



Village of
ESTERO

**VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET**

APRIL 1, 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
April 1, 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

Pastor Kyle Strom Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PROCLAMATIONS

a. Arbor Day

Attachment: [Arbor Day Proclamation April 24 signed.docx.pdf](#)

b. Estero High School Scholar and Merit Awards

Merit Award

Brooke Avery Lentz

Madelyn Alaine Millette

Trista Nicole Timm

Scholar Award

Anny Gisell Sanchez

Avery Teagan Sanchez

Blake Stephen Bowers

Delaney Ann Felton
Dillon Matthew Timm
Faaris Irfan Rapati
Gianna Rose Del Negro
Kein Philip Apker
Kevin David Wilson
Lucy Grace Riehm
Ryder Able Seluk

Attachment: [Estero High School Cambridge Merit and Scholar Awards.pdf](#)

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. March 18, 2026 Village Council Meeting Minutes

Attachment: [03182026.pdf](#)

b. Financial Report for Month ended February 2026

Attachment: [SS Monthly Financial Report 02282026.pdf](#)

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

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

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Consideration of a request for a code enforcement lien mitigation (case #24080004) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Recommended Action

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$300.19) in consideration of the waiver.

Financial Impact

The Village would be foregoing the ability to recover any portion of the over \$12,550.00 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachment: [SS mitigation 20150 Sherrill Ln case 24080004.pdf](#)

Attachment: [1 Case Overview Case No 24080004 20150 Sherrill Lane.pdf](#)

Attachment: [2 Request for Fine Review Case No 24080004 20150 Sherrill Lane.pdf](#)

Attachment: [3 Special Magistrate Order Finding Violation Case 24080004 20150 Sherrill Lane.pdf](#)

Attachment: [4 Special Magistrate Order of Imposition of Fine Case No. 24080004_20150 Sherrill Lane.pdf](#)

b. Consideration of a request for a code enforcement lien mitigation (case #23050015) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Recommended Action

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$234.60) in consideration of the waiver.

Financial Impact

The Village would be foregoing the ability to recover any portion of the over \$82,700.00 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachment: [SS mitigation 20150 Sherrill Ln case 23050015.pdf](#)

Attachment: [1 Case Overview Case No 23050015_20150 Sherrill Lane.pdf](#)

Attachment: [2 Request for Fine Review Case No 23050015_20150 Sherrill Lane.pdf](#)

Attachment: [3 Special Magistrate Order Finding Violation Case No 23050015_20150 Sherrill Lane.pdf](#)

Attachment: [4 Special Magistrate Order of Imposition of Fine Case No 23050015_20150 Sherrill Lane.pdf](#)

8. FIRST READING AND PUBLIC HEARING

a. Ordinance No. 2026-02 related to condominium and cooperative milestone inspections.

An Ordinance of the Village of Estero, Florida, Creating a New Article II of Chapter 7 of the Village Code Related to Mandatory Condominium and Cooperative Inspections; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-02 on first reading and to schedule a public hearing for April 15, 2026.

Financial Impact

The work required by the Building Official to administer this state mandate will fluctuate and cannot be precisely determined but it is expected to annually consume significant time within the building division. Unfortunately, this is an unfunded mandate as the Legislature's amendment to the statute requiring adoption of an ordinance did not also allow for the collection of any fees to offset costs.

Attachment: [SS Ord No 2026-02 Condo Inspect Milestone.pdf](#)

Attachment: [1 Ord No 2026-02 .pdf](#)

9. SECOND READING AND PUBLIC HEARING

a. Ordinance No. 2026-01 regarding building code and construction standards

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 7 of the Village Code Regarding

Building and Construction; Relocating Certain Provisions of Village Land Development Code § 1-9; and Creating § 7-6 of the Village Code Requiring Concrete Exterior Construction for Certain Structures; Making Related Findings; Providing for Severability, Codification, and an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-01.

Financial Impact

There is no impact on Village funds by adoption of this ordinance.

Attachment: [SS Ord 2026-01 Building Code and Construction _1_.pdf](#)

Attachment: [1 Ord 2026-01 Building Code and Construction _2_.pdf](#)

10.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

11.VILLAGE ATTORNEY'S REPORT

12.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

13.WORKSHOP

a. Vulnerability Assessment Elevations Certificates

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

Attachment: [1 Elevation Certificate Map.pdf](#)

14.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, APRIL 1, 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.

9:30:26AM [SOUNDING GAVEL]
9:30:29AM >>Mayor Ribble: THANK YOU.
9:30:30AM THANK YOU ALL FOR BEING HERE TODAY.
9:30:33AM WE HAVE A VERY EXCITING DAY TODAY WITH ALL THESE WONDERFUL
9:30:35AM STUDENTS FROM ESTERO HIGH SCHOOL.
9:30:36AM I WOULD LIKE TO CALL THE APRIL 1st, 2026, 9:30 A.M.
9:30:43AM VILLAGE COUNCIL MEETING TO ORDER.
9:30:44AM I WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
9:30:48AM PHONES ON SILENT.
9:30:49AM IF YOU COME UP TO THE PODIUM TO SPEAK, REMEMBER TO SPEAK
9:30:52AM INTO THE MICROPHONE.
9:30:53AM THIS MORNING, WE HAVE PASTOR KYLE STROM FROM OCEAN CHURCH TO
9:30:58AM DO THE INVOCATION.
9:30:59AM PASTOR KYLE?
9:31:04AM >> WELL, GOOD MORNING, EVERYBODY.
9:31:05AM ONCE AGAIN, I'M SO EXCITED FOR OUR YOUTH.
9:31:09AM THIS IS SO, SO EXCITING.
9:31:10AM IF YOU WOULD BOW YOUR HEADS AND CLOSE YOUR EYES AS WE PRAY.

9:31:14AM LORD, WHAT A DAY THAT WE CAN CELEBRATE YOU.
9:31:16AM THANK YOU FOR JUST THESE SMALL THINGS IN LIFE, THE SUNSHINE,
9:31:21AM THE CLEAN AIR WE CAN BREATHE.
9:31:23AM FATHER, I PRAY THAT YOUR SPIRIT WOULD BE POURED UPON THIS
9:31:26AM ROOM.
9:31:26AM THANK YOU FOR OUR GENERATIONS OF PEOPLE HERE TODAY, LORD,
9:31:29AM OUR YOUNG STUDENTS HERE.
9:31:30AM WE CAN CELEBRATE WHAT THEY ARE DOING IN THEIR LIVES.
9:31:33AM LORD, I JUST PRAY FOR THIS MEETING.
9:31:35AM LORD, LET THE ATMOSPHERE WOULD BE UNITY.
9:31:37AM LORD, THANK YOU FOR OUR LEADERS AND, LORD, YOU APPOINTED
9:31:41AM EVERYBODY HERE IN THIS ROOM JUST AS THIS IMPORTANT TIME.
9:31:44AM LORD, RIGHT NOW, WOULD YOU JUST BREATHE LIFE INTO THIS
9:31:48AM MEETING.

9:31:48AM LORD, AS THE DECISIONS BEING MADE, WISDOM.
 9:31:51AM LORD IT SAYS IN YOUR WORD THAT IF WE ASK FOR WISDOM, YOU
 9:31:55AM WILL GIVE US WISDOM.
 9:31:56AM LORD, RIGHT NOW, WE JUST PRAY FOR YOUR SPIRIT TO BE POURED
 9:31:59AM OUT.
 9:31:59AM WE LOVE YOU.
 9:32:00AM IN JESUS' NAME, AMEN.
 9:32:03AM >>Mayor Ribble: AMEN.
 9:32:04AM COULD YOU PLEASE STAND FOR THE PLEDGE?
 9:32:08AM [PLEDGE OF ALLEGIANCE]
 9:32:25AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

 9:32:27AM HERE.
 9:32:29AM >>Jeff Hunt: HERE.
 9:32:30AM >>Jon McLain: HERE.
 9:32:32AM >>Lori Fayhee: HERE.
 9:32:33AM >>Rafael Lopez: HERE.
 9:32:34AM >>Jim Ward: HERE.
 9:32:36AM >>Vice-Mayor Zalucki: HERE.
 9:32:37AM >>Mayor Ribble: THANK YOU.
 9:32:38AM NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
 9:32:42AM DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES?
 9:32:45AM HEARING NONE, MAY I HAVE A MOTION TO ACCEPT THE AGENDA?
 9:32:49AM COUNCILMAN HUNT, SECONDED BY COUNCILMAN McLAIN.
 9:32:53AM WOULD YOU PLEASE CALL THE ROLL?
 9:32:56AM >>Jeff Hunt: AYE.
 9:32:58AM >>Jon McLain: AYE.
 9:32:59AM >>Lori Fayhee: AYE.
 9:33:00AM >>Rafael Lopez: AYE.
 9:33:02AM >>Jim Ward: AYE.
 9:33:02AM >>Vice-Mayor Zalucki: AYE.
 9:33:04AM >>Mayor Ribble: AYE.
 9:33:05AM NEXT ON THE AGENDA WE HAVE SOME PROCLAMATIONS STARTING WITH
 9:33:11AM ARBOR DAY.
 9:33:12AM SO IF YOU WOULD PLEASE INDULGE ME, I'D LIKE TO READ THIS.
 9:33:16AM WHEREAS, ARBOR DAY IS APRIL 24, 2026.
 9:33:23AM AND WHEREAS, ARBOR DAY IS NOW OBSERVED THROUGHOUT THE NATION

 9:33:26AM AND THE WORLD.
 9:33:26AM AND WHEREAS, TREES CAN BE A SOLUTION TO COMBATING CLIMATE
 9:33:29AM CHANGE BY REDUCING THE EROSION OF OUR PRECIOUS TOPSOIL BY
 9:33:33AM WIND AND WATER, CUTTING HEATING AND COOLING COSTS,
 9:33:37AM MODERATING THE TEMPERATURE, CLEANING THE AIR, PRODUCING
 9:33:40AM LIFE-GIVING OXYGEN, AND PROVIDING HABITAT FOR WILDLIFE.

9:33:44AM AND, WHEREAS, TREES ARE RENEWABLE RESOURCE GIVING US PAPER,
 9:33:49AM WOOD FOR OUR HOMES, FUEL FOR OUR FIRES, AND COUNTLESS OTHER
 9:33:53AM WOOD PRODUCTS.
 9:33:54AM AND, WHEREAS, TREES IN OUR VILLAGE INCREASE PROPERTY VALUES,
 9:33:58AM ENHANCE THE ECONOMIC VIABILITY OF BUSINESS AREAS AND
 9:34:02AM BEAUTIFY OUR COMMUNITY.
 9:34:03AM AND, WHEREAS, TREES, WHEREVER THEY ARE PLANTED, ARE A SOURCE
 9:34:08AM OF JOY AND SPIRITUAL RENEWAL.
 9:34:10AM AND NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE
 9:34:13AM OF ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
 9:34:16AM VILLAGE RECOGNIZES ARBOR DAY IN THE VILLAGE OF ESTERO, AND I
 9:34:21AM URGE ALL CITIZENS TO CELEBRATE ARBOR DAY AND TO SUPPORT
 9:34:24AM EFFORTS TO PROTECT OUR TREES AND WOODLANDS.
 9:34:26AM IN WITNESS THEREOF, I HAVE HERE UNTO SET MY HAND AND CAUSE
 9:34:31AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS DAY THE
 9:34:34AM FIRST OF APRIL, 2026.
 9:34:35AM ALL RIGHT.
 9:34:41AM NOW WE HAVE SOME WONDERFUL STUDENTS TO ACKNOWLEDGE.
 9:34:43AM FIRST, I WOULD LIKE TO ACKNOWLEDGE THAT WE HAVE PRINCIPAL

 9:35:08AM SELUK HERE FROM ESTERO HIGH SCHOOL.
 9:35:10AM WE HAVE THE COORDINATOR FOR CAMBRIDGE AWARDS, MRS. TAYLOR,
 9:35:16AM AND WE HAVE ASSISTANT PRINCIPAL MR. DOUGHERTY ALSO FROM
 9:35:20AM ESTERO.
 9:35:21AM WELCOME ALL OF YOU.
 9:35:22AM WE ALSO HAVE BOARD MEMBER BILL RIBBLE HERE TODAY.
 9:35:25AM I'M GOING TO START WITH THE MERIT AWARD WINNERS.
 9:35:30AM COULD I HAVE MADELYN MILLETTE AND TRISTA TIMM COME UP WITH
 9:35:40AM THEIR PARENTS?
 9:35:40AM [APPLAUSE]
 9:35:41AM MRS. SELUK, MR. TAYLOR, DOUGHERTY AND MR. RIBBLE, JOIN US
 9:35:52AM ALSO?
 9:35:52AM GATHER AROUND.
 9:35:55AM I'D ALSO LIKE TO ACKNOWLEDGE THAT BROOKE AVERY LENTZ IS ALSO
 9:36:08AM A MERIT WINNER BUT COULD NOT BE WITH US TODAY.
 9:36:12AM WHEREAS, MADELYN ALAINE MILLETTE AND TRISTA NICOLE TIMM ARE
 9:36:18AM SENIORS AT ESTERO HIGH SCHOOL.
 9:36:20AM AND WHEREAS, MADELYN AND TRISTA RECEIVED THE CAMBRIDGE MERIT
 9:36:25AM AWARD.
 9:36:25AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION
 9:36:30AM PREPARES STUDENTS FOR LIFE, HELPING THEM DEVELOP AN INFORMED
 9:36:34AM CURIOSITY AND A LASTING PASSION FOR LEARNING.
 9:36:37AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION IS
 9:36:40AM A PROVIDER OF INTERNATIONAL QUALIFICATIONS, OFFERING

9:36:45AM EXAMINATIONS AND QUALIFICATIONS TO 10,000 SCHOOLS IN MORE

9:36:49AM THAN 160 COUNTRIES.

9:36:50AM NOW, THEREFORE, I JOANNE RIBBLE, MAYOR OF THE VILLAGE OF

9:36:54AM ESTERO, LEE COUNTY, FLORIDA, DO HEREBY OFFER SINCERE

9:36:59AM CONGRATULATIONS AND BEST WISHES TO YOU.

9:37:02AM MADELYN AND TRISTA, FOR EXCEEDING THE STANDARDS WITH HARD

9:37:07AM WORK AND DEDICATION IN SCHOLASTICS.

9:37:11AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED

9:37:18AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 1st

9:37:20AM DAY OF APRIL, 2026.

9:37:22AM CONGRATULATIONS.

9:37:22AM [APPLAUSE]

9:37:22AM COUNCIL, IF YOU WOULD LIKE TO JOIN ME FOR A PICTURE.

9:38:00AM [APPLAUSE]

9:38:00AM NOW WE WILL RECOGNIZE THE SCHOLAR WINNERS.

9:38:15AM I'LL DO THEM IN GROUPS SINCE THERE ARE SO MANY.

9:38:18AM COULD I HAVE ANNY GISELL SANCHEZ, AVERY TEAGAN SANCHEZ,

9:38:22AM BLAKE STEPHEN BOWERS PLEASE COME UP.

9:38:24AM [APPLAUSE]

9:38:24AM WHEREAS, ANNY GISELL SANCHEZ, AVERY TEAGAN SANCHEZ, BLAKE

9:39:03AM STEPHEN BOWERS ARE STUDENTS AT ESTERO HIGH SCHOOL.

9:39:07AM AND WHEREAS ANNY, AVERY, AND BLAKE RECEIVE THE CAMBRIDGE

9:39:13AM SCHOLAR AWARD.

9:39:15AM AND WHEREAS CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION

9:39:18AM PREPARES STUDENTS FOR LIFE HELPING THEM DEVELOP AN INFORMED

9:39:20AM CURIOSITY AND A LASTING PASSION FOR LEARNING.

9:39:23AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION IS

9:39:26AM A PROVIDER OF INTERNATIONAL QUALIFICATIONS, OFFERING

9:39:30AM EXAMINATIONS AND QUALIFICATIONS TO 10,000 SCHOOLS IN MORE

9:39:35AM THAN 160 COUNTRIES.

9:39:36AM NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE OF

9:39:39AM ESTERO, LEE COUNTY, FLORIDA, DO HEREBY OFFER SINCERE

9:39:43AM CONGRATULATIONS AND BEST WISHES TO ALL OF YOU, ANNY, AVERY,

9:39:48AM AND BLAKE, FOR EXCEEDING THE STANDARDS WITH HARD WORK AND

9:39:52AM DEDICATION IN SCHOLASTICS.

9:39:54AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED

9:39:58AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 1st

9:40:01AM DAY OF APRIL 2026.

9:40:03AM CONGRATULATIONS.

9:40:03AM [APPLAUSE]

9:40:04AM THANK YOU.

9:40:44AM [APPLAUSE]

9:40:45AM CAN I HAVE DILLON, FAARIS AND DELANEY COME UP?
 9:41:09AM [APPLAUSE]
 9:41:09AM DELANEY.
 9:41:32AM DILLON.
 9:41:33AM AND FAARIS.
 9:41:43AM WHEREAS, DELANEY ANN FELTON, DILLON MATTHEW TIMM, AND FAARIS
 9:41:49AM IRFAN RAPATI ARE SENIORS AT ESTERO HIGH SCHOOL.
 9:41:53AM AND WHEREAS, DELANEY, DILLON AND FAARIS RECEIVED THE
 9:41:59AM CAMBRIDGE SCHOLAR AWARD.

 9:42:01AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION
 9:42:05AM PREPARES STUDENTS FOR LIFE, HELPING THEM DEVELOP AN INFORMED
 9:42:08AM CURIOSITY AND A LASTING PASSION FOR LEARNING.
 9:42:11AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION IS
 9:42:14AM A PROVIDER OF INTERNATIONAL QUALIFICATIONS, OFFERING
 9:42:18AM EXAMINATIONS AND QUALIFICATIONS TO 10,000 SCHOOLS IN MORE
 9:42:21AM THAN 160 COUNTRIES.
 9:42:24AM NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE OF
 9:42:27AM ESTERO, LEE COUNTY, FLORIDA, DO HEREBY OFFER MY SINCERE
 9:42:31AM CONGRATULATIONS AND BEST WISHES TO ALL OF YOU.
 9:42:34AM DELANEY, DILLON, AND FAARIS, FOR EXCEEDING THE STANDARDS
 9:42:43AM WITH HARD WORK AND DEDICATION IN SCHOLASTICS.
 9:42:46AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED
 9:42:51AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 1st
 9:42:53AM DAY OF APRIL, 2026.
 9:42:55AM CONGRATULATIONS.
 9:42:57AM [APPLAUSE]
 9:42:57AM CAN I HAVE GIANNA AND KEIN AND RYDER AND KEVIN?
 9:43:51AM [APPLAUSE]
 9:43:51AM CONGRATULATIONS.
 9:44:02AM SHALL WE GIVE THEM THEIR AWARDS FIRST?
 9:44:06AM GIANNA.
 9:44:18AM KEIN.
 9:44:20AM KEVIN.
 9:44:22AM RYDER.

 9:44:25AM WHEREAS, GIANNA ROSE DEL NEGRO, KEIN PHILIP APKER, KEVIN
 9:44:39AM DAVID WILSON AND RYDER ABLE SELUK ARE SENIORS AT ESTERO HIGH
 9:44:43AM SCHOOL.
 9:44:44AM AND WHEREAS, GIANNA, KEIN, KEVIN, AND RYDER RECEIVED THE
 9:44:52AM CAMBRIDGE SCHOLAR AWARD.
 9:44:54AM AND WHEREAS, CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION
 9:44:59AM PREPARES STUDENTS FOR LIFE, HELPING THEM DEVELOP AN INFORMED
 9:45:04AM CURIOSITY AND A LASTING PASSION FOR LEARNING; AND WHEREAS,

9:45:06AM CAMBRIDGE ASSESSMENT INTERNATIONAL EDUCATION IS A PROVIDER
 9:45:09AM OF INTERNATIONAL QUALIFICATIONS, OFFERING EXAMINATIONS AND
 9:45:12AM QUALIFICATIONS TO 10,000 SCHOOLS IN MORE THAN 160 COUNTRIES.
 9:45:17AM NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE OF
 9:45:21AM ESTERO, LEE COUNTY, FLORIDA, DO HEREBY OFFER SINCERE
 9:45:26AM CONGRATULATIONS AND BEST WISHES TO ALL OF YOU.
 9:45:29AM FOR GIANNA, KEIN, KEVIN, AND RYDER FOR EXCEEDING THE
 9:45:38AM STANDARDS WITH HARD WORK AND DEDICATION IN SCHOLASTICS, IN
 9:45:42AM WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED THE
 9:45:46AM SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS 1st DAY
 9:45:49AM OF APRIL, 2026.
 9:45:52AM CONGRATULATIONS.
 9:45:52AM [APPLAUSE]
 9:46:14AM [APPLAUSE]
 9:46:14AM I WOULD LIKE TO MENTION, TOO, THAT LUCY GRACE RIEHM COULDN'T
 9:46:30AM BE HERE TODAY, BUT SHE IS ALSO A SCHOLARSHIP WINNER.
 9:46:32AM BEFORE I CONTINUE, I DON'T KNOW IF YOU NEED TO LEAVE TO GET

 9:46:41AM BACK TO SCHOOL.
 9:46:42AM WHY DON'T YOU DO THAT NOW.
 9:46:44AM THANK YOU AGAIN AND CONGRATULATIONS TO BOTH THE PARENTS AND
 9:46:49AM THE STUDENTS.
 9:46:49AM [APPLAUSE]
 9:46:50AM NEXT ON THE AGENDA, WE HAVE PUBLIC COMMENT ON NON-AGENDA
 9:48:10AM ITEMS.
 9:48:11AM MADAM CLERK, DO WE HAVE ANYONE WHO WISHES TO SPEAK?
 9:48:14AM >>Carol Sacco: NO, MAYOR, WE DO NOT.
 9:48:16AM >>Mayor Ribble: OKAY.
 9:48:16AM THE CONSENT AGENDA IS THE MARCH 18, 2026 VILLAGE COUNCIL
 9:48:20AM MEETING MINUTES AND THE FINANCIAL REPORT FOR THE MONTH
 9:48:24AM ENDING FEBRUARY '26.
 9:48:27AM DO THE COUNCIL MEMBERS HAVE ANY COMMENTS OR QUESTIONS?
 9:48:30AM IN THAT CASE, MAY I HAVE A MOTION?
 9:48:33AM >> SO MOVED.
 9:48:33AM >>Mayor Ribble: COUNCILMAN LOPEZ AND SECONDED BY
 9:48:37AM COUNCILWOMAN FAYHEE.
 9:48:39AM WILL YOU PLEASE CALL THE ROLL?
 9:48:41AM >>Jim Ward: AYE.
 9:48:41AM >>Rafael Lopez: AYE.
 9:48:43AM >>Lori Fayhee: AYE.
 9:48:45AM >>Jon McLain: AYE.
 9:48:46AM >>Jeff Hunt: AYE.
 9:48:47AM >>Vice-Mayor Zalucki: AYE.

9:48:49AM >>Mayor Ribble: AYE.
 9:48:50AM NEXT ON THE AGENDA, THE ACTION ITEMS, 7A, CONSIDERATION OF A
 9:48:59AM REQUEST FOR A CODE ENFORCEMENT LIEN MITIGATION CASE NUMBER
 9:49:02AM 240800004 FROM KENT AND RHONDA SICHITANO RELATING TO THE
 9:49:11AM PROPERTY AT 20150 SHERRILL LANE, ESTERO, FLORIDA, 33928 IN
 9:49:17AM BROADWAY MOBILE HOME VILLAGE.
 9:49:19AM STEVE, WOULD YOU INTRODUCE THIS ITEM, PLEASE?
 9:49:21AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:49:23AM YOU MAY RECALL AT A PREVIOUS WORKSHOP WE BROUGHT A NUMBER OF
 9:49:31AM BACKLOGGED LIEN OR CODE ENFORCEMENT ACTIONS THAT HAVE
 9:49:36AM CREATED LIENS ON CERTAIN PROPERTIES TO THE VILLAGE COUNCIL
 9:49:40AM AND DISCUSSED HOW TO CLEAR SOME OF THOSE FROM OUR CALENDAR.
 9:49:47AM WE HAVE A COUPLE OF THOSE TODAY ON THE AGENDA WHERE WE'RE
 9:49:52AM PROPOSING TO RESOLVE THESE.
 9:49:55AM IN THIS CASE, THIS PROPERTY ON SHERRILL LANE WAS CITED
 9:49:58AM ORIGINALLY IN JULY OF 2024 FOR NUISANCE PROBLEM REGARDING
 9:50:04AM OVERGROWN VEGETATION ON THE PROPERTY.
 9:50:06AM OUR PURPOSE IN THIS PROGRAM IS NOT TO EXTRACT MONEY FROM
 9:50:13AM RESIDENTS, BUT IT'S TO MAKE SURE THAT THE PROPERTIES IN THE
 9:50:17AM VILLAGE ARE KEPT AT A HIGH STANDARD OF MAINTENANCE OUT OF
 9:50:21AM RESPECT FOR THE VILLAGE AT-LARGE BUT ALSO THEIR NEIGHBORS.
 9:50:25AM AND IN A COUPLE OF THESE CASES, THESE ISSUES HAVE LINGERED
 9:50:29AM FOR QUITE A PERIOD OF TIME.
 9:50:32AM WHAT I WOULD LIKE TO DO IS TURN THESE OVER TO OUR VILLAGE
 9:50:35AM ATTORNEY TO BRIEFLY EXPLAIN THE PROCESS GOING THROUGH OUR

 9:50:39AM MAGISTRATE AND PROPOSED RESOLUTION OF THESE CLAIMS.
 9:50:43AM ROB?
 9:50:46AM >>Robert Eschenfelder: THANK YOU, MANAGER.
 9:50:47AM THESE TWO AGENDA ITEMS, THIS ONE AND THE FOLLOWING ONE WERE
 9:50:55AM HANDLED BY OUR CODE ENFORCEMENT MANAGER.
 9:50:57AM THE OWNER CAME FORWARD, AND I BELIEVE INDICATED THAT THEY
 9:51:02AM ONLY RECENTLY ACQUIRED THE PROPERTY.
 9:51:05AM APPARENTLY, THEY LIVED ACROSS FROM THE PROPERTY AND SAW IT
 9:51:09AM DETERIORATING AND SO FORTH AND FELT THAT THEY COULD ACQUIRE
 9:51:13AM IT AND FIX IT UP.
 9:51:14AM SO UNDER YOUR VILLAGE CODE AND THE FLORIDA STATUTES, ONLY
 9:51:21AM THE GOVERNING BOARD OF A MUNICIPALITY HAS THE AUTHORITY TO
 9:51:25AM COMPROMISE A CODE ENFORCEMENT LIEN ONCE IT BECOMES CREATED.
 9:51:29AM SO THE OWNERS HAVE COME FORWARD TO ASK FOR THE RELIEF AS SET
 9:51:34AM FORTH IN THE MEMO.
 9:51:36AM >>Mayor Ribble: THANK YOU.
 9:51:36AM COUNCIL, QUESTIONS?
 9:51:41AM >>Jim Ward: QUICK QUESTION.

9:51:43AM HOW ARE THE COSTS CALCULATED?
 9:51:52AM >>Mary Gibbs: GOOD MORNING.
 9:51:53AM HIDING BEHIND THE POLE THERE.
 9:51:56AM [OFF MICROPHONE]
 9:52:06AM [MICROPHONE NOT ON]
 9:52:11AM >>Mayor Ribble: I DON'T THINK YOUR MIKE IS ON.
 9:52:14AM >>Mary Gibbs: ALL RIGHT.

 9:52:15AM I'LL START AGAIN.
 9:52:16AM THE COST IS WHAT THE CODE ENFORCEMENT OFFICER IS REQUIRED TO
 9:52:21AM GO OUT AND LOOK AT THE SITE AND PREPARE THE VIOLATION
 9:52:25AM NOTICES.
 9:52:25AM SO WE'RE ONLY PER LAW ALLOWED TO RECOUP THOSE COSTS.
 9:52:30AM THAT'S WHAT WE CALL ADMINISTRATIVE COST.
 9:52:33AM >>Robert Eschenfelder: STATUTE CALLS IT THE COST OF
 9:52:35AM INVESTIGATION.
 9:52:35AM >>Mary Gibbs: THE COST OF INVESTIGATION.
 9:52:36AM SO IT'S NOT RELATED TO THE COST OF THE MAGISTRATE OR
 9:52:39AM ANYTHING LIKE THAT.
 9:52:39AM IT'S JUST OUR COST.
 9:52:42AM >>Jim Ward: NO ATTORNEY COSTS ARE PROVIDED.
 9:52:45AM >>Mary Gibbs: NO, NO ATTORNEY COST.
 9:52:48AM IF I COULD ADD INTO THIS CASE, THE OWNERS NOW, THE
 9:52:54AM SICHITANOS, THEY ACQUIRED THE PROPERTY BECAUSE THEY LIVED
 9:52:58AM ACROSS THE STREET.
 9:52:59AM THEY KEPT LOOKING AT IT.
 9:53:00AM IN THEIR INFORMATION THEY SAID IT IS AN EYESORE SO THEY
 9:53:03AM STARTED FIXING IT UP WITH THE PROPERTY OWNER'S PERMISSION
 9:53:06AM AND THEN THEY PURCHASED THE PROPERTY.
 9:53:07AM SO THEY INTEND TO KEEP REPAIRING IT.
 9:53:10AM I DON'T KNOW IF YOU READ THEIR NARRATIVE.
 9:53:12AM THEY ARE HERE IF YOU HAVE QUESTIONS.
 9:53:14AM THIS WAS NOT CAUSED BY THEM.

 9:53:16AM AND THAT'S WHY THE STAFF IS RECOMMENDING THAT WE WAIVE THE
 9:53:21AM 12,000 -- THE TWO PRICES, 12,330 -- 550.
 9:53:28AM SORRY, CAN'T READ.
 9:53:30AM AND THE SECOND ITEM --
 9:53:33AM >> [INAUDIBLE]
 9:53:34AM >>Mary Gibbs: WE ARE SAYING WE SHOULD RECOUP THE COST OF --
 9:53:39AM >>Mayor Ribble: INVESTIGATION.
 9:53:41AM >>Mary Gibbs: INVESTIGATION.
 9:53:42AM SORRY.
 9:53:45AM >>Mayor Ribble: ANY OTHER QUESTIONS?

9:53:46AM JON?
 9:53:49AM >>Jon McLain: I SEE THAT THE PROPERTY WAS ACQUIRED IN
 9:53:51AM DECEMBER '25.
 9:53:52AM WHAT I DON'T UNDERSTAND, MAYBE I'D LIKE TO UNDERSTAND, WE
 9:53:56AM DID NOT HAVE A LIEN ON THIS PROPERTY, IS THAT CORRECT?
 9:53:59AM >>Robert Eschenfelder: NO, WE DID.
 9:54:00AM SO THE VIOLATIONS WERE ISSUED.
 9:54:04AM THE PREVIOUS OWNER JUST IGNORED THE PROCESS.
 9:54:07AM THE MAGISTRATE THEN WENT AHEAD AND ENTERED AN ORDER FINDING
 9:54:11AM VIOLATION AND IMPOSING THE DAILY FINE.
 9:54:14AM PROCEDURALLY, WHAT HAPPENS AFTER THAT, THE CODE MANAGER
 9:54:18AM FILES THE ORDER IN THE CLERK'S OFFICIAL RECORDS.
 9:54:21AM UNDER THE STATUTE, ONCE THAT ORDER IS FILED, IT BECOMES A
 9:54:26AM LIEN THAT IS ATTACHED TO THE LAND AND TRAVELS WITH THE LAND.
 9:54:30AM SO WHEN A NEW OWNER ACQUIRES THE LAND, IT ALSO ACQUIRES ANY

 9:54:35AM BURDEN ON TITLE, WHICH INCLUDES CODE ENFORCEMENT LIENS.
 9:54:39AM SO THERE IS -- THERE HAS BEEN A LIEN SINCE THE CODE MANAGER
 9:54:43AM RECORDED IT.
 9:54:44AM >>Jon McLain: HOW DID TITLE TRANSFER WITH A LIEN ON THE
 9:54:46AM PROPERTY?
 9:54:48AM >>Robert Eschenfelder: I THINK THE OWNER CAN STEP UP, AS
 9:54:51AM LONG AS YOU'RE NOT TAKING OUT A MORTGAGE, IF YOU SAY, I'LL
 9:54:55AM PAY YOU THIS MUCH FOR YOUR PROPERTY, AND YOU SAY, HERE YOU
 9:54:58AM GO, BUT YOU'RE TAKING WITH IT ALL THE BURDENS THAT ARE ON
 9:55:02AM IT, AND YOU AGREE TO DO THAT, THEN -- THAT PROPERTY STILL IS
 9:55:08AM BURDENED WITH THE LIEN IS THE BEST WAY TO SAY IT, BUT YOU
 9:55:10AM ARE NOW THE NEW TITLE OWNER.
 9:55:12AM >>Jon McLain: THE PROCESS IS A GOOD PROCESS.
 9:55:18AM AS THE NEW OWNER, YOU'RE TAKING ON \$25,000 WORTH -- I AM
 9:55:26AM THANKFUL THAT THE REASON FOR THE FINES HAS BEEN SATISFIED IT
 9:55:33AM LOOKS LIKE.
 9:55:34AM I'M GLAD FOR THAT.
 9:55:37AM WE CAN'T TELL PEOPLE HOW TO SPEND THEIR MONEY, BUT IN THIS
 9:55:41AM PARTICULAR CASE, I THINK THAT YOU STEPPED FORWARD WHEN YOU
 9:55:47AM ARE ABOUT READY TO BUY PROPERTY AND YOU REALIZE -- EITHER
 9:55:51AM YOU GOT A DISCOUNT ON THE PRICE OF THE PROPERTY, WHICH I
 9:55:54AM HAVE NO IDEA WHAT THAT IS, OR YOU FIGURED IN THAT SOMEHOW
 9:55:59AM YOU'RE GOING TO HAVE TO PAY \$12,000.
 9:56:01AM AND NOW YOU'RE ASKING US TO DROP THIS DOWN TO THREE HUNDRED
 9:56:05AM -- OUR COST.

 9:56:06AM THE PROCESS DOESN'T WORK FOR ME VERY WELL.
 9:56:10AM THAT'S NOT THE WAY I THINK WE DESIGNED IT WITH LIENS AND THE

9:56:13AM LIKE.
 9:56:14AM THAT AFTER THE FACT, WE'RE NOW BEING ASKED TO WAIVE \$12,500.
 9:56:20AM I'M HOPING FOR ANY -- I'M OPEN FOR ANY OTHER DISCUSSION ON
 9:56:25AM THAT.
 9:56:26AM >>Jim Ward: TO YOUR POINT AND I AGREE WITH EVERYTHING YOU
 9:56:30AM JUST SAID, BUT IT'S NOT JUST 12,000.
 9:56:32AM IT IS THE FOLLOWING AMENDMENT THAT'S \$80,000.
 9:56:36AM IN A SENSE, WE'RE SETTling \$93,000 FOR 600.
 9:56:40AM I AGREE WITH YOU.
 9:56:42AM THAT'S NOT THE INTENT OF WHAT SHOULD HAPPEN HERE.
 9:56:46AM I AGREE THAT THE COSTS ARE LIMITED TO 300, BUT THAT DOES NOT
 9:56:51AM SUGGEST THAT WE CAN'T DO ANYTHING FURTHER IN TERMS OF
 9:56:54AM SETTling THE FINE FOR SOMETHING IN EXCESS OF THAT.
 9:57:02AM >>Jon McLain: I AGREE WITH THAT, TOO.
 9:57:03AM PROBABLY DIDN'T READ THE SECOND THING.
 9:57:06AM 80,000.
 9:57:07AM NOW WE'RE TALKING ALMOST A HUNDRED THOUSAND DOLLARS.
 9:57:11AM AS WE WERE TALKING WITH THE OWNERS ON THIS TO TRY TO GET A
 9:57:16AM SOLUTION TO THIS, WHICH IS WHAT WE WANT TO HAVE, READING
 9:57:20AM THESE, IT LOOKS LIKE THEY DON'T HAVE THE FINANCIAL MEANS TO
 9:57:24AM PAY MORE.
 9:57:26AM >>Mary Gibbs: RIGHT.
 9:57:26AM THEY LIVE ACROSS THE STREET, AND THEY HAVE A HOME THAT I

 9:57:29AM THINK THEY ARE TRYING TO GET LEE CARES TO HELP WITH THE
 9:57:33AM HOME.
 9:57:33AM IT'S IN THE NEIGHBORHOOD WHERE THE PROPERTY IS NOT WORTH A
 9:57:37AM LOT.
 9:57:37AM THEY ARE CONTINUING TO TRY TO UPGRADE THE PROPERTY.
 9:57:39AM I KNOW THEY ARE IN FOR A FENCE PERMIT NOW TO TRY TO CLEAN UP
 9:57:42AM THE PROPERTY.
 9:57:43AM THE QUESTION IS, DO YOU CHARGE THEM MORE FOR THE COST OR DO
 9:57:49AM YOU WAIVE THAT AND LET THEM CONTINUE TO UPGRADE THE
 9:57:52AM PROPERTY?
 9:57:52AM KIND OF A BALANCING ISSUE.
 9:57:55AM >>Mayor Ribble: IN THE PAST, WE'VE LOOKED AT THESE
 9:57:57AM INDIVIDUALLY, AND WE CAN'T JUST MAKE A BLANKET STATEMENT, I
 9:58:01AM DON'T THINK, ON EVERY LIEN MITIGATION THAT COMES BEFORE US.
 9:58:05AM THEY ARE NOT THE OWNERS THAT INCURRED THESE FINES.
 9:58:07AM BUT TO OUR BENEFIT, THEY HAVE BROUGHT THE PROPERTY INTO
 9:58:12AM COMPLIANCE.
 9:58:15AM I DON'T THINK THE JOB OF THE VILLAGE IS TO BE PUNITIVE, BUT
 9:58:18AM TO URGE PEOPLE TO BRING THE PROPERTY INTO COMPLIANCE.
 9:58:23AM I THINK THAT WE SHOULD ALLOW THEM TO JUST PAY THE

9:58:27AM INVESTIGATION COSTS AND LET THEM CONTINUE TO IMPROVE THE
 9:58:32AM PROPERTY TO THEIR BENEFIT AND TO THE BENEFIT OF THE VILLAGE.
 9:58:39AM >>Rafael Lopez: I AGREE WITH THE MAYOR.
 9:58:41AM I NEVER LIKED THE TERM "CODE ENFORCEMENT."
 9:58:45AM I LIKE THE TERM "CODE COMPLIANCE."

 9:58:48AM AS LONG AS IT'S NOT OUT OF POCKET FOR US, I FEEL THAT WE
 9:58:55AM SHOULD GO FORWARD AND JUST OFFER THEM -- I CAN'T THINK OF
 9:59:03AM THE TERM EITHER.
 9:59:08AM >>Jon McLain: I DON'T KNOW IF WE'VE COVERED ALL OF OUR
 9:59:11AM COSTS.
 9:59:11AM WE HAVE A MAGISTRATE.
 9:59:15AM >>Robert Eschenfelder: CORRECT.
 9:59:16AM THERE'S CLEARLY THE COST INVESTIGATION IS MR. KNIGHT OUT IN
 9:59:21AM THE FIELD TAKING THE PICTURES, DEVELOPING THE CASE FILE.
 9:59:24AM BUT YOU GOT NONE OF THE COSTS FOR THE MAGISTRATE.
 9:59:28AM NONE OF THE COSTS FOR ANY WORK I'VE DONE ON IT.
 9:59:31AM NONE OF THE COST FOR MR. KNIGHT'S SUPERVISOR REVIEWING.
 9:59:34AM THERE ARE A LOT OF SOFT COSTS THAT YOU DON'T RECOVER.
 9:59:38AM >>Jon McLain: MY THOUGHT IS THAT TAKE IT UNDER YOUR OWN
 9:59:43AM CONSIDERATION HERE, WE DON'T WANT TO BE PUNITIVE, BUT JUST
 9:59:48AM THINKING ABOUT THIS, I'M THINKING WE'RE LOOKING AT THE FIRST
 9:59:51AM ONE FIRST.
 9:59:52AM IT'S \$12,000.
 9:59:53AM I'M THINKING WE GET OUR COSTS OF \$300, WHATEVER IT IS, AND
 9:59:57AM 10% OF THE FINES.
 10:00:00AM SO ANOTHER \$1200 ON TOP OF THAT.
 10:00:03AM WE'RE ABOUT \$1500, WHATEVER, IS HOW WE COULD RESOLVE THIS.
 10:00:08AM THAT WAY WE MAKE SURE WE COVER ALL OF OUR COSTS.
 10:00:10AM IT'S FAIR TO ALL OF OUR CITIZENRY TO MAKE SURE THAT WE'RE
 10:00:13AM NOT GIVING AWAY FUNDS THAT WE COULD USE ELSEWHERE WITHIN THE

 10:00:18AM VILLAGE TO IMPROVE IT.
 10:00:19AM I DON'T KNOW -- I WOULD CONSIDER THAT AS A WAY TO RESOLVE
 10:00:28AM THIS PARTICULAR ONE.
 10:00:29AM >>Mayor Ribble: TO THAT POINT, JON, WHEN YOU LOOK AT THE
 10:00:32AM SECOND ONE, I WOULD IMAGINE YOU WOULD PROBABLY WANT TO DO
 10:00:35AM THE SAME THING AND THAT WOULD BE AN ADDITIONAL 8,000.
 10:00:38AM I THINK WE NEED TO LOOK AT THIS AS THE TOTAL COST EVEN
 10:00:42AM THOUGH THEY ARE TWO SEPARATE ISSUES.
 10:00:44AM YOU ARE LOOKING AT \$9200 PLUS THE 300 ON THIS ONE PLUS AN
 10:00:51AM ADDITIONAL \$234 ON THE SECOND ONE.
 10:00:55AM WE'RE IN THE RANGE OF CLOSE TO \$10,000 THERE.
 10:01:01AM >>Jon McLain: YES, THAT'S RIGHT.

10:01:02AM >>Mayor Ribble: WHEN YOU LOOK AT THE TOTAL FIGURE, DOES
 10:01:04AM EVERYONE THINK THAT'S FAIR?
 10:01:06AM >>Vice-Mayor Zalucki: ROB, AS FAR AS PROCEDURE GOES, IF I
 10:01:08AM CAN GET SOME CLARITY.
 10:01:10AM THE FOLKS ARE HERE TODAY ASKING FOR THIS FORGIVENESS IF YOU
 10:01:14AM WILL.
 10:01:14AM JUST AS A MATTER OF POLICY, DO THEY HAVE TO COME BEFORE US?
 10:01:17AM IN OTHER WORDS, WAS THE DEED ALREADY RECORDED IN THE NEW
 10:01:21AM BUYER'S NAME?
 10:01:22AM AND IF THEY NEVER CAME TO US AT THIS JUNCTURE, WHAT WOULD
 10:01:25AM HAPPEN WITH TITLE MOVING FORWARD?
 10:01:29AM >>Robert Eschenfelder: MY UNDERSTANDING, AND THEY ARE HERE,
 10:01:31AM THEY CAN COME UP AND ANSWER ANY QUESTIONS THAT YOU HAVE.

 10:01:34AM BUT MY UNDERSTANDING IS THEY WENT AHEAD AND ACQUIRED THE
 10:01:36AM PROPERTY WHETHER THEY KNEW OR DIDN'T KNOW THAT THE LIENS
 10:01:39AM WERE ON THE PROPERTY.
 10:01:41AM YOU'LL HAVE TO ASK THEM.
 10:01:42AM BUT TITLE CAN CHANGE HANDS WITH LIENS ON THE PROPERTY.
 10:01:46AM IT'S JUST THAT WHEN YOU -- MOST OF US GO AND BUY A PIECE OF
 10:01:51AM PROPERTY, UNLESS WE'RE SUPERINTENDENT INDEPENDENTLY WEALTHY,
 10:01:55AM WE'LL BE TAKING ON A MORTGAGE.
 10:01:56AM THE TITLE SEARCH AND THE TITLE COMPANY IS GOING TO SAY
 10:02:00AM YOU'VE GOT TO CLEAR THE LIENS BEFORE THE LENDER IS GOING TO
 10:02:03AM LEND MONEY ON IT.
 10:02:04AM THAT'S HOW A LOT OF THESE POP UP TO US, BECAUSE THAT
 10:02:08AM TRANSACTION IS OCCURRING.
 10:02:09AM LOW-DOLLAR VALUE PROPERTIES, WHERE YOU ARE NOT GOING TO BE
 10:02:12AM TAKING ON A MORTGAGE, IT'S JUST A TITLE TRANSFER.
 10:02:14AM WE ENTER INTO A CONTRACT FOR ONE DOLLAR AND OTHER VALUABLE
 10:02:19AM GOODS AND VALUABLE CONSIDERATION, HERE IS THE DEED AND IT'S
 10:02:22AM RECORDED.
 10:02:23AM AND THEN WHEN YOU TAKE THAT, WHEN YOU BECOME THE NEW OWNER,
 10:02:26AM YOU BECOME THE OWNER OF THE LIEN.
 10:02:28AM WHAT I WOULD HAVE DONE IF I WERE THEM IS COME FORWARD TO YOU
 10:02:33AM ALL TO WORK THIS OUT BEFORE I ACQUIRED THE PROPERTY BECAUSE
 10:02:38AM THERE IS ALWAYS A RISK THAT COUNCIL SAYS NO, AND NOW YOU'RE
 10:02:41AM ACQUIRING A PROPERTY THAT I DON'T KNOW WHAT THE MARKET VALUE
 10:02:44AM IS OF THESE.

 10:02:45AM >>Mary Gibbs: IT'S NOT A LOT.
 10:02:47AM >>Robert Eschenfelder: LIKE 30,000 RANGE.
 10:02:49AM IT'S NOT A LOT.
 10:02:50AM THE LIENS I BELIEVE ALREADY EXCEED THE MARKET VALUE OF THE

10:02:56AM ENTIRE PROPERTY.
 10:02:57AM IT WAS A RISK ON THEIR PART TO DO.
 10:03:00AM WHY THEY DID IT, THEY ARE HERE, YOU MIGHT WANT TO HEAR FROM
 10:03:05AM THEM AS YOU ALL ARE TALKING.
 10:03:06AM >>Jon McLain: CAN WE HEAR FROM THE PROPERTY OWNERS?
 10:03:08AM >>Mayor Ribble: NO MORE COMMENTS RIGHT NOW?
 10:03:10AM CAN WE HAVE THE PROPERTY OWNERS?
 10:03:19AM >>Jon McLain: I THINK WE HAVE TO DEAL WITH THESE ONE AT A
 10:03:22AM TIME BECAUSE THERE IS A SIGNIFICANT DIFFERENCE IN THE AMOUNT
 10:03:24AM OF FINE.
 10:03:25AM >> GOOD MORNING.
 10:03:26AM I'M KENT SICHITANO, MY WIFE RHONDA.
 10:03:30AM WE OWN THE PROPERTY.
 10:03:35AM >>Mayor Ribble: PLEASE.
 10:03:36AM GO AHEAD.
 10:03:36AM >>Jon McLain: ON THE FIRST PROPERTY, 20150 SHERRILL LANE,
 10:03:44AM THAT WAS YOUR NEIGHBOR'S ACROSS THE STREET FROM YOUR
 10:03:46AM EXISTING HOME.
 10:03:47AM >> YES, SIR.
 10:03:49AM >>Jon McLain: SO WHEN YOU PURCHASED THIS, WAS THERE
 10:03:52AM COMPENSATION GIVEN BACK TO YOU ON THE VALUE OF THE PRICE?

 10:03:56AM I DON'T KNOW WHAT THE VALUE OF THAT PROPERTY WAS WHEN IT WAS
 10:03:59AM IN THE CURRENT STATE AND WHEN YOU PURCHASED IT, BUT IF THE
 10:04:03AM PRICE WAS X, DID YOU GET IT AT X MINUS SOMETHING BECAUSE OF
 10:04:06AM THE LIEN?
 10:04:07AM >> NO.
 10:04:08AM >> WELL, I KNEW THE LADY THERE.
 10:04:11AM I'VE BEEN THERE 14 YEARS.
 10:04:13AM IT WAS HER GRANDCHILDREN THAT ENDED UP IN THE PLACE.
 10:04:18AM KNOW THEM WELL.
 10:04:22AM >> SHE PASSED AWAY.
 10:04:23AM >> SHE HAD PASSED AWAY.
 10:04:25AM THEY JUST LET THE PROPERTY GO AND THEY WERE TRYING TO DO
 10:04:32AM ANYTHING -- THEY OWED TAXES ON IT.
 10:04:37AM AND THEY OWED MANY OTHER PEOPLE.
 10:04:39AM THE PRICES THEY HAD TO BRING IT UP.
 10:04:43AM THEY COULDN'T DO IT.
 10:04:44AM WE BOUGHT IT FOR WHAT WE THOUGHT IT WAS WORTH.
 10:04:48AM THE FINES, I TELL YOU, I NEVER COME ACROSS A HUNDRED
 10:04:54AM THOUSAND DOLLAR FINE.
 10:04:55AM SO IT'S KIND OF SCARY.
 10:04:58AM WE WENT AHEAD AND DID IT.
 10:05:00AM THE PRICE THING, I DON'T THINK WE GOT IT CHEAP BY NO MEANS.

10:05:07AM >>Jon McLain: DO YOU MIND SHARING?
 10:05:09AM IS IT OKAY FOR US TO --
 10:05:12AM >>Robert Eschenfelder: THEY ARE ASKING YOU FOR RELIEF.

 10:05:15AM >>Jon McLain: WHAT WAS THE PURCHASE PRICE?
 10:05:17AM >> 27.
 10:05:19AM >> AND THEN THE TAXES.
 10:05:21AM >>Jon McLain: 27.
 10:05:23AM >> YEAH.
 10:05:23AM THE ESTIMATES TO CLEAN IT ALL UP WERE VERY HIGH.
 10:05:28AM IT'S TAKEN PROBABLY THE THREE MONTHS TO GET IT STRAIGHT.
 10:05:35AM >> THE PROPERTY REALLY WAS A HEALTH HAZARD TO THE COMMUNITY
 10:05:40AM BECAUSE OF THE OVERGROWTH OF THE LANDSCAPING THAT WAS THERE.
 10:05:45AM NOT ONLY THE OUTSIDE, BUT THE INSIDE OF THE PROPERTY WAS
 10:05:49AM COMPLETELY COVERED IN RAT FECES.
 10:05:52AM I MEAN, COMPLETELY.
 10:05:54AM EVERY COUNTER, EVERY SHELF, EVERY PIECE OF FURNITURE.
 10:06:02AM >>Jon McLain: IT WAS GREAT FOR ALL THE OTHER NEIGHBORS.
 10:06:04AM WHAT WOULD THE MARKET VALUE BE ON IT TODAY?
 10:06:08AM >> IT'S REALLY ALMOST A TEARDOWN.
 10:06:12AM IT COST YOU JUST TO TEAR SOMETHING DOWN.
 10:06:16AM I TOOK OUT MANY TREES AND THE GRASS AND THE WEEDS WAS OVER
 10:06:20AM HEAD HIGH, LITERALLY.
 10:06:22AM OVER HEAD HIGH.
 10:06:22AM I'M NOT SURE WHAT THE PROPERTY IS.
 10:06:26AM >> WELL, WE HAD ESTIMATES DONE, IT NEEDS COMPLETE REWIRE.
 10:06:33AM IT'S NOT UP TO CODE FOR OUTLET BOX.
 10:06:37AM NEED A NEW BOX.
 10:06:38AM NEW AC.

 10:06:39AM EVERYTHING.
 10:06:41AM IT HAS NO INSULATION.
 10:06:43AM IT'S REALLY NOT WORTH REFURBISHING.
 10:06:45AM IT'S PRETTY MUCH GOING TO BE A TEARDOWN DOWN THE ROAD.
 10:06:49AM >>Jon McLain: IS THE LAND THERE WORTH THAT KIND OF PRICE?
 10:06:53AM YOU BASICALLY BOUGHT IT 27.
 10:06:55AM ANOTHER 12 ON TOP OF THAT.
 10:06:57AM YOU'RE PAYING A GOOD PRICE FOR THE PROPERTY THEN.
 10:07:00AM >> WELL, WE DIDN'T KNOW THE 12 ON TOP OF IT.
 10:07:02AM >>Jon McLain: IF YOU TORE IT DOWN, WHAT WOULD THE VALUE BE
 10:07:06AM OF THE PROPERTY?
 10:07:07AM >> IT FLUCTUATES SO MUCH IN THAT PARTICULARLY LITTLE
 10:07:14AM NEIGHBORHOOD, IF YOU GO WITH ZILLOW, YOU'LL SEE IT ONE WEEK,
 10:07:18AM LIKE THE ONE I OWN -- [OFF MICROPHONE]

10:07:35AM [OFF MICROPHONE]
 10:07:38AM >>Mayor Ribble: COUNCILMAN HUNT.
 10:07:41AM >>Jeff Hunt: WHAT COSTS HAVE YOU INCURRED THUS FAR FOR THE
 10:07:43AM CLEANUP?
 10:07:47AM >> [INAUDIBLE] [OFF MICROPHONE]
 10:07:54AM >>Jeff Hunt: NUMBER OF HOURS.
 10:07:57AM >> TAKING DOWN TREES OVER \$3,000.
 10:07:59AM YOU HAVE TO TAKE IT DOWN.
 10:08:03AM >> HAD TO CUT THE DEAD TREES DOWN AND ALL REMOVED.
 10:08:07AM [MICROPHONE NOT ON]
 10:08:17AM >> THERE'S STILL LOTS OF WORK TO BE DONE.

 10:08:19AM APPLIED FOR A FENCE PERMIT.
 10:08:24AM FALLING DOWN AND PORTIONS MISSING IN THE FRONT --
 10:08:29AM [MICROPHONE NOT ON]
 10:08:32AM -- THEN THE SURVEY IS TOO OLD.
 10:08:35AM \$500 FOR A SURVEY ON TOP OF IT.
 10:08:39AM WE LIVE ACROSS THE STREET.
 10:08:43AM IT'S QUIET, BEAUTIFUL, PEACEFUL OUT THERE.
 10:08:48AM >> IT IS THE NEIGHBORHOOD TURNING AROUND.
 10:08:50AM SAID ONE OF THE OLDEST NEIGHBORHOODS IN ESTERO.
 10:08:54AM [MICROPHONE NOT ON]
 10:08:57AM [INAUDIBLE]
 10:09:09AM >>Jon McLain: ARE YOU AWARE THAT WE HAVE A PUBLIC UTILITY
 10:09:12AM PROJECT GOING ON?
 10:09:14AM WE'RE PUTTING THE SEPTIC, SEWER, IMPROVING THE ROAD.
 10:09:19AM >> WE ASKED ABOUT IT A COUPLE OF YEARS AGO -- [INAUDIBLE]
 10:09:26AM COUPLE YEARS AGO.
 10:09:27AM CALLED OCCASIONALLY AND ASKED ABOUT THE ROAD AND WATER.
 10:09:33AM I DON'T KNOW JOHN I WOULD THINK AFTER THAT IS DONE THAT THE
 10:09:35AM VALUE OF THE PROPERTY MIGHT ACCELERATE PRETTY WELL.
 10:09:41AM >> [INAUDIBLE] [MICROPHONE NOT ON]
 10:10:15AM [INAUDIBLE]
 10:10:19AM >>Mayor Ribble: VICE-MAYOR.
 10:10:22AM >>Vice-Mayor Zalucki: THANK YOU FOR COMING HERE TODAY.
 10:10:25AM JUST A QUESTION, IT DOESN'T SOUND LIKE THE PROPERTY HAS MUCH
 10:10:30AM VALUE.

 10:10:30AM THE HOME ITSELF.
 10:10:31AM YOU SAID THAT THE LOT, PROBABLY NOT A LOT OF VALUE THERE.
 10:10:34AM MY QUESTION IS, WHAT MOTIVATED YOU TO ACTUALLY TAKE THAT
 10:10:37AM RISK OF PAYING 26 OR 27 THOUSAND, PLUS IMPROVEMENTS, PLUS
 10:10:42AM THE RISK OF ALL OF THESE FINES WHICH YOU'RE AWARE OF IN
 10:10:45AM ADVANCE, WHAT INSPIRED YOU TO TAKE THAT KIND OF A STEP INTO

10:10:49AM A PROPERTY THAT YOU'RE SAYING IS VIRTUALLY NOT WORTH MUCH?
 10:10:53AM >> [INAUDIBLE]
 10:10:55AM >> AND I CAME TO HIM, I BELIEVE IN GOD WHOLEHEARTEDLY.
 10:11:01AM GOD SET IT ON MY HEART.
 10:11:04AM WE DIDN'T KNOW HOW MUCH -- [INAUDIBLE]
 10:11:10AM [MICROPHONE NOT ON]
 10:11:12AM GOD MADE IT ON MY HEART.
 10:11:17AM MOM, GRANDCHILDREN, SO ON AND SO FORTH.
 10:11:26AM BEAUTIFUL THING DOWN THE ROAD.
 10:11:30AM >>Vice-Mayor Zalucki: DO YOU THINK AT SOME POINT YOU MIGHT
 10:11:32AM HAVE IT OCCUPIED IF YOU CLEAN IT UP ENOUGH?
 10:11:34AM YOU SAID IT IS A TEARDOWN.
 10:11:37AM I DON'T UNDERSTAND WHAT YOUR FUTURE IS WITH THE PROPERTY.
 10:11:41AM >> WELL, THE SIMPLEST WAY -- [INAUDIBLE]
 10:11:52AM I GOT THE WATER WORKING, SO THE WELL IS GOOD.
 10:12:00AM YOU GOT ALL THESE INTRICACIES BEEN THERE FOR YEARS AND
 10:12:05AM YEARS.
 10:12:06AM [NOT SPEAKING INTO THE MICROPHONE]
 10:12:10AM IT TAKES EVERY LITTLE PIECE TO PUT IT BACK TOGETHER AND FIND

 10:12:16AM OUT WHAT YOU REALLY GOT.
 10:12:18AM IT WILL PROBABLY BE A TEARDOWN.
 10:12:25AM NEWER MODEL MOBILE HOME AND PUT THERE.
 10:12:30AM CARDS DEALT YOU.
 10:12:39AM THAT'S WHAT WE'RE TRYING TO DO.
 10:12:41AM GREAT GRANDKIDS.
 10:12:50AM SHE'S GOT GRANDKIDS.
 10:12:52AM THE PLACE I LIVE IN IS SMALL.
 10:12:57AM IT GIVES A LITTLE EXTRA AREA FOR SOMEBODY TO COME AND HER
 10:13:00AM MOTHER HAVE A PLACE TO STAY.
 10:13:03AM PERMANENTLY.
 10:13:05AM >>Mayor Ribble: ANY OTHER COMMENT?
 10:13:09AM >>Jim Ward: I FULLY UNDERSTAND THE FINANCIAL SITUATION
 10:13:12AM THAT'S BEEN EXPRESSED HERE.
 10:13:14AM MY CONCERN GOES A LITTLE BIT FURTHER THAN THAT IN TERMS OF
 10:13:18AM THE PRECEDENT WE CONTINUE TO SET BY REDUCING THESE FINES TO
 10:13:24AM SIGNIFICANTLY LESS THAN WHAT WAS -- NOT ON OUR BOOKS, BUT
 10:13:28AM WHAT HAD BEEN LEVIED ON THE PROPERTY, PARTICULARLY AS IT
 10:13:32AM RELATES TO THE FACT THAT HOW DO FUTURE RESIDENTS LOOK AT
 10:13:38AM THIS IN TERMS OF OUR INABILITY TO COLLECT THESE FINES?
 10:13:44AM ARE THE FINES JUSTIFIED TO BEGIN WITH?
 10:13:45AM TO ME, IT JUST IMPEDES OUR ABILITY TO HAVE COMPLIANCE ON
 10:13:54AM PROPERTIES WITHIN THE VILLAGE.
 10:13:56AM THAT'S MY REAL CONCERN HERE.

10:13:57AM >>Mayor Ribble: DO YOU WANT TO SPEAK TO THAT FIRST?

10:14:00AM >>Jon McLain: I AGREE WITH WHAT YOU'RE SAYING.

10:14:02AM I GO TO OUR COUNSELOR AND SAY, YOU KNOW, MY UNDERSTANDING OF

10:14:06AM A LIEN WOULD BE THAT WHEN PROPERTY TRANSFERS, THAT WE WOULD

10:14:12AM BE COLLECTING THAT LIEN.

10:14:14AM THAT'S WHY WE PUT LIENS ON THE PROPERTY IS TO GET THE MONEY

10:14:17AM AT SOME -- HOPEFULLY THEY PAY IT OFF BEFORE OR AT THE TIME

10:14:20AM OF THE SALE.

10:14:21AM WHAT I HEARD YOU SAY EARLIER TODAY, NO, THAT COULD GO ON

10:14:26AM FOREVER.

10:14:26AM SO THE LOSS STINKS IN MY MIND.

10:14:29AM WE SHOULD BE ABLE TO COLLECT FINES.

10:14:32AM THAT'S THE PURPOSE OF A LIEN IS.

10:14:34AM THAT'S HOW WE GET A LITTLE BIT OF A HAMMER ON THIS.

10:14:36AM WE'RE NOT TRYING TO HAMMER ANYBODY, BUT WE DO NEED TO COVER

10:14:39AM OUR COST AS THE VILLAGE.

10:14:41AM THAT'S WHY WE'RE HERE TO MAKE SURE WE ARE FISCALLY

10:14:43AM RESPONSIBLE TO EVERYONE.

10:14:44AM >>Robert Eschenfelder: REMEMBER, THIS WAS A BIT OF AN

10:14:47AM OUTLIER OF A CASE BECAUSE IT WAS A CASH TRANSACTION WITH NO

10:14:52AM MORTGAGE.

10:14:53AM ANYBODY TAKING OUT A MORTGAGE, AS I SAID EARLIER, IS NOT

10:14:55AM GOING TO BE ABLE TO CLOSE UNTIL THAT LIEN IS CLEARED.

10:14:59AM SO THAT'S WHEN PEOPLE COME FORWARD AND SAY, CAN WE PLEASE DO

10:15:04AM 60 CENTS ON THE DOLLAR OR WHATEVER?

10:15:06AM AND THEN YOU GUYS WILL MAKE THAT DECISION.

10:15:08AM THESE FOLKS DIDN'T RESEARCH WHAT I'M HEARING, WHETHER THERE

10:15:16AM WERE LIENS ON THE PROPERTY, IS THAT CORRECT?

10:15:19AM >> I HAD NO CLUE --

10:15:24AM >>Jon McLain: YOU DIDN'T DO A TITLE SEARCH?

10:15:26AM >> NO.

10:15:27AM >>Robert Eschenfelder: THOUGHT YOU WERE BUYING FREE AND

10:15:29AM CLEAR LAND.

10:15:29AM EVERYBODY SHOULD, AND THIS IS A CAUTIONARY TALE, IF YOU'RE

10:15:36AM GOING TO BUY REAL ESTATE, EVEN IF IT IS \$10,000 REAL ESTATE,

10:15:39AM YOU COULD BE WASTING \$10,000 IF THERE IS A \$250,000 LIEN ON

10:15:44AM IT.

10:15:44AM I THINK IN TERMS OF THE PRECEDENT, I THINK THE MAYOR SAID IT

10:15:50AM CORRECTLY, IN THE LAW, THE JUDGES WOULD AGREE, EACH CASE IS

10:15:54AM GOING TO STAND ON ITS OWN MERITS.

10:15:56AM YOU'VE GOT THE INDIVIDUAL FACTS OF THE CASE.

10:16:00AM CERTAINLY, YOU WANT TO BE CONSISTENT OVER TIME, SIMILAR

10:16:03AM FACTS SHOULD HAVE SIMILAR OUTCOMES, AND NOT JUST BE
 10:16:07AM WILLY-NILLY THERE.
 10:16:08AM BUT YOU'RE NOT LOCKED INTO ANY ONE PARTICULAR THING THAT YOU
 10:16:14AM DO.
 10:16:14AM IN TERMS OF COMMISSIONER WARD -- OR COUNCIL MEMBER WARD SAID
 10:16:20AM ABILITY TO COLLECT, AGAIN, I THINK THAT WHEN WE TALKED IN
 10:16:25AM OUR WORKSHOP, THE ABILITY TO COLLECT, IF IT'S NOT WILLINGLY
 10:16:32AM PAID, IS TO FORECLOSE.
 10:16:33AM YOU HAVE A PROPERTY THAT'S NOT WORTH NEAR WHAT THE

 10:16:39AM CUMULATIVE LIENS ARE.
 10:16:41AM AND THEN THAT LEAVES YOU WITH GOING AFTER THE CURRENT OWNER
 10:16:45AM AND ASKING THE COURT TO ENTER A JUDGMENT AGAINST THE CURRENT
 10:16:49AM OWNER FOR THE REMAINDER THAT WE DON'T GET OFF OF THE
 10:16:52AM FORECLOSURE ACTION.
 10:16:54AM WE CAN DO THAT.
 10:16:58AM THAT'S TOTALLY UP TO YOU ALL AND TOTALLY LAWFUL THING TO DO.
 10:17:02AM IF WE FORECLOSE, IF IT IS A TEARDOWN, MAYBE AT AUCTION IT
 10:17:06AM WILL BRING 20, 30 THOUSAND DOLLARS.
 10:17:08AM THAT WILL LEAVE ANOTHER \$60,000 OR MORE.
 10:17:15AM SO UNDER THE LAW, THE OWNER, THEIR ASSETS ARE EXPOSED.
 10:17:20AM SO WE COULD SUE THEM SINCE THEY ARE THE CURRENT OWNER AND
 10:17:23AM GET \$60,000 OUT OF THEM.
 10:17:25AM I DON'T KNOW IF OUR PURPOSE IS TO HAVE PROPERTY BROUGHT INTO
 10:17:31AM COMPLIANCE AND THESE FOLKS ARE SAYING THAT THEY ARE WILLING
 10:17:34AM TO DO THAT, I DON'T KNOW THAT GOING THROUGH THAT LEGAL
 10:17:40AM PROCESS AND EXTRACTING THEIR MONEY AND STILL HAVING A PIECE
 10:17:43AM OF PROPERTY THAT IS THERE, THAT IS A DETRIMENT TO THE REST
 10:17:46AM OF THE NEIGHBORHOOD FROM A POLICY STANDPOINT IS THE WAY TO
 10:17:49AM GO.
 10:17:50AM BUT THAT IS UP TO YOU ALL TO DECIDE.
 10:17:52AM >>Mayor Ribble: I WAS GOING TO SAY, JIM, I DISAGREE WITH
 10:17:55AM YOU.
 10:17:56AM IN THE PAST, WE HAVE LOOKED AT THESE INDIVIDUALLY ON A
 10:17:59AM CASE-BY-CASE BASIS.

 10:18:01AM THERE WERE SOME TIMES WHEN WE WERE DEALING WITH THE ACTUAL
 10:18:04AM OWNERS, AND WE DIDN'T LET THEM OFF THE HOOK BECAUSE WE
 10:18:07AM ASSUMED THAT THEY KNEW AND THEY WERE JUST STALLING NOT TO
 10:18:10AM PAY THE FINES.
 10:18:11AM I THINK THIS CASE IS DIFFERENT.
 10:18:13AM I REALLY DO.
 10:18:13AM I DON'T THINK IT PUTS FUTURE DECISIONS IN JEOPARDY IF WE DO
 10:18:20AM DISMISS THIS.

10:18:23AM >>Jon McLain: ONE MORE COMMENT.
 10:18:24AM I AM LOOKING AT THIS AS ONE CASE.
 10:18:28AM I'M NOT LOOKING AT ANY OTHER CASES.
 10:18:30AM WHEN I LOOK AT THIS CASE, THERE IS AN UP SIDE TO THIS ONE.
 10:18:37AM SOME OF THE OTHER CASES WE'VE LOOKED AT, THERE IS NO UPSIDE
 10:18:40AM IN THE FUTURE.
 10:18:41AM I LOOKED AT WHEN WE COMPLETE SHERRILL LANE AT SOME TIME IN
 10:18:45AM THE FUTURE, THAT VALUE OF THE PROPERTY IS NOT GOING TO BE
 10:18:49AM 20,000.
 10:18:50AM IT'S GOING TO BE OVER \$100,000.
 10:18:53AM ANY PROPERTY IN THE VILLAGE OF ESTERO, WHAT DO WE PAY FOR
 10:18:58AM PROPERTY WHEN WE BUY IT?
 10:18:59AM MAY BE IN A BETTER LOCATION.
 10:19:01AM WHEN YOU PUT A NEW ROAD IN THERE, WATER IN THERE, YOU
 10:19:03AM IMPROVE THAT WHOLE SITE, THAT PROPERTY IS NOT GOING TO BE
 10:19:07AM 20.
 10:19:08AM IT'S GOING TO BE MULTIPLE HUNDREDS IN MY MIND.

 10:19:11AM IT'S GOING TO BE A HUNDRED THOUSAND PLUS.
 10:19:14AM THEREFORE, I HOLD TO MY ORIGINAL THING.
 10:19:17AM WE'RE NOT TRYING TO PENALIZE.
 10:19:19AM WE'RE TRYING TO RECOVER COSTS.
 10:19:21AM AND I WOULD SAY THAT IN THIS PARTICULAR CASE, THAT SHOULD BE
 10:19:25AM ABOUT 10% OF THE 12,000.
 10:19:28AM SO ANOTHER 1200 OR 1300, PLUS THE 300.
 10:19:32AM SO ABOUT \$1600 IS A FAIR SETTLEMENT TO GET THIS OFF, YOU'RE
 10:19:38AM CLEAR, YOU'RE FREE ON THIS PROPERTY.
 10:19:41AM >>Mayor Ribble: THE ONLY THING I WOULD SAY TO THAT,
 10:19:44AM COUNCILMAN, I DON'T KNOW THAT YOU CAN TODAY DECIDE ON A
 10:19:50AM POTENTIAL FUTURE VALUE, WELL IN THE FUTURE.
 10:19:55AM I DON'T KNOW THAT YOU CAN --
 10:19:56AM >>Jon McLain: PEOPLE BUY REAL ESTATE BASED ON --
 10:19:59AM >>Mayor Ribble: AND IT'S A RISK.
 10:20:01AM IT'S A RISK.
 10:20:02AM VICE-MAYOR.
 10:20:03AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
 10:20:04AM I HAVE ONE QUESTION AND ONE COMMENT.
 10:20:05AM THE QUESTION IS, IS THE HOUSE PROPERTY CURRENTLY COMPLIANT,
 10:20:10AM MARY, WITH ALL OF OUR CODES AND FASHION?
 10:20:12AM HUNDRED PERCENT COMPLIANT?
 10:20:20AM >>Mary Gibbs: THE PROPERTY IS COMPLIANT WITH THE CODE.
 10:20:23AM I THINK THEY ARE SAYING THE HOUSE ITSELF MAY NEED SOME
 10:20:26AM UPGRADES TO THE ELECTRICAL WIRING.

10:20:27AM BUT TERMS OF THE CODE VIOLATIONS, IT'S ALL TAKEN CARE OF.
 10:20:31AM EVERYTHING IS COMPLIANT.
 10:20:32AM >>Vice-Mayor Zalucki: FOR THEM TO GET -- FOR SOMEBODY TO
 10:20:37AM OCCUPY, THEY WOULD HAVE TO GET ALL THE SAFETY ITEMS AND THE
 10:20:40AM WIRING.
 10:20:40AM >>Mary Gibbs: CORRECT, PERMITS AND INSPECTIONS FOR WHATEVER
 10:20:42AM IS NEEDED.
 10:20:43AM >>Vice-Mayor Zalucki: OKAY.
 10:20:44AM THANK YOU, MARY.
 10:20:45AM HERE IS MY COMMENT AFTER WEIGHING IT.
 10:20:48AM I WAS VERY CAREFUL ABOUT ASKING MOTIVATION.
 10:20:51AM I BELIEVE THAT THEY PAID A FAIR PRICE FOR THE CONDITION OF
 10:20:56AM THE PROPERTY AS IT SITS TODAY.
 10:20:58AM THEY PURCHASED IT IN DECEMBER OF '25, WHICH WAS BEFORE WE AS
 10:21:01AM A VILLAGE COMMITTED TO IMPROVE THAT ROAD, SO THEY DIDN'T
 10:21:04AM HAVE ANY KNOWLEDGE OF THAT IN DECEMBER.
 10:21:06AM SECONDLY, I THINK THEY CLEANED IT UP FOR THE RIGHT REASONS.
 10:21:10AM THEY CLEANED IT UP BECAUSE THEY LIVE ACROSS THE STREET.
 10:21:13AM THEY WANTED TO BEAUTIFY.
 10:21:15AM IF I FELT THAT THEY WERE IN THIS FOR PROFIT, JON, I THINK
 10:21:20AM I'D BE IN LINE WITH WHAT YOU'RE SUGGESTING.
 10:21:22AM BUT AFTER THEIR PRESENTATION, I FEEL COMFORTABLE IN AGREEING
 10:21:26AM WITH STAFF'S RECOMMENDATION ON WHAT WE HAVE ON THE TABLE.
 10:21:33AM >>Rafael Lopez: THE LAST STATEMENT I'LL MAKE, YOU DID US A
 10:21:36AM FAVOR.

 10:21:37AM YOU DID THE NEIGHBORHOOD A FAVOR.
 10:21:38AM YOU DID THE VILLAGE A FAVOR.
 10:21:39AM AND WE THANK YOU FOR THAT.
 10:21:40AM I TOTALLY AGREE WITH THE MAYOR AND THE VICE-MAYOR.
 10:21:44AM AND THANK YOU.
 10:21:45AM AND GOOD LUCK.
 10:21:48AM >>Mayor Ribble: IS THERE ANY OTHER PUBLIC COMMENT?
 10:21:50AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENT.
 10:21:52AM >>Mayor Ribble: WOULD SOMEONE LIKE TO MAKE THE MOTION?
 10:21:55AM >>Vice-Mayor Zalucki: I'LL MAKE THE MOTION TO AGREE WITH
 10:21:57AM STAFF'S RECOMMENDATION ON THIS CASE.
 10:22:00AM BOTH.
 10:22:04AM IT'S THE SAME PROPERTY.
 10:22:05AM >>Robert Eschenfelder: YOU CAN MAKE A MOTION FOR BOTH.
 10:22:09AM >>Vice-Mayor Zalucki: I'LL MAKE A MOTION FOR BOTH.
 10:22:11AM >>Jon McLain: I'M NOT READY FOR THE SECOND ONE YET.
 10:22:13AM I'D LIKE TO KNOW MORE DETAILS ABOUT THE SECOND ONE.
 10:22:17AM IS THAT YOUR PROPERTY OR DID YOU BUY ANOTHER PROPERTY?

10:22:20AM >>Mayor Ribble: IT IS THE SAME PROPERTY.
 10:22:21AM TWO DIFFERENT COMPLIANCE ISSUES.
 10:22:24AM >>Robert Eschenfelder: TWO VIOLATIONS, TWO SEPARATE MEANS,
 10:22:26AM BUT SAME PROPERTY.
 10:22:28AM >>Mayor Ribble: SO THE MOTION CAN STAND AS IT IS,
 10:22:31AM COUNCILMAN?
 10:22:33AM >>Jon McLain: YES.

10:22:34AM >>Mayor Ribble: THE SECOND WAS MR. HUNT.
 10:22:38AM COULD YOU PLEASE CALL THE ROLL?
 10:22:40AM >>Jeff Hunt: AYE.
 10:22:42AM >>Jon McLain: NAY.
 10:22:46AM >>Lori Fayhee: AYE.
 10:22:47AM >>Rafael Lopez: AYE.
 10:22:49AM >>Jim Ward: NAY.
 10:22:53AM >>Vice-Mayor Zalucki: AYE.
 10:22:55AM >>Mayor Ribble: AYE.
 10:22:59AM >>Carol Sacco: IS THAT STANDING FOR BOTH?
 10:23:00AM >>Mayor Ribble: YES.
 10:23:01AM MOTION CARRIES.
 10:23:01AM GOOD LUCK TO YOU AND THANK YOU FOR BEING HERE.
 10:23:04AM >> THANK YOU ALL VERY MUCH.
 10:23:05AM WE APPRECIATE IT.
 10:23:17AM >>Mayor Ribble: ALL RIGHT.
 10:23:18AM WITH THAT, WE WILL MOVE TO ITEM 8A.
 10:23:20AM THE FIRST READING OF ORDINANCE NUMBER 2026-02 RELATED TO
 10:23:29AM CONDOMINIUM AND COOPERATIVE MILESTONE INSPECTIONS.
 10:23:32AM MADAM CLERK, WILL YOU PLEASE READ THE TITLE OF THE
 10:23:35AM ORDINANCE?
 10:23:36AM >>Carol Sacco: ORDINANCE 2026-02, AN ORDINANCE OF THE
 10:23:39AM VILLAGE OF ESTERO, FLORIDA, CREATING A NEW ARTICLE II OF
 10:23:42AM CHAPTER 7 OF THE VILLAGE CODE RELATED TO MANDATORY
 10:23:45AM CONDOMINIUM AND COOPERATIVE INSPECTIONS; MAKING RELATED

10:23:49AM FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
 10:23:52AM EFFECTIVE DATE.
 10:23:53AM >>Mayor Ribble: THANK YOU.
 10:23:53AM STEVE, WOULD YOU INTRODUCE THIS?
 10:23:55AM >>Steven Sarkozy: THANK YOU, MAYOR, AND MEMBERS OF COUNCIL.
 10:23:57AM THIS ITEM COMES TO YOU NOT FROM STAFF OR FROM OUR ATTORNEY,
 10:24:02AM BUT IT COMES AS A RESULT OF STATE LEGISLATIVE ACTION.
 10:24:06AM THIS IS A REQUIREMENT THAT THERE BE INSPECTIONS, MANDATORY
 10:24:14AM STRUCTURAL INSPECTIONS FOR ALL CONDOMINIUMS AND CO-OP
 10:24:20AM BUILDINGS IN THE STATE AS A RESULT OF SOME OF THE FAILURES

10:24:24AM THAT WE'VE SEEN ON THE EAST COAST PARTICULARLY.
 10:24:26AM SO THIS HAS THE FORCE OF LAW, AND IT'S AN UNFUNDED MANDATE
 10:24:33AM ON LOCAL GOVERNMENTS TO GO OUT AND TAKE CARE OF THESE
 10:24:38AM INSPECTIONS ON A REGULAR BASIS.
 10:24:40AM WE NEED AN ORDINANCE TO MAKE THIS EFFECTIVE WITHIN THE
 10:24:47AM VILLAGE OF ESTERO, BUT, AGAIN, IT'S BEEN INITIATED BY THE
 10:24:50AM STATE LEGISLATURE.
 10:24:52AM BECAUSE OF THAT, IT COMES TO YOU WITH A RECOMMENDATION FOR
 10:24:56AM APPROVAL, DESPITE THE FACT THAT THERE ARE -- THERE'S NO
 10:25:00AM ABILITY FOR US TO RECOVER FEES FOR THESE INSPECTIONS.
 10:25:03AM IF YOU HAVE ANY QUESTIONS ON THIS, PROBABLY DIRECT THEM TO
 10:25:09AM ROB ESCHENFELDER DUE TO THE NATURE OF THE LEGISLATION SHOULD
 10:25:15AM YOU HAVE QUESTIONS.
 10:25:17AM >>Mayor Ribble: QUESTIONS, MR. HUNT.
 10:25:20AM >>Jeff Hunt: I'M A LITTLE CONFUSED ON THIS ONE.

 10:25:25AM DOES IT SPECIFY THAT YOU CANNOT COLLECT A FEE FOR THIS
 10:25:27AM ADDITIONAL OR JUST THERE'S NO PROVISION IN IT THAT ALLOWS
 10:25:31AM YOU TO DO SO?
 10:25:35AM >>Robert Eschenfelder: UNDER OUR HOW LOCAL GOVERNMENT
 10:25:36AM FINANCING IS SET UP, THERE MUST BE SOME AUTHORITY SET FORTH
 10:25:40AM IN LAW, EITHER THE CONSTITUTION OR THE STATUTES, TO ALLOW US
 10:25:43AM TO COLLECT A FEE.
 10:25:45AM FOR INSTANCE, WHEN WE HAVE BUILDING DEPARTMENT FEES, CHAPTER
 10:25:48AM 553 SAYS MUNICIPALITIES, WHEN THEY ARE ENFORCING THE
 10:25:53AM BUILDING CODE MAY COLLECT A FEE, BLAH, BLAH, BLAH.
 10:25:57AM CODE ENFORCEMENT JUST TALKED ABOUT.
 10:25:58AM THE LEGISLATURE SET UP THE CODE ENFORCEMENT FINES.
 10:26:00AM BUT WITH RESPECT TO THIS PROCESS, THE LEGISLATURE REQUIRED
 10:26:07AM THE ADOPTION OF AN ORDINANCE BUT IT DID NOT ADOPT A
 10:26:12AM CONCOMITANT FEE.
 10:26:13AM SO THE CONCERN IS, IF YOU SAY, WELL, YOU HAVE TO PAY US A
 10:26:17AM FEE BUT THERE'S NO -- I CAN'T POINT TO A STATUTE OR PLACE IN
 10:26:21AM THE CONSTITUTION TO SAY WHERE THAT FEE CAME FROM --
 10:26:27AM >>Jeff Hunt: CAN'T BE, I GUESS --
 10:26:28AM >>Robert Eschenfelder: CAN'T BE ASSESSED.
 10:26:30AM >>Jeff Hunt: CAN'T BE ASSESSED BY US.
 10:26:32AM >>Robert Eschenfelder: IT HAS TO BE BORN BY ALL OUR
 10:26:34AM TAXPAYERS THROUGH AD VALOREM.
 10:26:38AM >>Mayor Ribble: COUNCILMAN.
 10:26:39AM >>Jon McLain: THIS IS PRETTY COMPLEX, I THINK.

 10:26:42AM I GUESS THE FIRST ISSUE WOULD BE THE INSPECTIONS ON THESE
 10:26:48AM THREE UNITS OR ABOVE NEED TO BE 25 YEARS OR OLDER.

10:26:53AM IS THAT THE WAY I'M READING THIS?
 10:26:54AM IS THAT PROPER?
 10:26:58AM >>Mary Gibbs: THE WAY THE STATUTE IS WORDED, IF YOU HAVE A
 10:27:00AM CONDOMINIUM BUILDING AND IT'S THREE STORIES OR TALLER AND
 10:27:03AM MORE THAN 25 YEARS OLD, THEN IT'S REQUIRED TO HAVE WHAT THEY
 10:27:07AM CALL A MILESTONE INSPECTION.
 10:27:09AM NOW, THAT'S NOT SOMETHING THAT IS PERFORMED BY OUR BUILDING
 10:27:12AM INSPECTOR.
 10:27:13AM THAT'S SOMETHING WHERE THEY HAVE TO GO HIRE AN ENGINEER TO
 10:27:16AM GO LOOK AT THE BUILDING ITSELF AND SEE IF IT LOOKS SAFE AND
 10:27:20AM CHECKING ALL THAT.
 10:27:21AM THEY PROVIDE A REPORT.
 10:27:23AM SO WE SEND LETTERS.
 10:27:25AM WE'VE ACTUALLY BEEN DOING THIS SINCE 2022 WHEN THIS
 10:27:29AM LEGISLATION FIRST WENT INTO EFFECT.
 10:27:31AM NOW THAT THE LEGISLATION HAS BEEN CHANGED TO SAY YOU NEED AN
 10:27:33AM ORDINANCE EVEN THOUGH YOU HAD TO DO IT.
 10:27:35AM WE'VE BEEN SENDING OUT LETTERS SINCE 2022, PELICAN SOUND HAS
 10:27:40AM SOME CONDOMINIUM BUILDINGS, BRECKENRIDGE HAS SOME
 10:27:43AM CONDOMINIUM BUILDINGS.
 10:27:44AM I THINK ONE OR TWO OTHERS.
 10:27:45AM WE DON'T HAVE A WHOLE LOT LIKE NAPLES OR SOME PLACES WITH
 10:27:48AM OLDER CONDOS.

 10:27:50AM WE SEND A LETTER OUT AND SAY, DEAR PROPERTY OWNER OR
 10:27:55AM WHATEVER, YOUR MILESTONE INSPECTION IS DUE.
 10:27:57AM PLEASE PROVIDE A REPORT TO US.
 10:27:59AM THEY HAVE AN ENGINEER DO IT.
 10:28:01AM THEY'LL PROVIDE THE REPORT TO US.
 10:28:03AM WE REVIEW THE REPORT TO SEE IF THERE'S ANYTHING IN THERE
 10:28:06AM THAT TRIGGERS LIKE A POTENTIAL SAFETY ISSUE, THEY HAVE TO DO
 10:28:09AM A PHASE TWO REPORT.
 10:28:11AM SO FAR WHAT WE'VE BEEN GETTING BACK IS JUST THE REPORTS THAT
 10:28:14AM EVERYTHING SEEMS TO BE SUFFICIENT.
 10:28:15AM SO THAT'S THE WAY IT WORKS.
 10:28:17AM WE SEND THE LETTERS OUT.
 10:28:18AM THEY PROVIDE THE REPORT TO US.
 10:28:19AM I THINK IN THE NEW LEGISLATION, IF THERE IS A POTENTIAL
 10:28:23AM ISSUE, THEN WE HAVE AN ENFORCEMENT ROLE IN THE PROCESS.
 10:28:28AM JUST A FEW LEGISLATIVE CHANGES FROM WHEN IT WAS INITIALLY
 10:28:31AM ADOPTED.
 10:28:33AM >>Jon McLain: IS OUR COST GOING TO BE MORE ADMINISTRATIVE
 10:28:35AM VERSUS INSPECTIONS?
 10:28:36AM >>Mary Gibbs: RIGHT.

10:28:37AM IT'S NOT LIKE WHERE YOU ARE GOING OUT TO INSPECT LIKE YOU
 10:28:41AM WOULD INSPECT A HOUSE OR SOMETHING.
 10:28:43AM WE JUST RELY ON THEIR REPORTS.
 10:28:45AM >>Robert Eschenfelder: RIGHT.
 10:28:46AM THAT IS THE ORDINANCE DEFINES INSPECTOR TO BE A LICENSED

 10:28:51AM ARCHITECT, ENGINEER, AND IF YOU READ THE OBLIGATION, IT PUTS
 10:28:56AM IT UPON THE CONDO ASSOCIATION TO GO OUT AND HIRE AND PAY
 10:29:00AM FOR.
 10:29:00AM SO THEY HAVE TO REGISTER WITH US.
 10:29:03AM THEY HAVE TO SUBMIT THEIR REPORTS TO US.
 10:29:05AM WE HAVE TO REVIEW THOSE REPORTS, WHICH, OF COURSE, THAT
 10:29:08AM TAKES STAFF TIME TO DO.
 10:29:10AM THE REAL ISSUE COMES ON -- AND PART OF THE REASON WHY THIS
 10:29:14AM MOST RECENT LEGISLATION OCCURRED IS BECAUSE THE LEGISLATURE
 10:29:18AM FOUND THAT THERE WAS A LOT OF NONCOMPLIANCE AROUND THE
 10:29:20AM STATE.
 10:29:20AM THE WAY THE 2022 VERSION WAS WRITTEN, IT WAS YOU'VE GOT TO
 10:29:25AM DO THIS, BUT THERE REALLY WASN'T AN, OKAY, WHO IS GOING TO
 10:29:29AM ENFORCE IT.
 10:29:30AM OF COURSE, LOCAL GOVERNMENT IS HERE, SO LET'S MAKE LOCAL
 10:29:33AM GOVERNMENT ENFORCE IT.
 10:29:34AM SO THAT'S REALLY THE PURPOSE OF THIS STATUTE IS REQUIRING US
 10:29:39AM TO WRITE AN ORDINANCE, IS THEY WANT US TO BE THE RECIPIENT
 10:29:42AM OF THESE REPORTS AND TO THEN GO OUT IF ENFORCEMENT IS
 10:29:47AM NEEDED.
 10:29:48AM BUT THE GOOD THING THERE IS THAT DRIFTING BACK TO OUR CODE
 10:29:51AM ENFORCEMENT CONVERSATION, AT LEAST WE CAN RECOVER THE COST
 10:29:53AM OF INSPECTION, COST OF INVESTIGATION IF WE DO DO CODE
 10:29:58AM ENFORCEMENT ACTION.
 10:30:01AM >>Mayor Ribble: FORTUNATELY FOR US, MANY OF THE BUILDINGS

 10:30:04AM THAT WOULD COME UNDER THIS ORDINANCE ARE FAIRLY NEW.
 10:30:08AM I MEAN, THEY ARE NOT AT THE 25.
 10:30:10AM THERE IS ONE.
 10:30:11AM IT'S MINE.
 10:30:12AM I KNOW WE'RE DOING OUR REPORT.
 10:30:16AM MOST OF THEM ARE FAIRLY NEW AND WILL NOT NEED FURTHER
 10:30:19AM INSPECTION.
 10:30:20AM JUST ADMINISTRATIVE OVERVIEW.
 10:30:22AM >>Mary Gibbs: RIGHT, COMPARED TO OTHER PLACES, WE'RE IN
 10:30:24AM RELATIVELY GOOD SHAPE.
 10:30:26AM >>Jon McLain: ONE OTHER QUESTION I HAVE, SECTION 725 IT
 10:30:28AM TALKS ABOUT INSPECTIONS, PARAGRAPH A, IT SAYS WITHIN 180

10:30:33AM DAYS OF RECEIVING WRITTEN NOTICE, THE ASSOCIATION MUST --
 10:30:36AM AND THAT'S COMING FROM US TO THE ASSOCIATION.
 10:30:40AM IT SAYS, HOWEVER, NO REPORT SHALL BE REQUIRED.
 10:30:44AM AND THEN THE NEXT PARAGRAPH IN THERE, IT SAYS THAT YOU DO.
 10:30:49AM IS THAT A TYPO IN THERE?
 10:30:50AM >>Robert Eschenfelder: IT IS, YEAH.
 10:30:52AM JUST STRIKE, HOWEVER NEW REPORT SHALL BE REQUIRED.
 10:30:57AM >>Jon McLain: OKAY.
 10:30:58AM AGAIN NO OTHER COMMENTS.
 10:31:01AM >>Steven Sarkozy: ROB, IMPORTANT FOR THE COUNCIL WOULD BE
 10:31:03AM THE ISSUE OF LIABILITY, SINCE WE'RE NOW REQUIRED TO DO
 10:31:08AM THINGS.
 10:31:08AM CAN YOU SPEAK TO THAT?

 10:31:10AM >>Robert Eschenfelder: REALLY, SINCE -- THE INSPECTIONS
 10:31:13AM THEMSELVES ARE BEING DONE BY A DESIGN PROFESSIONAL HIRED BY
 10:31:17AM THE HOA.
 10:31:18AM THE VILLAGE WOULDN'T FACE ANY LIABILITY ISSUES WITH RESPECT
 10:31:21AM TO THAT.
 10:31:23AM OUR ROLE HERE IS TO GET THEM TO REGISTER WITH US TO SAY,
 10:31:26AM YES, I AM A COVERED -- OR I'M A COVERED CONDO ASSOCIATION
 10:31:32AM AND THEN TO HUNT DOWN AND MAKE SURE THOSE REPORTS COME IN.
 10:31:35AM WE LOOK AT THOSE REPORTS, BUT THE BUILDING OFFICIAL IS
 10:31:38AM ENTITLED TO RELY ON THE FACE OF WHAT THAT DESIGN
 10:31:41AM PROFESSIONAL, THE INSPECTOR, DEFINED INSPECTOR IS SAYING.
 10:31:44AM THE BUILDING OFFICIAL IS NOT OBLIGATED TO GO BEHIND THAT AND
 10:31:47AM INSERT HIS OR HER JUDGMENT, SECOND GUESS.
 10:31:50AM SO IN TERMS OF US, IF A BUILDING FALLS DOWN OR WHATEVER, THE
 10:31:56AM ONLY POTENTIAL LIABILITY FOR THE VILLAGE IS, IF WE DON'T
 10:31:59AM FOLLOW THE PROCEDURES IN HERE AND HUNT -- AND SAY GIVE US
 10:32:05AM THE REPORT, LOOK AT THAT REPORT, IF IT REQUIRES A PHASE TWO,
 10:32:08AM TELL THEM IT REQUIRES A PHASE TWO.
 10:32:11AM SO LONG AS WE DO ALL THAT, WE'LL BE FINE.
 10:32:14AM >>Mayor Ribble: IS THERE ANY RECOURSE IF THERE IS
 10:32:19AM NONCOMPLIANCE?
 10:32:21AM >>Robert Eschenfelder: THE CODE ENFORCEMENT PROCESS.
 10:32:22AM LIKE I SAID, THAT'S WHY THE LEGISLATURE DID THIS IS BECAUSE
 10:32:27AM THERE WAS A LOT OF NONCOMPLIANCE AND THERE WAS NO
 10:32:29AM ENFORCEMENT MECHANISM, AT LEAST A CHEAP ONE, MAKING IT BE

 10:32:33AM CODE ENFORCEMENT IS A CHEAP WAY FOR THE LEGISLATURE TO GET
 10:32:35AM ENFORCEMENT.
 10:32:36AM >>Mary Gibbs: AND ONE OF THE THINGS I THINK IN THE NEW LAW
 10:32:38AM IS THAT WE HAVE TO PROVIDE TO THE STATE LIKE A LIST OF

10:32:41AM THINGS THAT -- LETTERS THAT WE HAVE SENT OUT SO THEY'LL HAVE
 10:32:45AM A WAY THAT THEY CAN TRACK STATEWIDE, LIKE, FOR COMPLIANCE AS
 10:32:49AM WELL.
 10:32:50AM >>Mayor Ribble: THANK YOU.
 10:32:50AM ANY OTHER QUESTIONS?
 10:32:53AM ANY PUBLIC COMMENT OR E-COMMENTS?
 10:32:55AM >>Carol Sacco: NONE.
 10:32:55AM >>Mayor Ribble: ALL RIGHT.
 10:32:56AM IN THAT CASE, MAY I HAVE A MOTION TO ACCEPT ORDINANCE NUMBER
 10:33:00AM 2026-02?
 10:33:02AM COUNCILMAN McLAIN.
 10:33:05AM A SECOND?
 10:33:06AM COUNCILWOMAN FAYHEE.
 10:33:08AM PLEASE CALL THE ROLL.
 10:33:11AM >>Jeff Hunt: AYE.
 10:33:15AM >>Jon McLain: AYE.
 10:33:18AM >>Lori Fayhee: AYE.
 10:33:19AM >>Rafael Lopez: AYE.
 10:33:20AM >>Jim Ward: AYE.
 10:33:22AM >>Vice-Mayor Zalucki: AYE.
 10:33:23AM >>Mayor Ribble: AYE.

 10:33:23AM ITEM 9A, SECOND READING AND PUBLIC HEARING OF ORDINANCE
 10:33:29AM NUMBER 2026-01 REGARDING BUILDING CODE AND CONSTRUCTION
 10:33:34AM STANDARDS.
 10:33:35AM MADAM CLERK, WILL YOU PLEASE READ THE ORDINANCE?
 10:33:39AM >>Carol Sacco: FOR THE RECORD, THE ORDINANCE HAS BEEN
 10:33:41AM PROPERLY ADVERTISED.
 10:33:42AM ORDINANCE 2026-01, AN ORDINANCE OF THE VILLAGE OF ESTERO,
 10:33:46AM FLORIDA, CREATING A NEW CHAPTER 7 OF THE VILLAGE CODE
 10:33:49AM REGARDING BUILDING AND CONSTRUCTION; RELOCATING CERTAIN
 10:33:51AM PROVISIONS OF VILLAGE LAND DEVELOPMENT CODE SECTION 1-9; AND
 10:33:55AM CREATING SECTION 7-6 OF THE VILLAGE CODE REQUIRING CONCRETE
 10:34:00AM EXTERIOR CONSTRUCTION FOR CERTAIN STRUCTURES; MAKING RELATED
 10:34:03AM FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN
 10:34:06AM EFFECTIVE DATE.
 10:34:07AM >>Mayor Ribble: THANK YOU.
 10:34:08AM STEVE, WOULD YOU INTRODUCE THIS?
 10:34:10AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:34:12AM THIS IS A SECOND READING.
 10:34:13AM THUS YOUR APPROVAL OF THIS ORDINANCE WOULD MAKE THIS
 10:34:17AM EFFECTIVE AND PART OF OUR BUILDING CODE ON A PERMANENT
 10:34:21AM BASIS.
 10:34:22AM WHAT THIS DOES IS REQUIRES CONCRETE CONSTRUCTION OF ALL

10:34:27AM MAJOR BUILDINGS, AND THAT'S AN IMPORTANT PART FOR THE
 10:34:32AM COMMUNITY TO ENSURE THAT PROPERTIES HAVE LONGEVITY GIVEN THE
 10:34:38AM HAZARDS OF WEATHER AND CLIMATE HERE IN THIS AREA.

10:34:43AM THIS HAS BEEN DISCUSSED IN THE FIRST READING.
 10:34:47AM IT CAME TO YOU NOW IN SECOND READING AS A RESULT OF YOUR
 10:34:51AM AFFIRMATION OF THIS DIRECTION PREVIOUSLY.
 10:34:54AM IF YOU HAVE ANY QUESTIONS, WE'RE AVAILABLE TO RESPOND TO IT.
 10:34:59AM >>Mayor Ribble: ANY FURTHER QUESTIONS ON THIS ORDINANCE?
 10:35:01AM IS THERE ANY PUBLIC COMMENT?
 10:35:04AM >>Carol Sacco: NO E-COMMENTS AND NO PUBLIC COMMENT.
 10:35:05AM >>Mayor Ribble: THANK YOU.
 10:35:06AM IN THAT CASE, MAY I HAVE A MOTION?
 10:35:09AM >> SO MOVED.
 10:35:10AM >>Mayor Ribble: COUNCILMAN LOPEZ AND COUNCILWOMAN FAYHEE.
 10:35:12AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 10:35:15AM >>Jim Ward: AYE.
 10:35:16AM >>Rafael Lopez: AYE.
 10:35:18AM >>Lori Fayhee: AYE.
 10:35:20AM >>Jon McLain: AYE.
 10:35:21AM >>Jeff Hunt: AYE.
 10:35:22AM >>Vice-Mayor Zalucki: AYE.
 10:35:23AM >>Mayor Ribble: AYE.
 10:35:24AM THAT BRINGS US TO A CONCLUSION OF THE AGENDA.
 10:35:28AM IS THERE ANY COUNCIL COMMUNICATION FOR THE BETTERMENT OF THE
 10:35:33AM VILLAGE?
 10:35:33AM HEARING NONE -- YES, COUNCILWOMAN FAYHEE.
 10:35:39AM >>Lori Fayhee: I HAVE A MEETING COMING UP NEXT WEEK WITH --
 10:35:50AM SORRY -- WITH THE TOURIST DEVELOPMENT COUNCIL.

10:35:55AM I'M GOING TO BE OUT OF THE COUNTRY AND WON'T BE ABLE TO
 10:35:57AM ATTEND.
 10:35:59AM CAROL, SHOULD I HAVE THEM TALK WITH YOU IF THEY ARE
 10:36:04AM INTERESTED IN ATTENDING?
 10:36:05AM >>Carol Sacco: SHE WANTS TO SEE IF SOMEONE COULD FILL IN FOR
 10:36:08AM HER.
 10:36:09AM >>Mayor Ribble: COULD YOU GIVE US THE DATE?
 10:36:11AM >>Lori Fayhee: IT IS ON APRIL 9 AT 9 A.M.
 10:36:15AM AT 2201 2nd STREET, SUITE 118.
 10:36:24AM >>Mayor Ribble: APRIL 9.
 10:36:25AM IS THAT A FRIDAY?
 10:36:27AM >>Lori Fayhee: THURSDAY.
 10:36:28AM >>Mayor Ribble: DOES ANYONE KNOW?
 10:36:30AM WOULD YOU LIKE TO SEND THIS OUT AS AN E-MAIL AND HAVE

10:36:34AM EVERYONE ANSWER INDIVIDUALLY?
 10:36:35AM >>Carol Sacco: I'LL SEND IT OUT.
 10:36:37AM >>Jon McLain: THOSE ARE IMPORTANT MEETINGS FOR US TO BE AT
 10:36:39AM BECAUSE THERE IS A LOT GOING ON WITH THE AIRPORT, WITH THE
 10:36:42AM TOURISTS, WHERE THE DOLLARS ARE GOING.
 10:36:45AM IT IS PRETTY INFORMATIVE.
 10:36:46AM ABOUT TWO HOURS.
 10:36:47AM HOUR AND A HALF TO TWO HOURS, I THINK.
 10:36:49AM I'D VOLUNTEER, BUT I CAN'T GO THAT DAY.
 10:36:52AM >>Mayor Ribble: I'M OUT OF THE STATE ALSO ON THAT DATE.
 10:36:56AM ANYONE ELSE HAVE ANY FURTHER COMMENT?

 10:36:58AM MR. ESCHENFELDER, DO YOU HAVE ANYTHING ELSE FOR US?
 10:37:02AM >>Robert Eschenfelder: I'M TRYING TO THINK OF AN APRIL
 10:37:05AM FOOL'S JOKE.
 10:37:05AM [LAUGHTER]
 10:37:07AM >>Mayor Ribble: MR. SARKOZY.
 10:37:09AM >>Steven Sarkozy: JUST A QUICK UPDATE.
 10:37:11AM WE ARE OUT THERE DOING -- COORDINATING PROJECTS AT CYPRESS
 10:37:16AM BEND AND SUNNY GROVE, REMOVING THOSE TWO PACKAGE
 WASTEWATER
 10:37:21AM TREATMENT PLANTS.
 10:37:23AM I'M CONFIDENT THAT PARTICULARLY AFTER WE GET DONE WITH SUNNY
 10:37:29AM GROVE THAT WE'LL SEE A DRAMATIC IMPROVEMENT IN WATER QUALITY
 10:37:32AM IN THE ESTERO RIVER.
 10:37:33AM ALSO THEN WE HAVE THE SPORTS PARK CONSTRUCTION THAT'S GOING
 10:37:37AM ON VERY AGGRESSIVELY.
 10:37:39AM PHASE ONE OF THAT BRINGING THE INITIAL ROADWAYS AND
 10:37:44AM UTILITIES INTO THE SPORTS PARK IS AN ACTIVE PART OF
 10:37:47AM CONSTRUCTION PROCESS.
 10:37:49AM AND, OF COURSE, THEN HIGH 5, WHICH IS OUR FIRST
 10:37:55AM PUBLIC/PRIVATE PARTNERSHIP IS GOING GANGBUSTERS AND THEY
 10:37:59AM HAVE GONE VERTICAL WITH THEIR PROJECT.
 10:38:01AM SO A LOT OF PROGRESS OUT THERE.
 10:38:06AM >>Mayor Ribble: WE WOULD LIKE TO ACKNOWLEDGE ROBERT WILEY,
 10:38:09AM CAROL SACCO, CARLA, TAMMY DURAN FOR THEIR EFFORTS AT ESTERO
 10:38:15AM FEST.
 10:38:15AM THEY DISTRIBUTED OVER 600 BAGS, 100 UMBRELLAS, WITH AN

 10:38:22AM ATTENDANCE OF AROUND 1600 PEOPLE.
 10:38:24AM SO CONGRATULATIONS FOR ALL OF YOU THAT WORKED THERE.
 10:38:28AM WITH THAT, WE'LL MOVE ON TO THE WORKSHOP.
 10:38:35AM THE VULNERABILITY ASSESSMENT ELEVATIONS CERTIFICATES.
 10:38:42AM STEVE, WOULD YOU LIKE TO INTRODUCE THAT?

10:38:44AM >>Steven Sarkozy: THANK YOU, MAYOR.
 10:38:45AM MEMBERS OF COUNCIL, YOU WILL RECALL THAT THE VILLAGE WAS
 10:38:47AM SUCCESSFUL IN RECEIVING A GRANT TO ASSESS THE VULNERABILITY
 10:38:53AM TO MAJOR CLIMATE ISSUES IN THE COMMUNITY.
 10:39:00AM WHAT WE'VE GOT TODAY IS A QUICK UPDATE ON THAT VULNERABILITY
 10:39:04AM ASSESSMENT PROJECT, AS WELL THEN A DISCUSSION ABOUT THE
 10:39:07AM ELEVATION CERTIFICATES AND THAT PROCESS AND HOW THEY HELP US
 10:39:15AM DEFINE DAMAGES IN FUTURE STORM EVENTS.
 10:39:19AM WITH THAT BRIEF INTRODUCTION, I'LL TURN IT OVER TO DAVID
 10:39:23AM WILLEMS WHO IS COORDINATING THIS WORK BY OUR OUTSIDE
 10:39:28AM CONSULTANTS.
 10:39:30AM >>David Willems: GOOD MORNING.
 10:39:31AM THE VULNERABILITY ASSESSMENT IS CONTINUING TO MOVE FORWARD.
 10:39:34AM THEY ARE WORKING ON THE ADAPTATION PLAN RIGHT NOW.
 10:39:36AM STARTING TO WORK ON RECOMMENDATIONS OF HOW WE CAN ALLEVIATE
 10:39:41AM SOME OF THE ISSUES THAT WE MIGHT HAVE WITH FLOODING, STORM
 10:39:44AM SURGE, AND RAINFALL.
 10:39:45AM BUT OVER THE LAST WEEK OR SO, WE'VE REALLY BEEN FOCUSED ON
 10:39:49AM GETTING THE VULNERABILITY, THE ELEVATION CERTIFICATE OF THE
 10:39:52AM VULNERABILITY ASSESSMENT MOVING FORWARD.

 10:39:54AM WE PUT THAT OUT TO THE PUBLIC AND WE DID GET A LOT OF
 10:39:58AM RESPONSES, WHICH IS GREAT.
 10:39:59AM BUT I'LL GO THROUGH IT.
 10:40:01AM DID EXCEED WHAT OUR CURRENT BUDGET IS.
 10:40:04AM SO WHAT YOU HAVE BEFORE YOU, THIS WAS NOT IN THE ORIGINAL
 10:40:07AM AGENDA, THE CONSULTANT IS WORKING ON PRIORITIZING ALL OF THE
 10:40:12AM DIFFERENT CERTIFICATES THAT WERE SUBMITTED.
 10:40:13AM SO WHAT YOU HAVE ON THE SCREEN HERE, THERE ARE DIFFERENT
 10:40:16AM COLORS.
 10:40:18AM THE X IS EVERYWHERE SOMEONE REQUESTED AN ELEVATION
 10:40:22AM CERTIFICATE.
 10:40:23AM YOU CAN SEE THERE IS QUITE A FEW THROUGHOUT THE VILLAGE.
 10:40:25AM WHAT WE'RE WORKING ON WITH OUR CONSULTANT IS TO PRIORITIZE
 10:40:30AM WHICH LOCATIONS WE'RE GOING TO DO FIRST, BECAUSE WE DO NOT
 10:40:32AM HAVE ENOUGH MONEY TO DO ALL OF THEM.
 10:40:35AM YOU'LL SEE AT THE END I'LL POTENTIALLY REQUEST THAT COUNCIL
 10:40:39AM MAYBE APPROVE ADDITIONAL FUNDING SO YOU CAN GET EVERYTHING
 10:40:42AM IN THE SPECIAL FLOOD HAZARD AREA.
 10:40:44AM WHAT YOU SEE HERE IS THE WHITE ONES ARE THE ONES THAT ARE
 10:40:47AM OUTSIDE OF A FLOOD ZONE.
 10:40:49AM SO WE COULD DO ELEVATION CERTIFICATES THERE, BUT THEY ARE
 10:40:52AM REALLY NOT GOING TO PROVIDE THE BENEFIT THAT THE OTHER ONES
 10:40:55AM WOULD.

10:40:56AM THE ONES THAT ARE IN BLACK, THOSE ARE ONES THAT WE ACTUALLY
 10:40:59AM ALREADY HAVE AN ELEVATION CERTIFICATE FOR, SO THERE'S REALLY

10:41:03AM NO REASON TO DO ONE AGAIN.
 10:41:04AM THEY DON'T CHANGE OVER TIME.
 10:41:06AM THE FINISHED FLOOR IS THE FINISHED FLOOR.
 10:41:08AM WITH THOSE RESIDENTS, WHAT OUR CONSULTANT IS GOING TO DO IS
 10:41:11AM EITHER SEND THEM THE ELEVATION CERTIFICATE OR REMIND THE
 10:41:14AM HOMEOWNER THAT THEY ALREADY HAVE ONE.
 10:41:16AM THE YELLOW ONES ARE THE ONES THAT ARE LOCATED WITHIN THE
 10:41:22AM SPECIAL FLOOD HAZARD AREA, AND WE BELIEVE THAT THEY ARE
 10:41:26AM POTENTIALLY BELOW THE BASE FLOOD ELEVATION.
 10:41:29AM SO THOSE ARE THE ONES THAT ARE HIGHEST PRIORITY.
 10:41:31AM AND THOSE ARE THE ONES THAT WE'RE GOING TO WANT TO DO FIRST.
 10:41:35AM AND THEN THE ONES THAT ARE YELLOW -- OR THE GREEN ONES, ARE
 10:41:38AM THE ONES THAT ARE ALSO IN THE SPECIAL FLOOD HAZARD AREA.
 10:41:44AM THE GREEN AND THE YELLOW ARE THE ONES WE'RE GOING TO
 10:41:46AM PRIORITIZE BECAUSE THOSE ARE THE ONES THAT ARE MOST
 10:41:48AM CRITICAL.
 10:41:49AM THAT'S THE ONES THAT FEMA WANTS TO KNOW WHAT THOSE
 10:41:52AM ELEVATIONS ARE, AND IT ALLOWS THE VILLAGE TO UNDERSTAND IN
 10:41:56AM RECOVERY WHO LIKELY FLOODED BECAUSE WE'LL KNOW THE EXACT
 10:41:59AM ELEVATION OF THEIR FINISHED FLOOR.
 10:42:01AM SO IN THE SUMMARY THAT WAS PROVIDED, THE NUMBERS HAVE
 10:42:06AM CHANGED A LITTLE BIT.
 10:42:07AM OUR CONSULTANT JUST THIS MORNING SENT ME A LITTLE BIT MORE
 10:42:10AM INFORMATION ON THE DIFFERENT -- THE NUMBERS THAT WE'VE
 10:42:14AM RECEIVED.

10:42:15AM THEY LOOKED A LITTLE BIT CLOSER AT THE BUILDINGS, AND WE
 10:42:19AM ACTUALLY ENDED UP RECEIVING 115 PROPERTIES THAT WERE -- THAT
 10:42:25AM ARE IN THE FLOODPLAIN AND HAVE A BASE FLOOD ELEVATION LOWER
 10:42:29AM THAN FEMA'S FLOOD ELEVATION.
 10:42:33AM WE HAVE 96 PROPERTIES THAT ARE IN THE FLOODPLAIN BUT ARE
 10:42:37AM LIKELY ABOVE THE BASE FLOOD ELEVATION, AND THEN WE HAVE 430
 10:42:42AM THAT ARE OUTSIDE OF A FLOODPLAIN.
 10:42:45AM AND THEN THERE WERE 86 THAT WERE SUBMITTED FOR ELEVATION
 10:42:49AM CERTIFICATE THAT ALREADY HAVE ONE.
 10:42:50AM WHAT WE'RE RECOMMENDING AND LIKE TO DO MOVING FORWARD IS TRY
 10:42:56AM TO COMPLETE ALL OF THE REQUESTS THAT ARE WITHIN A SPECIAL
 10:43:00AM FLOOD HAZARD AREA.
 10:43:01AM WE BASICALLY HAVE ALLOCATED FOR ABOUT A HUNDRED.
 10:43:04AM WE'RE JUST OVER 200 OF THOSE.
 10:43:08AM SO WHAT THAT WOULD END UP COSTING US, IT IS A LOT LOWER THAN

10:43:11AM WHAT THE INITIAL ESTIMATE WAS.
 10:43:13AM WE THINK THAT THE CONSULTANT IS GOING TO BE ABLE TO FINISH
 10:43:15AM ALL THOSE FOR AN ADDITIONAL \$70,000.
 10:43:18AM SO WHAT HAPPENED WAS, THE 86 GOT SUBTRACTED OUT OF THE
 10:43:23AM NUMBER.
 10:43:24AM SO THERE ARE A LOT FEWER WE NEED TO DO.
 10:43:26AM MUCH LOWER NUMBER.
 10:43:27AM ONLY \$70,000.
 10:43:28AM IF COUNCIL IS AGREEABLE TO THAT, THAT THAT MAKES SENSE, WHAT
 10:43:32AM WE'LL DO IS WORK WITH OUR CONSULTANT TO COME UP WITH AN

 10:43:36AM AMENDMENT TO THE CONTRACT TO ADD THAT TO THE CONTRACT SO
 10:43:38AM THEY ARE ABLE TO GO OUT THERE AND GET ALL OF THOSE AT ONE
 10:43:41AM TIME.
 10:43:42AM >>Mayor Ribble: SO THAT WOULD BE THE 115 AND 96.
 10:43:46AM >>David Willems: YES.
 10:43:48AM >>Steven Sarkozy: MAYOR AND COUNCIL, THE WAY THIS WOULD BE
 10:43:50AM USED AND THE PUBLIC PURPOSE BEHIND THE EXPENDITURE WOULD BE
 10:43:53AM THAT DURING A FLOOD EVENT, WE WOULD BE ABLE TO ESTABLISH
 10:44:00AM WHAT IS THE LEVEL OF THE FLOODING AND THEN ANY PROPERTY THAT
 10:44:06AM IS BELOW THAT WOULD BY THE DATA WE WOULD HAVE, WOULD LIKELY
 10:44:15AM BE AFFECTED BY THE FLOOD AND SUBJECT TO FEMA GUIDELINES AND
 10:44:23AM THE NEED FOR A PERMIT TO DO WORK TO RECOVER FROM THE FLOOD
 10:44:28AM INCIDENT.
 10:44:28AM YOU WILL RECALL A COUPLE OF YEARS AGO AFTER HURRICANE IAN,
 10:44:35AM FEMA CAME DOWN ON ALL OF THE COMMUNITIES IN LEE COUNTY --
 10:44:39AM MOST OF THE COMMUNITIES IN LEE COUNTY.
 10:44:40AM WE DID NOT RESPOND IMMEDIATELY TO ALL OF THE FLOOD
 10:44:45AM SITUATION.
 10:44:46AM WE RELIED ON RESIDENTS COMING IN WITH PERMIT REQUESTS.
 10:44:51AM WELL, WHAT FEMA WANTED WAS A VERY AGGRESSIVE APPROACH TO AT
 10:44:54AM LEAST REQUIRE AN INSPECTION AND PERMITTING FOR COMPLIANCE
 10:45:01AM UNDER THE FEMA PROGRAM.
 10:45:03AM THIS WOULD ALLOW US TO RESPOND RIGHT AWAY AND AVOID ANY
 10:45:12AM PUNITIVE ACTION BY FEMA, WHICH, AS YOU MAY RECALL, CAUSED US
 10:45:17AM ALMOST A YEAR OF MISERY TRYING TO RESPOND TO THOSE ISSUES

 10:45:20AM AFTER THE FACT.
 10:45:21AM SO THIS IS A HELPFUL TOOL, AND I THINK WOULD GENERATE
 10:45:28AM SAVINGS FOR THE COMMUNITY ON A LONG-TERM BASIS AND ALSO THEN
 10:45:33AM HAVE THE ADDED BENEFIT OF HELPING RESIDENTS IN TERMS OF
 10:45:37AM SECURING INSURANCE AND WHATNOT AND GETTING RECOVERY ON ANY
 10:45:42AM INSURANCE CLAIM.
 10:45:46AM >>Mayor Ribble: ANYTHING ELSE?

10:45:48AM >>Vice-Mayor Zalucki: THANK YOU, MAYOR.
 10:45:49AM DAVID, SO EVERYBODY -- EVERY RESIDENCE THAT APPLIED FOR THIS
 10:45:54AM THAT IS IN A FLOOD AREA, THE EXTRA \$70,000 WOULD BASICALLY
 10:45:59AM BE ABLE TO GET THOSE.
 10:46:00AM >>David Willems: WE WOULD BE ABLE TO COMPLETE THE ELEVATION
 10:46:02AM CERTIFICATES FOR EVERYBODY IN A SPECIAL FLOOD HAZARD AREA.
 10:46:05AM >>Vice-Mayor Zalucki: 439 OF THEM ARE BASICALLY OUTSIDE OF
 10:46:08AM THE YELLOW AND GREEN.
 10:46:09AM >>David Willems: YEP.
 10:46:11AM >>Vice-Mayor Zalucki: HOW DO WE MANAGE THE MESSAGE TO THE
 10:46:13AM FOLKS THAT SIGNED UP FOR THE FREE ASSESSMENT?
 10:46:16AM HOW DO YOU FOLLOW UP WITH THE 439 I GUESS IS THE QUESTION SO
 10:46:20AM THEY UNDERSTAND THAT IT IS BEYOND THE SCOPE OF OUR BUDGET,
 10:46:23AM EVEN THOUGH WE REACHED OUT?
 10:46:25AM >>David Willems: THERE ARE A COUPLE OF WAYS WE CAN HANDLE
 10:46:27AM THAT.
 10:46:27AM ONE IS, THEY DON'T NEED IT BECAUSE THEY ARE NOT FLOOD HAZARD
 10:46:30AM AREA.

 10:46:30AM WE COULD EXPLAIN THAT.
 10:46:32AM IF VILLAGE COUNCIL WANTED TO, WE COULD ALLOCATE FUNDS OVER
 10:46:38AM THE NEXT TWO YEARS IF WE WANTED TO DO SOMETHING THAT WE DO
 10:46:40AM IT ANNUALLY OR SOMETHING LIKE THAT.
 10:46:42AM BUT IT'S NOT CRITICAL FOR THEM AND WE WOULD WORK ON SENDING
 10:46:49AM THEM A MESSAGE OF WHY IT'S NOT AND WHY THESE OTHERS WERE
 10:46:52AM PRIORITIZED.
 10:46:55AM >>Jon McLain: PUT THAT ON OUR WEBSITE MAYBE SO PEOPLE WILL
 10:46:57AM BE ABLE TO UNDERSTAND, WE'RE BASICALLY GOING TO DO THE
 10:47:00AM YELLOW AND GREEN IS WHAT WE'RE SAYING ON THIS MAP?
 10:47:03AM >>David Willems: EVERYBODY THAT'S ON HERE, WE HAVE THEIR
 10:47:06AM PHONE NUMBER AND E-MAIL ADDRESS.
 10:47:09AM SO THE THOUGHT IS, WE'RE GOING TO BE MESSAGING THEM
 10:47:12AM DIRECTLY.
 10:47:13AM WE COULD PUT SOMETHING ON THE WEBSITE, BUT ANYBODY THAT HAS
 10:47:17AM SUBMITTED, WE'RE GOING TO MESSAGE DIRECTLY WHAT WE'RE DOING.
 10:47:21AM >>Jon McLain: DO THAT VERBALLY WITH 400 PEOPLE?
 10:47:24AM >>David Willems: NO.
 10:47:25AM PROBABLY IN AN E-MAIL.
 10:47:26AM WHAT THEY'LL DO, WITH THIS, EXTRACT EVERYBODY THAT WE'LL DO
 10:47:29AM THE CERTIFICATE FOR AND SEND THEM ONE MESSAGE THAT WE'RE
 10:47:32AM GOING TO DO THE ELEVATION CERTIFICATE.
 10:47:34AM WE'RE TRYING TO DO IT THIS WEEK AND TRY TO COORDINATE ACCESS
 10:47:37AM IF WE NEED IT.
 10:47:38AM AND THEN ANOTHER GROUP OF PEOPLE NOT DOING IT AND EXPLAIN

10:47:41AM WHY WE'RE NOT ABLE TO DO IT.
 10:47:43AM >>Jon McLain: COULD WE GET A COPY OF THE MAP THAT YOU HAVE
 10:47:45AM UP?
 10:47:46AM >>David Willems: YES, ABSOLUTELY.
 10:47:48AM >>Jon McLain: THE ONE IS THE PACKET IS A LITTLE DIFFERENT.
 10:47:51AM >>David Willems: IT WILL CONTINUE TO UPDATE.
 10:47:54AM >>Jim Ward: WASN'T THERE LANGUAGE IN THE ORIGINAL
 10:47:56AM DOCUMENTATION THAT WENT OUT THAT WAS SOMEWHAT LIMITED TO
 10:47:59AM FLOODPLAIN.
 10:48:00AM >>David Willems: YES.
 10:48:01AM THEY WOULD BE PRIORITIZED.
 10:48:05AM >>Jeff Hunt: DON'T WANT TO MAKE AN ASSUMPTION, ALL THE WHITE
 10:48:08AM NOTES IDENTIFY PEOPLE THAT ARE NOT IN THE FLOODPLAIN.
 10:48:10AM I'M ASSUMING THEY DIDN'T KNOW THAT AND THAT'S WHY THEY
 10:48:12AM APPLIED FOR THE PROGRAM?
 10:48:15AM >>David Willems: I THINK THERE'S PROBABLY SOME BENEFIT TO
 10:48:17AM KNOW WHAT -- TO HAVE AN ELEVATION CERTIFICATE EVEN IF YOU
 10:48:20AM ARE NOT IN THE FLOOD ZONE, JUST TO KNOW WHAT YOUR FINISHED
 10:48:23AM FLOOR IS AND YOU KNOW HOW THAT RELATES TO FLOODS OR ANYTHING
 10:48:26AM ELSE.
 10:48:27AM IF WE HAD UNLIMITED FUNDS, WE MIGHT GO AHEAD AND DO ALL OF
 10:48:30AM THEM, BUT IT WOULD BE COST PROHIBITIVE.
 10:48:34AM IF WE DIDN'T GET AS MANY RESPONSES AS WE DID, WE MAY HAVE
 10:48:37AM HAD FUNDS TO DO SOME OF THOSE.
 10:48:38AM >>Jeff Hunt: THE VILLAGE WILL HAVE NO LIABILITY ASSOCIATED

 10:48:41AM WITH YOU SAYING YOU'RE NOT IN A FLOOD ZONE, WE'RE NOT GOING
 10:48:44AM TO GIVE YOU AN ELEVATION CERTIFICATE?
 10:48:46AM OKAY.
 10:48:49AM THANK YOU.
 10:48:49AM >>Mayor Ribble: SHOULD THEY CHOOSE, THEY CAN ALWAYS COME IN
 10:48:51AM AND GET ONE AT THEIR COST.
 10:48:52AM >>David Willems: THEY CAN DO IT THEMSELVES.
 10:48:54AM SURVEYOR -- WE'RE JUST HIRING A PROFESSIONAL SURVEYOR, LAND
 10:48:58AM SURVEYOR THAT DOES IT.
 10:49:00AM >>Mayor Ribble: AS FAR AS GOING FORWARD, IT MIGHT BE
 10:49:03AM BENEFICIAL TO HAVE SOMETHING IN THE BUDGET FOR FUTURE
 10:49:06AM DEVELOPMENT IN THE FLOODPLAIN SO WHEN THOSE PEOPLE DO BUILD
 10:49:11AM IN THERE AND NEED A FLOOD ELEVATION, WE CAN MAKE SURE THEY
 10:49:14AM GET ONE, TOO.
 10:49:17AM >>Jon McLain: THE DEVELOPER IS RESPONSIBLE, I THINK, IN THE
 10:49:19AM BUILDING TO PROVIDE --
 10:49:23AM >>David Willems: ALL NEW DEVELOPMENT WILL HAVE AN ELEVATION

10:49:25AM CERTIFICATE.
 10:49:26AM >>Mayor Ribble: SO THAT'S NOT NECESSARY.
 10:49:29AM >>David Willems: THAT'S WHY SOME OF THOSE UP THERE, YOU CAN
 10:49:30AM SEE IN RIVER CREEK, THERE ARE TWO THAT REQUESTED IT THAT ARE
 10:49:33AM OUTSIDE THE FLOOD, THEY ALSO ALREADY HAVE ONE.
 10:49:37AM ANYTHING NEW ALREADY HAS IT.
 10:49:39AM >>Mayor Ribble: GOTCHA.
 10:49:40AM ALL RIGHT.

 10:49:40AM ANY OTHER QUESTIONS?
 10:49:41AM SEEING NONE, I THINK WE'VE COME TO THE END OF THE MEETING.
 10:49:46AM ANYTHING ELSE, DAVID?
 10:49:48AM >>David Willems: CONSENSUS THAT COMING BACK FORWARD TO
 10:49:51AM COUNCIL WITH A CONTRACT AMENDMENT FOR THE \$70,000 IS GOOD?
 10:49:57AM >>Mayor Ribble: ALL IN FAVOR?
 10:49:58AM YEAH.
 10:50:01AM >>Jon McLain: WHILE WE HAVE DAVID UP HERE, ESTERO RIVER
 10:50:03AM NORTH AND THE BRIDGE, I KNOW THEY ARE UNDER CONSTRUCTION,
 10:50:06AM ARE WE GETTING CLOSE TO OPENING THAT?
 10:50:08AM >>David Willems: YEAH, THE LAST DATE THEY GAVE US WAS MID
 10:50:11AM APRIL.
 10:50:11AM WE'RE LIKE TWO WEEKS AWAY.
 10:50:14AM PUTTING IN FIXTURES.
 10:50:16AM >>Jon McLain: \$500 A DAY FOR DELAY?
 10:50:18AM >>David Willems: YES.
 10:50:19AM >>Jon McLain: HOW FAR SHOULD WE DELAY THEM, STEVE?
 10:50:22AM >>David Willems: THE BRIDGE AND SOUTH OF THE RIVER IS DONE.
 10:50:24AM PUNCH LIST, EVERYTHING IS SET, READY TO GO.
 10:50:26AM THE LAST LIFT OF ASPHALT IS GOING IN TOMORROW, I THINK.
 10:50:32AM AND THEN THEY DO THE PAVEMENT MARKINGS, A LOT OF THE
 10:50:34AM LANDSCAPING IS IN.
 10:50:36AM THEY ARE POWERING UP THIS WEEK OR NEXT WEEK AND DOING THE
 10:50:39AM FIXTURES.
 10:50:41AM >>Jon McLain: IS THERE LIGHTING IN THE PARKING AREA?

 10:50:43AM >>David Willems: NO, JUST ON THE BUILDING.
 10:50:44AM IT'S MEANT TO BE A DAYLIGHT FACILITY.
 10:50:49AM >>Vice-Mayor Zalucki: SINCE YOU'RE TALKING ABOUT THAT,
 10:50:53AM DAVID, IS KEMPER GOING TO BE THE MAINTENANCE COMPANY THAT
 10:50:56AM WILL KEEP THAT RESTROOM IN ORDER ONCE WE DO OPEN?
 10:50:59AM KEMPER SPORTS --
 10:51:03AM >>David Willems: NO.
 10:51:03AM THEY MANAGE THE FACILITY.
 10:51:05AM THEY DON'T REALLY DO THE MAINTENANCE.

10:51:06AM WE'RE WORKING WITH THE CUSTODIAL COMPANY THAT WORKS ON THE
10:51:13AM SPORTS PARK TO DO THAT AS WELL.
10:51:14AM YES.
10:51:15AM IF THAT'S WHAT YOU'RE ASKING.
10:51:17AM >>Vice-Mayor Zalucki: THANK YOU.
10:51:18AM >>Mayor Ribble: CAROL, I FORGOT TO ASK, WAS THERE ANY PUBLIC
10:51:20AM COMMENT?
10:51:21AM >>Carol Sacco: NO, NO PUBLIC COMMENT.
10:51:22AM >>Mayor Ribble: IN THAT CASE, CAN I HAVE A MOTION TO
10:51:24AM ADJOURN?
10:51:25AM COUNCILWOMAN FAYHEE AND COUNCILMAN LOPEZ.
10:51:29AM WE ARE ADJOURNED.
10:51:30AM 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.

THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, Arbor Day is April 24, 2026; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our village increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees — wherever they are planted — are a source of joy and spiritual renewal; and

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village recognizes Arbor Day in the Village of Estero, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

IN WITNESS THEREFORE, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day 1st day of April 2026.


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, Brooke Avery Lentz is a Senior at Estero High School; and

WHEREAS, Brooke Avery Lentz; received the Cambridge Merit Award; and

WHEREAS, Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and

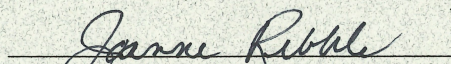
WHEREAS, Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,

Brooke Avery Lentz

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Madelyn Alaine Millette is a Senior at Estero High School; and*

WHEREAS, *Madelyn Alaine Millette; received the Cambridge Merit Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

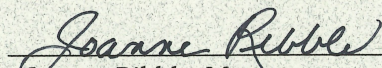
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Madelyn Alaine Millette

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Trista Nicole Timm is a Senior at Estero High School; and*

WHEREAS, *Trista Nicole Timm; received the Cambridge Merit Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

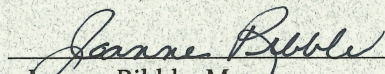
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Trista Nicole Timm

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, Anny Gisell Sanchez is a Senior at Estero High School; and

WHEREAS, Anny Gisell Sanchez; received the Cambridge Scholar Award; and

WHEREAS, Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and

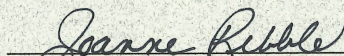
WHEREAS, Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,

Anny Gisell Sanchez

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Avery Teagan Sanchez is a Senior at Estero High School; and*

WHEREAS, *Avery Teagan Sanchez; received the Cambridge Scholar Award;*
and

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning;*
and

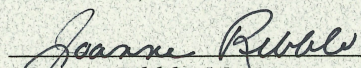
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Avery Teagan Sanchez

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Blake Stephen Bowers is a Senior at Estero High School; and*

WHEREAS, *Blake Stephen Bowers; received the Cambridge Scholar Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

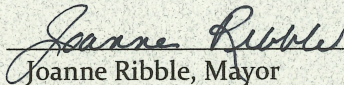
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Blake Stephen Bowers

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Delaney Ann Felton is a Senior at Estero High School; and*

WHEREAS, *Delaney Ann Felton; received the Cambridge Scholar Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

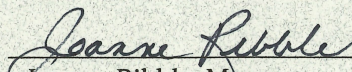
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Delaney Ann Felton

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Dillon Matthew Timm is a Senior at Estero High School; and*

WHEREAS, *Dillon Matthew Timm; received the Cambridge Scholar Award;*
and

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

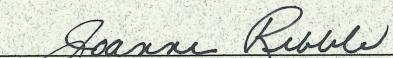
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Dillon Matthew Timm

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, Faaris Irfan Rapati is a Senior at Estero High School; and

WHEREAS, Faaris Irfan Rapati; received the Cambridge Scholar Award; and

WHEREAS, Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and

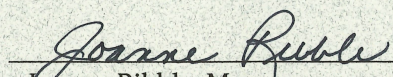
WHEREAS, Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,

Faaris Irfan Rapati

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Gianna Rose Del Negro is a Senior at Estero High School; and*

WHEREAS, *Gianna Rose Del Negro; received the Cambridge Scholar Award;*
and

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

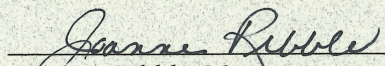
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Gianna Rose Del Negro

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Kein Philip Apker is a Senior at Estero High School; and*

WHEREAS, *Kein Philip Apker; received the Cambridge Scholar Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

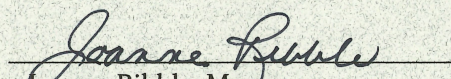
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Kein Philip Apker

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, Kevin David Wilson is a Senior at Estero High School; and

WHEREAS, Kevin David Wilson; received the Cambridge Scholar Award; and

WHEREAS, Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and

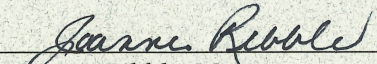
WHEREAS, Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,

Kevin David Wilson

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Lucy Grace Riehm is a Senior at Estero High School; and*

WHEREAS, *Lucy Grace Riehm; received the Cambridge Scholar Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

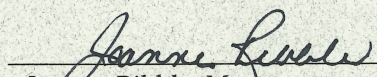
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Lucy Grace Riehm

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



THE VILLAGE OF ESTERO

PROCLAMATION

WHEREAS, *Ryder Able Seluk is a Senior at Estero High School; and*

WHEREAS, *Ryder Able Seluk; received the Cambridge Scholar Award; and*

WHEREAS, *Cambridge Assessment International Education prepares students for life, helping them develop an informed curiosity and a lasting passion for learning; and*

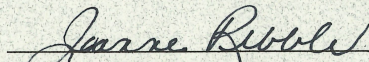
WHEREAS, *Cambridge Assessment International Education is a provider of international qualifications, offering examinations and qualifications to 10,000 schools in more than 160 countries.*

NOW, THEREFORE, *I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby offer sincere congratulations and best wishes to you,*

Ryder Able Seluk

For exceeding the standards with hard work and dedication in scholastics.

IN WITNESS THEREOF, *I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this 1st day of April 2026.*


Joanne Ribble, Mayor



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

**DRAFT MINUTES
VILLAGE COUNCIL REGULAR MEETING**

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

March 18, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Father Eric Scanlan Our Lady of Light 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, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. LETTER OF RECOGNITION

- (a)** Miles Brown/Estero High School
- (b)** Leann Leffert /Bonita Springs High School

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Hunt

Action: Approved agenda.

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

None

5. CONSENT AGENDA

(a) March 4, 2026 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember McLain

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) Fourth Amendment to High 5 Public Improvement Agreement

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt 4th Amendment to High 5 Public Improvement
Agreement.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Lopez

Action: Adopted 4th Amendment to High 5 Public Improvement Agreement

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

(b) Construction Site Inspection Contract

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmembers Hunt, McLain, and Vice Mayor Zalucki

Public Comments
None

Motion: Motion to approve Contract 2022-38 STA20 with Johnson Engineering, Inc to provide Construction Site Inspection services for all construction projects within the Village of Estero in the amount of \$100,500, per year for 3-years with two (2) one (1) year extension available at Village discretion 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 Lopez
Seconded by: Councilmember Hunt

Action: Approved Contract 2022-38 STA20 with Johnson Engineering, Inc to provide Construction Site Inspection services for all construction projects within the Village of Estero in the amount of \$100,500, per year for 3-years with two (2) one (1) year extension available at Village discretion 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:

8. FIRST READING AND PUBLIC HEARING

(a) First Reading of Ordinance No. 2026-01 regarding building code and construction

standards

An Ordinance of the Village of Estero, Florida, Creating a New Chapter 7 of the Village Code Regarding Building and Construction; Relocating Certain Provisions of Village Land Development Code § 1-9; and Creating § 7-6 of the Village Code Requiring Concrete Exterior Construction for Certain Structures; 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

Vice Mayor Zalucki

Public Comments

None

Motion: Motion to adopt Ordinance No. 2026-01 on first reading and authorizing the Clerk to advertise the ordinance for public hearing on April 1, 2026.

Motion by: Councilmember Fayhee

Seconded by: Councilmember McLain

Action: Adopted Ordinance No. 2026-01 on first reading and authorizing the Clerk to advertise the ordinance for public hearing on April 1, 2026.

Vote: (Roll Call)

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

Nay:

Abstentions:

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

Consensus for Councilmember Lopez to distribute Collier/Lee County Mission 29 letters on behalf of Council with their signatures.

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

None

Adjourn Regular Session at 10:00 am and Convene Workshop Items at 10:00 am

12. WORKSHOPS

(a) Broadway Avenue West Improvements

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Presentation/Information by

Jesse E Gill, P.E., CW3

Council Questions or Comments

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

Public Comments

Ecomment

Kyle Kincaid, Estero River Heights

(b) Estero RiverPark - North and Village Center Driving Range projects

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Presentation/Information by

Michael Comparato, Vieste

Council Questions or Comments

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

Public Comments

eComments

Kyle Kincaid, Estero River Heights

Gregory Thomas Borich, Cascades

13. ADJOURNMENT at 11:21 am

Motion by Councilmember Lopez

ATTEST:

By: _____

VILLAGE OF ESTERO, FLORIDA

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item:

Financial Report for the month ended February 28, 2026.

Description:

This financial report provides budget to actual comparisons for the month ending February 28, 2026, which is the **fifth** month of the 2025-2026 fiscal year. Activity year to date is trending as projected during the second quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* February is the fourth month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In February, the Village received 3.2%, or \$228,921 of the annual budgeted ad valorem taxes. Year-to-date collections total 95% of the budgeted amount.
- *General Fund:* Revenue Sharing Sales Tax (32%), and State Revenue Sharing Fuel Tax (29%) began strong this fiscal year, Half-Cent Sales Tax (30%) totaled \$343,156 all received through January.
- *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 \$31,556,647 which includes the General Fund Capital Projects reserve of \$9,792,939.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Prepared by: Kevin Greenville, CPA Finance Director

Attachments:

1. February 28, 2026, Budget Report All Funds
2. February 28, 2026, Available Funds Report



**Village of Estero
Budget Report All Funds
For Month Ending February 2026**

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	-228,921.32	-6,762,282.41	-7,082,720.00	-320,437.59	95.48%
312410	Local Option Gas Tax-1-6 Cent	-52,806.89	-199,767.73	-625,000.00	-425,232.27	31.96%
315200	Local Communications Srvs Tax	-96,482.49	-372,763.05	-1,125,000.00	-752,236.95	33.13%
316000	Local Business Tax	-1,150.56	-4,438.98	-25,000.00	-20,561.02	17.76%
323100	Franchise Fees-Electric	-206,200.02	-930,365.77	-2,950,000.00	-2,019,634.23	31.54%
323400	Franchise Fees-Natural Gas	-11,984.14	-36,535.00	-137,500.00	-100,965.00	26.57%
323700	Franchise Fees-Solid Waste	-92,706.18	-92,706.18	-125,000.00	-32,293.82	74.16%
329500	ROW Permits	0.00	-750.00	-1,000.00	-250.00	75.00%
331500	Federal Grant - Econ Environ	-60,037.13	-230,481.13	0.00	230,481.13	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	-132.25	-2,630.95	-3,750.00	-1,119.05	70.16%
335150	Rev Sharing-Alcohol Beverage Tx	-492.94	-1,227.10	-31,250.00	-30,022.90	3.93%
335160	Rev Sharing-Sales Tax	-66,314.81	-268,513.33	-850,000.00	-581,486.67	31.59%
335180	Rev Sharing-1/2 Cent Sales Tax	-343,155.74	-1,199,507.25	-3,925,000.00	-2,725,492.75	30.56%
335430	Rev Sharing-Fuel Tax	-13,969.46	-57,062.75	-195,000.00	-137,937.25	29.26%
341300	Administrative Fee	13,812.51	-94,149.35	-150,000.00	-163,812.51	-9.21%
341301	Cost Recovery-Admin Charge	0.00	-2,000.00	-15,000.00	-13,000.00	13.33%
341900	Dev & Zoning-Fixed Fees	-19,950.00	-76,700.00	-52,500.00	24,200.00	146.10%
341909	Dev & Zoning-Cost Recovery Fee	-3,174.60	-39,415.80	-90,500.00	-51,084.20	43.55%
342500	Code Comp & Contractor License	0.00	-3,000.00	-45,000.00	-42,000.00	6.67%
359000	Fines & Forfeitures	-3,987.60	-14,528.27	-250.00	14,278.27	5811.31%
361100	Interest Income	-53,189.34	-289,942.50	-650,000.00	-360,057.50	44.61%
362000	Rents & Royalties	-3,000.00	-15,000.00	-36,000.00	-21,000.00	41.67%
369900	Miscellaneous Revenue	0.00	-2,288.93	-32,500.00	-30,211.07	7.04%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for General Fund		-1,243,842.96	-10,696,056.48	-18,300,470.00	-7,604,413.52	58.45%
110-Building Fee Fund						
445-Building Dept						
322000	Building Permit Fees	-137,682.88	-933,498.36	-1,782,140.00	-848,641.64	52.38%
329501	Surcharge Fee Retained	0.00	-3,114.11	-3,150.00	-35.89	98.86%
341302	Convenience Fee	-4,501.80	-19,870.89	-53,465.00	-33,594.11	37.17%
361100	Interest Income	-1,237.73	-6,725.38	-17,000.00	-10,274.62	39.56%
Total for Building Dept		-143,422.41	-963,208.74	-1,855,755.00	-892,546.26	51.90%
Total for Building Fee Fund		-143,422.41	-963,208.74	-1,855,755.00	-892,546.26	51.90%
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	0.00	-1,844,904.00	-4,589,310.00	-2,744,406.00	40.20%
324320	Road Imp Fees-Commercial	-264,361.13	-997,763.22	-1,111,335.00	-113,571.78	89.78%
361100	Interest Income	-42,061.25	-228,545.86	-400,000.00	-171,454.14	57.14%
Total for Road Impact Fees		-306,422.38	-3,071,213.08	-6,100,645.00	-3,029,431.92	50.34%
353-Comm Park Contributions						
361100	Interest Income	-253.27	-1,376.16	-3,000.00	-1,623.84	45.87%
Total for Comm Park Contributions		-253.27	-1,376.16	-3,000.00	-1,623.84	45.87%
355-Park Impact Fees						
324610	Park Imp Fees-Residential	0.00	-21,490.00	-234,883.00	-213,393.00	9.15%
324620	Park Imp Fee-Commercial	0.00	-343,952.00	0.00	343,952.00	0.00%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
361100	Interest Income	-1,422.99	-7,732.02	-40,000.00	-32,267.98	19.33%
	Total for Park Impact Fees	-1,422.99	-373,174.02	-274,883.00	98,291.02	135.76%
360-Physical Environment						
381001	Transfer from General Fund	-142,142.37	-652,624.99	-6,045,000.00	-5,392,375.01	10.80%
	Total for Physical Environment	-142,142.37	-652,624.99	-6,045,000.00	-5,392,375.01	10.80%
365-Transportation						
366000	Contributions & Donations	0.00	0.00	-4,250,000.00	-4,250,000.00	0.00%
381001	Transfer from General Fund	-9,020.88	-946,219.90	-6,868,815.00	-5,922,595.10	13.78%
381350	Transfer from Road Impact Fee	-1,308,566.59	-3,942,653.41	0.00	3,942,653.41	0.00%
	Total for Transportation	-1,317,587.47	-4,888,873.31	-11,118,815.00	-6,229,941.69	43.97%
366-Gas Tax						
312420	Local Option Gas Tax 1-5 Cent	-38,146.99	-145,215.25	-415,000.00	-269,784.75	34.99%
361100	Interest Income	-7,379.76	-40,099.00	-82,500.00	-42,401.00	48.60%
	Total for Gas Tax	-45,526.75	-185,314.25	-497,500.00	-312,185.75	37.25%
600-Parks & Recreation						
381001	Transfer from General Fund	-1,319,103.67	-8,522,900.53	-11,681,290.00	-3,158,389.47	72.96%
381352	Transfer from RegParkImpactFee	-23,700.61	-672,022.76	0.00	672,022.76	0.00%
	Total for Parks & Recreation	-1,342,804.28	-9,194,923.29	-11,681,290.00	-3,158,389.47	78.71%
	Total for Capital Projects	-3,156,159.51	-18,367,499.10	-35,721,133.00	-18,025,656.66	51.42%
	Total for Revenue	-4,543,424.88	-30,026,764.32	-56,797,358.00	-26,522,616.44	52.87%
001-General Fund						
000-Non Divisional						
581360	Transfer to Physical Envriment	0.00	0.00	6,045,000.00	6,045,000.00	0.00%
581365	Transfer to Transportation	473,425.16	3,377,671.74	6,868,815.00	3,491,143.26	49.17%
581600	Transfer to Parks& Rec CapProj	996,841.76	6,744,073.68	11,681,290.00	4,937,216.32	57.73%
	Total for Non Divisional	1,470,266.92	10,121,745.42	24,595,105.00	14,473,359.58	41.15%



Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
100-Village Council						
511000	Executive Salaries	10,356.43	51,782.15	124,280.00	72,497.85	41.67%
521000	FICA Taxes	792.29	3,961.45	9,530.00	5,568.55	41.57%
524000	Workers Compensation	0.00	133.23	1,170.00	1,036.77	11.39%
525000	Unemployment Compensation	170.71	696.94	2,200.00	1,503.06	31.68%
540000	Travel and Per Diem	0.00	1,032.34	25,000.00	23,967.66	4.13%
554000	Books Pub & Memberships	0.00	8,000.00	12,000.00	4,000.00	66.67%
555000	Training	150.00	150.00	2,500.00	2,350.00	6.00%
Total for Village Council		11,469.43	65,756.11	176,680.00	110,923.89	37.22%
101-Village Manager						
511000	Executive Salaries	20,925.90	104,564.04	397,090.00	292,525.96	26.33%
512000	Regular Salaries & Wages	14,032.48	70,115.07	46,970.00	-23,145.07	149.28%
513000	Other Salaries & Wages	665.38	3,301.90	8,600.00	5,298.10	38.39%
521000	FICA Taxes	2,772.22	10,028.31	34,640.00	24,611.69	28.95%
522000	Retirement Contributions	2,197.22	10,979.23	46,405.00	35,425.77	23.66%
523000	Group Health Insurance	0.00	35,522.35	89,985.00	54,462.65	39.48%
524000	Workers Compensation	0.00	591.98	4,035.00	3,443.02	14.67%
525000	Unemployment Compensation	70.94	306.94	935.00	628.06	32.83%
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	175.00	11,022.29	20,000.00	8,977.71	55.11%
540000	Travel and Per Diem	0.00	1,595.59	15,000.00	13,404.41	10.64%
541000	Communication Services	0.00	13,013.98	40,000.00	26,986.02	32.53%
554000	Books Pub & Memberships	0.00	990.00	4,000.00	3,010.00	24.75%
555000	Training	0.00	0.00	4,250.00	4,250.00	0.00%
Total for Village Manager		40,839.14	262,031.68	781,910.00	519,878.32	33.51%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
110-Village Attorney						
531101	Legal Services	18,923.00	81,627.21	275,000.00	193,372.79	29.68%
531102	Land Use Legal Services	1,539.00	7,416.00	50,000.00	42,584.00	14.83%
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		20,462.00	89,043.21	375,000.00	285,956.79	23.74%
115-Village Clerk						
512000	Regular Salaries & Wages	3,621.52	18,091.16	190,970.00	172,878.84	9.47%
521000	FICA Taxes	277.06	1,384.04	14,650.00	13,265.96	9.45%
522000	Retirement Contributions	1,182.56	5,909.10	11,590.00	5,680.90	50.98%
523000	Group Health Insurance	0.00	0.00	24,870.00	24,870.00	0.00%
524000	Workers Compensation	0.00	49.45	1,715.00	1,665.55	2.88%
525000	Unemployment Compensation	67.16	275.93	875.00	599.07	31.53%
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	0.00	419.74	5,150.00	4,730.26	8.15%
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		5,148.30	26,129.42	255,490.00	229,360.58	10.23%
130-Finance						
512000	Regular Salaries & Wages	30,085.38	151,729.50	406,370.00	254,640.50	37.34%
521000	FICA Taxes	2,203.55	10,801.15	31,100.00	20,298.85	34.73%
522000	Retirement Contributions	2,894.78	14,464.85	37,660.00	23,195.15	38.41%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month	Year to Date	Budget	Budget Variance	Year to Date
		Actual	Actual		Amount	Percentage
523000	Group Health Insurance	258.55	38,297.55	85,470.00	47,172.45	44.81%
524000	Workers Compensation	0.00	414.80	5,440.00	5,009.42	7.63%
525000	Unemployment Compensation	99.71	430.58	1,315.00	-585.00	32.74%
531000	Professional Services	0.00	1,900.00	10,500.00	8,600.00	18.10%
532000	Auditing Services	0.00	0.00	53,550.00	53,550.00	0.00%
540000	Travel and Per Diem	1,612.25	1,612.25	4,725.00	3,112.75	34.12%
554000	Books Pub & Memberships	100.00	100.00	2,100.00	2,000.00	4.76%
555000	Training	20.00	20.00	2,100.00	2,080.00	0.95%
Total for Finance		37,274.22	219,770.68	640,330.00	419,074.12	34.32%
170-Information Technology						
531110	IT Contracted Services	12,175.04	48,738.52	250,000.00	201,261.48	19.50%
531111	Webmaster Srvs & Maintenance	3,004.03	12,093.91	100,000.00	87,906.09	12.09%
531112	Audio Visual Services	0.00	0.00	100,000.00	100,000.00	0.00%
552001	Software Licensing	3,565.18	137,534.64	200,000.00	62,465.36	68.77%
552002	Small Tools & Equipment	0.00	355.85	10,000.00	9,644.15	3.56%
564000	Capital Outlay - Mach & Equip	0.00	0.00	10,000.00	10,000.00	0.00%
Total for Information Technology		18,744.25	198,722.92	670,000.00	471,277.08	29.66%
180-General Government						
531112	Audio Visual Services	990.00	5,055.00	31,500.00	26,445.00	16.05%
531113	Recruitment Services	10,892.65	10,892.65	20,000.00	9,107.35	54.46%
531114	Lobbying Services	3,993.00	19,965.00	60,000.00	40,035.00	33.28%
534000	Misc Contracted Services	1,575.00	2,580.34	150,000.00	147,419.66	1.72%
540000	Travel and Per Diem	0.00	222.75	5,250.00	5,027.25	4.24%
541000	Communication Services	1,255.44	5,610.25	7,500.00	1,889.75	74.80%
542000	Freight & Postage	0.00	581.00	5,000.00	4,419.00	11.62%
543000	Utilities	2,130.88	21,589.97	62,500.00	40,910.03	34.54%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
544100	Building Lease	25,897.22	123,142.21	300,000.00	176,857.79	41.05%
544200	Equipment Rental & Leases	0.00	2,885.85	12,500.00	9,614.15	23.09%
545000	Insurance	0.00	242,231.14	250,000.00	7,768.86	96.89%
546000	Repair & Maintenance Services	1,013.99	4,025.24	20,000.00	15,974.76	20.13%
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	2.50	6.25	0.00	-6.25	0.00%
549103	Contingency	0.00	0.00	125,000.00	125,000.00	0.00%
551000	Office Supplies	722.74	2,205.25	15,000.00	12,794.75	14.70%
552000	Operating Supplies	226.31	2,237.42	25,000.00	22,762.58	8.95%
552005	Bank Charges	-90.02	0.00	250.00	250.00	0.00%
554000	Books Pub & Memberships	66.78	282.10	2,000.00	1,717.90	14.11%
564000	Capital Outlay - Mach & Equip	0.00	45,003.64	2,000.00	-43,003.64	2250.18%
Total for General Government		48,676.49	488,516.06	1,094,000.00	650,487.58	44.65%
201-Law Enforcement/Security						
534201	Lee Cty Law Enforcement	252.00	2,071.00	6,300.00	4,229.00	32.87%
534501	Lee Cty Animal Control Svcs	0.00	0.00	44,625.00	44,625.00	0.00%
Total for Law Enforcement/Security		252.00	2,071.00	50,925.00	48,854.00	4.07%
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	20,031.59	72,080.45	20,600.00	-51,480.45	349.91%
549105	Other Chrges-Filing Fees	0.00	117.00	950.00	833.00	12.32%
Total for Code Compliance Services		20,031.59	72,197.45	29,275.00	-42,922.45	246.62%
299-Disaster Response						
531000	Professional Services	3,318.71	11,482.21	25,000.00	13,517.79	45.93%
531116	Disaster Preparedness Services	0.00	0.00	10,000.00	10,000.00	0.00%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
Total for Disaster Response		3,318.71	11,482.21	35,000.00	23,517.79	32.81%
360-Physical Environment						
531000	Professional Services	16,369.50	166,731.89	30,000.00	-136,731.89	555.77%
531301	Water Level & Quality Monitor	8,162.00	17,956.00	200,000.00	182,044.00	8.98%
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-Corn Rating System	0.00	0.00	100,000.00	100,000.00	0.00%
534000	Misc Contracted Services	4,710.00	24,052.50	50,000.00	25,947.50	48.11%
546301	Stormwater Maint	0.00	0.00	100,000.00	100,000.00	0.00%
549106	Water Quality Joint Advocacy	0.00	5,000.00	10,000.00	5,000.00	50.00%
Total for Physical Environment		29,241.50	213,740.39	505,000.00	291,259.61	42.32%
365-Transportation						
512000	Regular Salaries & Wages	27,525.90	136,870.97	376,450.00	239,579.03	36.36%
521000	FICA Taxes	2,021.80	10,201.58	28,820.00	18,618.42	35.40%
522000	Retirement Contributions	2,441.32	12,198.97	31,760.00	19,561.03	38.41%
523000	Group Health Insurance	0.00	31,863.29	77,780.00	45,916.71	40.97%
524000	Workers Compensation	0.00	7,885.25	11,400.00	3,514.75	69.17%
525000	Unemployment Compensation	83.26	359.13	1,100.00	740.87	32.65%
531306	Traffic Counts	0.00	0.00	20,000.00	20,000.00	0.00%
534000	Misc Contracted Services	0.00	48,747.92	100,000.00	51,252.08	48.75%
534301	Street Sweeping Services	2,000.00	8,000.00	35,000.00	27,000.00	22.86%
534302	Right-of-Way Permit Review	1,046.00	2,735.29	20,000.00	17,264.71	13.68%
534304	Traffic Study	386.00	9,686.00	100,000.00	90,314.00	9.69%
534306	Misc Construction Services	1,732.50	42,062.37	100,000.00	100,000.00	42.06%
540000	Travel and Per Diem	0.00	78.68	7,500.00	7,500.00	1.05%
541000	Communication Services	40.74	167.05	1,000.00	1,000.00	16.71%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
543000	Utilities	4,938.04	20,917.98	97,500.00	97,500.00	21.45%
544200	Equipment Rental & Leases	330.00	1,320.00	5,000.00	5,000.00	26.40%
545000	Insurance	0.00	14,533.86	15,000.00	15,000.00	96.89%
546302	Bridge Maintenance	0.00	0.00	15,000.00	15,000.00	0.00%
546304	Irrigation Maintenance	0.00	58,550.00	82,500.00	23,950.00	70.97%
546305	Landscape Maintenance	17,247.00	443,970.11	1,651,000.00	1,207,029.89	26.89%
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	19,688.94	42,121.24	92,500.00	50,378.76	45.54%
546310	Traffic Sign Maintenance	0.00	0.00	50,000.00	50,000.00	0.00%
546311	Traffic Signal Maintenance	0.00	6,123.00	50,000.00	43,877.00	12.25%
546312	Railroad Maintenance	0.00	19,670.00	125,000.00	105,330.00	15.74%
546313	Road Maintenance	0.00	0.00	550,000.00	550,000.00	0.00%
552000	Operating Supplies	0.00	25,444.08	6,000.00	-19,444.08	424.07%
554000	Books Pub & Memberships	87.87	2,303.83	2,000.00	-303.83	115.19%
555000	Training	0.00	75.00	2,000.00	1,925.00	3.75%
Total for Transportation		79,569.37	945,885.60	3,869,310.00	3,002,504.34	24.45%
439-Development Services						
512000	Regular Salaries & Wages	13,148.06	116,059.32	596,290.00	480,230.68	19.46%
521000	FICA Taxes	1,005.82	9,236.04	45,650.00	36,413.96	20.23%
522000	Retirement Contributions	1,380.54	11,928.76	47,460.00	35,531.24	25.13%
523000	Group Health Insurance	1,040.76	17,959.46	68,440.00	50,480.54	26.24%
524000	Workers Compensation	0.00	4,660.29	8,410.00	3,749.71	55.41%
525000	Unemployment Compensation	133.03	574.93	1,575.00	1,000.07	36.50%
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%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month	Year to Date		Budget Variance	Year to Date
		Actual	Actual	Budget	Amount	Percentage
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%
534000	Misc Contracted Services	18,759.00	52,669.50	200,000.00	147,330.50	26.33%
540000	Travel and Per Diem	0.00	0.00	3,500.00	3,500.00	0.00%
548000	Legal Notices	0.00	1,241.72	6,500.00	5,258.28	19.10%
554000	Books Pub & Memberships	0.00	7,813.78	10,000.00	2,186.22	78.14%
555000	Training	0.00	75.00	1,250.00	1,175.00	6.00%
Total for Development Services		35,467.21	222,218.80	1,044,075.00	821,856.20	21.28%
440-Planning, Zoning, Dev Review						
512000	Regular Salaries & Wages	0.00	3,633.40	60,000.00	56,366.60	6.06%
521000	FICA Taxes	0.00	270.92	5,000.00	4,729.08	5.42%
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	3,174.60	40,390.80	7,500.00	-32,890.80	538.54%
549104	Planning & Zoning-Fixed Fee	33,759.73	135,972.23	315,000.00	179,027.77	43.17%
Total for Planning, Zoning, Dev Review		36,934.33	180,267.35	388,250.00	207,982.65	46.43%
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	18,339.00	135,046.37	330,000.00	194,953.63	0.00%
534601	YMCA Operating Agreement	0.00	5,925.00	137,500.00	131,575.00	4.31%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description		Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
543000	Utilities	928.56	6,700.26	17,050.00	10,349.74	39.30%
544200	Equipment Rental & Leases	45.02	180.08	5,500.00	5,319.92	3.27%
546000	Repair & Maintenance Services	6,925.07	75,854.23	24,750.00	-51,104.23	306.48%
Total for Parks Master Plan		26,237.65	223,705.94	514,800.00	291,094.06	43.45%
Total for General Fund		1,883,933.11	13,343,284.24	35,025,150.00	21,804,464.14	38.10%
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	517.87	2,005.65	6,450.00	4,444.35	31.10%
531401	Building Service Contract	168,873.10	684,669.41	1,900,000.00	1,215,330.59	36.04%
541000	Communication Services	154.01	607.35	2,000.00	1,392.65	30.37%
542000	Freight & Postage	0.00	119.00	1,000.00	881.00	11.90%
543000	Utilities	399.06	3,773.38	12,500.00	8,726.62	30.19%
544100	Building Lease	5,304.25	25,221.90	66,950.00	41,728.10	37.67%
544200	Equipment Rental & Leases	170.00	1,982.90	12,500.00	10,517.10	15.86%
546000	Repair & Maintenance Services	206.76	821.12	4,000.00	3,178.88	20.53%
551000	Office Supplies	108.43	433.32	4,000.00	3,566.68	10.83%
552000	Operating Supplies	0.00	60.08	5,000.00	4,939.92	1.20%
552001	Software Licensing	1,275.00	5,100.00	0.00	-5,100.00	0.00%
552009	Credit Card Fees	7,368.45	23,663.13	53,465.00	29,801.87	44.26%
Total for Building Dept		184,376.93	748,457.24	2,117,865.00	1,369,407.76	35.34%
Total for Building Fee Fund		184,376.93	748,457.24	2,117,865.00	1,369,407.76	35.34%
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%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
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					
350-Road Impact Fees					
581365 Transfer to Transportation	1,308,566.59	3,942,653.41	0.00	0.00	0.00%
Total for Road Impact Fees	1,308,566.59	3,942,653.41	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	23,700.61	672,022.76	0.00	0.00	0.00%
Total for Park Impact Fees	23,700.61	672,022.76	0.00	0.00	0.00%
360-Physical Environment					
563000 Capital Outlay - Infrastructure	142,142.37	652,624.99	14,125,106.00	13,472,481.01	4.62%
Total for Physical Environment	142,142.37	652,624.99	14,125,106.00	13,472,481.01	4.62%
365-Transportation					
563000 Capital Outlay - Infrastructure	292,096.88	2,949,491.84	16,050,000.00	13,100,508.16	18.38%
Total for Transportation	292,096.88	2,949,491.84	16,050,000.00	13,100,508.16	18.38%
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%

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Village of Estero
Budget Report All Funds
For Month Ending February 2026

	Account Description	Current Month Actual	Year to Date Actual	Budget	Budget Variance Amount	Year to Date Percentage
563000	Capital Outlay - Infrastructure	1,549,486.07	11,134,304.76	27,295,000.00	16,160,695.24	40.79%
	Total for Parks & Recreation	1,549,486.07	11,134,304.76	27,295,000.00	0.00	0.00%
	Total for Capital Projects	3,315,992.52	19,351,097.76	57,470,106.00	26,572,989.17	0.00%
	Total for Expense	5,384,302.56	33,442,839.24	95,033,121.00	50,166,861.07	35.19%
	Net Revenue / Expense	840,877.68	3,416,074.92	38,235,763.00	23,644,244.63	8.93%



Village of Estero
Available Funds Report
For the Month Ending February 26

Available Funds Report

General Fund Capital Projects	\$ 9,792,939
Building Fee Fund	217,312
Gas Tax Capital Projects	3,405,676
Developer Contribution	217,724
Road Impact Fees	17,582,443
Estero Park Entry Contribution	114,313
Park Imp Fees	226,241
Total Available Funds	<u>\$ 31,556,647</u>

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item:

Consideration of a request for a code enforcement lien mitigation (case # 24080004) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$300.19) in consideration of the waiver.

Description:

There are two code enforcement liens on the subject property. The current owners have requested a lien release as to both. Two separate agenda items will be presented to cover each lien.

Kent and Rhonda Sichitano (the current owners) acquired the residential property at 20150 Sherrill Lane in December of 2025. The previous owner was cited in July of 2024 for a nuisance vegetation violation (high grass/weeds). Village staff afforded ample time for voluntary compliance to occur prior to setting the cases for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on January 16, 2025. The Special Magistrate imposed a \$50.00 daily fine beginning on February 19, 2025 which, when recorded at 2025000078154, became a lien on the property. A code enforcement lien in the amount of \$12,550.00 (plus \$300.19 in costs of investigation) now amount to \$12,850.19. This amount accumulated over 251 days of non-compliance based on the calculation from ; 02/20/2025 the date of the order imposing fines to October 28, 2025; the date the Village staff determined the property had been brought into compliance.

The current property owners do not dispute the violations or lien, they however brought the property into compliance before they acquired the property with permission from the previous owner. The owner's justification is summarized below.

The owners have submitted the attached document requesting a release of the lien against their property. The new owners have stated that they hired a landscaper/tree service to cut down trees, limbs and to remove stumps, cut down the 5 ft tall grass and weeds that surrounded the home and do other yard work, removing piles of dirt and shells in a few areas. They have also hired a company to professionally clean the inside,

Page 1 of 2

as they say it was full of discarded furniture, trash, debris and overrun with rat feces. They have received two estimates for complete electrical upgrades and a new breaker box for the home and also to replace the AC unit. They recently applied for a permit for new fencing around the property and plan to paint the outside.

The new owners wish to complete the interior to make it habitable to live in while the new home is being built through the Lee cares program on their existing lot across the street at 20163 Sherrill Lane.

The property does not have significant market value, and the owner is of little economic means. Therefore, foreclosure of the lien would not likely allow the lien to be satisfied.

Action Requested:

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$300.19) in consideration of the waiver.

Financial Impact: The Village would be foregoing the ability to recover any portion of the over \$12,550.00 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachments:

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWARDS NICOLE LEE	213 N WEST ST CROWN POINT, IN 46307	20150 SHERRILL LN , ESTERO, FL 33928

Legal Description

BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 32

Description

Property is overgrown

Case Status Closed **Case #** 24080004

Notes Property is overgrown

Grass/weeds exceed allowable height per ordinance

Please mow, cut, trim, clean the property

Thank you,

Stanley Knight

knight@estero-fl.gov

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
7/8/2024	Complaint
7/8/2024	Courtesy Notice
8/2/2024	Affidavit of Non-Compliance
8/27/2024	Notice of Violation
10/30/2024	Notice of Hearing
11/7/2024	Notice of Hearing
1/17/2025	Notice of Hearing
1/17/2025	Final Order
2/21/2025	Order of Imposition/Liens
10/28/2025	Affidavit of Compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
CHAPTER 18 - NUISANCES	MOWING OF NUISANCE VEGETATION	Sec. 18-85 MOWING OF NUISANCE VEGETATION A. All real property owners, agents, custodians, lessees and occupants of real property will, in accordance with the published notice set forth in section 18-84, cut and keep cut, to a height not exceeding 12 inches, all grasses and weeds on any property owned, controlled or occupied by them except as provided for in section 18-83.	10/28/2025

Case Overview

CHAPTER 18 - NUISANCES	NOTICE TO MAINTAIN PROPERTY	Sec. 18-84 Attention real property owners, agents, custodians, lessees and occupants of real property: You are required by law to maintain the grasses and weeds on property owned or controlled by you to a height that does not exceed 12 inches. If you fail to do so, the Village is authorized to cut these grasses and weeds. The associated costs for mowing and administrative fees attendant thereto shall be assessed against the property. Nonpayment of these costs will result in a lien against your property.	10/28/2025
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	MOWING OF NUISANCE VEGETATION	Individual Violation	10/28/2025	\$12,550.00
Admin Fixed		Admin Fixed		\$300.19
Total Fines				\$12,850.19

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$12,850.19



REQUEST FOR VILLAGE OF ESTERO SPECIAL MAGISTRATE CODE ENFORCEMENT LIEN REDUCTION

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

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

Name of Applicant:	Rhonda Sichitano
Mailing Address:	20163 Sherrill Lane
City, State, Zip:	Estero, FL 33928
Phone Number:	239-440-8818
Email Address:	RhondaSichitano@gmail.com

Code Enforcement Case Number (shown on recorded Order):	24080004/2305005
Provide a copy of the recorded document OR provide an instrument number or the Official Records Book and Page numbers below.	
INSTR # or Official Records Book/Page (shown on recorded Order):	
Property Address:	20150 Sherrill Lane, Estero, FL 33928
STRAP Number:	29-46-25-04-00000. 0320

Relationship of Applicant to the property:

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

Relationship of Applicant to the violation resulting in the Order:

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

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

Who corrected the violation?

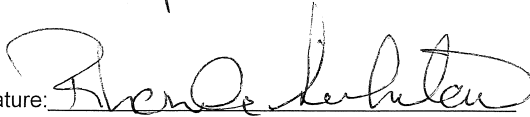
- ☐ Respondent ☐ County
☒ New Owner ☐ Unknown

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

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

Dear Magistrate,
I Rhonda Sichitano and My Husband bought this property number 1 because it was a eye sore to our community. We live right across the street from this home and watched it fall apart for the last two years. We knew we could clean it up and make it a real home again that we would be proud of. We have put many hours of sweat & tears into this property to bring it back up to code. We have cut down Dead trees, cut Grass that was at least 8 ft high, trim tree's shovled dirt and finally it's looking like a home again! My husband and I are both on a fixed income and are praying that you would take into consideration to drop the fines from this Home so we can continue to Beautify it. We thank you in advance!

Applicant's Signature:



Date:

12-2-25



**OFFICE OF THE SPECIAL MAGISTRATE
ORDER FINDING VIOLATION**

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 24080004

Certified #: 7014 3490 0000 4830 6067

Petitioner,

Vs

**EDWARDS NICOLE LEE
213 N WEST ST
CROWN POINT, IN 46307**

Respondent(s)

IN RE: Case 24080004

**STREET ADDRESS: 20150 SHERRILL LN, ESTERO, FL 33928
FOLIO: 294625E2040000320
LEGAL DESCRIPTION: BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 32**

The Village of Estero Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday **JANUARY 16, 2025**, after due notice to the Respondent(s):

AS AND FOR MY FINDINGS OF FACT:

1. The Respondent(s) is/are the owner(s) of record and is/are responsible for the subject property.
2. The respondent(s) has/have received proper notice of this hearing by posting of the property of the alleged existence of certain conditions on the property described as violations, and that those conditions constituted a violation(s) of a Village of Estero Ordinance.
3. The Respondent(s), did not appear in person at today's hearing.
4. The notice(s) previously given to the Respondent(s) specified that certain violations existed at the subject premises and what actions to abate the alleged violations were to be taken by a time certain, but the Respondent(s) has/have failed to complete such actions in a timely manner.
The following condition(s) is/are found to exist on the subject property located at **20150 SHERRILL LN, ESTERO, FL 33928**, as reported by the Village's Code Compliance Manager in the Notice of Violation:

Revised 5/22/2017

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 18 - NUISANCES	Sec. 18-85 MOWING OF NUISANCE VEGETATION All real property owners, agents, custodians, lessees and occupants of real property will, in accordance with the published notice set forth in section 18-84, cut and keep cut, to a height not exceeding 12 inches, all grasses and weeds on any property owned, controlled or occupied by them except as provided for in section 18-83.	FEBRUARY 20, 2025

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 18 - NUISANCES	Sec. 18-84 NOTICE TO MAINTAIN PROPERTY Attention real property owners, agents, custodians, lessees and occupants of real property: You are required by law to maintain the grasses and weeds on property owned or controlled by you to a height that does not exceed 12 inches. If you fail to do so, the Village is authorized to cut these grasses and weeds. The associated costs for mowing and administrative fees attendant thereto shall be assessed against the property. Nonpayment of these costs will result in a lien against your property.	FEBRUARY 20, 2025

The conditions testified to by the Village's Code Compliance Manager are found to have existed as the date and time of this hearing upon the subject property located **20150 SHERRILL LN, ESTERO, FL 33928, ESTERO, FL 33928** That same constitute(s) a violation(s) under **NUISANCES, CHAPTER 18 SEC 18-84 & 18-85**. Due to the refusal or failure on the part of the Respondent(s) to remedy the conditions(s) which exist on the subject property, it may be necessary for the Petitioner/Village of Estero to take any and all steps necessary to remedy the conditions.

AS AND FOR MY CONCLUSIONS OF LAW:

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

THEREFORE, I HEREBY ORDER:

1. That Respondent(s) shall correct or abate the aforesaid violations in the manner set forth in the official Notice of Violation **PRIOR to 5:00 P.M. on February 19, 2025**
2. That Respondent(s) shall pay to the Village of Estero, Florida, the sums determined to be due for the Village's actual costs of prosecution of this case in the amount of **\$300.19** and shall deliver payment of same to the Village Clerk's office no later than 10 days from the date of this Order; and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

In the event that the violation(s) is/are not corrected or abated as indicated above prior to 5:00 pm on **February 15, 2025**, additional fines of \$50.00 per day shall be imposed against Respondent(s), beginning on that date and continuing for each day that the aforesaid violations continue to exist.

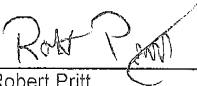
In the event the sums awarded herein are not paid, such sums will become a lien, which may attach to all real and personal property owned by the Respondent(s) upon being recorded in the Public Records of Lee County, even if the violations have been subsequently abated in accordance with this Order.

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

3. In determining the amount of such fine(s), I have considered the gravity of the violation(s); any actions, or lack thereof, to correct the violation(s); and, any previous violation(s) committed by the Respondent(s).
4. When the violation(s) has/have been abated, the Respondent(s) **MUST CALL THE VILLAGE OF ESTERO CODE ENFORCEMENT MANAGER – STANLEY KNIGHT, AT (239) 309-1234, AND REQUEST A RE-INSPECTION OF THE CODE VIOLATION.** UPON SUCH RE-INSPECTION, IF SUCH VIOLATION(S) ARE FOUND TO HAVE BEEN ABATED, SUCH FINES SHALL CEASE RUNNING.
5. The Village of Estero is hereby authorized, in its discretion, to enter onto the subject premises and to itself abate, clear and remove all violation(s) (or specific items listed in Finding of Fact), found to still exist at the subject premises on or after **February 20, 2025**, or as soon thereafter as practicable in the event the Respondent(s) has/have not abated the violations. In addition to the amount of fines, and the Village's costs of prosecution, as imposed herein, all costs of such abatement, clearing and removal shall be recovered by the Village of Estero and shall accrue and increase the cost lien provided for herein.
6. Compliance by the Respondent(s) shall be considered at a subsequent Hearing before the undersigned Hearing Examiner/Special Magistrate to be held on **February 20, 2025, at 1:00 p.m., at the Village Hall Council Chambers, 9401 Corkscrew Palms Circle, Estero, FL 33928.**
7. You may also have other rights which are set forth in Article VI - Code Enforcement Board of the Village of Estero Code of Ordinances.
8. Respondents may appeal any decision with respect to any matter considered by the Village of Estero Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 16th Day of January 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA

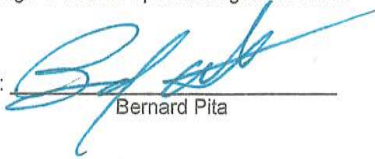


Robert Pritt
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on January 16, 2025

Village of Estero Special Magistrate Clerk

By: 

Bernard Pita

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

**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of ☒ physical presence or ___ online notarization, this 16th day of January, 2025, by Bernard Pita and Robert Pritt, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

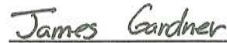
5/26/25



Notary Public, State of Florida at Large



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



Print, Type or Stamp of Notary

HH135089

Commission Number, if any

SEAL:

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2025000078154, DocType LI, Pages 4, Recorded 3/25/2025 at 10:45 AM, DeputyClerk LFAHRNER
Rec Fees: \$35.50 ERECORD



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

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 24080004

Certified #:

Petitioner,

Vs

EDWARDS NICOLE LEE
213 N WEST ST
CROWN POINT, IN 46307

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 January 2025 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 **\$300.19**

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 18 - NUISANCES	Sec. 18-85 MOWING OF NUISANCE VEGETATION All real property owners, agents, custodians, lessees and occupants of real property will, in accordance with the published notice set forth in section 18-84, cut and keep cut, to a height not exceeding 12 inches, all grasses and weeds on any property owned, controlled or occupied by them except as provided for in section 18-83. CORRECTION: MOW THE PROPERTY IN ENTIRETY TO BRING INTO COMPLIANCE	FEBRUARY 20, 2025 or \$50.00 PER DAY FINE UNTIL COMPLIANCY IS MET

Revised 5/22/2017

INSTR# 2025000078154 Page Number: 2 of 4

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
2	CHAPTER 18 - NUISANCES	Sec. 18-84 NOTICE TO MAINTAIN PROPERTY Attention real property owners, agents, custodians, lessees and occupants of real property: You are required by law to maintain the grasses and weeds on property owned or controlled by you to a height that does not exceed 12 inches. If you fail to do so, the Village is authorized to cut these grasses and weeds. The associated costs for mowing and administrative fees attendant thereto shall be assessed against the property. Nonpayment of these costs will result in a lien against your property. CORRECTION: MOW THE PROPERTY IN ENTIRETY TO BRING INTO COMPLIANCE	FEBRUARY 20, 2025 or \$50.00 PER DAY FINE UNTIL COMPLIANCY IS MET

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: 8530 ORANGE BLOSSOM LN, ESTERO, FL 33928

FOLIO: 284625E3U19462477

LEGAL DESCRIPTION: BEG NE COR W 1/2 OF E 1/2 OF SE 1/4 TH S 330 FT TH W 225 FT TO POB TH W 75 FT

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 \$297.19 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.

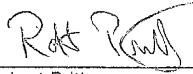
You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violations were timely complied. A written request for a hearing **MUST BE MADE TO THE OFFICE OF THE SPECIAL 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.

INSTR# 2025000078154 Page Number: 3 of 4

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 16th Day of February 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA

A handwritten signature in black ink, appearing to read "Robert Pritt", is written over a horizontal line.

Robert Pritt
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR# 2025000078154 Page Number: 4 of 4

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on February 20, 2025

Village of Estero Special Magistrate Clerk

By: Wyatt O'Brien
Wyatt O'Brien

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

**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of ☒ physical presence or ___ online notarization, this 20th day of February, 2025, by Wyatt O'Brien and Robert Pritt, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

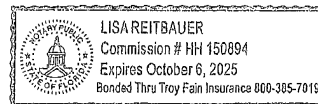
My Commission Expires:

Lisa Reitbauer
Notary Public, State of Florida at Large

Lisa Reitbauer
Print, Type or Stamp of Notary

Commission Number, if any

SEAL:



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item:

Consideration of a request for a code enforcement lien mitigation (case # 23050015) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$234.60) in consideration of the waiver.

Description:

There are two code enforcement liens on the subject property. The current owners have requested a lien release as to both. Two separate agenda items will be presented to cover each lien.

Kent and Rhonda Sichitano (the current owners) acquired the residential property at 20150 Sherrill Lane in December of 2025. The previous owner was cited in April of 2023 for a nuisance violation (dead tree). Village staff afforded ample time for voluntary compliance to occur prior to setting the cases for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on July 20, 2023. The Special Magistrate imposed a \$100.00 daily fine beginning on August 17, 2023 which, when recorded at 2023000305669, became a lien on the property. A code enforcement lien in the amount of \$82,700.00 (plus \$234.60 in costs of investigation) now amount to \$82,934.60. This amount accumulated over 827 days of non-compliance based on the calculation from August 17, 2023; the date of the order imposing fines to November 21, 2025; the date the Village staff determined the property had been brought into compliance.

The current property owners do not dispute the violations or lien, they however brought the property into compliance before they acquired the property with permission from the previous owner. The owner's justification is summarized below.

The owners have submitted the attached document requesting a release of the lien against their property. The new owners have stated that they hired a landscaper/tree service to cut down trees, limbs and to remove stumps, cut down the 5 ft tall grass and weeds that surrounded the home and do other yard work, removing piles of dirt and shells in a few areas. They have also hired a company to professionally clean the inside, as they

say it was full of discarded furniture, trash, debris and overrun with rat feces. They have received two estimates for complete electrical upgrades and a new breaker box for the home and also to replace the AC unit. They recently applied for a permit for new fencing around the property and plan to paint the outside.

The new owners wish to complete the interior to make it habitable to live in while the new home is being built through the Lee cares program on their existing lot across the street at 20163 Sherrill Lane.

The property does not have significant market value, and the owner is of little economic means. Therefore, foreclosure of the lien would not likely allow the lien to be satisfied.

Action Requested:

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$234.60) in consideration of the waiver.

Financial Impact: The Village would be foregoing the ability to recover any portion of the over \$82,700.00 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachments:

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWARDS NICOLE LEE	213 N WEST ST CROWN POINT, IN 46307	20150 SHERRILL LN , ESTERO, FL 33928

Legal Description

BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 32

Description

Dead tree on the property

Case Status Closed **Case #** 23050015

Notes Dead tree on the property

The dead tree on the front portion of the property needs to be removed

Thank you

Stanley Knight

knight@estero-fl.gov

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
4/14/2023	Complaint
4/14/2023	Courtesy Notice
5/15/2023	Affidavit of Non-Compliance
5/31/2023	Notice of Violation
5/31/2023	Notice of Hearing
7/20/2023	Notice of Hearing
7/20/2023	Final Order
8/17/2023	Order of Imposition/Liens
11/21/2025	Affidavit of Compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
CHAPTER 18 - NUISANCES	NUISANCE DECALRED	SECTION 18-58 2. The nuisance accumulation impairs the economic value of the underlying or adjacent property, creates a danger to the public health, safety and welfare, constitutes an attractive nuisance as defined by law, or creates a fire hazard 3. The accumulation is not made as a part of a regularly scheduled garbage removal program or service	11/21/2025

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	NUISANCE DECALRED	Individual Violation	11/21/2025	\$82,700.00
Admin Fixed		Admin Fixed		\$234.60
			Total Fines	\$82,934.60

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$82,934.60



REQUEST FOR VILLAGE OF ESTERO SPECIAL MAGISTRATE CODE ENFORCEMENT LIEN REDUCTION

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

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

Name of Applicant:	Rhonda Sichitano
Mailing Address:	20163 Sherrill Lane
City, State, Zip:	Estero, FL 33928
Phone Number:	239-440-8818
Email Address:	RhondaSichitano@gmail.com

Code Enforcement Case Number (shown on recorded Order):	24080004/23050015
Provide a copy of the recorded document OR provide an instrument number or the Official Records Book and Page numbers below.	
INSTR # or Official Records Book/Page (shown on recorded Order):	
Property Address:	20150 Sherrill Lane, Estero, FL 33928
STRAP Number:	29-46-25-04-00000, 0320

Relationship of Applicant to the property:

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

Relationship of Applicant to the violation resulting in the Order:

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

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

Who corrected the violation?

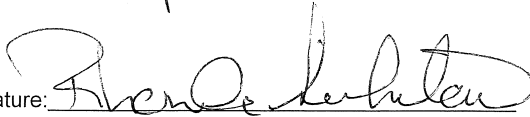
- ☐ Respondent ☐ County
☒ New Owner ☐ Unknown

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

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

Dear Magistrate,
I Rhonda Sichitano and My Husband bought this property number 1 because it was a eye sore to our community. We live right across the street from this home and watched it fall apart for the last two years. We knew we could clean it up and make it a real home again that we would be proud of. We have put many hours of sweat & tears into this property to bring it back up to code. We have cut down Dead trees, cut Grass that was at least 8 ft high, trim tree's shovled dirt and finally it's looking like a home again! My husband and I are both on a fixed income and are praying that you would take into consideration to drop the fines from this Home so we can continue to Beautify it. We thank you in advance!

Applicant's Signature:



Date:

12-2-25



OFFICE OF THE SPECIAL MAGISTRATE
ORDER FINDING VIOLATION

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 23050015

Certified #: 7018 1830 0001 9403 1581

Petitioner,

Vs

EDWARDS NICOLE LEE
213 N WEST ST
CROWN POINT, IN 46307

Respondent(s)

IN RE: Case 23050015
STREET ADDRESS: 20150 SHERRILL LN, ESTERO, FL 33928
FOLIO: 194625E2040000320
LEGAL DESCRIPTION: BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 32

The Village of Estero Special Magistrate, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday July 20, 2023, after due notice to the Respondent(s):

AS AND FOR MY FINDINGS OF FACT:

1. The Respondent(s) is/are the owner(s) of record and is/are responsible for the subject property.
2. The respondent(s) has/have received proper notice of this hearing by posting of the property of the alleged existence of certain conditions on the property described as violations, and that those conditions constituted a violation(s) of a Village of Estero Ordinance.
3. The Respondent(s), despite proper notice of this hearing, have failed to appear or otherwise participate in today's hearing, and are in default of having appeared.
4. The notice(s) previously given to the Respondent(s) specified that certain violations existed at the subject premises and what actions to abate the alleged violations were to be taken by a time certain, but the Respondent(s) has/have failed to complete such actions in a timely manner.
The following condition(s) is/are found to exist on the subject property located at **20150 SHERRILL LN, ESTERO, FL 33928**, as reported by the Village's Code Compliance Manager in the Notice of Violation:

Revised 5/22/2017

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 18 - NUISANCES NUISANCE DECALRED	SECTION 18-58 2. The nuisance accumulation impairs the economic value of the underlying or adjacent property, creates a danger to the public health, safety and welfare, constitutes an attractive nuisance as defined by law, or creates a fire hazard 3. The accumulation is not made as a part of a regularly scheduled garbage removal program or service	AUGUST 17, 2023

The conditions testified to by the Village's Code Compliance Manager are found to have existed as the date and time of this hearing upon the subject property located **20150 SHERRILL LN , ESTERO, FL 33928** That same constitute(s) a violation(s) under **CHAPTER 18 – NUISANCE DECLARED. SECTION 18-58**. Due to the refusal or failure on the part of the Respondent(s) to remedy the conditions(s) which exist on the subject property, it may be necessary for the Petitioner/Village of Estero to take any and all steps necessary to remedy the conditions.

AS AND FOR MY CONCLUSIONS OF LAW:

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

THEREFORE, I HEREBY ORDER:

1. That Respondent(s) shall correct or abate the aforesaid violations in the manner set forth in the official Notice of Violation **PRIOR to 5:00 P.M. on AUGUST 16, 2023**
2. That Respondent(s) shall pay to the Village of Estero, Florida, the sums determined to be due for the Village's actual costs of prosecution of this case in the amount of **\$234.60** and shall deliver payment of same to the Village Clerk's office no later than 10 days from the date of this Order; and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

In the event that the violation(s) is/are not corrected or abated as indicated above prior to 5:00 pm on **AUGUST 16, 2023**, additional fines of \$100.00 per day shall be imposed against Respondent(s), beginning on that date and continuing for each day that the aforesaid violations continue to exist.

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

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

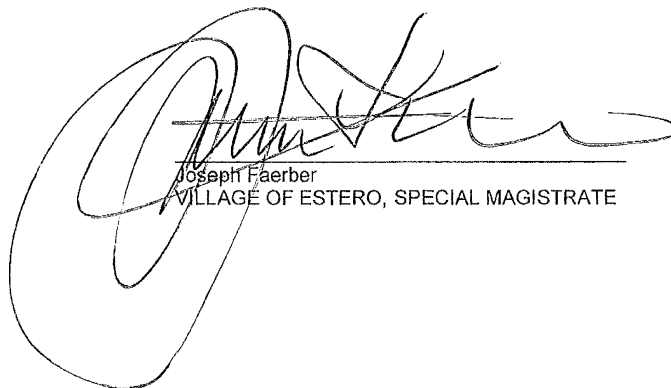
3. In determining the amount of such fine(s), I have considered the gravity of the violation(s); any actions, or lack thereof, to correct the violation(s); and, any previous violation(s) committed by the

Respondent(s).

4. When the violation(s) has/have been abated, the Respondent(s) **MUST CALL THE VILLAGE OF ESTERO CODE ENFORCEMENT MANAGER – STANLEY KNIGHT, AT (239) 319-2815, AND REQUEST A RE-INSPECTION OF THE CODE VIOLATION.** UPON SUCH RE-INSPECTION, IF SUCH VIOLATION(S) ARE FOUND TO HAVE BEEN ABATED, SUCH FINES SHALL CEASE RUNNING.
5. The Village of Estero is hereby authorized, in its discretion, to enter onto the subject premises and to itself abate, clear and remove all violation(s) (or specific items listed in Finding of Fact), found to still exist at the subject premises on or after **AUGUST 17, 2023**, or as soon thereafter as practicable in the event the Respondent(s) has/have not abated the violations. In addition to the amount of fines, and the Village's costs of prosecution, as imposed herein, all costs of such abatement, clearing and removal shall be recovered by the Village of Estero and shall accrue and increase the cost lien provided for herein.
6. Compliance by the Respondent(s) shall be considered at a subsequent Hearing before the undersigned Hearing Examiner/Special Magistrate to be held on **AUGUST 17, 2023, at 1:00 p.m., at the Village Hall Council Chambers, 9401 Corkscrew Palms Circle, Estero, FL 33928.**
7. You may also have other rights which are set forth in Article VI - Code Enforcement Board of the Village of Estero Code of Ordinances.
8. Respondents may appeal any decision with respect to any matter considered by the Village of Estero Special Magistrate. An appeal must be filed within (30) days of the execution of the Order to be appealed. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 20th Day of July 2023.

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Joseph Faerber
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on July 20, 2023

Village of Estero Special Magistrate Clerk

By: 
Bernard Pita

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

**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July 2023, by Bernard Pita and Joseph Faerber, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:


Notary Public, State of Florida at Large



Rebecca Danner
Print, Type or Stamp of Notary

Commission Number, if any

SEAL:

Kevin C. Karnes, Lee County Clerk of Circuit Court

INSTR. # 2023000305669, Doc Type LI, Pages 3, Recorded 9/18/2023 at 10:16 AM, Deputy Clerk ADOSS 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 #: 23050015

Certified #:

Petitioner,

Vs

EDWARDS NICOLE LEE
213 N WEST ST
CROWN POINT, IN 46307

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 15th Day of June 2023 an Order finding violation in the above captioned case commanding the Respondent to bring the violations specified in said Order into compliance or be subject to a fine in the amounts shown below commencing on the dates shown below plus an additional fine to cover costs incurred by the Village in the amount of **\$234.60**

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 18 - NUISANCES NUISANCE DECALRED	SECTION 18-58 2. The nuisance accumulation impairs the economic value of the underlying or adjacent property, creates a danger to the public health, safety and welfare, constitutes an attractive nuisance as defined by law, or creates a fire hazard 3. The accumulation is not made as a part of a regularly scheduled garbage removal program or service	AUGUST 16, 2023

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

STREET ADDRESS: 20150 SHERRILL LN, ESTERO, FL 33928

FOLIO: 194625E2040000320

LEGAL DESCRIPTION: BROADWAY M/H VLG UNREC OR 506 PG 697 LOT 32

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.

Revised 5/27/2017

INSTR. # 2023000305669 Page Number: 2 of 3

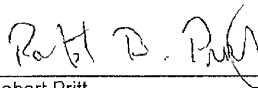
4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Manager. Additionally, a fine of \$234.60 to cover costs incurred in the prosecution of this matter is confirmed and imposed.
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article VI – Code Enforcement of the Village of Estero Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this order in the Public Records of Lee County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

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

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

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 17th Day of August 2023

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Robert Pritt
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR. # 2023000305669 Page Number: 3 of 3

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on August 17, 2023

Village of Estero Special Magistrate Clerk

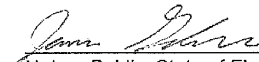
By: 
Bernard Pita

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

**STATE OF FLORIDA
COUNTY OF LEE**

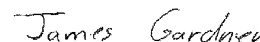
the foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 17th Day of August 2023 by Bernard Pita and Robert Pritt, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:


Notary Public, State of Florida at Large



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


Print, Type or Stamp of Notary

HH135089
Commission Number, if any

SEAL:

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item: Ordinance No. 2026-02 related to condominium and cooperative milestone inspections.

Motion to adopt Ordinance No. 2026-02 on first reading and to schedule a public hearing for April 15, 2026.

Background: In 2022, the Florida Legislature created Florida Statutes § 553.899, entitled “Mandatory structural inspections for condominium and cooperative buildings.” This statutory scheme was created in response to a tragic collapse of a condominium building in the state where many residents lost their lives.

The Legislature has amended this statute each year since it was adopted, the most recent by its adoption of HB 913 (2025), which the Governor signed into law, thus creating Chapter Law 2025-175. This Chapter Law amended subsection (11) of the statute which regulates the timing of milestone inspections. Specifically, the new provision reads:

A board of county commissioners or municipal governing body shall adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

In part, this amendment requires the Village to adopt an ordinance setting forth certain requirements regarding condo and cooperative milestone inspections and repairs associated therewith, and to undertake an enforcement role in the process. Unfortunately, the Legislature did not provide a source of funding for the added administrative costs to the Village, and so no new fee can be assessed.

Since the statute places this mandate upon the Village, the Village Attorney has drafted the attached Ordinance to ensure the Village complies with the new statutory mandate. The Ordinance must be adopted by July 1st 2026.

Action Requested: Motion to adopt Ordinance No. 2026-02 on first reading and to schedule a public hearing for April 15, 2026.

Process and Timeline: If the Ordinance is finally adopted, the Building Official will implement and administer its provisions.

Financial Impact: The work required by the Building Official to administer this state mandate will fluctuate and cannot be precisely determined but it is expected to annually consume significant time within the building division. Unfortunately, this is an unfunded mandate as the Legislature's amendment to the statute requiring adoption of an ordinance did not also allow for the collection of any fees to offset costs.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2026-02.

ORDINANCE NO. 2026-02

**AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA,
CREATING A NEW ARTICLE II OF CHAPTER 7 OF THE
VILLAGE CODE RELATED TO MANDATORY CONDOMINIUM
AND COOPERATIVE INSPECTIONS; MAKING RELATED
FINDINGS; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, in 2022, the Florida Legislature created Florida Statutes § 553.899, entitled “Mandatory structural inspections for condominium and cooperative buildings”; and

WHEREAS, the Florida Legislature has amended this statute three times, the most recent by its adoption of HB 913 (2025), which the Governor signed into law, thus becoming Chapter Law 2025-175; and

WHEREAS, this Chapter Law amended subsection (11) of the statute which regulates the timing of milestone inspections; and

WHEREAS, in part, this amendment requires local governments to adopt an ordinance setting forth certain requirements regarding condo and cooperative milestone inspections and repairs associated therewith; and

WHEREAS, the provisions of this Ordinance have been recommended by the Village Attorney to comply with the new statutory mandate; and

WHEREAS, the Village Council of the Village of Estero finds that, given the statutory mandate, it is obligated to adopt this Ordinance.

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

Section 1. A new Article I of Chapter 7 (BUILDING CODE AND CONSTRUCTION) is hereby created and shall be titled GENERAL PROVISIONS. The Codifier shall codify current Code § 7-1 through and including § 7-6 in this new Article I.

Section 2. A new Article II of Chapter 7 (BUILDING CODE AND CONSTRUCTION) is hereby created as follows:

ARTICLE II – CONDOMINIUM AND COOPERATIVE MILESTONE INSPECTIONS

Sec. 7-20. – Definitions.

As used in this article, the following terms shall have the meanings:

Association means a condominium association as defined under F.S. Ch. 718, or a cooperative association as defined under F.S. Ch. 719, or as further defined herein. Unless expressly indicated otherwise, the term “owner” used in this article shall mean an association and not an individual unit owner.

Inspector means a Florida actively licensed architect or engineer, with experience in multi-story structural design, who is specifically insured for performing milestone inspection work at a rate of no less than \$1,000,000 per occurrence/\$2,000,000 aggregate coverage.

Milestone Inspection means a structural inspection of a building, including an inspection of load-bearing elements, primary structural members, and primary structural systems as those terms are defined by the Florida Building Code or the Florida Statutes, whichever definition is broader, by an Inspector for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.

Phase One Inspection or Phase One Milestone Inspection means performance of (a) a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, including but not limited to roofing, balconies, post tension slabs and anchorage, caulking, curtain walls, window installation, flashing, building cladding, foundations (settlement or subsidence), garages, pool decks, roof parapets, common areas, unconditioned spaces, accessible exterior areas, and flood and storm protective measures; (b) a historical analysis of existing construction documents, permits, inspections, and maintenance records; and (c) provide a qualitative assessment of the structural conditions of the building based on the examination and analysis of the above by an Inspector. For structures with balconies or other similar features, inspections shall include, at a minimum, 33 percent of the balconies, handrails or other similar components.

Phase Two Inspection or Phase Two Milestone Inspection means an inspection necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building, said inspection may involve destructive or nondestructive testing at the Inspector's direction. The Inspector may determine the extensiveness of the inspection or the limitation of the areas of inspection based on their experience, education, and training. When determining testing locations, the Inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure.

Story means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Substantial structural deterioration means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or

peeling of finishes unless the Inspector performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Sec. 7-21. – Statutory mandate.

Pursuant to Florida Statutes § 553.899, a condominium association, as defined by Chapter 718, Florida Statutes, and a cooperative association, as defined by Chapter 719, Florida Statutes, must have a milestone inspection performed for each building that is three habitable stories or more in height by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every ten (10) years thereafter.

Sec. 7-22. - Administration.

The community development department shall serve as the local enforcement agency for the purposes of this article.

Sec. 7-23. Registration.

A. In order to determine the inventory of structures in the village, the owners of all existing commercial and residential buildings being operated as an association, and which are subject to the milestone inspection provisions of Florida Statutes § 553.899 and § 7-21, shall register with the community development department by July 1st 2026.

B. Registration will require each owner to identify at a minimum:

(1) *Property type.*

- i. *Condominium:* A form of ownership of real property which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements, or as defined under Florida Statutes § 718.103(11).
- ii. *Cooperative:* That form of ownership of real property wherein legal title is vested in a corporation or other entity and the beneficial use is evidenced by an ownership interest in the association and a lease or other muniment of title or possession granted by the association as the owner of all the cooperative property, or as defined under Florida Statutes § 719.103(12).
- iii. *Other Ownership:* The building and unit ownership does not qualify as either a Condominium under Chapter 718, Florida Statutes, or a Cooperative under Chapter 719, Florida Statutes.

(2) *Number of Stories.*

- i. Identify if the building is three habitable stories tall or higher.
- ii. Identify if the building is less than three habitable stories tall.

(3) *Association Information.* Where applicable, each owner shall disclose the contact information for the association including the registered agent or party responsible for receiving legal notices.

(4) Board Information. Where applicable, each building shall disclose the contact information for the president of the association's governing board.

(5) Year of Construction.

- i. Where the property consists of multiple buildings, identify the year(s) construction was completed on each building.
- ii. Where the property consists of only one building, identify the year construction was completed on the building.

(6) Type of Construction. Identify the type of construction for the buildings.

(7) Date of Occupancy.

- i. Identify if the building (or each building on a multi-building property) received its initial certificate of occupancy prior to July 1st 1992.
- ii. Identify what year the building (or each building on a multi-building property) received its initial certificate of occupancy.

(8) Number of residential units.

- i. Identify total number of units in the building.
- ii. If the property consists of more than one building, identify the number of units per building.

(9) Additional features of the complex.

- C. In the event any structure which is not operated as an association is subsequently converted to an association, the owner is required to register within 72 hours of providing the notice of conversion to the tenants pursuant to Florida Statutes § 718.608 or Florida Statutes § 719.608.
- D. Any new building which is to be operated as an association shall be registered by the owner within 30 days of the issuance of the certificate of occupancy.
- E. Upon submission of the registration, the village building official will review the submission and use the information provided in application of the law.

Sec. 7-24. - Notice of Milestone Inspection.

- A. Upon determining that a building must have a milestone inspection, the building official shall provide written notice to the association by certified mail, return receipt requested and e-mail (where e-mail contact information has been provided) that such an inspection is required.
- B. The notice shall provide the association with the date by which the building's milestone inspection must be completed.

Sec. 7-25. - Inspections.

- A. Phase One Inspections. Within 180 days after receiving the written notice, the association must complete phase one of the milestone inspection, however, no report shall be required.

Completion of a phase one milestone inspection occurs when the inspector who performed the phase one inspection submits the inspection report to the community development department through the department's permitting system or other means authorized in writing by the building official, or his or her designee. With respect to the phase I inspection, the inspector must:

- (1) Indicate whether a Phase Two Inspection, as provided in Section 7-20, or Florida Statutes § 553.899(7)(b), whichever is more stringent, is required.
- (2) Prepare and submit an inspection report to the Village through the community development department's permitting system.

B. *Phase Two Inspections.* A phase two milestone inspection must be performed if any substantial structural deterioration is identified during the phase one milestone inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to this article.

Sec. 7-26. - Inspection Report.

A. *Submission.* Upon completion of a phase one or phase two milestone inspection, the inspector who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings, and recommendations in the inspection report to the association and the village building official.

B. *Terminology.* Any terminology providing a rating, grade, or status of a component, system, or structure shall be explained in sufficient detail to justify the rating or status.

C. *Contents.*

- (1) The phase one inspection report must contain or address, at a minimum, all of the following:
 - a. Contain the seal and signature, or the electronic signature, of the inspector who performed the inspection, the date(s) on which the inspection occurred, and the date of the final report.
 - b. The property and management information, including but not limited to the name and contact information for the association and any separate management company. The report shall also identify the current members of the association's board and each member's contact information.
 - c. Indicate the manner and type of inspection forming the basis for the inspection report.
 - d. Provide a general condition rating and any specific detail observations, along with any recommendations for each inspection category listed in the inspection criteria, including but not limited to: foundations, roof/roofing systems, bearing walls, floor systems, framing systems, windows, wall openings, railings, stairs, and balconies.
 - e. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

- f. Include color photographs with sufficient resolution to convey the conditions at the time of the inspection and identify any recommended repairs.
 - g. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
 - h. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - i. Provide an overall qualitative structural assessment of the building.
 - j. Identify and describe any items requiring further inspection.
 - k. Indicate if a phase two inspection, or other subsequent inspections are required, necessary, or recommended.
 - l. Include a copy of the certificate of insurance specifically providing coverage for the inspector, and their company if applicable.
 - m. Include a copy of the inspector's license and three references from prior multi-story projects and a self-qualification letter from the inspector stating her or his professional experience with the design and inspection of similar structures.
- (2) A phase two inspection report shall contain at a minimum the following:
- a. All of the content required for a phase one report listed above.
 - b. Provide references to the phase one inspection report for each item requiring additional examination.
 - c. Identify the type and manner of inspections performed.
 - d. Identify any testing performed and the results of any testing.
 - e. Identify any additional inspections or testing that should be performed because of the inspection and provide a recommended timeline for completion.

Sec. 7-27. - Association Distribution, Posting, and Publishing Obligations.

The association must comply with the distribution, posting, and publication requirements set forth in Chapter 553, Florida Statutes.

Sec. 7-28. - Repairs; Corrective Action Report.

- A. Based on the recommendations in the phase one report, any repairs determined to be required by the inspector must be permitted within six (6) months and the repairs must be completed within 18 months. The permit application shall include a direct reference to the phase one inspection report and the page and item or paragraph number of the repair being permitted. A copy of the inspection report page marking the noted repair item shall be submitted with the permit application.
- B. Based on the recommendations in the phase two report, all required repairs must be permitted in 90 days and completed within one year. The permit application shall include a direct reference to the phase two inspection report including the page and item or

paragraph number of the repair being permitted. A copy of the inspection report page marking the noted repair item shall be submitted with the permit application.

- C. Following the completion of any repairs from either the phase one or phase two inspection report, the inspector and association shall sign a completion of corrective action report to the community development department through the village's permitting system.

Sec. 7-29. - Extensions.

- A. Phase Two Inspections. The building official may issue an extension of not more than 60 days to submit the phase two milestone inspection report upon a written extension request from the inspector performing the inspection. Such request must contain a signed and sealed statement from the inspector that the building may continue to be occupied while undergoing inspection and provide the reason the extension is needed.
- B. Permit Applications. The building official may issue an extension of not more than 60 days to obtain any necessary permits related to repairs or work based on a phase one inspection or phase two inspection upon a written extension request from an engineer or architect. Such request must contain a signed and sealed statement from the engineer or architect that the building may continue to be occupied while undergoing the applicable required milestone inspection repairs and shall provide the reason the extension is needed.

Sec. 26-141. Unsafe Structures; Duty to Report; Condemnation; Liens.

- A. In the event a structure is determined to be unsafe for habitation, including but not limited to a danger of collapse, during the phase one or phase two inspection, the inspector shall notify the association within 12 hours of the determination. The association shall notify owners based on the instruction of the inspector. In no event shall the notice to owners exceed 24 hours after the association receipt of the notice of the unsafe condition.
- B. The inspector must report findings that a structure is unsafe for habitation including but not limited to a danger of collapse to the village's building official and the village fire marshall within 24 hours of the determination.

Section 3. For purposes of codification of any existing section of the Estero Village Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the

remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

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

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

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

ADOPTED ON FIRST READING on the **1st day of April, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **15th day of April, 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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item:

Second reading for Ordinance No. 2026-01 regarding building code and construction standards

Motion to adopt Ordinance No. 2026-01.

Background: Florida Statutes § 553.73(1) mandates that the Florida Building Commission (an entity created by the State) must adopt a Florida Building Code (FBC) which establishes a uniform building code throughout the state. In turn, each local enforcement agency adopts by reference the current version of the FBC.

When the Village was incorporated and its first codes written, the regulations related to the building code and construction were originally codified within § 1-9 of the Village's Land Development Code. However, such regulations are not commonly codified in that separate body of law and most local governments codify building regulations not in their land development codes but rather in their code of ordinances.

The draft ordinance addresses this general matter with the creation of a new chapter 7 of the Village's Code of Ordinances to address building code and construction matters. The building code sections currently in LDC § 1-9 will be relocated to this new chapter.

One of the reasons the current code was examined relates to the Village's longstanding requirement for concrete construction. The Village has historically required, through the development order process, that hotels, motels, commercial buildings, and multi-family buildings be constructed of concrete.

Use of concrete to construct exterior walls of a structure is superior for durability, fire resistance, storm safety, lower long-term maintenance costs, retention of property value, and pest resistance, and the Village's proximity to coastal waters and its actual historical experiences with hurricanes have demonstrated the Village's need to require concrete construction for certain non-single family structures.

While the Village will primarily still use the development order process to enforce this requirement, changes in Florida law whereby development orders may not in the future always be required for construction of hotels, motels, commercial buildings, and multi-family buildings, has resulted in the need for the Village to also codify this historical requirement.

Page 1 of 2

In addition to the foregoing issues, staff also notes that § 1-905 of the Village Land Development Code addresses property maintenance. However, this topic is also addressed in Chapter 23 of the Village Code (concerning property maintenance), and so the Ordinance proposed to relocate this section into that Chapter for consistency.

Action Requested: Motion to adopt Ordinance No. 2026-01.

Process and Timeline: Council approved and Ordinance No. 2026-01 will go for second reading on April 1, 2026.

Financial Impact: There is no impact on Village funds by adoption of this ordinance.

Prepared by: Robert Eschenfelder, Village Attorney

Attachments:

1. Ordinance No. 2026-01.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE VILLAGE OF ESTERO, FLORIDA, CREATING A NEW CHAPTER 7 OF THE VILLAGE CODE REGARDING BUILDING AND CONSTRUCTION; RELOCATING CERTAIN PROVISIONS OF VILLAGE LAND DEVELOPMENT CODE § 1-9; AND CREATING § 7-6 OF THE VILLAGE CODE REQUIRING CONCRETE EXTERIOR CONSTRUCTION FOR CERTAIN STRUCTURES; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Village's regulations related to the building code and construction were originally codified within § 1-9 of the Village's Land Development Code; and

WHEREAS, such regulations are not commonly codified in that separate body of law and most local governments have a separate codification of building regulations outside of their land development codes; and

WHEREAS, the Village desires to create a new chapter of its Code of Ordinances to address building code and construction matters and to relocate appropriate portions of LDC § 1-9 to this new chapter; and

WHEREAS, the Village has historically required, through individual development orders, that hotels, motels, commercial buildings, and multi-family buildings be constructed of concrete; and

WHEREAS, use of concrete to construct exterior walls of a structure is superior for durability, fire resistance, storm safety, lower long-term maintenance costs, retention of property value, and pest resistance; and

WHEREAS, changes in Florida law whereby development orders may not in the future be required for construction of hotels, motels, commercial buildings, and multi-family buildings, thus requiring the Village to codify this historical requirement; and

WHEREAS, the Village has reviewed local conditions and, as confirmed by evidence and data, and in light of the Village's proximity to the state's gulf coast, its exposure to severe hurricanes, its experience with pre-incorporation structures not constructed of concrete, and its unique architectural aesthetic, the Village Council determines that there is a need to strengthen construction requirements in the code which the provisions of new Code § 7-6 addresses; and

WHEREAS, the provisions of new Code § 7-6 are no more stringent than necessary to address the Village's local need; and

WHEREAS, § 1-905 of the Village Land Development Code addresses property maintenance, which topic is better located at Chapter 23 of the Village Code (concerning property maintenance); and

WHEREAS, the provisions of this Ordinance address the foregoing issues with the current Village Code; 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. A new Chapter 7 of the Village Code (BUILDING CODE AND CONSTRUCTION) is hereby created as follows:

Chapter 7 – BUILDING CODE AND CONSTRUCTION

Sec. 7-1. – Florida Building Code adopted.

The village hereby adopts and incorporates by reference the statewide Florida Building Code (FBC), as created under authority of Florida Statutes Chapter 553.

Sec. 7-2. – Local technical amendments. [reserved]

Sec. 7-3. – Permit fees.

Permit fees for construction regulated by this article or the Florida Building Code shall be established under the standards set forth in Florida Statutes § 553.80, and shall be adopted and periodically updated by the council by resolution

Sec. 7-4. – Conflicts between building and fire codes.

Any conflict between the applicable minimum building code and the applicable fire safety code will be resolved by agreement between the building official and the fire marshal in favor of the requirement of the code which provides for the greatest degree of life safety or alternative which would provide an equivalent degree of life safety and an equivalent method of construction.

Sec. 7-5. – Management and removal of construction site trash and debris.

- A. *Unlawful to Bury.* It is unlawful to bury construction site trash or debris on the construction site or on any other public or private property not specifically approved for such use.
- B. *Trash Containers and Collection Service.* A suitable trash container and adequate collection service must be provided for each construction site. For purposes of this requirement, a “suitable container” means a structure, device, receptacle, or other container approved by the County, which holds and contains construction debris on the construction site in a central location long enough for it to be removed from the site by

means of whatever collection service the contractor chooses to use or may be required to use pursuant to other applicable laws, before such debris is:

1. Washed or blown offsite;
2. Contaminates subsurface elements;
3. Becomes volatile or malodorous;
4. Makes an attractive nuisance; or
5. Otherwise becomes a threat to the public health, safety or welfare.

Sec. 7-6 – Exterior wall construction required on certain structures.

The exterior walls of all newly-constructed hotels, motels, commercial buildings, and multi-family buildings must be constructed of concrete, with appropriate steel or other reinforcement materials specified by the project engineer or required by the FBC. Use of wood framing for exterior walls (even if covered in stucco or other siding) are prohibited for all new construction of such structures.

Section 2. Section 1-905 of the Village Land Development Code (Maintenance) is hereby relocated to become Section 23-1 of the Village Code.

Section 3. Sections 1-901 (conflicting building ordinances), 1-902 (statewide effectiveness of building code), and 1-904 (removal of construction debris) of the Village Land Development Code are hereby repealed in their entirety.

Section 4. Section 1-9 of the Village Land Development Code (BUILDINGS AND BUILDING REGULATIONS) is hereby retitled as MISCELLANEOUS PROVISIONS.

Section 5. Section 1-903 (Wind Borne Debris Region and Basic Wind Speed Map) and Section 1-906 (Improvements or Repairs Not Requiring a Permit) of the Village Land Development Code are hereby renumbered as Sections 1-901 and 1-902 respectively.

Section 6. 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 7. 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 8. The Codifier shall codify the substantive amendments to the Estero Village Code and Village Land Development Code contained in Sections 1 through 5 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 9. 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 10. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the **18th day of March, 2026**, by the Village Council of the Village of Estero, Florida.

ADOPTED ON SECOND AND FINAL READING on the **1st day of April, 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
April 1, 2026

Agenda Item:

Vulnerability Assessment Elevation Certificate Update

Description:

The Vulnerability Assessment project includes funding to obtain elevations certificates for Village of Estero residents.

The number of requests received have exceeded the grant funding available for the project. The Village's consultant is prioritizing elevation certificate requests based on the following. Note we received several requests from people located outside the Village. Those requests will be excluded from the prioritized list.

1. Properties located in one of the areas identified as lower than FEMA base flood elevation (58 requests, all can be completed)
2. Properties located in a special flood hazard area (230 requests, approved funding can complete 42)
3. Properties located outside a special flood hazard area, prioritized based on distance from a special flood hazard area (439 requests)

To date, the Village has received more than 727 elevations certificate requests.

Financial Impact:

There is no financial impact associated with this agenda item.

To complete elevation certificates for properties within a special flood hazard area, approximately \$246,000 or additional funding would be required.

Prepared by: David Willems, P.E.

Attachments:

1. Elevations Certificate Request Map

