendor/contractor/consultant shall not solicit, recruit, offer employment to, or hire, or attempt to solicit, recruit or hire, any employee of the Village for any position located in Florida, Texas, Georgia, South Carolina, North Carolina, Arizona, or California. The Parties agree that this provision is reasonable and necessary in order to preserve and protect the Village's staff capacity, its investment in the training and development of its employees, the stability of its workforce, and to deter any motive to use a public position for private gain. If any provision of this section is found by a court or arbitrator to be overly broad, unreasonable in scope or otherwise unenforceable, the Parties agree that such court or arbitrator shall modify such provision to the minimum extent necessary to render this section enforceable. In the event that vendor/contractor/consultant violates this section during the specified period, at the Village's sole option, vendor/contractor/consultant shall either pay to the Village a placement fee equal to 200% of the employee's annual compensation including benefits and bonuses or, alternatively, vendor/contractor/consultant shall consent to a judicial decree ordering the dismissal of the employee.

9/17//2025



Village of Estero

Purchase Order

Billing address:
9401 Corkscrew Palms Circle Suite 101
Estero, FL 33928-6275
(239) 221-5035

Shipping address:
9401 Corkscrew Palms Circle Suite 101
Estero, FL 33928

Vendor Name: P & T Lawn & Tractor			Purchase Order Number: 26011		
Vendor Address: 15980 Old Olga Road Alva, FL 33920			Quote/Bid Date: 11/3/2025		
Vendor Phone:			Date Ordered: 4/1/2026		
Vendor Fax:			Payment Terms: Net 30 days from receipt of invoice		
Vendor Contact:			Ship Via		
			☐ UPS ☐ Fed-X ☐ P/U ☐ Other		
Reason for Purchase: Ditch & Swale Cleaning Maintenance Services					
Accounting Code:	Qty:	Unit:	Description:	Unit Price:	Extended Price:
001-365-531000-30-541	3	Year	Award of all sections 1-7 from ITB 10126 Addendum 2	\$97,500.00	\$ 292,500.00
			Location 1 @ \$675.00 per cleaning		
			Location 2 @ \$900.00 per cleaning		
			Location 3 @ \$1,125.00 per cleaning		
			Location 4 @ 1,800.00 per cleaning		
			Location 5 @ \$6,000.00 per cleaning		
			Location 6 @ \$ 7,000.00 per cleaning		
			Location 7 @ \$ 15,000.00 per cleaning		
			Services scheduled to begin April 1		
				Total:	\$ 292,500.00

Florida Sales Tax Exempt #: 85-8016684668C-2

Additional Terms:

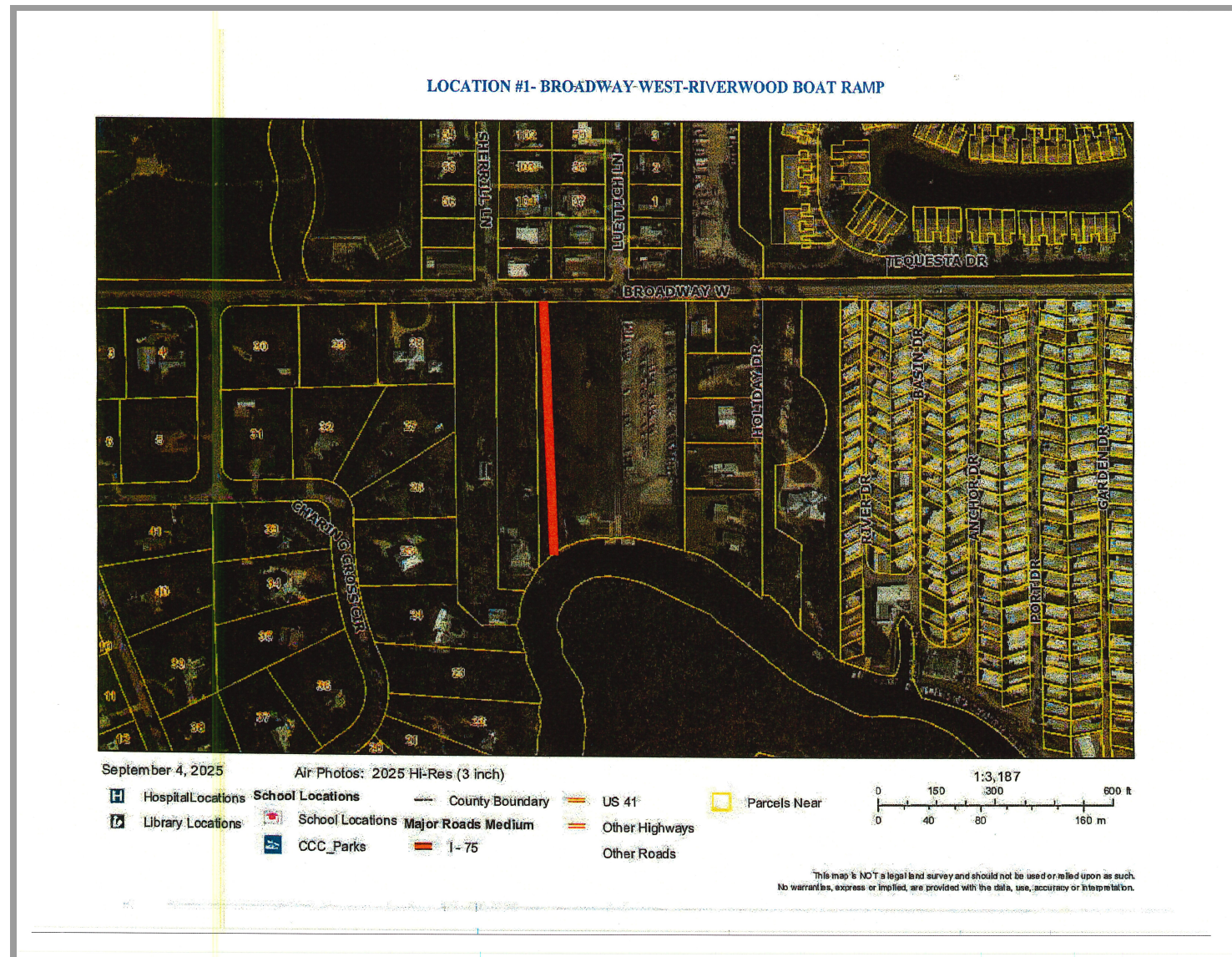
Attached Terms and Conditions become binding on this Order
This order subject to all terms and conditions included ITB 10126 Addendum 2.
PO Number must be on all invoices

Requested By: Public Works Department

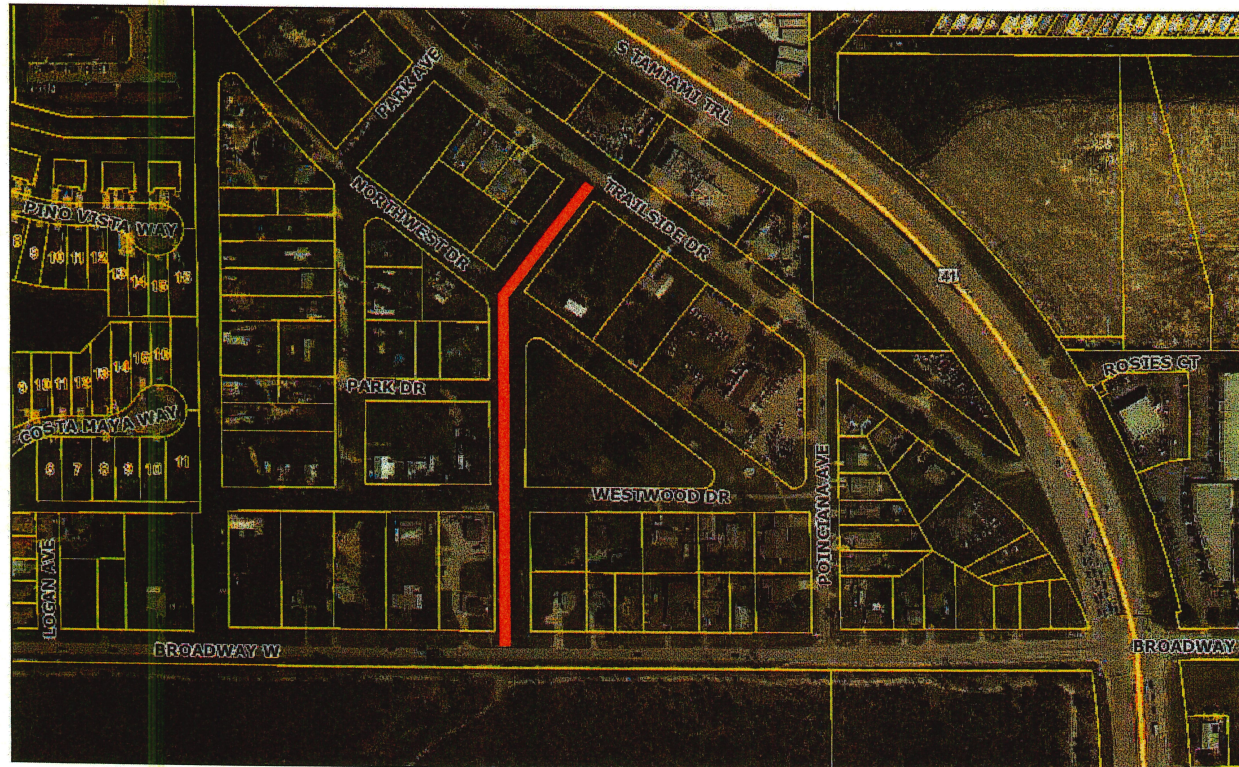
Village Manager Signature: _____

Steve Sarkozy

Date: _____



LOCATION #2 - BROADWAY WEST TO TRAILSIDE DRIVE



September 4, 2025

Air Photos: 2025 Hi-Res (3 inch)

H Hospital Locations
L Library Locations

S School Locations
S School Locations
CCC_Parks

County Boundary
Major Roads Medium
I - 75

US 41
Other Highways
Other Roads

Parcels Near



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

LOCATION # 3 - CHARING CROSS CIRCLE TO RIVER



September 4, 2025

Air Photos: 2025 Hi-Res (3 inch)

- | | | | | |
|--------------------|------------------|--------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC Parks | 1-75 | Other Roads | | |



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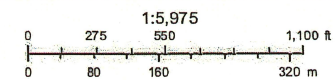
LOCATION #4- BROADWAY WEST NEAR FPL PROPERTY



September 4, 2025

Air Photos: 2025 Hi-Res (3 inch)

- | | | | | |
|--------------------|------------------|--------------------|----------------|--------------|
| Hospital Locations | School Locations | County Boundary | US 41 | Parcels Near |
| Library Locations | School Locations | Major Roads Medium | Other Highways | |
| CCC_Parks | I-75 | Other Roads | | |



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

LOCATION #5 - RAILROAD DITCH BROADWAY EAST NORTH TO CASCADES



November 14, 2025

Air Photos: 2025 Hi-Res (3 inch)



Hospital Locations



Library Locations

School Locations

CCC_Parks

County Boundary

Major Roads Medium

I - 75

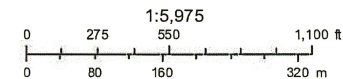
US 41

Other Highways

Other Roads

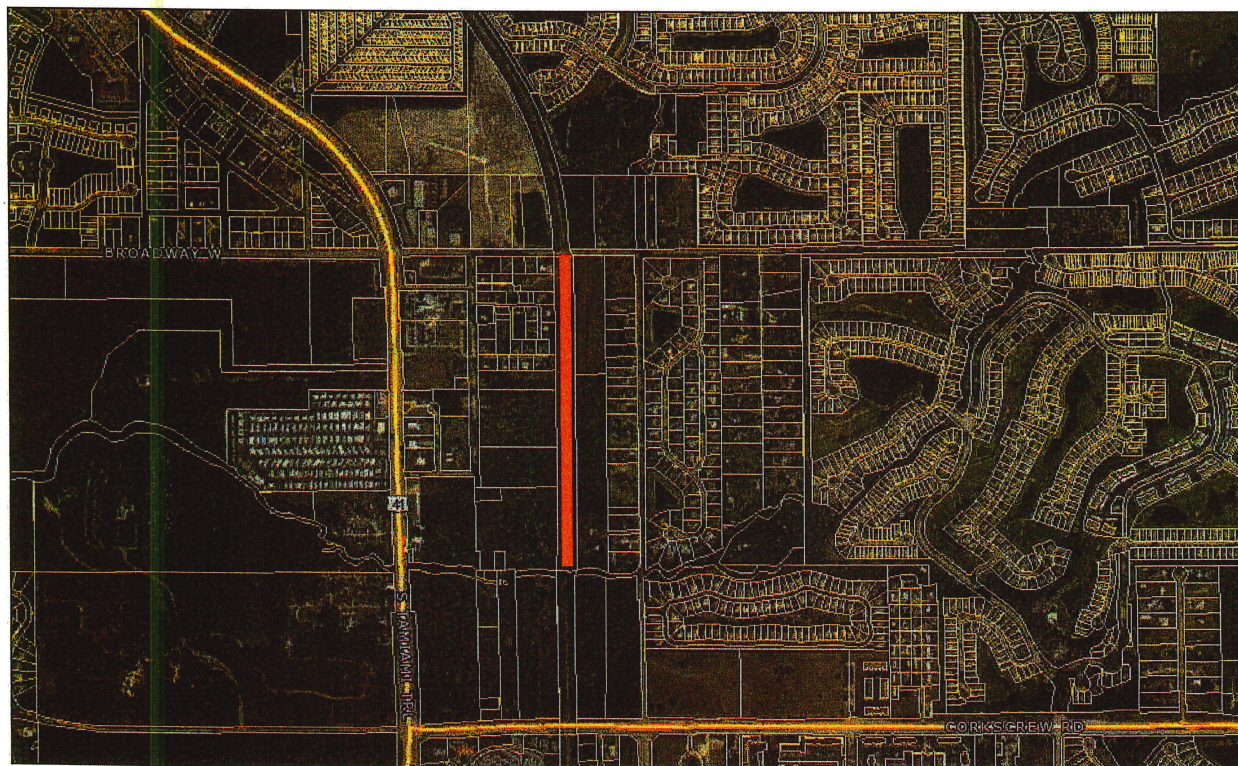


Parcels Near



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

LOCATION #6 - BROADWAY EAST SOUTH TO THE ESTERO RIVER



September 4, 2025

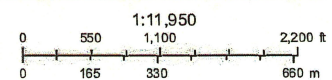
Air Photos: 2025 Hi-Res (3 inch)

 Hospital Locations

 Library Locations

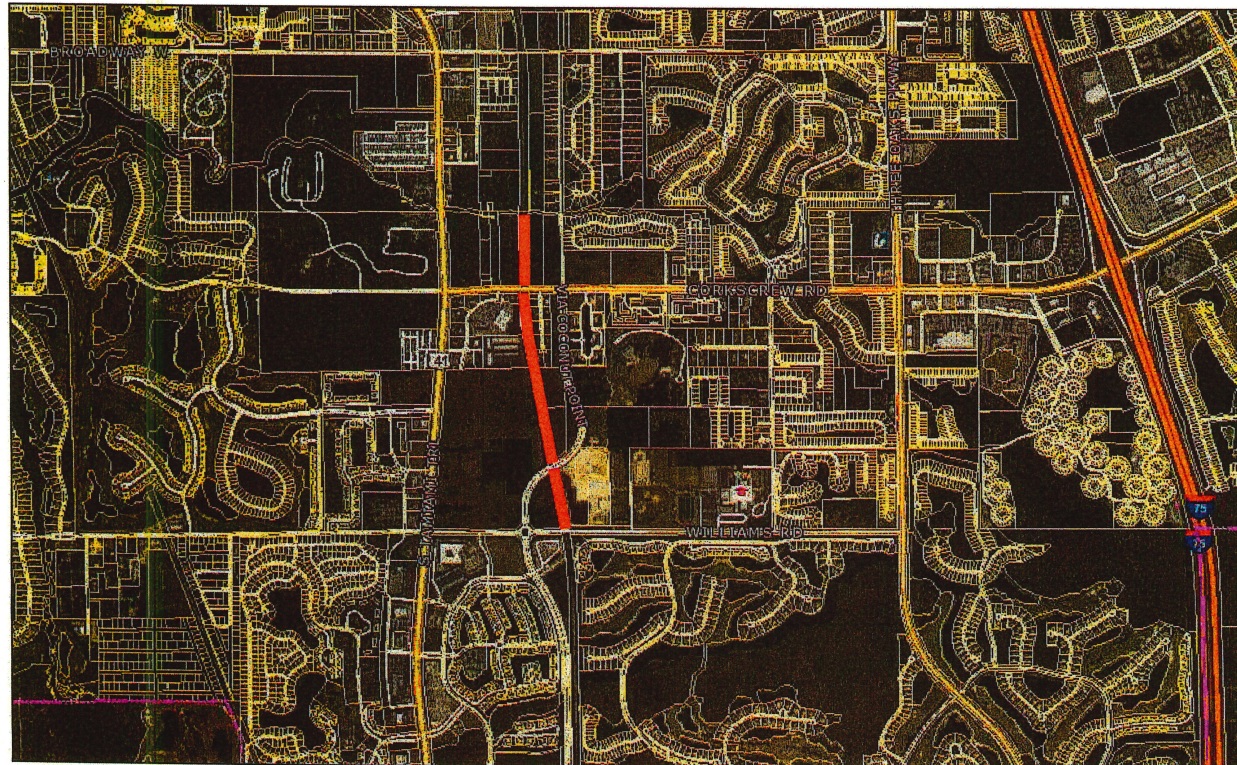
School Locations

 School Locations



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

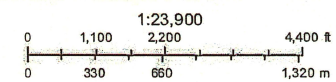
LOCATION #7 - ESTERO RIVER SOUTH TO WILLIAMS ROAD



September 4, 2025

Air Photos: 2025 Hi-Res (3 inch)

- | | | | |
|--------------------|------------------|--------------------|----------------|
| Hospital Locations | School Locations | County Boundary | US 41 |
| Library Locations | School Locations | Major Roads Medium | Other Highways |
| CCC_Parks | I-75 | | Other Roads |



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Code Enforcement Lien Reduction Request: Truist Bank

Motion to accept agreed code enforcement lien reduction with payment to be made within 15 days, and authorizing staff to file a Release of Lien once payment is made.

Background:

Village Land Development Code provides at § 2-505(F)(2):

Use Permit. A use permit, authorizing a use in accordance with this LDC, is required prior to occupancy or a change of occupancy of commercial or industrial zoned property, or for the change of use from a model home that is converted to a standard residence. A use permit is a prerequisite to any county or state permitting or business license receipt. The Director shall review and issue a use permit prior to the issuance of a building permit, based on the determination that the use meets the standards in this LDC.

On March 16th 2022, the Village's Codes Compliance Manager opened a case and issued a Courtesy Notice to Truist Bank for operating at 20280 Grande Oak Shoppes Blvd. without having first obtained a Use Permit. It appears the bank did not respond since, on April 5th 2022, an Affidavit of Non-Compliance was issued followed on April 19th by a Notice of Violation.

Several Notices of Hearing were subsequently issued (suggesting the case had been continued) but on June 16th 2022, a Final Order was issued by the Code Enforcement Special Magistrate finding a violation. An Order of Imposition was entered on July 20th 2022 which was properly recorded in the official record on September 14th 2022 (see attached recorded lien).

Compliance finally occurred on December 22nd 2025 when the bank obtained a Certificate of Use from the Village. By the time staff verified compliance, the daily fines had risen to \$308,000, plus cost of investigation of \$171.83 (see attached summary).

On January 6th 2025, counsel for the bank reached out to staff asking to discuss the lien. The bank's position is that it did not believe a Use Permit was required since it began occupancy due to a change in name, but the opportunity to argue the merits of the case

Page 1 of 3

or to have filed an appeal in court are long expired. The lien is recorded and enforceable and per Florida Statutes § 162.09(3) can be foreclosed if the Village so desired.

Of course, the Village staff desires to be reasonable, especially if compliance has been achieved and no harm to the community has occurred. To that end, the Village Attorney entered into discussions with bank counsel and, with the approval of the Community Development Director, agreed to recommend a compromise payment of \$3,000 from the bank in exchange for a release of the lien. The justification for staff's offer to the bank of a \$3,000 compromise is that the fee for the permit is \$300. A lien compromise in the amount of \$3,000 is ten times the amount, but more than 100 times less than the over \$300,000 which had accumulated prior to compliance occurring. Given the nature of the violation, and that once current management became aware of the matter it was immediately addressed, staff believes this compromise is fair, and the bank, through its counsel, has accepted the offered compromise (subject of course to Council's action).

Village Code § 1-48(g) provides, in relevant part:

A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records of the county, and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of the state, including execution of a levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever first occurs. *A lien arising from a fine imposed pursuant to this section runs in favor of the village, and the council may execute a satisfaction or release of lien entered pursuant to this section.*

Staff recommends that if Council agrees to reduce the lien to \$3,000, that it condition the reduction on payment by the bank within 15 days. Once payment is made, the staff would execute and file a Release of Lien in the official record, thus clearing the lien.

Action Requested:

Motion to accept agreed code enforcement lien reduction with payment to be made within 15 days, and authorizing staff to file a Release of Lien once payment is made.

Process and Timeline: If approved by Council, staff will, upon receipt of payment, execute and file a Release of Lien.

Financial Impact: \$3,000 will be paid to the Village in exchange for a lien release.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Recorded Lien
2. Case Summary

Kevin C. Karnes, Lee County Clerk of Circuit Court

INSTR. # 2022000291312, Doc Type LI, Pages 3, Recorded 9/14/2022 at 9:56 AM, Deputy Clerk TBARRIS 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 #: 22040005

Certified #:

Petitioner,

Vs

TRUIST BANK
PO BOX 167
WINSTON SALEM, NC 27102

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 16th day of June 2022 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 **\$171.83**

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 2: ADMINISTRATION	F. 2 - USE PERMITS A use permit, authorizing a use in accordance with this LDC, is required prior to occupancy or a change of occupancy of commercial or industrial zoned property, or for the change of use from a model home that is converted to a standard residence. A use permit is a prerequisite to any county or state permitting or business license receipt. The Director shall review and issue a use permit prior to the issuance of a building permit, based on the determination that the use meets the standards in this LDC.	JULY 21, 2022

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: 20280 GRANDE OAK SHOPPES BLVD, ESTERO, FL 33928
FOLIO: 254625E4200000010
LEGAL DESCRIPTION: SHOPPES AT GRANDE OAK
PB 69 PGS 31-34 LOT

Revised 5/22/2017

INSTR. # 2022000291312 Page Number: 2 of 3

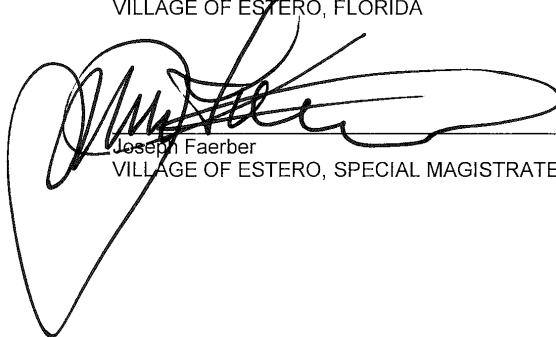
3. That the Respondent did not comply with the Final Order on or before the date specified therein. Upon complying with this Final Order, the Respondent **SHALL NOTIFY STANLEY KNIGHT**, The Code Enforcement Compliance Manager, who shall have the property inspected and notify the Special Magistrate Clerk 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 \$171.83 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 21st Day of July 2022

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Joseph Faerber
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR. # 2022000291312 Page Number: 3 of 3

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on July 21, 2022

Village of Estero Special Magistrate Clerk

By: James Gardner
James Gardner

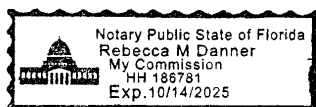
I certify that, under the penalty of perjury that the above written statements are true and accurate to the best of my knowledge.

**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 21st Day of July 2022, by James Gardner 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:

Rebecca M. Danner
Notary Public, State of Florida at Large



Print, Type or Stamp of Notary

HH 186781
Commission Number, if any

SEAL:

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRUIST BANK	PO BOX 167 WINSTON SALEM, NC 27102	20280 GRANDE OAK SHOPPES BLVD , ESTERO, FL 33928

Legal Description

SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 1

Description

Operating without a USE permit

Case Status	Open	Case #	22040005	Date Next Inspection	7/21/2022
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Notes Operating without a USE permit

A USE permit must be on file with the Village of Estero

Please contact Maryann Devanas for assistance with the USE permit requirements/supplication
239-221-5036
Devanas@estero-fl.gov

Thank you

Stanley Knight
knight@estero-fl.gov

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
3/16/2022	Complaint
3/16/2022	Courtesy Notice
4/5/2022	Affidavit of Non-Compliance
4/19/2022	Notice of Violation
4/27/2022	Notice of Hearing
6/15/2022	Notice of Hearing
6/16/2022	Final Order
7/20/2022	Order of Imposition/Liens

Violations

Ordinance/Regulation	Section	Description	Date Complied
CHAPTER 2: ADMINISTRATION	F. 2 - USE PERMITS	A use permit, authorizing a use in accordance with this LDC, is required prior to occupancy or a change of occupancy of commercial or industrial zoned property, or for the change of use from a model home that is converted to a standard residence. A use permit is a prerequisite to any county or state permitting or business license receipt. The Director shall review and issue a use permit prior to the issuance of a building permit, based on the determination that the use meets the standards in this LDC.	Not in Compliance - Reinspection Date: 7/21/2022

Case Overview

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	F. 2 - USE PERMITS	Individual Violation		\$308,000.00
Admin Fixed		Admin Fixed		\$171.83
			Total Fines	\$308,171.83

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$308,171.83

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Second reading of Zoning Ordinance No. 2025-15, 4741 Broadway Avenue West rezoning

Adopt Ordinance No. 2025-15

Background:

This is a rezoning from Agriculture (AG) to Residential Single Family (RSF) for a 1/3-acre lot on Broadway Avenue West. The applicants, Charles and Sandra Cooper, are requesting the rezoning to construct a single family home on the lot. The property is a triangular-shaped parcel located east of Estero River Heights and the FPL right-of way and drainage ditch, and west of Cranbook Harbor.

Description:

See attached staff report for details.

Staff recommends approval with a condition that the applicants execute a 22.5-foot drainage easement on the west side of the property in favor of the Village.

The Planning Zoning and Design Board recommended approval with a drainage easement condition at their meeting on November 18, 2025.

Action Requested:

Adopt Ordinance No. 2025-15

Process and Timeline:

- Planning Zoning and Design Board hearing November 18, 2025
- Council first reading December 17, 2025
- Council second reading January 21, 2026

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared By: Mary Gibbs

Attachments:

1. Ordinance No. 2025-15
2. Staff Report
3. Applicant Information
4. PowerPoint

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH
CONDITIONS A REZONING FROM AGRICULTURE
(AG) TO RESIDENTIAL SINGLE FAMILY (RSF) FOR A
0.34+/- ACRE TRIANGULAR PARCEL LOCATED AT
4741 BROADWAY W, EAST OF ESTERO RIVER
HEIGHTS AND THE EXISTING 100-FOOT FPL RIGHT
OF WAY AND WEST OF CRANBROOK HARBOR ;
PROVIDING FOR SEVERABILITY; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, Charles and Sandra Cooper (the “Applicants”), filed an application to
rezone the property located at 4741 Broadway W, consisting of approximately 0.34 acres; and

WHEREAS, the Property STRAP number is 29-46-25-E4-U1690.2484 and the
Property is legally described in Exhibit A attached hereto; and

WHEREAS, the Applicants requested a rezoning from Agriculture (AG) to
Residential Single Family (RSF) (Case Number REZ2025-E001); and

WHEREAS, a noticed Public Information Meeting was held on July 8, 2025 at the
Planning Zoning and Design Board; and

WHEREAS, at a duly noticed public hearing held on November 18, 2025, the Planning
Zoning and Design Board recommended approval of the request with a condition; and

WHEREAS, a duly noticed first reading was held before the Village Council on
December 17, 2025; and

WHEREAS, a duly noticed second reading and public hearing was held before the
Village Council on January 21, 2026, at which time the Village Council gave consideration to
the evidence presented by the Applicant and the Village staff, the recommendations of the
Planning Zoning and Design Board and the comments of the public.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero,
Florida;

Section 1. Approval.

The Village Council approves the rezoning from Agriculture (AG) to Residential
Single-Family (RSF).

Section 2. Conditions.

Zoning Ordinance No. 2025-15
Case No. REZ2025-E001
4741 Broadway W

Page 1 of 4

48
49 1. Drainage Easement
50

51 The applicants must execute a 22.5-foot drainage easement on the west side of the
52 property in favor of the Village. This easement will provide continuity with the
53 existing easement created by the Cranbrook Harbor plat of the drainage ditch
54 running from Broadway W to the Estero River, parallel to the FPL Right of Way
55 (former Seminole railroad track property). The easement shall be in a form
56 approved by the Village Attorney and shall be delivered to the Village for recording
57 prior to the effective date of the Rezoning Ordinance.
58

59 **Section 3. Findings and Conclusions.**
60

61 Based upon an analysis of the application and the standards for approval in the Land
62 Development Code, and the conditions of approval, the Council finds and concludes
63 that the rezoning:
64

65 **1. Is consistent with and furthers the goals, objective, and policies of the**
66 **Comprehensive Plan and all other Village adopted plans.**
67

68 *The proposed rezoning from AG to RSF is consistent with the Village Neighborhood*
69 *1 land use category.*
70

71 **2. Is not in conflict with any portion of the LDC;**
72

73 *The proposed rezoning meets the LDC requirements.*
74

75 **3. Addresses a demonstrated community need;**
76

77 *The applicant will record a 22.5-foot drainage easement on the west side of the*
78 *property which would provide continuity with the existing easement running from*
79 *Broadway W to the Estero River, parallel to the FPL Right of Way.*
80

81 **4. Is compatible with existing and proposed uses surrounding the subject land,**
82 **and is the appropriate zoning district for the land;**
83

84 *The proposed rezoning from AG to RSF would allow the construction of a single-*
85 *family home, which is more appropriate than agricultural use.*
86

87 **5. Would result in a logical and orderly development pattern;**
88

89 *The proposed rezoning is an infill area.*
90

91 **6. Would not adversely affect the property values in the area;**
92

The proposed amendment should not adversely affect property values in the area.

- 7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);**

The proposed rezoning would result in the development of a single-family residence that would be served by public facilities because the infrastructure is existing.

- 8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;**

The proposed rezoning would not have an adverse impact on the natural environment. The proposed drainage easement will benefit the existing stormwater management system.

- 9. Is compatible with existing or planned uses in the surrounding uses;**

On balance, the proposed use is compatible with the general surrounding area. The proposed rezoning will allow the construction of a single-family residence which is consistent with the property's future land use Village Neighborhood I designation.

Section 5. Exhibits.

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

Exhibit A Legal Description of Property

Section 6. Severability.

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

Section 7. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading this 17th day of December 2025.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 21st day of January 2026.

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Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	_____	_____
Vice Mayor Zaluki	_____	_____
Councilmember Fayhee	_____	_____
Councilmember Hunt	_____	_____
Councilmember Lopez	_____	_____
Councilmember McLain	_____	_____
Councilmember Ward	_____	_____

Zoning Ordinance No. 2025-15
Case No. REZ2025-E001
4741 Broadway W

Page 4 of 4

Exhibit A

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

LEGAL DESCRIPTION:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

LEGAL DESCRIPTION: FOR THE
PURPOSES OF REZONING; AG TO RSF

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED.
- 2) BEARING: SHOWN HEREON ARE ASSUMED AND BASED ON NORTH-BOUNDARY LINE OF THE NW 1/4 CORNER OF THE 1st QUARTER OF SECTION 29, Township 44S, Range 10E, Meridian 10E, 1st Principal Meridian, 23P & E.
- 3) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.
- 4) NO IMPROVEMENTS SHOWN WERE LOCATED.
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED.
- 6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND ENCUMBRANCES OF RECORD.
- 7) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED.
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).
- 9) THE SURVEY SHOWN HEREON LIES IN FLOOD ZONE ALELO/F-0 AS SHOWN ON FLOOD INSURANCE RATE MAP 00240-010-01, EFFECTIVE DATE 11-17-22.
- 10) REVISIONS:
- 1) ADDED EASEMENTS 9-23-25
- 2) CHANGED WIDTH OF DRAINAGE EASEMENT AND CREATED A NEW LEGAL DESCRIPTION 9-23-25
- 3) ADDED EASEMENTS 9-23-25
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- 175) ADDED EASEMENTS 9-23-25
- 17

THIS SURVEY NOT VALID WITHOUT THE DIGITAL
SIGNATURE AND EMBOSSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

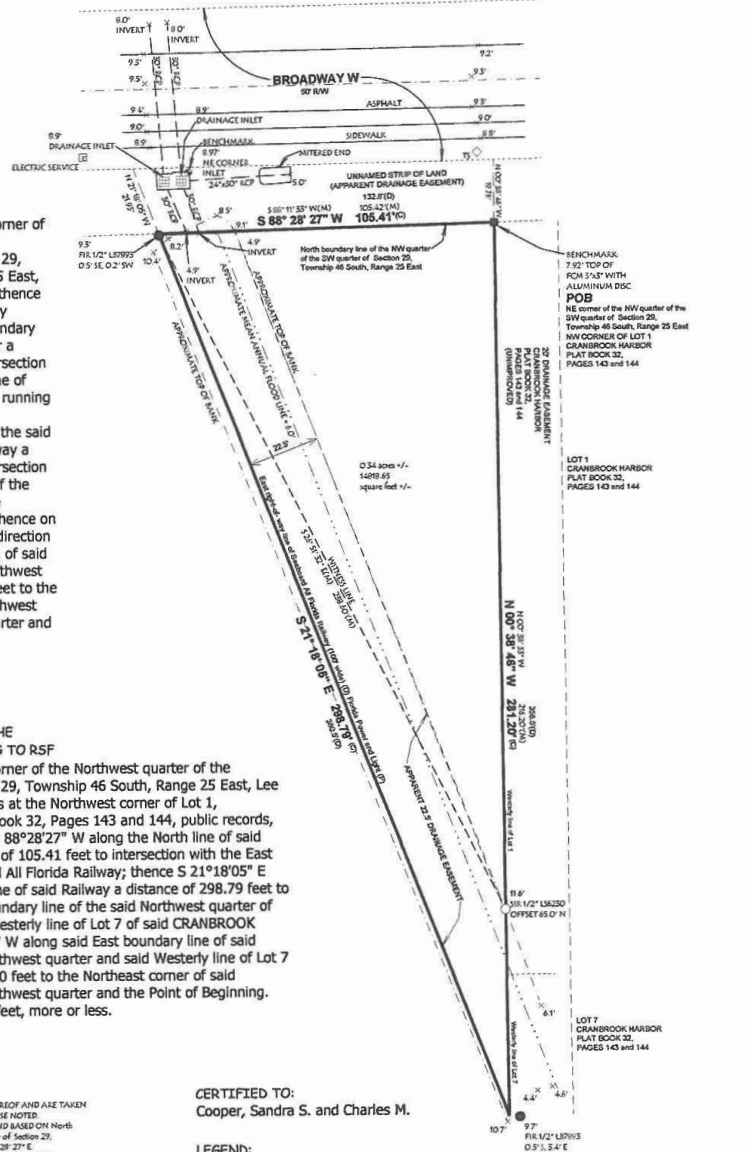
Michael S Young Digitally signed by Michael S Young
Date: 2025.09.24 14:28:14 -0600

MICHAEL S. YOUNG DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER 9-24-2025
154710

Sept. 24, 2025
Revised as per
Staff Review Comments
(08-09-25)

BOUNDARY SURVEY

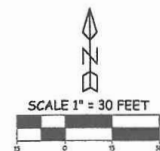
FILE NO: 24267
SURVEY DATE: 10-03-24



CERTIFIED TO:
Cooper, Sandra S. and Charles M.

LEGEND:

- [illegible]





**Rezoning of 4741 Broadway W
Zoning Staff Report
For Village Council**

CASE NAME: 4741 Broadway W

CASE TYPE: Rezoning from Agriculture (AG) to Residential Single Family (RSF)

CASE NUMBER: REZ2025-E001

PLANNING ZONING & DESIGN BOARD MEETING: November 18, 2025

VILLAGE COUNCIL: December 17, 2025 First Reading
January 21, 2026 Second Reading

SUMMARY OF REQUEST

The applicants, Charles and Sandra Cooper, are requesting a rezoning of their property from Agriculture (AG) to Residential Single Family (RSF) to construct a single-family home on the property. The triangular parcel is located east of Estero River Heights and the existing 100-foot FPL Right of Way, and west of Cranbrook Harbor, consisting of approximately 0.34+/- acres.

PLANNING ZONING AND DESIGN BOARD AND STAFF RECOMMENDATIONS

Staff and PZDB recommend approval of the rezoning with a condition to provide a drainage easement. The condition is outlined in the attached ordinance.

GENERAL INFORMATION

Applicant/Owner
Charles and Sandra Cooper

Location
4741 Broadway W

STRAP Number
29-46-25-E4-U1690.2484

December 17, 2025 & January 21, 2026

REZ2025-E001

Page 1 of 7

Size of Property

0.34+/- acres (15,856 square feet)

Surrounding Area Zoning, and Land Use

North Broadway W, then, an FPL Power Station and Riverwoods Plantation property (tennis and outdoor recreation courts)

East Single-family homes in Cranbrook Harbor – Agriculture (AG)

South Cranbrook Harbor and the 100-foot FPL Right of Way

West 100-foot FPL Right of Way, then, homes in Estero River Heights – Residential Single Family (RSF)

Zoning

Agriculture (AG)

Comprehensive Plan Land Use Category

Village Neighborhood 1

Public Information Meeting

A Public Information Meeting was held at the Planning, Zoning, and Design Board on July 8th, 2025.

STAFF REVIEW AND ANALYSIS

The applicants are requesting the rezoning of their property from Agriculture (AG) to Residential Single Family (RSF) to construct a single-family home on the property. The property does not currently meet the Village of Estero Land Development Code – AG Zoning minimum size of one acre, necessitating the rezoning to RSF.

The Village of Estero Land Development Code characterizes Residential Single Family (RSF) zoning as “lands that accommodate primarily single-family detached dwellings on lots with a minimum area of 7,500 square feet.” The density and dimensional standards in this zoning district are as follows (per Sec. 3-303.D):

- Maximum lot coverage – 40%
- Minimum Lot Width – 75 feet
- Minimum Lot Depth – 100 feet
- Minimum Side Setback – 7.5 feet
- Minimum Rear Setback – 20 feet
- Minimum Street Setback – 25 feet (Broadway W is a Collector Road)

The subject property was never platted. Although there is a legal description for the property, it appears that it was a spare piece of land that was left over from the FPL ROW. This is demonstrated by the inconsistent lot shape and the inability to currently meet the minimum lot requirements for AG zoning.

Estero River Heights, a residential community which lies west of the subject property is zoned RSF. The subject property is comparable in lot size to most lots within Estero River Heights, as they are also approximately 0.34+/- acres. However, the adjacent community immediately east of

the subject property, Cranbrook Harbor, features larger lot sizes, which are approximately an acre in size and are zoned AG.

The aerial photo below shows the subject property (outlined in red) and the adjacent Estero River Heights and Cranbrook Harbor subdivisions.



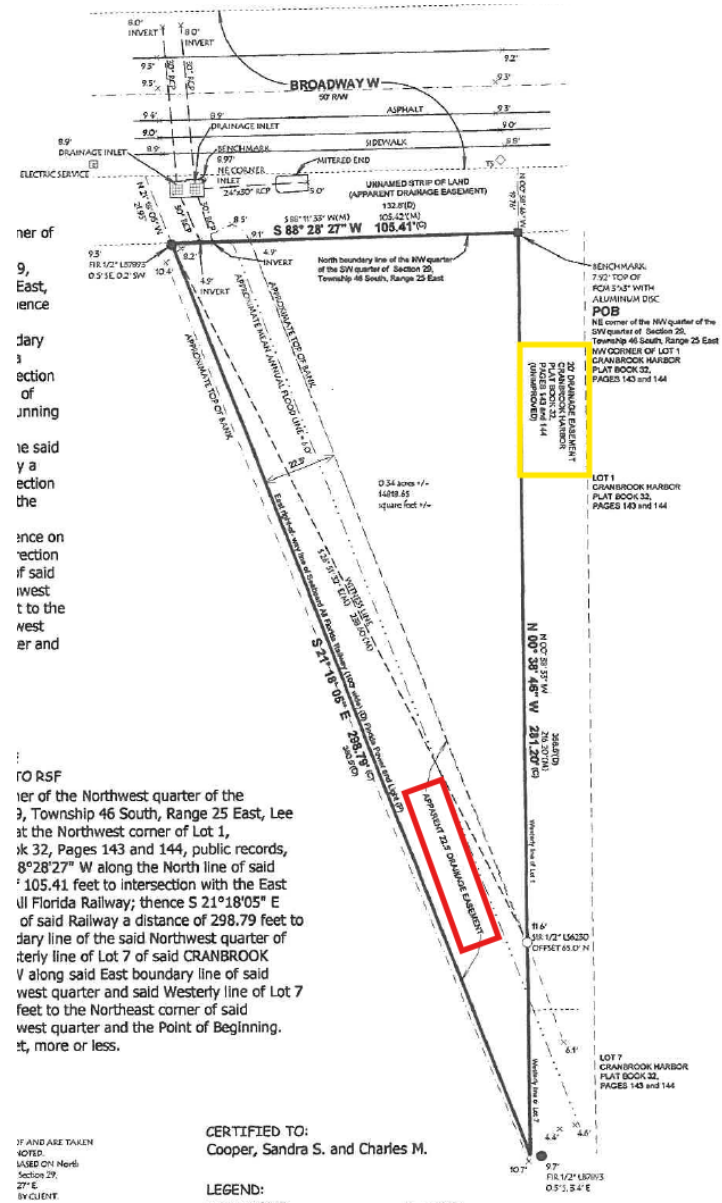
Site Plan

The applicant has provided a site plan as part of this rezoning request (attached). The site plan shows the proposed 22.5-foot drainage easement to the west and a proposed “possible footprint for house”. The proposed home shown on the site plan appears to meet the minimum lot size, minimum lot dimensions, and the minimum setbacks requirements for RSF zoning. It is noted that the proposed home shown on the site plan is for informational purposes and is not part of this rezoning request. A separate building permit is required.

Drainage Easement

As part of the rezoning request, the applicants will execute a 22.5-foot drainage easement on the west side of the property in favor of the Village. This easement will provide continuity with the existing easement created by the Cranbrook Harbor plat of the drainage ditch running from Broadway W to the Estero River, parallel to the FPL Right of Way (former Seminole railroad track property). The boundary survey of the subject property is shown below. In yellow, is the existing

20-foot drainage easement in Cranbrook Harbor and in red is the proposed 22.5-foot drainage easement on the west side of the subject property.



December 17, 2025 & January 21, 2026

REZ2025-E001

Page 4 of 7

COMPREHENSIVE PLAN ANALYSIS

The parcel is in the Village Neighborhood I Future Land Use Category. The category is described in the Comprehensive Plan excerpt below:

The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale. Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village's Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Village Neighborhood 1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas. Examples include Wildcat Run, West Bay Club, The Estates at Estero River, the Brooks and Pelican Landing.

Staff Comment: The Village Neighborhood I areas allow for a density range of 1 – 4 units per acre. Predominant land uses in Village Neighborhood I are lower density residential uses. The proposed rezoning will allow for the construction of a single-family dwelling on 0.34 acres which is equivalent to a density of 3 units per acre, within the range of VN I. This is consistent with the Comprehensive Plan Village Neighborhood I designation.

Relevant Comprehensive Plan policies are listed below:

FLU-1.11.2 RESIDENTIAL DEVELOPMENT STANDARDS. *Support and enhance Estero's residential character by ensuring that development proposals address how they:*

- A. *Are compatible with adjacent uses, public facilities, and infrastructure systems;*
- B. *Impact surrounding environmental and natural resources, with specific controls to ensure preserved areas that are designated preserve through the development permitting process are not encroached upon and are only able to be altered or changed upon approval of amendments or modifications to applicable development orders and permits;*
- C. *Access, where applicable, nearby parks, public spaces, recreational facilities, greenways, blueways, and natural open spaces;*
- D. *Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and*
- E. *Contribute to the overall design, landscaping, and aesthetics that make up the community's character as a harmonious place with beauty, spaciousness, and a diversity of high quality residential and commercial development that positively contributes to the quality of life of Estero's residents.*

Staff Comment: The subject property is an irregularly shaped, left-over "cut-out" parcel that was never platted. The proposed use of a single-family residence is similar in size to the adjacent uses to the west. The closest home in Cranbrook Harbor, east of the subject property is approximately +/- 100 feet away and separated by a 20-foot drainage easement.

HOU-1.1.3 New development must be compatible with existing residential uses.

Staff Comment: The subject property can meet the setback and lot size requirements for a single-family residence with the proposed rezoning to RSF. This proposed lot is similar in size to the lots in Estero River Heights and smaller than the adjacent lots in Cranbrook Harbor but separated by a small drainage easement.

CONCLUSION

Staff has proposed the following findings for the rezoning per Section 2-501.C.2 of the Land Development Code, that the rezoning:

1. Is consistent with and furthers the goals, objective, and policies of the Comprehensive Plan and all other Village adopted plans.

Staff Comment: The proposed rezoning from AG to RSF is consistent with the Village Neighborhood 1 land use category.

2. Is not in conflict with any portion of the LDC.

Staff Comment: The proposed rezoning meets the LDC requirements.

3. Addresses a demonstrated community need.

Staff Comment: The applicant will record a 22.5-foot drainage easement on the west side of the property which would provide continuity with the existing easement running from Broadway W to the Estero River, parallel to the FPL Right of Way.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.

Staff Comment: The proposed rezoning from AG to RSF would allow the construction of a single-family home, which is more appropriate than agricultural use.

5. Would result in a logical and orderly development pattern.

Staff Comment: The proposed rezoning is an infill area.

6. Would not adversely affect the property values in the area.

Staff Comment: The proposed rezoning should not adversely affect property values in the area.

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

Staff Comment: The proposed rezoning would result in the development of a single-family residence that would be served by public facilities because the infrastructure is existing.

8. Would not result in significantly adverse impacts on the natural environment – including, but not limited to water air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical area, and the natural functioning of the environment.

Staff Comment: The proposed rezoning would not have an adverse impact on the natural environment. The proposed drainage easement will benefit the existing stormwater management system.

9. Is compatible with existing or planned uses in the surrounding area.

Staff Comment: On balance, the proposed use is compatible with the general surrounding area. The proposed rezoning will allow the construction of a single-family residence which is consistent with the property's future land use Village Neighborhood I designation.

ATTACHMENTS:

- A. Boundary Survey, stamped "Received Sep. 24, 2025."
- B. "Revised Site Plan", dated September 24, 2025.

ATTACHMENT A

Sept. 24, 2025
Revised as per
Staff Review Comments
(08-09-25)

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

BOUNDARY SURVEY

FILE NO: 24267
SURVEY DATE: 10-03-24

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

LEGAL DESCRIPTION:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

LEGAL DESCRIPTION: FOR THE
PURPOSES OF REZONING; AG TO RSF

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED.
- 2) BEARING: SHOWN HEREIN ARE ASSUMED AND BASED ON NORTH.
- 3) BEARING LINE IS THE HWY CENTER OF THE 3RD QUARTER OF SECTION 29.
- 4) 45' TO 45' 45" LONG, 45' 45" TO 45' 45" WIDE, 45' 45" TO 45' 45" DEEP.
- 5) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.
- 6) ONLY IMPROVEMENTS SHOWN WERE LOCATED.
- 7) UNDERGROUND UTILITIES WERE NOT LOCATED.
- 8) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC. AS SHOWN ON RECORD.
- 9) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED.
- 10) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1985 (NAVD83).
- 11) FLOOD ZONE INFORMATION IS BASED ON FLOOD ZONE ALELO/A-01 AS SHOWN ON FLOOD INSURANCE RATE MAP 002400 0301C, EFFECTIVE DATE 11-17-12.
- 12) REVISIONS
- a) ADDED EASEMENTS 7-23-25
- b) CHANGED WIDTH OF DIAPHRAGM EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-23-25
- 13) CHANGES TO LEGAL DESCRIPTION

THIS SURVEY NOT VALID WITHOUT THE DIGITAL
SIGNATURE AND EMBOSSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

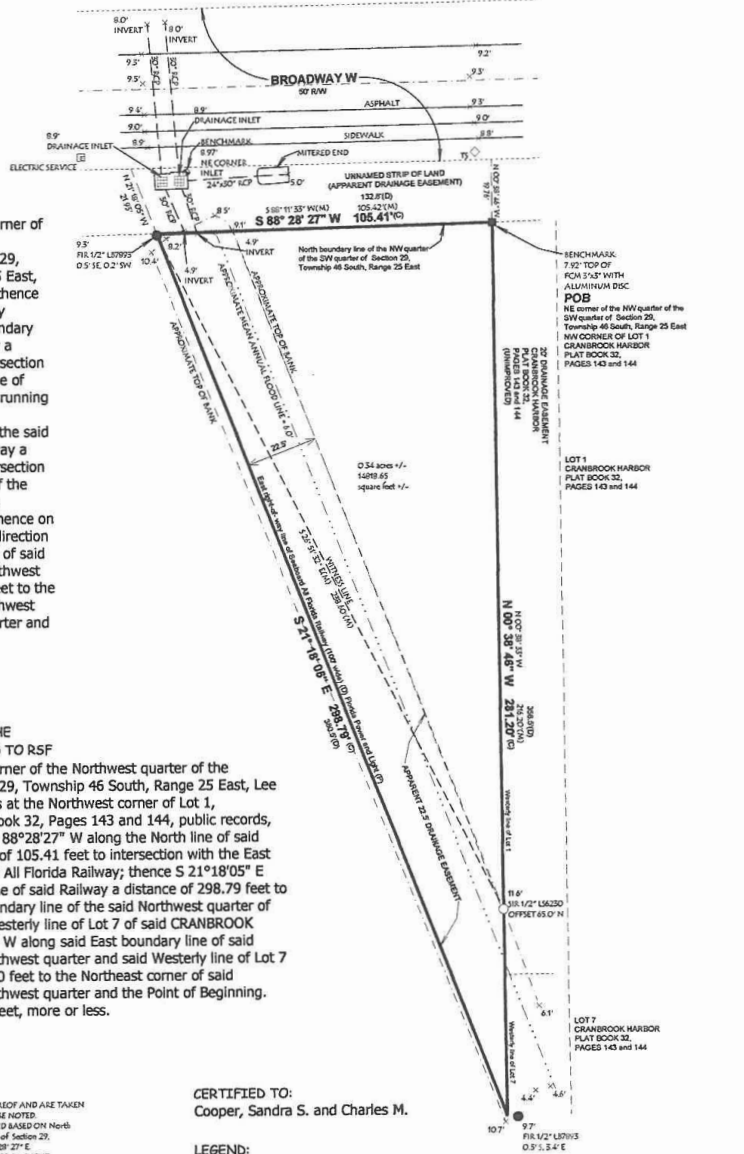
Michael S Young Digitally signed by Michael S Young
Date: 2025.09.24 14:28:14 -0600

MICHAEL S. YOUNG DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER 9-24-2025
156710

CERTIFIED TO:
Cooper, Sandra S. and Charles M.

LEGEND:

- [illegible]



NE corner of the NW quarter of the
SW quarter of Section 29,
Township 46 South, Range 25 East
NW CORNER OF LOT 1
CRANBROOK HARBOR
PLAT BOOK 32,
PAGES 143 and 144

LOT 1
CRANBROOK HARBOR
PLAT BOOK 32,
PAGES 143 and 144

LOT 7
CRANBROOK HARBOR
FLAT BOOK 32,
PAGES 143 and 144

A circular seal for a Professional Surveyor and Mapper. The outer ring contains the text "MICHAEL STEPHEN YOUNG" at the top and "PROFESSIONAL SURVEYOR AND MAPPER" at the bottom. The inner circle contains the text "CERTIFICATE" at the top, "NO. 6230" in the center, and "STATE OF FLORIDA" at the bottom.

ATTACHMENT B

REVISED

Site Plan
September 24, 2025

MICHAEL YOUNG LAND SURVEYING
18714 SPRUCE DRIVE W.
FORT MYERS, FL. 33967
YOUNGSURVEYING@AOL.COM
TELEPHONE 239-267-1700

BOUNDARY SURVEY

FILE NO: 24267
SURVEY DATE: 10-03-24

PROPERTY ADDRESS:
4741 BROADWAY W
ESTERO, FLORIDA 33928

LEGAL DESCRIPTION:
Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; running thence on a straight line in a Westerly direction along the North boundary line of said Northwest quarter a distance of 132.8 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; running thence on a straight line in a southeasterly direction along the said right-of-way line of said Railway a distance of 380.5 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter; running thence on a straight line in a Northerly direction along said East boundary line of said Northwest quarter of the Southwest quarter a distance of 356.5 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning.

LEGAL DESCRIPTION: FOR THE
PURPOSES OF REZONING; AG TO RSF

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 29, Township 46 South, Range 25 East, Lee County, Florida; said point lies at the Northwest corner of Lot 1, CRANBROOK HARBOR, Plat Book 32, Pages 143 and 144, public records, Lee County, Florida; thence S 88°28'27" W along the North line of said Northwest quarter a distance of 105.41 feet to intersection with the East right-of-way line of Seaboard All Florida Railway; thence S 21°18'05" E along the said right-of-way line of said Railway a distance of 298.79 feet to intersection with the East boundary line of the said Northwest quarter of the Southwest quarter and Westerly line of Lot 7 of said CRANBROOK HARBOR; thence N 00°38'46" W along said East boundary line of said Northwest quarter of the Southwest quarter and said Westerly line of Lot 7 and Lot 1 a distance of 281.20 feet to the Northeast corner of said Northwest quarter of the Southwest quarter and the Point of Beginning. Containing 14818.65 square feet, more or less.

NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED;
- 2) BOUNDARIES SHOWN HEREIN ARE ASSUMED TO BE BASED ON South boundary line of the NW quarter of the SW quarter of Section 29, Township 46 North, Range 12 East, Meridian 10 West;
- 3) ALL DESCRIPTIONS SHOWN, WAS PROVIDED BY CLIENT;
- 4) ONLY IMPROVEMENTS SHOWN WERE LOCATED;
- 5) UNDERGROUND UTILITIES WERE NOT LOCATED;
- 6) PARCELS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, EIGHTH AND NINTH;
- 7) AIRCRAFT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED;
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1985 (NAVD83);
- 9) THE SHOWN FLOOD INSURANCE LINES IN FLOOD ZONE ARE BASED AS SHOWN ON FLOOD INSURANCE RATE MAP 22020-0579-G, EFFECTIVE DATE 11-17-12;
- 10) REVISIONS:
- a) ADDED EASEMENTS 7-25-25;
- b) CHANGED WIDTH OF DRAINAGE EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-28-25;
- c) CHANGED AREA OF DRAINAGE EASEMENT AND WROTE A NEW LEGAL DESCRIPTION 9-28-25;

THIS SURVEY NOT VALID WITHOUT THE DIGITAL
SIGNATURE AND EMBOSSED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

Michael S Young
MICHAEL S. YOUNG
PROFESSIONAL SURVEYOR AND MAPPER
154710

Digitally signed by Michael S Young
Date: 2025.09.24 14:28:34 -0400

DATE SIGNED
9-24-2025

CERTIFIED TO:
Cooper, Sandra S. and Charles M.

LEGEND:

- AC = AIR-CONDITIONED
 CG = COMB. CONCRETE
 C = CALCULATED
 CF = CONCRETE FLOOR
 CTV = CABLE TELEVISION SERVICE BOX
 D = DRAINAGE EASEMENT
 DVM = DRIVEWAY
 E = ELECTRIC SERVICE BOX
 EL = ELEVATION
 F = FIELD
 F1R = FOUNDATION FOOT
 F1P = FOUNDATION PIPE
 F1F = FOUNDATION & DISK
 M = MEASURED
 NAD80 = NORTH AMERICAN
 VERTICAL DATUM 1988
 ND = NUMBER
 OFS = OFFSET
 OR = OFFICIAL RECORDS
 P = PLAT
 POS = POINT OF BEGINNING
 POB = POINT OF COMMENCEMENT
 PVE = PUBLIC UTILITY EASEMENT
 R/W = RIGHT-OF-WAY
 RCP = REINFORCED CONCRETE PIPE
 RCP18 = 18" REINFORCED RCP
 S = SET PAUL & DISK IS 6230
 TOL = APPROXIMATE TOTAL OF SANITARY
 T = TELEPHONE SERVICE BOX

- ① LIGHT POLE
- ② POWER POLE
- ③ WATER METER
- ④ UNDERGROUND TELEPHONE BOX
- ⑤ CABLE TELEVISION SERVICE BOX
- ⑥ PALE HYDRANT
- ⑦ ROUND CONC. MONUMENT
- ⑧ ROUND HIGH ADZ
- ⑨ ROUND NAIL
- ⑩ SET NAIL & TAB LS 6230
- ⑪ SET 1/2" IAGON AOD & CAP LS6230
- ⑫ WATER VALVE
- ⑬ TRANSFORMER
- ⑭ SANITARY MANHOLE
- ⑮ WELL HEAD
- ⑯ APPROX. CENTER OF SEPTIC TANK
- ⑰ IRON PERIMETER FENCE
- ⑱ CHAIN LINK FENCE
- ⑲ OVERHEAD POWER LINES
- ⑳ CENTERLINE SIGNAL
- ㉑ TOP OF BANK
- ㉒ CENTRAL ANGLE
- ㉓ RADIUS
- ㉔ MAG. LENGTH

 $\angle$

SCALE 1" = 30 FEET

This Instrument Prepared By:
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Strap Number(s):

29-46-25-E4-U1690.2484

THIS SPACE RESERVED FOR RECORDING

**GRANT OF DRAINAGE, ACCESS, & MAINTENANCE EASEMENT
TO VILLAGE OF ESTERO**

THIS INDENTURE is made and entered into this 2nd day of Dec. 2025, by and between Charles M. Cooper and Sandra S. Cooper, whose address is 4741 Broadway W, Estero, FL 33928, hereinafter referred to as GRANTORS, and the VILLAGE OF ESTERO, a Florida municipal corporation, whose address is 9401 Corkscrew Palms Circle, Estero, FL 33928, hereinafter referred to as the VILLAGE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTORS hereby grant, bargain, sell and transfer to the VILLAGE, its successors, appointees and assigns, an exclusive, perpetual drainage, access, and maintenance easement situated in Lee County, Florida, depicted and described in **Exhibit "A"**, attached hereto and made a part hereof.

2. The VILLAGE is granted the right, privilege, and authority to construct, replace, renew, access and maintain stormwater (drainage) facilities to be located within the easement which is located on the property described in attached **Exhibit "A"**, with the additional right, privilege and authority to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other manmade improvements or naturally occurring impediments which may affect the construction, replacement, renewal, access or maintenance of said stormwater (drainage) facilities authorized herein.

3. This easement does not dictate or require any particular size, material, method, or configuration of stormwater (drainage) facilities and such materials, methods and configurations shall be within the Village's sole discretion. The total area of this easement is reserved for construction, replacement, renewal, access and maintenance of stormwater (drainage) facilities along with necessary access and maintenance travelways and appurtenant facilities and for any landscaping (generally excluding trees), walkways, pathways, or similar uses to be installed and maintained by the Village. Houses, fences, buildings, carports, trees, garages, drain pipes, storage sheds, overhangs, bridges, pavement, or any other structures or portions of structures may not be constructed on or placed within or upon this drainage, access and maintenance easement, present or future, by GRANTORS, or their heirs, successors, agents, lessees, tenants, or assigns. Grantors grant to Village the right to remove any such structures built or placed in the easement.

4. Title to all stormwater (drainage) facilities constructed and/or placed hereunder by the VILLAGE will become the property of the VILLAGE. Maintenance of these stormwater (drainage) facilities will be the responsibility of the VILLAGE unless otherwise so identified.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission lines and telecommunications lines covering the land herein described, GRANTORS covenant that they are lawfully seized and possessed of the described real property in attached **Exhibit "A"**, have good and lawful right and power to sell and convey it, and that the property is free of liens and encumbrances, except as herein stated, and accordingly, GRANTORS will forever defend the right, title and terms of this said easement and the quiet possession thereof by the VILLAGE against all claims and demands of all other entities.

6. GRANTORS, its heirs, successors or assigns, agree to assume all liability for any consequential damages to any houses, fences, buildings, carports, trees, garages, drain pipes, storage sheds, overhangs, bridges, pavement, or any other structures or portions of structures subsequently constructed in violation of paragraph 3 within the easement, which result from the required activities of the VILLAGE for the construction, replacement, renewal, access and maintenance of the stormwater (drainage) facilities located within the easement.

7. Where necessary, the VILLAGE will have reasonable right of access across GRANTORS property for the purposes of reaching the described easement in attached **Exhibit "A"** on either paved or unpaved surfaces. Any damage to GRANTORS property or permitted improvements thereon as the result of such access to the described easement or the construction, replacement, renewal, maintenance, or repairs located within the easement shall be repaired or restored by the VILLAGE to the condition in which it existed prior to the damage, as is reasonably practicable.

8. By acceptance of this easement, the VILLAGE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for construction, replacement, renewal, repair, access, and maintenance of stormwater (drainage) facilities as more fully set forth herein.

9. This easement will be binding upon the parties hereto, their successors in interest and any assigns, and the terms and conditions of this easement shall run with the title to the property described in **Exhibit "A"** attached hereto.

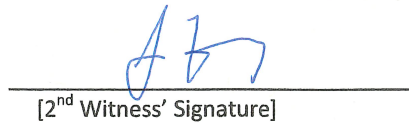
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IN WITNESS WHEREOF, the GRANTORS have caused this document to be signed on the date and year first above written.


[1ST Witness' Signature]

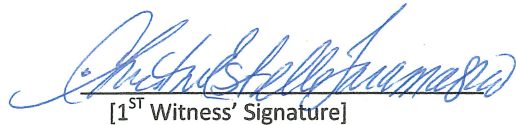
Christine Estelle Taramasco
[Type or Print Name]

5620 Harborage Drive, Fort Myers,
[1st Witness' Complete Address] FL 33908


[2nd Witness' Signature]

Leonardo Taramasco
[Type or Print Name]

5620 Harborage Drive, Fort Myers,
[2nd Witness' Complete Address] FL 33908


[1ST Witness' Signature]

Christine Estelle Taramasco
[Type or Print Name]

5620 Harborage Drive, Fort Myers,
[1st Witness' Complete Address] FL 33908


[2nd Witness' Signature]

Leonardo Taramasco
[Type or Print Name]

5620 Harborage Drive, Fort Myers,
[2nd Witness' Complete Address] FL 33908

BY:

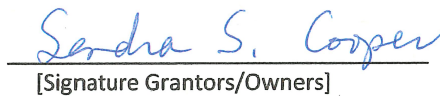

[Signature Grantors/Owners]

Charles M. Cooper
[Type or Print Signatory's Name]

owner / grantor
[Signatory's Title]

[Type or Print Company Name]
[If Applicable]

BY:


[Signature Grantors/Owners]

Sandra S. Cooper
[Type or Print Signatory's Name]

owner / grantor
[Signatory's Title]

[Type or Print Company Name]
[If Applicable]

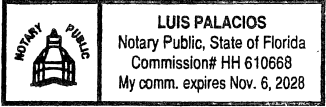
STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 2 day of December 2025, by

Charles M. Cooper and Sandra S. Cooper (Grantors) who produced the following as identification

Drivers license or are personally known to me, and who did/did not take an oath.

[Stamp or Seal]



Luis Palacios
[Signature of Notary]
Luis Palacios
[Typed or Printed Name]

Approved and accepted for and on behalf of Village of Estero, Florida, this _____ day of _____, 20____.

ATTEST:
CAROL SACCO, CLERK

VILLAGE OF ESTERO
ESTERO, FLORIDA

BY: _____
Clerk

BY: _____
Steve Sarkozy, Village Manager

Attachment: **Exhibit "A"** - Legal Description/Sketch of Drainage, Access & Maintenance Easement



DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, VILLAGE OF ESTERO, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, CRANBROOK HARBOR, AS RECORDED IN PLAT BOOK 32, PAGES 143 AND 144, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE S 00°02'59" E ALONG THE WEST LINE OF SAID CRANBROOK HARBOR FOR 217.41 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S 00°02'59" E ALONG SAID WEST LINE FOR 63.79 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 100 FEET WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS DESCRIBED IN DEED BOOK 229, PAGE 470, OF SAID PUBLIC RECORDS; THENCE N 20°42'18" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 298.79 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 29; THENCE N 89°04'14" E ALONG SAID NORTH LINE FOR 23.91 FEET TO AN INTERSECTION WITH A LINE BEING 22.50 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE S 20°42'18" E ALONG SAID PARALLEL LINE FOR 231.01 FEET TO THE **POINT OF BEGINNING**.

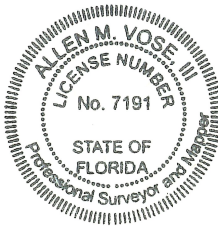
SUBJECT PARCEL CONTAINS: 0.14 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE RECORD PLAT OF CRANBROOK HARBOR, RECORDED IN PLAT BOOK 32, PAGES 143 AND 144, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE 1 BEARS N 00°02'59" W.

DESCRIPTION PREPARED: 11-10-2025.

Digitally signed
by Allen M Vose III
Date: 2025.11.10
16:19:13 -05'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 11-10-2025

S:\Atwell\Jobs\25xx\25010241 - 4741 BROADWAY W - Village of Estero\Surveying\Descriptions\4741 Broadway W - Drainage Easement LGL.doc
S:\Atwell\Jobs\25xx\25010241 - 4741 BROADWAY W - Village of Estero\Surveying\Descriptions\4741 Broadway W - Drainage Easement SKT.dwg

SHEET 1 OF 2

10511 Six Mile Cypress Parkway, Fort Myers, FL 33966
(239) 939-5490 – Licensed Business LB7832
www.atwell.com

4741 Broadway W. Estero, FL 33928

Rezoning from Agriculture (AG)
to Residential Single Family (RSF)



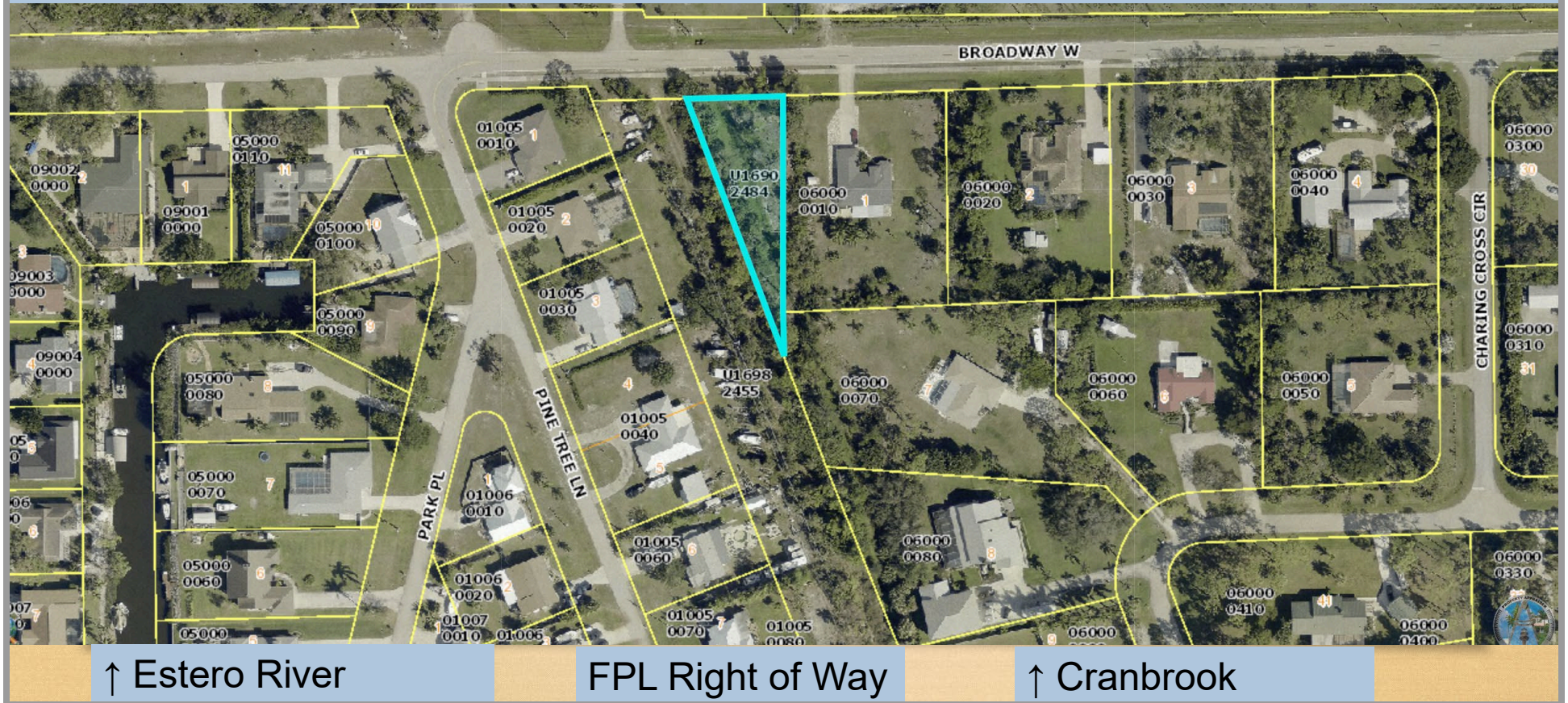
Purpose of Rezoning:

To build a single family home on the property.



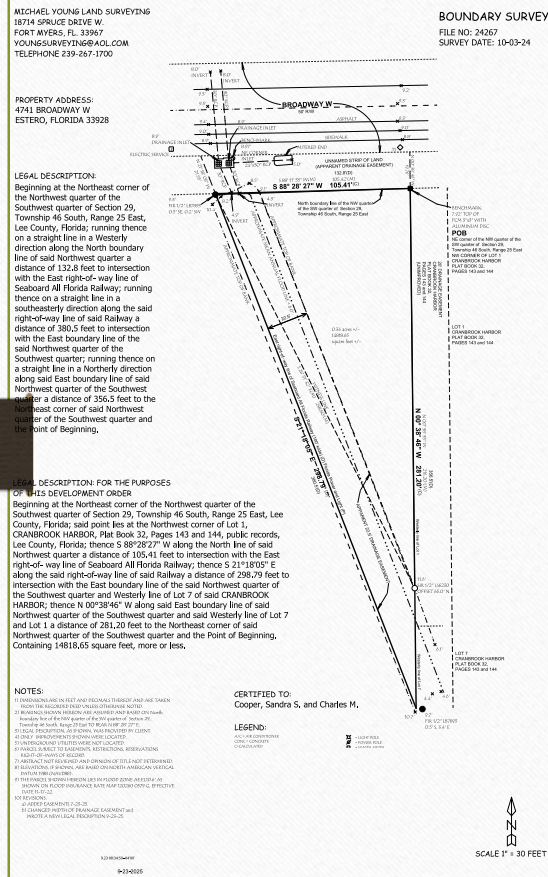
Location of Property:

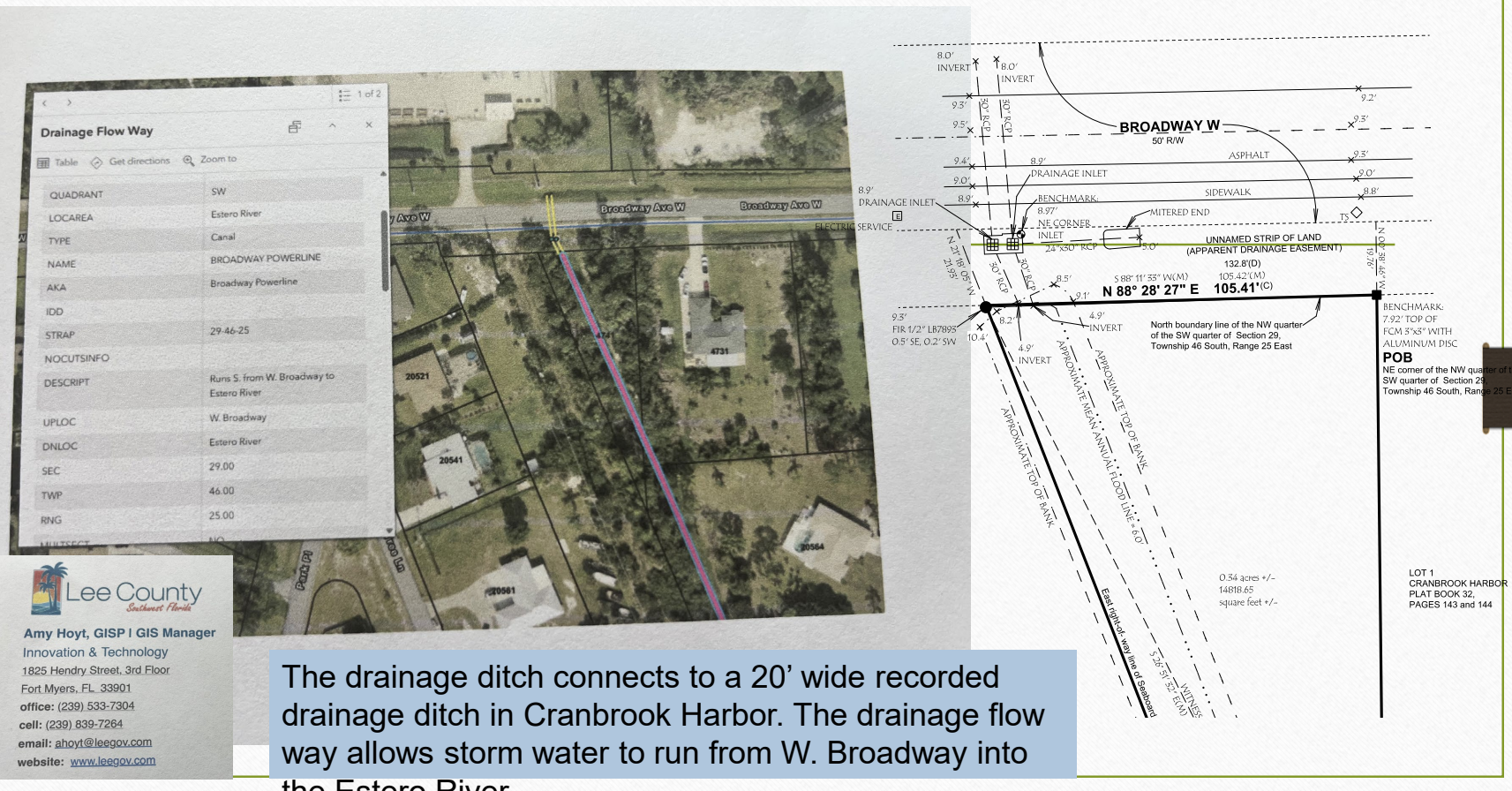
east of Estero River Heights neighborhood and west of Cranbrook Harbor neighborhood



Property Features:

- Property size: 0.34 acres
- A 100' wide FPL Right of Way is adjacent to west side of the property
- A 22.5' drainage ditch is located along the FPL ROW. System. The applicants will execute/record this drainage easement in favor of the Village of Estero thereby benefiting the community's existing storm water management .

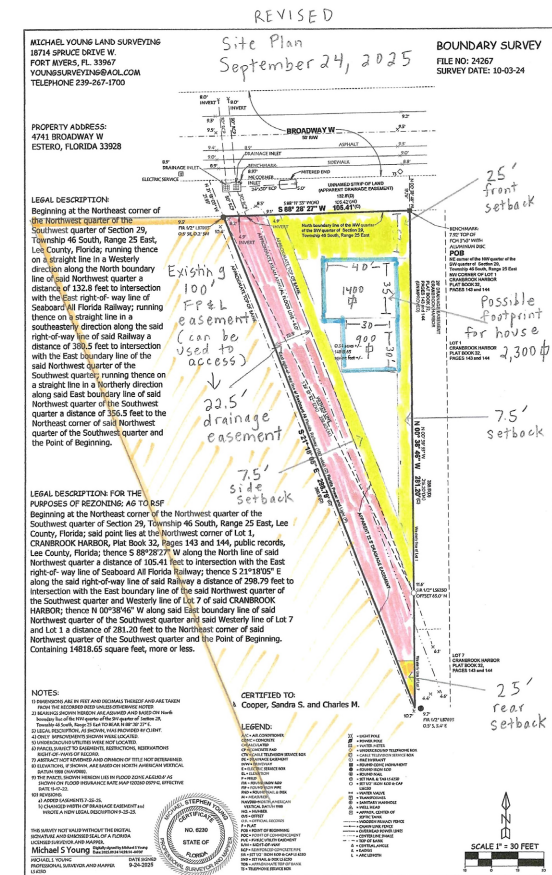




Subject property is comparable in lot size to most lots within Estero River Heights

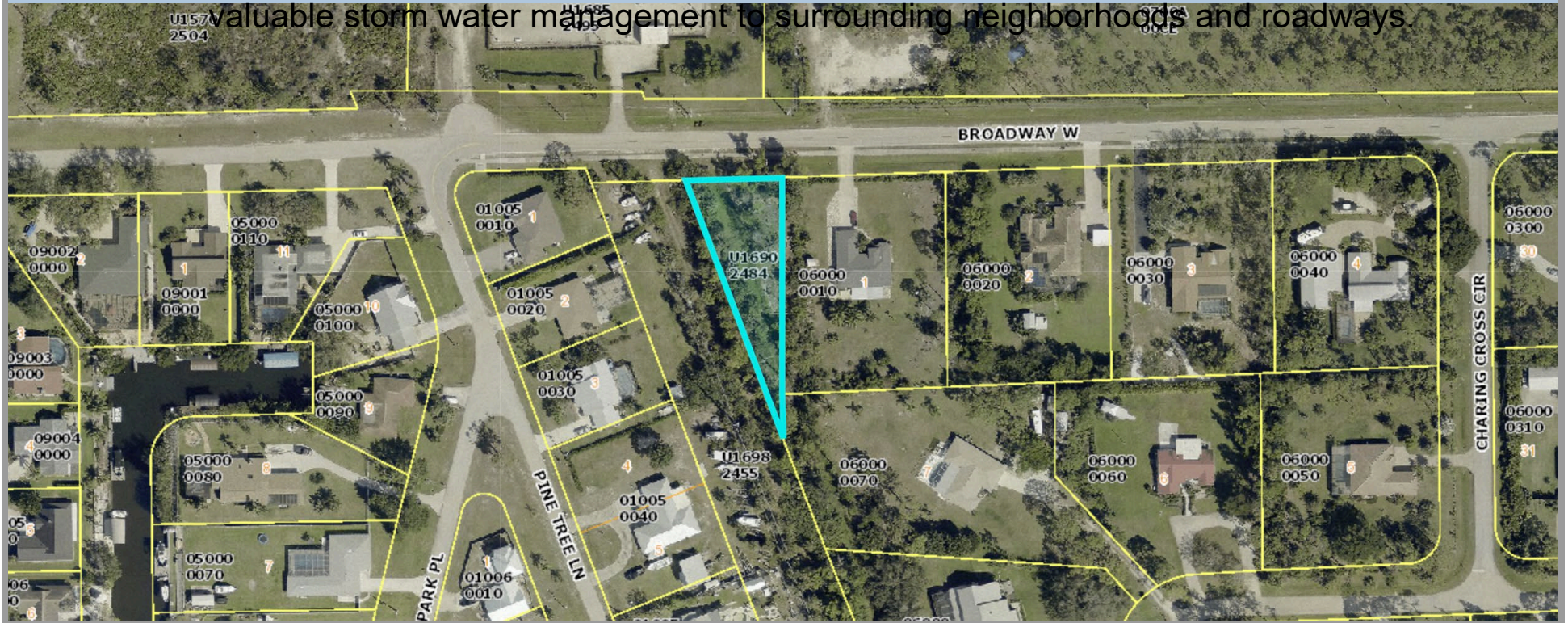
Subject property is 0.34 acres or 14,818 square feet

A proposed home site on property meets minimum lot dimensions and setback requirements. Note: proposed home site plan is for informational purpose and a separate building permit will be required.



Benefits of Rezoning AG to RSF:

1. Infills a compatible parcel with compatible use. It is a logical orderly development pattern.
2. Rezoning prevents possible nuisance that could occur through AG use thereby protecting property values.
3. Rezoning benefits the community through the recording of a drainage easement which provides valuable storm water management to surrounding neighborhoods and roadways.



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Ordinance No. 2025-17 adopting revisions to the Land Development Code regarding landscaping requirements and expiration of development orders.

Motion to adopt Ordinance No. 2025-17

Background:

The Village, from time to time, grants development orders for the development of land. The Village occasionally experiences significant delays in approved projects actually beginning, and consistently progressing through, the construction process. Recently, complaints have been received by residents complaining about project sites which, while development orders had been approved, no development activity after land clearing has occurred for long periods.

Such delays, which can span many years, often create significant negative impacts upon the Village, to include cleared parcels being left open and unimproved which promotes illegal activities, growth of weeds, excessive and turbid stormwater runoff, and visual blight viewed from adjoining roads and developed properties. Cleared but undeveloped parcels can also undermine the property values of persons who own property next to or near such parcels.

While it is understood that large development projects often have complex financing arrangements and require significant permitting and construction coordination obligations, Village residents want the Village's land development regulations to provide an appropriate balance between the need of a developer to have reasonable time to address its financing and permitting obligations, and the Village's need to prevent the negative impacts of approved development projects which are not moving forward.

The revisions to the Village's Land Development Code set forth in the Ordinance are staff's proposals to help create a better balance between these interests while remaining within applicable state law.

Finally, with respect to the enforcement of certain of the amendments, as Council knows, § 28 of Florida Chapter Law 2025-190 (commonly referred to as "Senate Bill 180"), provided that until October 1st 2027, local governments could not enforce any new land

Page 1 of 2

development regulations which would be “more burdensome” than those in place as of August 1st 2024. Therefore, the Ordinance contains a separate section which provides that the amendments to § 2-502(A)(3)(B), § 2-502(B)(3)(B), and new § 5-414 created by the Ordinance will not be enforced prior to that date unless subsequent state law permits earlier enforcement. The other, more “housekeeping” revisions to the Code would be effective immediately.

Action Requested:

Motion to adopt Ordinance No. 2025-17

Process and Timeline:

Once approved by Council, Village staff will begin complying with and administering those portions which are immediately enforceable with the remainder becoming enforced when Florida law permits.

Financial Impact: N/A.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment(s):

1. Ordinance No. 2025-17

ORDINANCE NO. 2025-17

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING § 5-414 (REGARDING PERIMETER LANDSCAPE BUFFERS) AND AMENDING § 2-502 (REGARDING SITE DEVELOPMENT OBLIGATIONS) OF THE VILLAGE LAND DEVELOPMENT CODE; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Village, from time to time, grants development orders for the development of land; and

WHEREAS, the Village occasionally experiences significant delays in approved projects actually beginning, and consistently progressing through, the construction process; and

WHEREAS, such delays, which can span many years, often create significant negative impacts upon the Village, to include cleared parcels being left open and unimproved which promotes illegal activities, growth of weeds, excessive and turbid stormwater runoff, and visual blight viewed from adjoining roads and developed properties; and

WHEREAS, while the Village Council acknowledges large development projects often have complex financing arrangements and require significant permitting and construction coordination obligations, it also finds that the Village's land development regulations should provide an appropriate balance between the need of a developer to address its financing and permitting obligations and the need to prevent the negative impacts of approved development projects not moving forward; and

WHEREAS, the Village Council finds that the revisions to the Village's Land Development Code set forth in this Ordinance will help to create a better balance between these interests; and

WHEREAS, the Village Council finds that it is in the best interests of the Village of Estero, its citizens, visitors, businesses, and property owners, to adopt this Ordinance.

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

Section 1. Section 5-414 of the Village Land Development Code is hereby created to read as follows:

5-414. – Perimeter Landscape Buffer Installation.

- A. Notwithstanding any provision of this code, including § 2-502(A)(3) or any development order to the contrary, in the event the owner of any parcel of property which has (directly or through an authorized agent) been granted a development order fails to begin and**

maintain active construction of the approved project after six months from the date the development order is approved, the owner shall be obligated to install (complete with irrigation system) and maintain (including mowing, trimming and irrigating) all landscape buffers along the outer perimeter of the parcel as are required by § 5-406 and the development order.

- B. All development orders may include a requirement that a site improvement bond be provided by the applicant to ensure all landscape buffer improvements are installed and maintained in accordance with this section.
- C. All development orders shall be deemed to have this provision incorporated by reference.
- D. The director shall have the authority to temporarily waive enforcement of the obligation set forth in subsection (A) above where, in the director's sole judgment, good cause exists to do so. Any such waiver shall be in writing, and shall only be in effect for the waiver period granted by the director. Upon expiration of the waiver period, the obligation shall thereafter be enforced. Good cause shall include the village's failure to issue construction permits where complete permit applications and fees have been filed and accepted by the village.
- E. For purposes of this section, the term "actively constructing" shall mean engaging in infrastructure installation and vertical construction of the relevant project or project phase (if the development order provides the project is to be constructed in phases) with no break in work longer than two weeks.

Section 2. Subsection (A)(3) (post-decision-making action) of § 2-502 (Site Development) of the Village Land Development Code is hereby amended to read as follows:

2-502. – Site Development.

A. Development Order.

[subdivisions 1 and 2 unchanged]

3. Post Decision-Making Action.

- A. The Director shall issue a development order approval letter and will stamp the approved development order drawings with an appropriate development order approval stamp.
- B. Except where tolling due to emergency is required by Florida Statutes § 252.363, a development order shall automatically expire if the development authorized by the development order is not constructed or substantially commenced within two years after the date of the approval, or for the life of the surety or performance bond if

the bond is for a period of less than two years, or unless an extension of this time period is authorized by the PZDB. Two one-year extensions may be granted provided the extension is requested in writing demonstrating good cause prior to the expiration of the development order.

- C. In order for a development order to remain valid and active, significant construction activity shall commence within the duration of the development order and the construction of the project to build-out shall be actively pursued. Active pursuit of construction of a project to build-out is defined as continuous construction of the required infrastructure improvements shown and specified in the development order or buildings comprising the project. Actions to secure a permit, land clearing activity and construction of facilities deemed ancillary to the project by the Director will not be considered sufficient to satisfy the "active pursuit" criteria set forth in this section. If a project, including a phased project, is under construction and has not completed at least 50 percent of the permitted development (measured by lots, dwelling units, square feet or other applicable measurements of intensity as applicable) when the development order duration period has elapsed, the developer shall obtain a development order extension. For development order projects where there has been a foreclosure action, a deed given in-lieu of foreclosure, or title has been transferred pursuant to court ordered sale, and where there is a question of active pursuit of the construction under the development order, the new owner shall resume construction of the project within 24 months from the date when the title to the property changes pursuant to the foreclosure, deed in-lieu of foreclosure or court sale. Once restarted, construction shall continue to build-out without any periods of construction inactivity which exceed 18 months.
- D. A development order's concurrency certificate is only effective for three years from the approval.
- E. The issuance of a development order shall constitute village authorization for the applicant to begin those site development activities specifically approved in the development order. Pursuant to Florida Statutes § 166.033, a village development order is not conditioned on an applicant's receipt of any applicable state and federal permits, and the village shall have no liability for development activities conducted prior to the applicant having obtained any such permits.
- F. A development order may be modified as follows:
 - 1. *Amendments.* An application for an amendment to a development order is one that does not qualify as a minor (administrative) change and that does not substantially modify the schedule of development as originally approved under an approved development order or, in the case of a planned development, is in substantial compliance with the approved Master Concept Plan. The PZDB, at a quasi-judicial public hearing, shall review and approve, deny, or approve with conditions any minor amendment.

2. *Minor (Administrative) Changes.* The Director shall review and decide on minor (administrative) changes, limited to changes that the Director finds:

(a) Address technical considerations that could not reasonably be anticipated during the development order approval process; or

(b) Would not:

- i. Materially alter the drainage, streets, or other engineering design;
- ii. Adversely impact the management of storm water quality or storm water quantity;
- iii. Substantially affect the terms of the original approval; or
- iv. Result in significant adverse impacts on the surrounding lands or the Village at large; and
- v. Be the result of a violation revealed during final inspection.

G. All other modifications of development order approval may be made only in accordance with the procedures and standards for its original approval.

H. A development order runs with the land and is transferable to the subsequent owner of the property covered by the development order. Within 30 days after the transfer, a new owner shall submit to the Village proof of ownership of the property, a list of all owners, and a signed affidavit that the new owner has full authority to secure subsequent approvals and to impose covenants and restriction required by the development order.

Section 3. Subsection (B)(3)(B) (post-decision-making action) of § 2-502 (Site Development) of the Village Land Development Code is hereby amended to read as follows:

B. A limited development order shall automatically expire if the development authorized by the limited development order is not constructed or substantially commenced within two years after the date of the approval.

Section 4. Effective Date of Enforcement. Pursuant to § 28 of Florida Chapter Law 2025-190, the amendments to § 2-502(A)(3)(B), § 2-502(B)(3)(B), and § 5-414 created by this Ordinance shall not be enforced prior to October 1st 2027 unless subsequent state law permits

earlier enforcement. Otherwise, the amendments created by this Ordinance shall be enforced on the Ordinance's Effective Date.

Section 5. For purposes of codification of any existing section of the Estero Village Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 6. 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 7. The Codifier shall codify the substantive amendments to the Estero Village Land Development Code contained in Sections 1 through 3 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 8. 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 9. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **17th day of December, 2025**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **21st day of January, 2026**, 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
January 21, 2026

Agenda Item:

Update on Development Projects in Estero

Description:

Community Development staff will provide a status update on development projects in the Village, including those that have been recently completed or under construction, as well as pending and future projects.

Financial Impact:

No direct impact for workshop, but these projects will contribute to the Village's tax base.

Prepared by: Mary Gibbs

Attachments:

1. PowerPoint Presentation



UPDATE ON DEVELOPMENT PROJECTS

VILLAGE COUNCIL WORKSHOP

JANUARY 21, 2026

Agenda

- Projects Nearly Complete
- Projects Under Construction or Recently Approved
- Projects Stalled or not Proceeding
- Proposed Projects
- Signage
- Summary





PROJECTS NEARLY COMPLETE

Rivercreek

554 Single-Family Homes

GL Homes



- 400-Acre Site
- 200-Acre Preserve Area
- \$750,000 Environmental mitigation payment to Village
- Downzoned from Lee County approval

Estero Crossings

43 Acres located on Corkscrew Road west of I-75

Mixed Use Planned Development

- Stock Development
- 300 Multi-Family Residential
- 60,000 sq. ft. Commercial



Aerial view from Corkscrew Road looking south

- Outdoor Plazas and Paseo
- Walkable from Residential to Commercial



Development Projects Under Construction or Recently Approved

- Via Coconut
- Woodfield
- Downtown Estero
- West Bay
- MarketPlace
- Toll Brothers
- Aldi's
- Day Care
- Pruitt Prof. Suites

- Starbucks
- Brooks Town Center Apts.
- Goddard School
- South County Regional Library
- High 5
- Discount Tire
- Chick-fil-A
- Shadow Wood Lifestyle Center

Via Coconut

± 20 Acres

South of Corkscrew Road on Via Coconut
Across from Genova



330 units - "Super" Luxury Community
Main Street Commercial Area
Public Park Area – 1-acre

Via Coconut

New Name ~ LUMIO ESTERO



Woodfield 46-Acre Mixed-Use Development



US 41 & Coconut Road
Across from Coconut Point
Mall

Mini Mercato
Activities for all residents



- 42,000 sq. ft. of office, including medical office
- 62,000 sq. ft. of retail
- 20,000 sq. ft. of dining
- 3,000 sq. ft. of civic space
- 260-room hotel
- 596 residential units

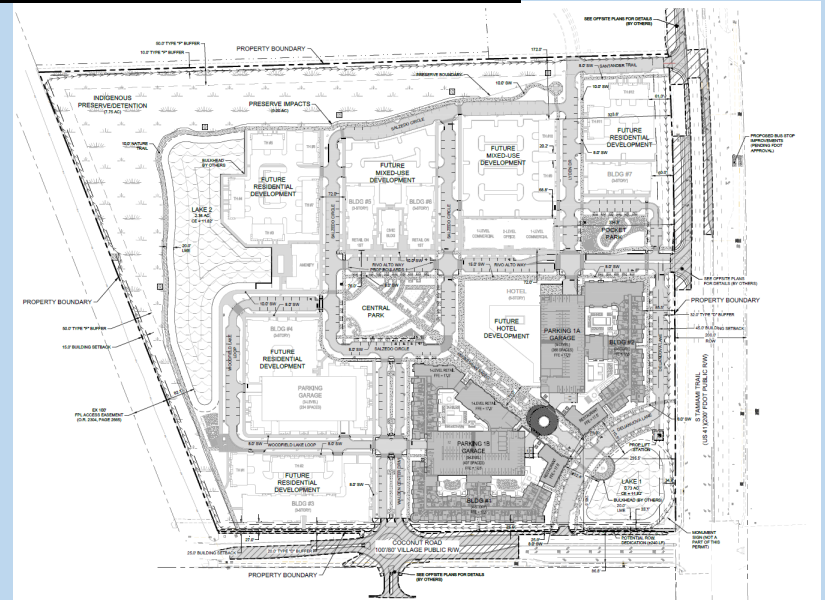
Woodfield

Phase 1 Under Construction



1st Phase includes 300 multi-family units (on East half of site), 2 parking garages, roads, utilities, landscape buffers, central green, neighborhood park, restaurants & roundabout on Coconut Road.

2nd Phase includes 296 remaining residential units, commercial, hotel & park areas

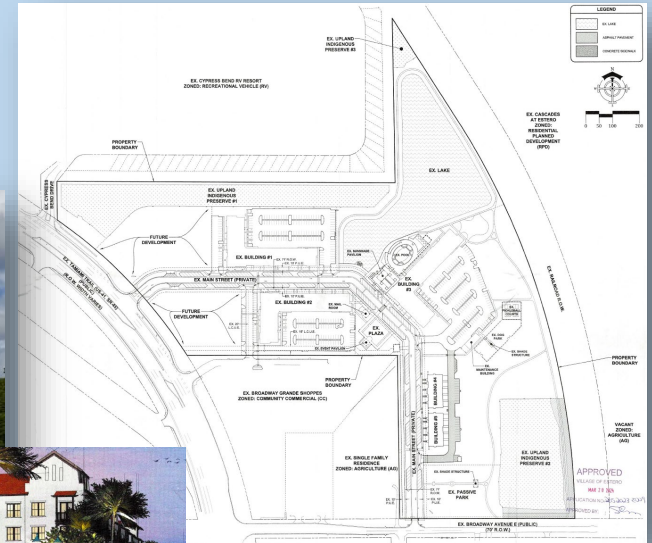
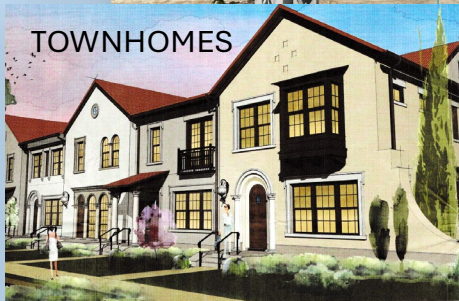


SITE PLAN

Downtown Estero

US 41 & Broadway

Infrastructure Under Construction



310 Residential Units
Commercial Parcel on US 41 –
Initially approved by Lee County for more intensity



West Bay

West of US 41 – End of Williams Road



Vertical Construction Now Underway



**23 Story High-Rise
88 Units**

LUXURY
WATERFRONT
CONDOMINIUMS
ON ESTERO BAY

MarketPlace

Part of Coconut Point Development

US 41 by Rapallo



Miller's Ale House
McDonalds
Starbucks
&
Piccolo Buco
(Cooper's Hawk Subsidiary)



13

MarketPlace

Miller's Ale House



NOW OPEN

MarketPlace

Piccolo Buco

Located across parking lot from Miller's Ale House



Approved Amendment for color change
to match business branding

MarketPlace

McDonald's



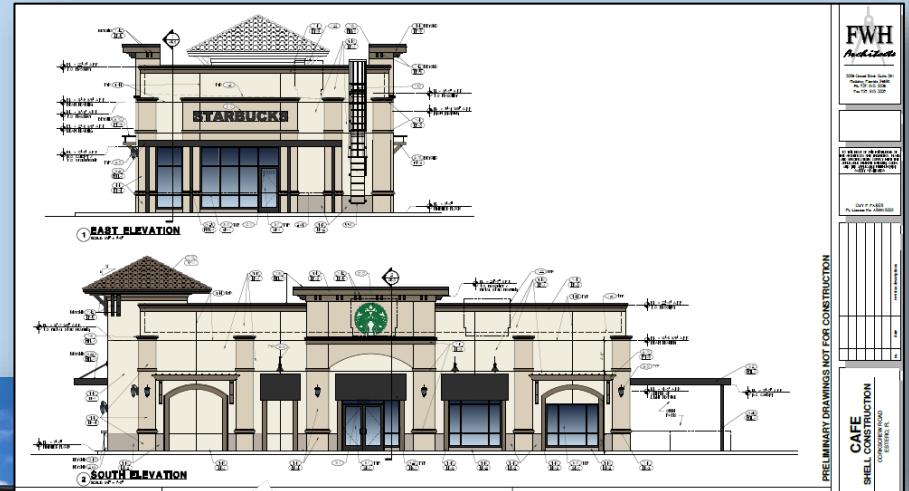
NOW OPEN

Starbucks

On Corkscrew Road west of
Wawa in Lowe's Plaza



NOW OPEN



Goddard School

EARLY DEVELOPMENT SCHOOL



2-STORY - 14,190 S.F.

NOW OPEN - January 2026



SE Corner of Quente Way & Three Oaks Parkway



South County Regional Library

Three Oaks Parkway, north of Corkscrew Road

Recent Grand Opening



AFTER



BEFORE

Interior remodel included a new arrival at pedestrian plaza



19

Pruitt Professional Suites

East Broadway – Old Post Office Building



Nearing Completion
Photo taken 1/6/2026

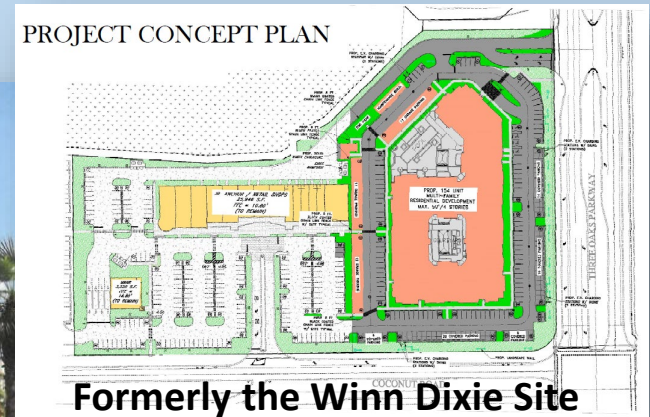


NEW NAME

Coconut Pointe Residences at Brooks Town Center



NW Corner Coconut Road & Three Oaks Parkway



137 Unit, 4-Story Multi-Family Building – Under Construction

Coconut Pointe Residences at Brooks Town Center



Photos taken 1/6/2026



View from the Brooks Town Center

SHADOW WOOD C.C. Lifestyle Center

Community Entrance off Coconut Road - Clubhouse Central to Community UNDER CONSTRUCTION



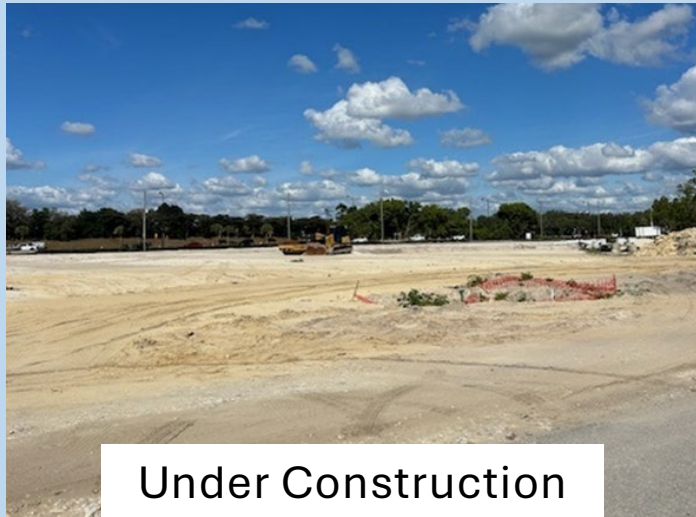
- 6 Indoor Pickleball Courts & Restaurant - 33,676 S.F.
- Outdoor Pool & 2,400 S.F. Bathhouse



Development Order approved August 2025

Aldi

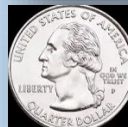
21,750 S. F. Grocery Store
Development Order & Building Permit Approved



Under Construction

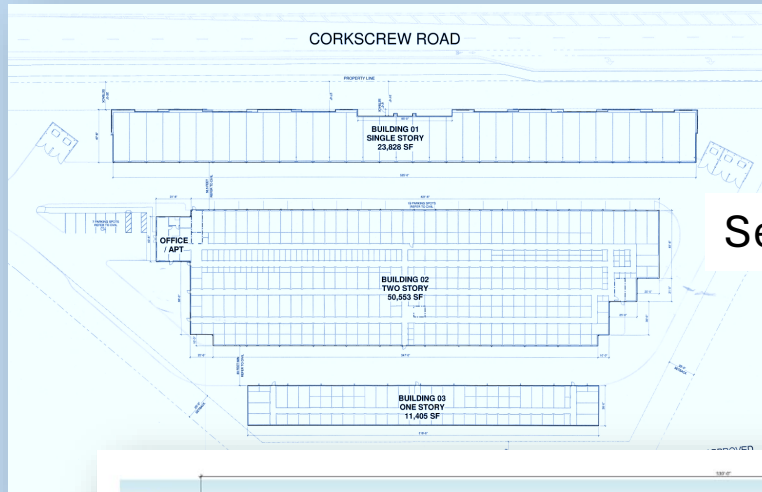


Corkscrew Road & Stoneybrook Golf Drive



MIDGARD - CORKSCREW PINES

CORKSCREW ROAD & STONEYBROOK GOLF DR
ESTERO, FL



Self-Storage



ENLARGED ELEVATION

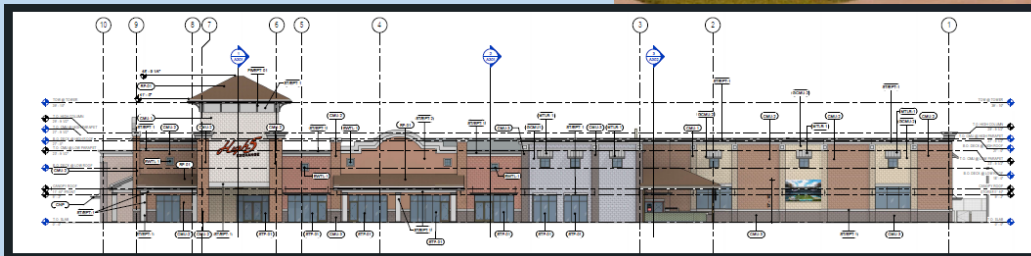
MATERIAL LEGEND

- 1. PAINT: INTERIOR WALLS: "TITAN WHITE" #5010
- 2. PAINT: INTERIOR WALLS: "TITAN WHITE" #5010
- 3. PAINT: INTERIOR WALLS: "TITAN WHITE" #5010
- 4. PAINT: INTERIOR WALLS: "TITAN WHITE" #5010



HIGH 5

North of Williams Road &
East of Via Coconut



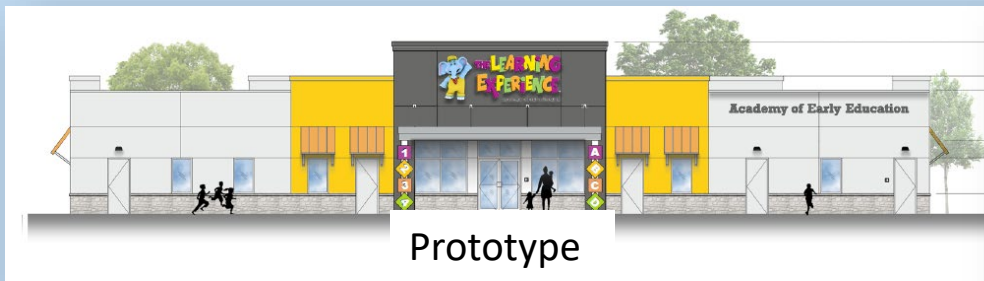
- Indoor & Outdoor Pickleball
- Restaurant
- Miniature Golf
- Entertainment Uses



Day Care & Office Project



4.2-acre site - west of US 41, north of Estero Parkway
Adjacent to Breckenridge Development



Prototype

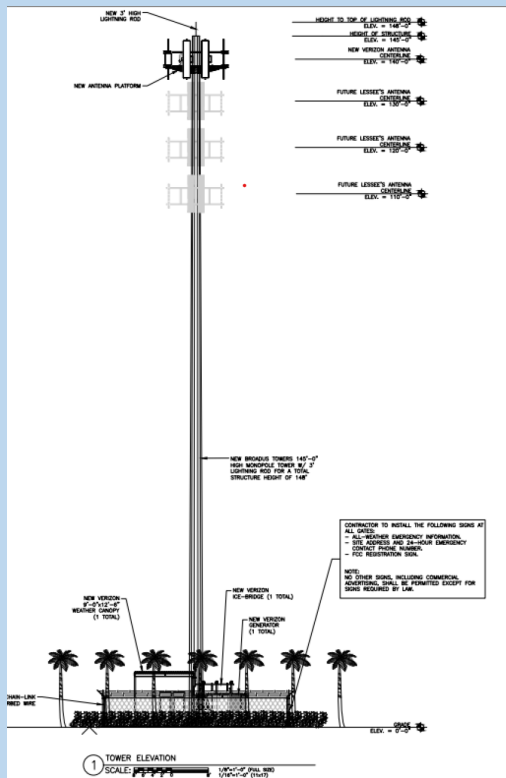


Approved Plans – Property Under
Construction

Bella Terra Cell Tower

175-Foot-Tall Monopole

Property owned by Bella Terra



Status: Building Permit Approved 2025

Summcrest TOLL Brothers

NE Corner of Corkscrew Road & Sandy Lane



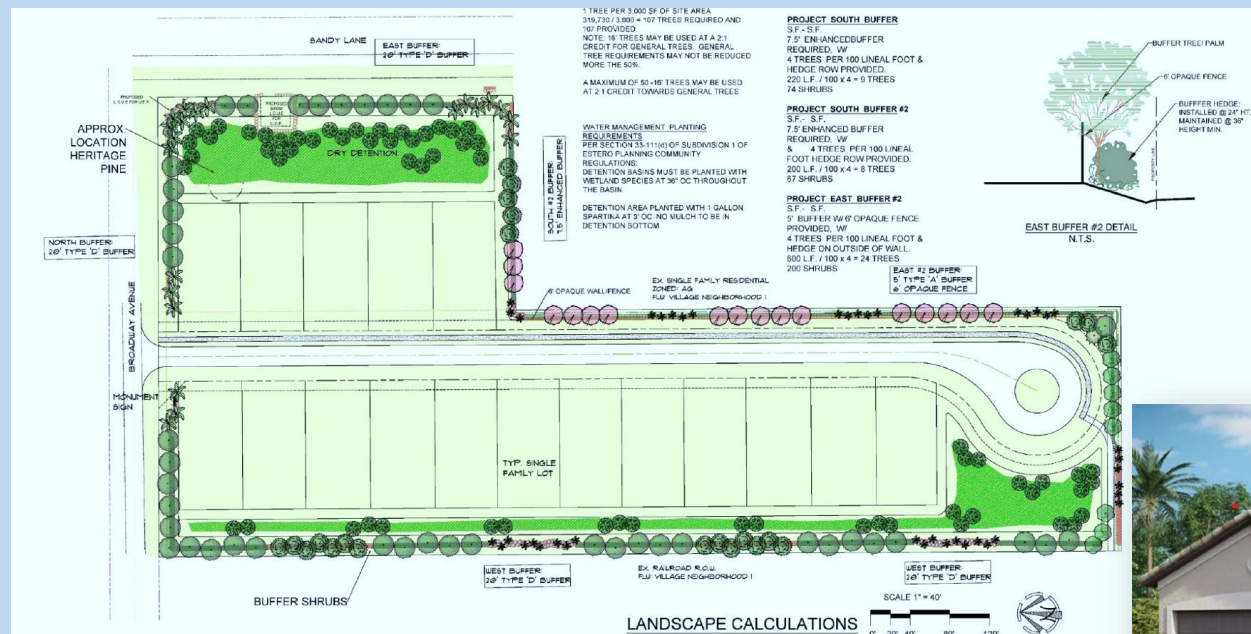
Small public park at the corner



154 Townhomes



Broadway Crossing - NEW NAME (Formerly Mayfair Village)



Broadway E. & west of Sandy Lane



Lennar Homes –
17 Single-Family Lots

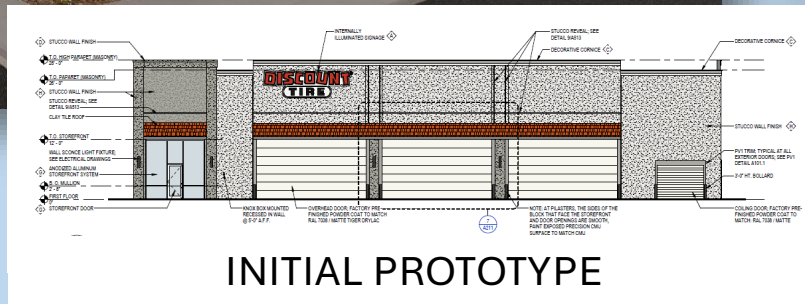


Discount Tire

Fronts Corkscrew Road Entrance off Corkscrew Commons Drive
Next to Rib City



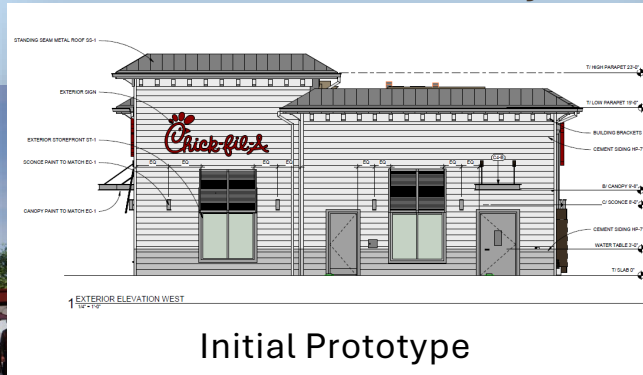
7,020 SF One-Story Building



**Development Order approved
November 2025**

Chick-fil-A

NE Corner of Corkscrew Road & Ben Hill Griffin Parkway
Previously Perkins Restaurant



Initial Prototype



5,695 SF Restaurant on a 2-acre site with Dual Drive-Thru

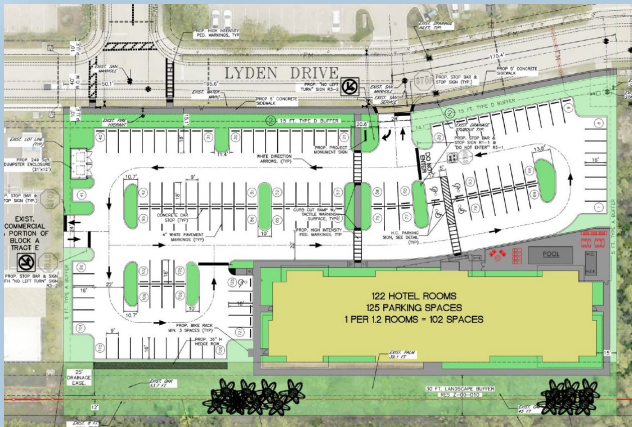


**Development Order
Approved by PZDB December 2025**

Coconut Trace Hotel 4-STORY

Across from Coconut Point Mall on Lyden Drive

122-Room Hotel
Development Order
Approved September 2025



New Owner

Bonita Smoke Shop & Cigar Lounge

Located in Coconut Point next to Five Guys Restaurant



Outdoor Consumption on Premises
approved by PZDB 1/13/2026

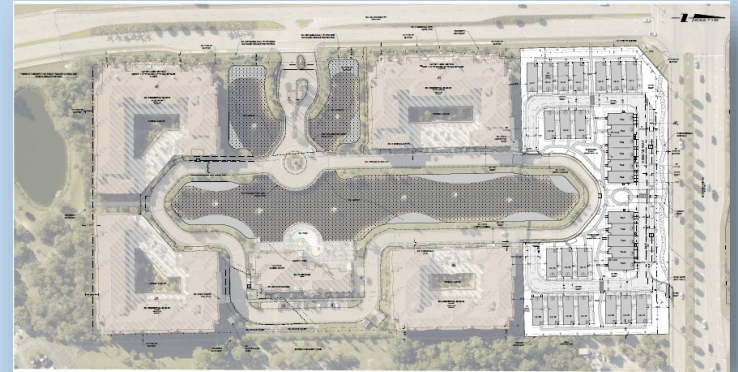


STALLED PROJECTS?



Genova Residential Final Phase

Corner of Corkscrew Road & Via Coconut



For Sale

31 Townhomes & Villas
Zoning Amendment Approved
Development Order Approved 2025



36

Home2 Suites 4- STORY, 111 ROOM HOTEL



2.37-acres at Coconut Point Mall between the cinema and Via Coconut

Hilton Garden Inn

2.16 - ACRE PARCEL Southeast from
the Marketplace



Development Order Approved for 70,800 square feet - 115 room, 5-story hotel

ABBIATI Dental Office Building

US 41 & Fountain Lakes Boulevard



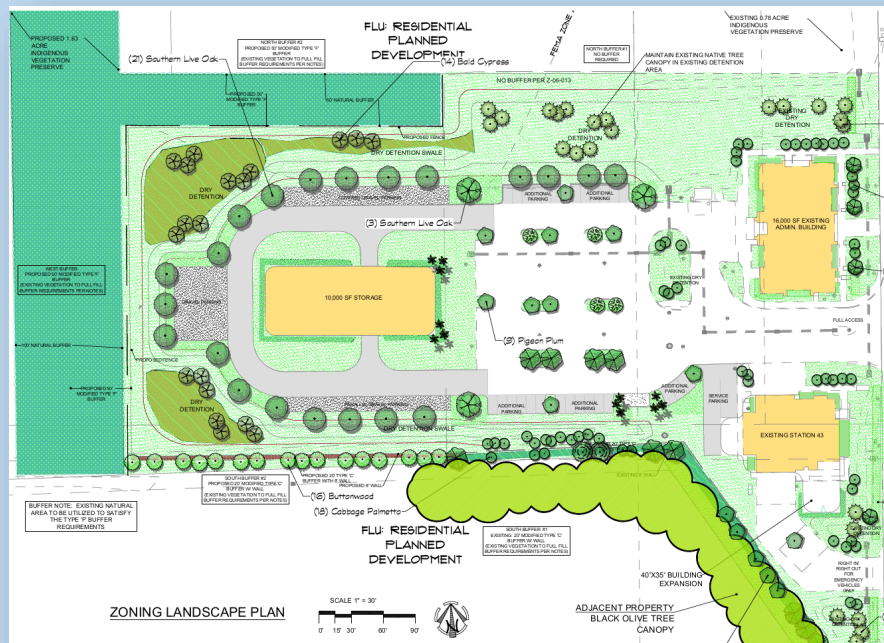
Development Order approved for 10,000 Sq. Ft. dental/medical and 1,950 sq. ft. general office



PROPOSED PROJECTS

Estero Fire Expansion

West side of Three Oaks Parkway



10,000 S.F. Expansion with Enclosed Storage

Demolition

An aerial photograph of a residential development. A central area, including a school building and surrounding structures, is highlighted in green and pink, indicating the area to be demolished. The surrounding area consists of numerous houses and streets.



Coconut Point – Repaint Request

Supplement to the Coconut Point Design Review Guidelines – Color Palette



existing

Alabaster SW 7008	Moderate White SW 6140	Accessible Beige SW 7036	Tony Taupe SW 7038	Pavestone SW 7642	Pavilion Beige SW 7512	Urbane Bronze SW 7048	 Existing Tile roofs
							
1	2	3	4	5	6	7	
Primary Field			Secondary Field	Trim	Accent		



proposed



existing



proposed

Signage in Village



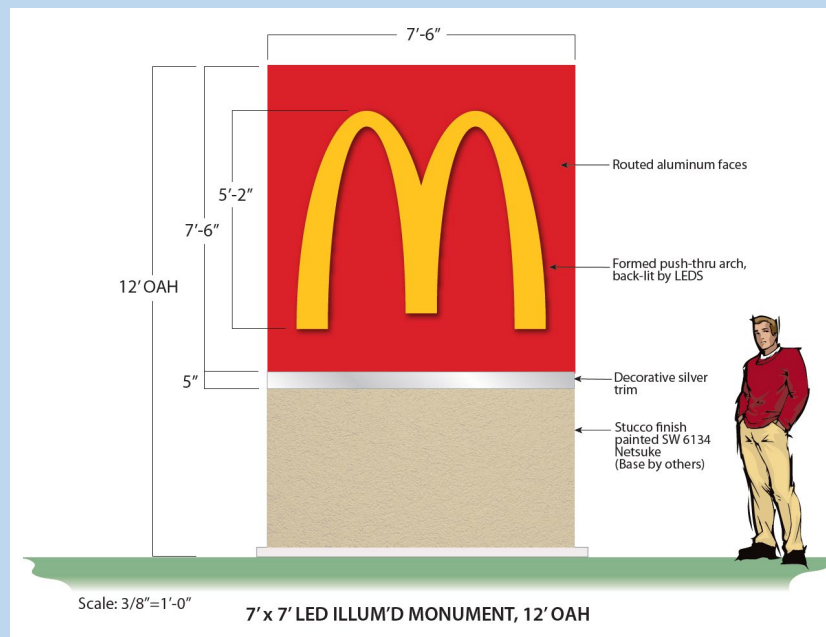
Signage Outside of Village



Village Signage Standards

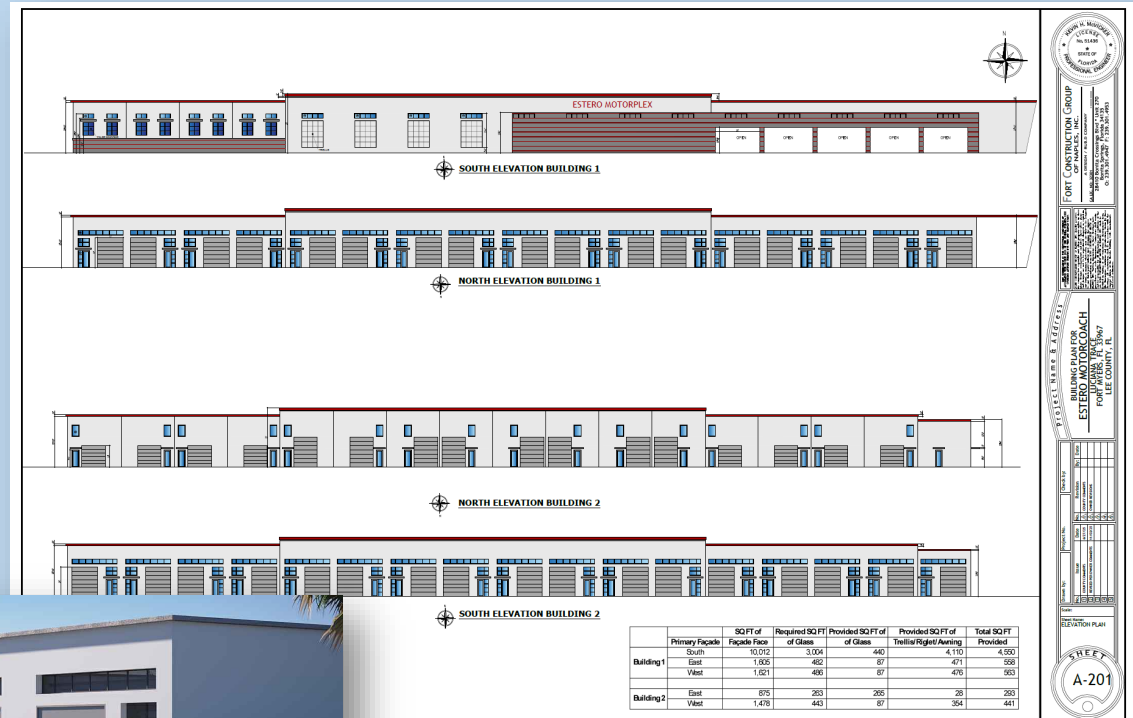
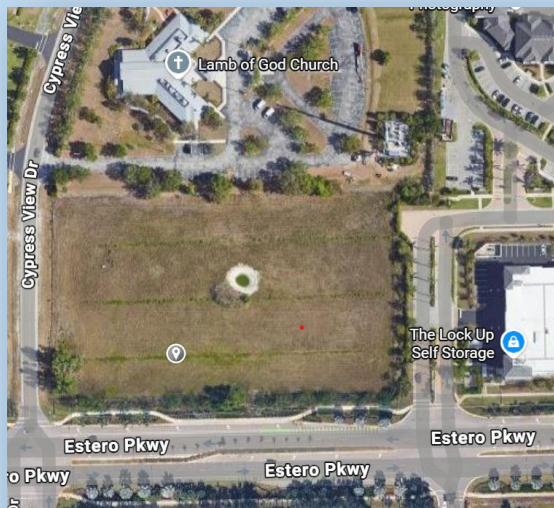
8001 Via Rapallo Drive – Monument Sign on US 41

Standard McDonald's signage initially presented

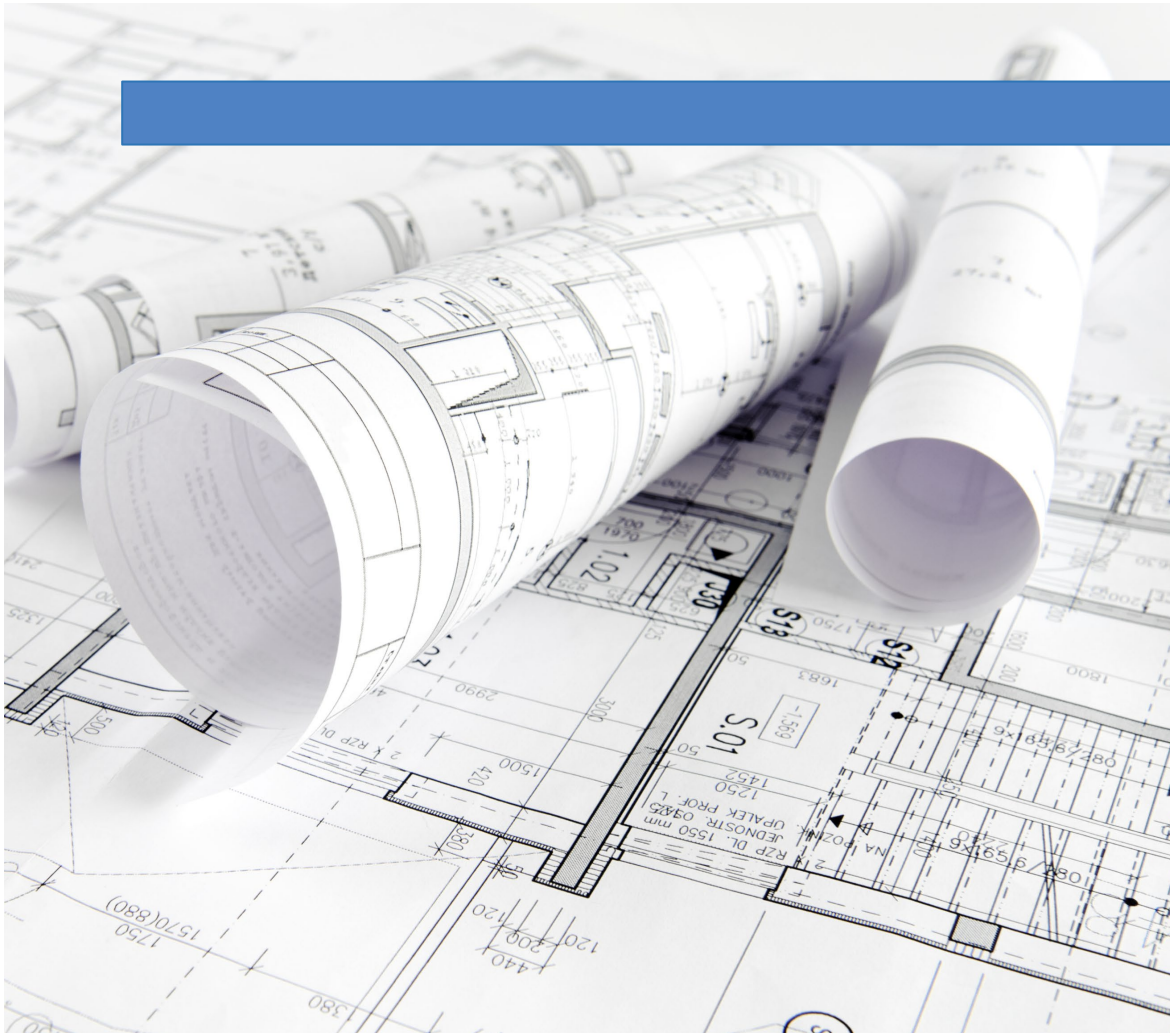


Monument sign meeting Village and Coconut Point Design Guidelines

Project Adjacent to Village



Estero Motorplex



PROJECTS IN PROCESS

- 2,500 New Residential Units
- 1 Hotel
- 23-Story Luxury High-Rise
- 300,000 S. F. Commercial Use
- Lifestyle Center
- Entertainment & Sports

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- Makes a Significant Difference
- Results in High Quality Projects
- Retains Village Character



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
January 21, 2026

Agenda Item:

Planning, Zoning, and Design Board Annual Report

Description:

Community Development staff will be delivering the Planning, Zoning, and Design Board Annual Report. This presentation will provide an overview of the role the Board plays, data on the amount of activity in 2025, and the outcomes.

Financial Impact:

No financial impact.

Prepared by: Christopher Baker

Attachments:

1. 2025 Planning, Zoning, and Design Board Annual Report Presentation



**Planning Zoning and Design Board
2025 Annual Report
Village Council Workshop
January 21, 2026**



Board Composition

Anthony Gargano, Chair
Kristin Jeannin
Barry Jones
Mike Sheeley, Vice Chair
James Tatooles
Jim Wallace
Al Paivandy
Dan Williams





Board Roles

Advisory Role of the Board:

Conducts Public Hearings on Zoning
Review of Land Development Ordinances
Review of Comprehensive Plan Amendments
Recommendations to Council



Decisions of the Board:

Development Orders
Variances
Deviations
Special Exceptions





12 Meetings in 2025

45 Total Development Agenda Items



- 24 Public Hearings
 - 12 Public Information Meetings
 - 4 Workshops
-
- 15 Development Orders
 - 4 Zoning Cases
 - 4 Ordinance Changes



What does this create?

531 Dwelling Units
34,000 sq. ft. Private Lifestyle Center
84,609 sq. ft. Commercial Space
233 Hotel Rooms
10 Pickleball Courts
Entertainment Uses





2025 Statistics

APPROVED

=



5,367 Total Building
Permits Issued

Construction Value
\$422 Million

18,000± Total
Building Inspections



Thank You!

