



Village of
ESTERO

**VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET**

MAY 20, 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
May 20, 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 Grace Brooks Estero Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. LETTER OF RECOGNITIONS

a. Delaney Felton/Estero High School

Attachment: [1 Estero High School Delaney Felton.pdf](#)

b. Abbi Morales/Bonita Springs High School

Attachment: [2 Bonita Springs HS Abbi Morales .pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PROCLAMATION

a. American Gold Star Mothers of Southwest Florida, Inc.

Attachment: [2026 American Gold Star Mothers Inc.pdf](#)

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

a. May 6, 2026 Village Council Meeting Minutes

Attachment: [05062026.pdf](#)

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

- a. **Consideration of a request for a code enforcement lien mitigation (case #24100037) from SWFL PARK PLACE L.L.C. relating to the property at 20660 Park Place, Estero, FL 33928 in the Estero River Heights Community**

Recommended Action

While staff does not recommend granting the applicant's request, the decision to grant a partial or total release of a code enforcement lien is within the sole discretion of Village Council.

Financial Impact

The Village would recover all the code fines and cost of investigation.

Attachment: [SS mitigation summary 20660 park pl.pdf](#)

Attachment: [1 Case OverView.pdf](#)

Attachment: [2 Andrew Coppens Lien Reduction Request.pdf](#)

Attachment: [3 Order of Finding Violation Case 24100037.pdf](#)

Attachment: [4 Order of imposition 20660 Park Pl.pdf](#)

- b. **Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees**

Recommended Action

Motion to approve Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees

Financial Impact

The updated fees will result in some additional revenue to Lee County EMS depending on the level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program.

Attachment: [SS Interlocal Agreement between VOE and L.C. County EMS Impact Fees.pdf](#)

Attachment: [1 Interlocal Agreement with Lee County for EMS Impact Fee Collection.pdf](#)

Attachment: [2 Current Fees and New Fees Effective May 4, 2026.pdf](#)

9. PUBLIC HEARINGS

- a. **Resolution No. 2026-06 final non-ad valorem assessment roll for Sunny Grove Park, Inc. Package Plant to Central Sewer Conversion Project**

A Resolution of the Village Council of the Village of Estero, Florida, Using the Uniform Method of Collecting Non-Ad Valorem Assessments Levied Within the Municipal Boundaries of the Village of Estero to Adopt a Non-Ad Valorem Assessment Roll for the Decommissioning of the Waste Water Package Facility and Installation of Common Sanitary Sewer Service for Sunny Grove Park, Inc.; Stating the Need for Such Levy; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Recommended Action

Motion to adopt Ordinance No. 2026-06.

Financial Impact

Adoption of this Resolution does not have a financial impact on the Village.

Attachment: [SS Sunny Grove Assessment Resolution No 2026-06 .pdf](#)

Attachment: [1 Res No. 2026-06 Sunny Grove Utility Assessment Final.pdf](#)

Attachment: [2 Exhibit A - Sunny Grove Utility Assessment Area Signed Sealed .pdf](#)

Attachment: [3 Exhibit B - Assessment Memo.pdf](#)

b. Resolution No. 2026-07 final non-ad valorem assessment roll for Cypress Bend RV Resort package plant to central sewer system project

A Resolution of the Village Council of the Village of Estero, Florida, Using the Uniform Method of Collecting Non-Ad Valorem Assessments Levied Within the Municipal Boundaries of the Village of Estero to Adopt a Non-Ad Valorem Assessment Roll for the Decommissioning of the Waste Water Package Facility and Installation of Common Sanitary Sewer Service for Cypress Bend RV Resort; Stating the Need for Such Levy; Making Related Findings; Providing for Severability and Providing for an Effective Date.

Recommended Action

Motion to adopt Resolution No. 2026-07.

Financial Impact

Adoption of this Resolution does not have a financial impact on

the Village.

Attachment: [SS Cypress Bend Final Assessment Resolution docx.pdf](#)

Attachment: [1 Res No. 2026-07 Cypress Bend Utility Final Assessment.pdf](#)

Attachment: [2 Exhibit A - Cypress Bend Utility Assessment Area Signed Sealed .pdf](#)

Attachment: [3 Exhibit B - Assessment Memo.pdf](#)

10.FIRST READING AND PUBLIC HEARING

a. First reading of Zoning Ordinance No. 2026-04, Estero Fire District Rezoning

An Ordinance of the Village Council of the Village of Estero, Florida, Approving with Conditions a Rezoning from AG (Agricultural) and CPD (Commercial Planned Development) to CFPD (Community Facilities Planned Development) for Approximately 9.5 Acres Located on Three Oaks Parkway that Includes the Existing Fire Station; Providing for Severability; and Providing an Effective Date.

Recommended Action

Pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS 5-20-26 Estero Fire District Rezoning.pdf](#)

Attachment: [1 Draft Ordinance 2026-04.pdf](#)

Attachment: [1 a Exhibit A. Legal Description.pdf](#)

Attachment: [1 b Exhibit B. Master Concept Plan.pdf](#)

Attachment: [1 c Exhibit C. Pattern Book.pdf](#)

Attachment: [2 1. DCI2025-E002 Staff Report.pdf](#)

Attachment: [2 2. Attachment A. Zoning Map.pdf](#)

Attachment: [2 3. Attachment B. Future Land Use Map.pdf](#)

Attachment: [2 4. Attachment C. Master Concept Plan.pdf](#)

Attachment: [2 5. Attachment D. Environmental Assessment - Species Survey Report.pdf](#)

Attachment: [2 6. Attachment E. Zoning Resolution Z-06-013.pdf](#)

11.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

12.VILLAGE ATTORNEY'S REPORT

13.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

14.WORKSHOP

a. Fiscal Year 2026-2027 Capital Improvement Plan Review

Attachment: [SS Capital Improvement Plan Review.pdf](#)

Attachment: [5-Year CIP 26-27.pdf](#)

15.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

ESTERO VILLAGE COUNCIL MEETING
WEDNESDAY, MAY 20, 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.

9:32:35AM	[SOUNDING GAVEL]
9:32:37AM	>>Mayor Ribble: I WOULD NOW LIKE TO CALL THE MAY 20, 2026,
9:32:41AM	9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:32:43AM	WE WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
9:32:46AM	PHONES ON SILENT.
9:32:48AM	AND IF YOU COME UP TO THE PODIUM TO SPEAK, PLEASE SPEAK INTO
9:32:52AM	THE MICROPHONE.
9:32:53AM	THIS MORNING, WE HAVE PASTOR GRACE BROOKS FROM ESTERO
9:32:57AM	CHURCH, WHO WILL DO THE INVOCATION.
9:33:00AM	PASTOR GRACE.
9:33:02AM	>> LET'S PRAY.
9:33:05AM	THANK YOU, FATHER, FOR THIS DAY, AND FOR THE PRIVILEGE OF
9:33:09AM	LIVING IN THE VILLAGE OF ESTERO.
9:33:11AM	THANK YOU FOR EACH ONE THAT IS IN THIS ROOM AND FOR THOSE ON
9:33:14AM	COUNCIL.
9:33:15AM	THANK YOU THAT YOU HAVE GIVEN THE GIFTS AND THE KNOWLEDGE
9:33:18AM	AND THE WISDOM TO BE ABLE TO WORK THROUGH ALL THE DETAILS
9:33:22AM	TODAY.
9:33:22AM	I PRAY, LORD, THAT YOU WILL BE PRESENT AS YOU WILL STIR
9:33:28AM	WITHIN EACH ONE THAT RESURRECTION POWER THAT YOU GIVE TO
9:33:31AM	EACH ONE OF US.
9:33:32AM	WE JUST THANK YOU AND ASK THAT YOU BLESS THE MEETING AND
9:33:36AM	WATCH OVER EACH ONE.
9:33:37AM	IN JESUS NAME, AMEN.
9:33:39AM	>>Mayor Ribble: THANK YOU, PASTOR GRACE.
9:33:41AM	WOULD WE PLEASE RISE FOR THE PLEDGE?
9:33:44AM	[PLEDGE OF ALLEGIANCE]
9:33:59AM	MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
9:34:04AM	HERE.
9:34:08AM	>>Jeff Hunt: HERE.
9:34:09AM	>> COUNCIL MEMBER McLAIN IS EXCUSED.
9:34:12AM	>>Lori Fayhee: HERE.
9:34:13AM	>>Rafael Lopez: HERE.
9:34:14AM	>>Jim Ward: HERE.
9:34:16AM	>>Vice-Mayor Zalucki: HERE.
9:34:20AM	>>Mayor Ribble: TODAY, WE HAVE TWO EXCEPTIONAL STUDENTS, ONE

9:34:22AM FROM BONITA AND ONE FROM ESTERO.
 9:34:25AM BOTH OF THEM ARE ESTERO RESIDENTS.
 9:34:27AM IF YOU WOULD INDULGE ME.
 9:34:29AM OUR FIRST STUDENT IS DELANEY FELTON FROM ESTERO HIGH SCHOOL.
 9:34:52AM SHE IS HERE TODAY WITH PRINCIPAL SELUK.
 9:34:57AM PLEASE JOIN US UP FRONT.
 9:34:58AM WE ALSO HAVE FROM THE DISTRICT LUKE STROMINGER.

 9:35:01AM MR. MATTHEWS AND MR. RIBBLE, WHO ARE USUALLY HERE, SEND
 9:35:05AM THEIR REGRETS.
 9:35:06AM THEY ARE AT A GRADUATION IN BOCA GRANDE.
 9:35:09AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO PROUDLY
 9:35:19AM RECOGNIZES DELANEY FELTON AS AN EXCEPTIONAL STUDENT, LEADER,
 9:35:24AM AND COMMUNITY MEMBER WHO CONSISTENTLY DEMONSTRATES
 9:35:26AM POSITIVITY, DEDICATION, AND ENTHUSIASM.
 9:35:30AM RANKED 13th IN HER SENIOR CLASS WITH A WEIGHTED GPA OF
 9:35:35AM 5.30 -- THAT'S FANTASTIC -- SHE EARNED HER AICE DIPLOMA AND
 9:35:43AM WAS RECOGNIZED AS AN OUTSTANDING CAMBRIDGE SCHOLAR FOR HER
 9:35:46AM ACADEMIC EXCELLENCE.
 9:35:48AM SHE HAS SHOWN STRONG LEADERSHIP THROUGH STUDENT GOVERNMENT,
 9:35:51AM COFOUNDING THE BOOK CLUB, AND ACTIVE INVOLVEMENT IN
 9:35:56AM ORGANIZATIONS INCLUDING NATIONAL HONOR SOCIETY, BEST
 9:35:58AM BUDDIES, AND INTERACT CLUB.
 9:36:01AM DELANEY IS ALSO COMMITTED TO COMMUNITY SERVICE, VOLUNTEERING
 9:36:04AM WITH THE RONALD McDONALD HOUSE, ESTERO LIFE CARE CENTER,
 9:36:08AM AND OTHER LOCAL PROJECTS.
 9:36:10AM IN ADDITION, HER PARTICIPATION IN COMPETITIVE DANCE,
 9:36:14AM CHEERLEADING, TRACK, AND CROSS COUNTRY REFLECTS HER STRONG
 9:36:17AM WORK ETHIC AND WELL-ROUNDED CHARACTER.
 9:36:20AM DELANEY WILL BE AN OUTSTANDING ADDITION TO WEST VIRGINIA
 9:36:24AM UNIVERSITY.
 9:36:25AM GO MOUNTAINEERS!
 9:36:28AM PRESENTED ON THIS 20th DAY OF MAY, 2026.

 9:36:31AM CONGRATULATIONS, DELANEY.
 9:36:33AM [APPLAUSE]
 9:36:33AM LUKE, YOU HAVE A PRESENTATION.
 9:36:46AM >> CONGRATULATIONS.
 9:36:48AM SUPERINTENDENT CARLIN COULDN'T BE HERE TODAY, BUT SHE WANTED
 9:36:50AM TO RECOGNIZE YOU FOR ALL YOUR HARD WORK, SO WE HAVE A LETTER
 9:36:53AM FROM HER.
 9:37:27AM [APPLAUSE]
 9:37:37AM >>Mayor Ribble: OUR NEXT STUDENT IS ABBI MORALES FROM THE
 9:37:41AM BONITA SPRINGS HIGH SCHOOL.
 9:37:43AM SHE IS HERE WITH HER PARENTS AND ASSISTANT PRINCIPAL LAUREN.
 9:37:53AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO PROUDLY
 9:38:03AM RECOGNIZES ABBI MORALES, A SENIOR AT BONITA SPRINGS HIGH
 9:38:07AM SCHOOL, WHO EXEMPLIFIES LEADERSHIP, CHARACTER, AND

9:38:10AM DEDICATION BOTH ON AND OFF THE FIELD.
 9:38:13AM ABBI HAS EARNED AN IMPRESSIVE 4.56 WEIGHTED GPA -- ALSO
 9:38:19AM TERRIFIC -- WHILE BALANCING A DEMANDING ATHLETIC SCHEDULE,
 9:38:23AM INCLUDING THREE YEARS AS A VARSITY WIDE RECEIVER ON THE FLAG
 9:38:27AM FOOTBALL TEAM AND THREE YEARS ON THE VARSITY SOCCER TEAM.
 9:38:31AM HER ABILITY TO EXCEL IN BOTH ACADEMICS AND ATHLETICS
 9:38:35AM REFLECTS HER EXCEPTIONAL WORK ETHIC, DISCIPLINE, AND
 9:38:38AM COMMITMENT.
 9:38:39AM DESCRIBED BY HER COACH AS "LITERALLY THE BEST TEAMMATE I
 9:38:45AM HAVE EVER COACHED" ABBI IS KNOWN FOR BEING SELFLESS,
 9:38:50AM DEPENDABLE, HARDWORKING, KIND, AND GRITTY.

 9:38:53AM SHE PLAYED A KEY ROLE IN LEADING THE FLAG FOOTBALL TEAM TO
 9:38:57AM AN OUTSTANDING 19-1 SEASON, INCLUDING DOMINANT PERFORMANCES
 9:39:00AM AGAINST RIVAL ESTERO, HIGHLIGHTED BY A 25-6 VICTORY AND A
 9:39:07AM SEASON SWEEP.
 9:39:08AM THE TEAM'S RECORD-SETTING 15-0 REGULAR SEASON STANDS AS A
 9:39:13AM TESTAMENT NOT ONLY TO ITS ATHLETIC TALENT, BUT ALSO TO THE
 9:39:17AM LEADERSHIP AND TEAM-FIRST ATTITUDE THAT ABBI CONSISTENTLY
 9:39:21AM DEMONSTRATES.
 9:39:22AM ABBI'S IMPACT EXTENDS FAR BEYOND THE FIELD AS SHE SETS A
 9:39:28AM STANDARD FOR EXCELLENCE, SPORTSMANSHIP, AND WHAT IT MEANS TO
 9:39:31AM BE A TRUE TEAMMATE WHO EXEMPLIFIES BULL SHARK PRIDE
 9:39:38AM PRESENTED ON THIS 20th DAY OF MAY 2026.
 9:39:41AM CONGRATULATIONS.
 9:39:41AM [APPLAUSE]
 9:39:47AM >> CONGRATULATIONS TO YOU AS WELL.
 9:39:51AM SUPERINTENDENT CARLIN COULDN'T BE HERE TODAY, BUT SHE WANTED
 9:39:53AM TO SHOW HER RECOGNITION FOR YOU AS WELL.
 9:40:12AM [APPLAUSE]
 9:40:15AM >>Mayor Ribble: CONGRATULATIONS TO BOTH OUR STUDENTS AND I'M
 9:40:17AM SURE YOU WANT TO GET BACK TO SCHOOL NOW.
 9:40:19AM ENJOY THE REST OF YOUR DAY.
 9:40:24AM NEXT ON THE AGENDA IS THE APPROVAL OF THE AGENDA.
 9:41:01AM DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES TO THE
 9:41:04AM AGENDA?
 9:41:04AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?

 9:41:09AM BY COUNCILMAN LOPEZ, SECONDED BY COUNCILWOMAN FAYHEE.
 9:41:16AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 9:41:19AM >>Jeff Hunt: AYE.
 9:41:20AM >>Lori Fayhee: AYE.
 9:41:22AM >>Rafael Lopez: AYE.
 9:41:23AM >>Jim Ward: AYE.
 9:41:24AM >>Vice-Mayor Zalucki: AYE.
 9:41:26AM >>Mayor Ribble: AYE.
 9:41:27AM NOW WE HAVE ANOTHER PROCLAMATION.
 9:41:32AM WE HAVE BETH HALEY HERE FROM AMERICAN GOLD STAR MOTHERS

9:41:36AM ATTENDING IN PERSON.
 9:41:37AM WE HAVE KATY ERRINGTON, FORMER MAYOR AND AN AMERICAN GOLD
 9:41:41AM STAR MOTHER ALSO ATTENDING BY TEAMS.
 9:41:43AM KATY, IT'S WONDERFUL TO SEE YOU AGAIN.
 9:42:06AM THANK YOU FOR JOINING US TODAY.
 9:42:09AM >> THANK YOU.
 9:42:10AM >>Mayor Ribble: THE VILLAGE OF ESTERO PROCLAMATION:
 9:42:14AM WHEREAS, AMERICAN GOLD STAR MOTHERS OF SOUTHWEST FLORIDA,
 9:42:18AM INCORPORATED, FINDS STRENGTH IN THE FELLOWSHIP OF OTHER GOLD
 9:42:22AM STAR MOTHERS WHO STRIVE TO KEEP THE MEMORY OF THEIR SONS AND
 9:42:26AM DAUGHTERS ALIVE BY WORKING TO SUPPORT VETERANS, ACTIVE DUTY
 9:42:30AM SERVICE MEMBERS, THEIR FAMILIES, FAMILIES OF THE FALLEN, AND
 9:42:34AM THE COMMUNITY.
 9:42:36AM AND WHEREAS, THE MISSION OF THE GOLD STAR MOTHERS OF
 9:42:40AM SOUTHWEST FLORIDA, INCORPORATED, IS TO HONOR THE SACRIFICE

 9:42:44AM OF OUR FALLEN HEROES WHILE OFFERING MATERIAL SUPPORT TO
 9:42:49AM VETERANS, THEIR FAMILIES, AND FAMILIES OF THE FALLEN, AS
 9:42:53AM WELL AS PROVIDING EDUCATION REGARDING PATRIOTISM, COMMUNITY
 9:42:57AM AWARENESS, AND THE TRUE PRICE OF FREEDOM.
 9:43:01AM AND WHEREAS, THE ORGANIZATION SERVES COMMUNITIES IN LEE AND
 9:43:07AM COLLIER COUNTIES AND PARTNERS WITH OTHER VETERAN SERVICE
 9:43:10AM ORGANIZATIONS BOTH LOCALLY AND THROUGHOUT THE STATE OF
 9:43:13AM FLORIDA.
 9:43:14AM AND WHEREAS, THE DEDICATION, COMPASSION, AND SERVICE
 9:43:18AM DEMONSTRATED BY THE AMERICAN GOLD STAR MOTHERS OF SOUTHWEST
 9:43:23AM FLORIDA, INCORPORATED, EXEMPLIFY THE HIGHEST IDEALS OF
 9:43:30AM PATRIOTISM, REMEMBRANCE, AND COMMUNITY SERVICE.
 9:43:33AM AND NOW, THEREFORE, I, JOANNE RIBBLE, MAYOR OF THE VILLAGE
 9:43:36AM OF ESTERO, LEE COUNTY, FLORIDA, DO HEREBY PROCLAIM THAT THE
 9:43:41AM VILLAGE OF ESTERO PROUDLY RECOGNIZES THE CONTRIBUTIONS AND
 9:43:45AM SERVICE OF THE "AMERICAN GOLD STAR MOTHERS OF SOUTHWEST
 9:43:48AM FLORIDA" IN ESTERO, FLORIDA.
 9:43:51AM IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND CAUSED
 9:43:56AM THE SEAL OF THE VILLAGE OF ESTERO TO BE AFFIXED THIS DAY OF
 9:43:59AM THE 20th DAY OF MAY, 2026.
 9:44:01AM THANK YOU.
 9:44:04AM [APPLAUSE]
 9:44:12AM >> FIRST, THANK YOU, MAYOR RIBBLE, COUNCILMAN LOPEZ, AND THE
 9:44:16AM VILLAGE COUNCIL.
 9:44:16AM THANK YOU SO MUCH.

 9:44:18AM AND ESPECIALLY KATY ERRINGTON, WHO HAS BEEN MY FRIEND AND
 9:44:21AM SISTER IN THIS JOURNEY THAT HAS BEEN REALLY FASCINATING TO
 9:44:30AM BE ABLE TO MEET SO MANY VETERANS AND FAMILIES OF THE FALLEN
 9:44:33AM AND TO BE ABLE TO SUPPORT AND BE PART OF A GROUP THAT NOBODY
 9:44:37AM WANTS TO BE A PART OF, BUT TO BE ABLE TO OFFER SERVICE AND
 9:44:42AM HELP.

9:44:43AM SO THANK YOU.
 9:44:44AM >>Mayor Ribble: KATY, WOULD YOU LIKE TO SAY A FEW WORDS?
 9:44:48AM >> YES.
 9:44:48AM THANK YOU.
 9:44:49AM GOOD MORNING, MADAM MAYOR, COUNCIL MEMBERS, VILLAGE MANAGER,
 9:44:57AM VILLAGE CLERK AND ALL OTHER STAFF MEMBERS AND ESPECIALLY TO
 9:45:00AM BETH AND THE SOUTHWEST FLORIDA GOLD STAR MOTHERS.
 9:45:02AM THANK YOU FOR INVITING ME TO THIS -- TO BE A PART OF THIS
 9:45:07AM MEANINGFUL PROCLAMATION.
 9:45:09AM THOUGH I AM JOINING YOU FROM OHIO, I AM DEEPLY HONORED AND
 9:45:13AM GRATEFUL THAT THE VILLAGE OF ESTERO CONTINUES TO REMEMBER
 9:45:16AM AND RECOGNIZE GOLD STAR MOTHERS IN SUCH A THOUGHTFUL WAY.
 9:45:20AM AS MANY OF YOU KNOW, I LOST MY YOUNGER SON, PHILIP, IN 1992,
 9:45:26AM WHILE THE YEARS PAST, A MOTHER'S LOVE AND REMEMBRANCE NEVER
 9:45:29AM FADE.
 9:45:29AM TO THE GOLD STAR MOTHERS PRESENT TODAY, ESPECIALLY THOSE
 9:45:33AM WHOSE LOST MAY BE MORE RECENT, PLEASE KNOW YOU ARE HONORED,
 9:45:36AM REMEMBERED, AND NEVER ALONE.
 9:45:38AM AS A FORMER COUNCIL MEMBER AND FORMER MAYOR OF ESTERO, IT

 9:45:42AM MEANS A GREAT DEAL TO ME TO SEE THE VILLAGE CONTINUE THIS
 9:45:47AM TRADITION OF REMEMBRANCE AND RESPECT.
 9:45:50AM THANK YOU AGAIN FOR THIS HONOR AND MAY GOD BLESS THE GOLD
 9:45:54AM STAR FAMILIES, THE VILLAGE OF ESTERO, AND THE UNITED STATES
 9:45:57AM OF AMERICA.
 9:45:58AM THANK YOU.
 9:46:00AM >>Mayor Ribble: THANK YOU, KATY.
 9:46:01AM THANK YOU ALL.
 9:46:33AM >>Carol Sacco: THANK YOU, KATY.
 9:46:34AM >> THANK YOU.
 9:47:01AM >>Mayor Ribble: NEXT ON THE AGENDA, WE HAVE PUBLIC COMMENT
 9:47:03AM ON NON-AGENDA ITEMS.
 9:47:05AM MADAM CLERK, DO WE HAVE ANYONE WHO HAS SIGNED UP?
 9:47:07AM >>Carol Sacco: NO, MAYOR, WE DO NOT.
 9:47:10AM >>Mayor Ribble: ALL RIGHT.
 9:47:10AM WE'LL MOVE ON TO THE CONSENT AGENDA, WHICH IS THE MAY 6,
 9:47:13AM 2026, VILLAGE COUNCIL MEETING MINUTES.
 9:47:17AM DO ANY OF THE COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS
 9:47:19AM REGARDING THE MINUTES?
 9:47:20AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?
 9:47:23AM COUNCILMAN HUNT, SECONDED BY MS. FAYHEE.
 9:47:29AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL.
 9:47:31AM >>Carol Sacco: FOR THE PUBLIC RECORD, WE HAVE NO E-COMMENTS
 9:47:34AM AND NO PUBLIC COMMENTS.
 9:47:35AM >>Mayor Ribble: THANK YOU.

 9:47:36AM >>Carol Sacco: COUNCIL MEMBER WARD?
 9:47:37AM >>Jim Ward: AYE.

9:47:39AM >>Rafael Lopez: AYE.
 9:47:41AM >>Lori Fayhee: AYE.
 9:47:42AM >>Jeff Hunt: AYE.
 9:47:43AM >>Vice-Mayor Zalucki: AYE.
 9:47:45AM >>Mayor Ribble: AYE.
 9:47:45AM THE NEXT ITEM ON THE AGENDA IS 8A, CONSIDERATION OF A
 9:47:51AM REQUEST FOR A CODE ENFORCEMENT LIEN MITIGATION, CASE
 9:47:55AM 24100037 FROM SOUTHWEST FLORIDA PARK PLACE LLC RELATING TO
 9:48:04AM THE PROPERTY AT 20660 PARK PLACE, ESTERO, FLORIDA, IN THE
 9:48:09AM ESTERO RIVER HEIGHTS COMMUNITY.
 9:48:11AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
 9:48:13AM >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
 9:48:16AM THIS ITEM COMES TO YOU FROM STAFF AS A RESULT OF A SERIES OF
 9:48:24AM ENGAGEMENTS WITH THE OWNER OF THIS PROPERTY, AS MENTIONED.
 9:48:27AM THE PROPOSED LIEN ON THE PROPERTY IS \$24,000.
 9:48:34AM AND IT INVOLVES THE SUBJECT OF THE PROPERTY HAVING WORK
 9:48:41AM PERFORMED ON THE PROPERTY WITHOUT THE PROPER PERMITS.
 9:48:44AM THIS IS A SERIOUS ISSUE, AND THE LACK OF PERMITTING AND
 9:48:50AM BACKGROUND INFORMATION WAS THE CAUSE OF ISSUES THAT WE'VE
 9:48:55AM HAD IN THE PAST WITH FEMA THAT JEOPARDIZE THE ENTIRE PROGRAM
 9:49:00AM THAT WE HAVE WITH FEMA FOR RECOVERY OF HURRICANE RELIEF
 9:49:05AM FUNDS.
 9:49:06AM SO WE TAKE THIS SERIOUSLY.

 9:49:09AM SHOULD WE LOSE FEMA CERTIFICATION OF OUR PROGRAM, IT PUTS IN
 9:49:15AM JEOPARDY ALL OF THE PAYMENTS FROM THE FEDERAL GOVERNMENT TO
 9:49:18AM US FOR HURRICANE RELIEF.
 9:49:20AM SO WHAT I'D LIKE TO DO IS HAVE MARY GIBBS, OUR COMMUNITY
 9:49:25AM DEVELOPMENT DIRECTOR, EXPLAIN THE BACKGROUND HERE AND THEN
 9:49:29AM WE'LL TURN IT OVER TO THE COUNCIL FOR CONSIDERATION.
 9:49:32AM I WOULD NOTE AS WELL OUR VILLAGE ATTORNEY MAY WISH TO
 9:49:37AM COMMENT AS WELL AND RESPOND TO ANY QUESTIONS THAT YOU MIGHT
 9:49:39AM HAVE.
 9:49:40AM >>Mayor Ribble: THANK YOU.
 9:49:40AM GOOD MORNING, MARY.
 9:49:41AM >>Mary Gibbs: GOOD MORNING.
 9:49:42AM STEVE DID A NICE OVERVIEW.
 9:49:44AM SO I'M JUST GOING TO ADD A LITTLE BIT ABOUT THE HEARINGS
 9:49:47AM THAT WE HAD.
 9:49:50AM AS HE SAID, WE GOT THE NOTIFICATIONS FROM FEMA THAT THERE
 9:49:54AM WERE PAYOUTS AND PERMITS THAT HAD BEEN APPLIED FOR WERE
 9:50:00AM MINIMAL.
 9:50:01AM SO WE'RE TRYING TO -- EVERYBODY THAT WE DEAL WITH THAT HAS A
 9:50:05AM SUBSTANTIAL PAYOUT THAT DIDN'T OBTAIN PERMITS, WE HAVE GONE
 9:50:09AM AFTER TO GET THE DOCUMENTATION.
 9:50:11AM WE DID THE SAME THING WITH MR. COPPENS, WITH THIS CASE.
 9:50:17AM AND THEN WE GIVE AMPLE TIME FOR SOMEBODY TO COME INTO
 9:50:20AM COMPLIANCE, WHICH HE DID NOT.

9:50:21AM SO STANLEY SCHEDULES THE HEARING WITH A SPECIAL MAGISTRATE,

9:50:24AM AND THAT OCCURRED ON OCTOBER 17, 2025.

9:50:28AM THE OWNERS ARE NOTIFIED BY CERTIFIED MAIL.

9:50:31AM HE DID NOT ATTEND THE HEARING.

9:50:32AM SO AT THAT TIME, THE MAGISTRATE IMPOSED THE DAILY FINE, AND

9:50:37AM THE FINE BECAME A LIEN ON THE PROPERTY.

9:50:39AM SO THE LIEN AMOUNT IS 24,000 AND THEN THERE'S \$307.38 IN THE

9:50:45AM COST OF INVESTIGATION.

9:50:47AM SO THAT WILL BE THE TOTAL LIEN WOULD BE 24,307.38.

9:50:53AM ONCE WE DID WORK WITH MR. COPPENS, HE GOT THE DOCUMENTATION

9:50:59AM TO SHOW THAT HE WAS NOT OVER THE 50% RULE, WE CLOSED THE

9:51:04AM CASE.

9:51:05AM NOW THERE'S COMPLIANCE AND HE CAN COME IN AND ASK FOR A LIEN

9:51:09AM MITIGATION OR REDUCTION.

9:51:11AM THE STAFF IS RECOMMENDING THAT HE PAY THE FULL AMOUNT

9:51:14AM BECAUSE WE DON'T SEE THAT THERE IS SUFFICIENT JUSTIFICATION

9:51:18AM TO REDUCE THE LIEN.

9:51:19AM WE'RE RECOMMENDING FULL AMOUNT.

9:51:20AM AGAIN, THIS IS THE COUNCIL THAT MAKES THE DECISION ON THE

9:51:25AM LIEN CASES.

9:51:26AM MR. COPPENS IS HERE.

9:51:28AM HE'S SITTING BACK THERE.

9:51:30AM I DON'T KNOW IF HE WOULD LIKE TO SPEAK OR NOT.

9:51:32AM >>Mayor Ribble: MR. COPPENS.

9:51:34AM GOOD MORNING.

9:51:38AM >> GOOD MORNING.

9:51:39AM SO I BOUGHT THIS PROPERTY THAT MARY IS TALKING ABOUT FROM

9:51:44AM THE OWNER WHO RECEIVED THE CLAIM.

9:51:47AM SO I WASN'T THE OWNER OF THE PROPERTY DURING THIS PROCESS

9:51:52AM NOR DID I KNOW THAT THERE WAS A CODE ENFORCEMENT ON THE

9:51:57AM PROPERTY UNTIL A SIGN WAS FINALLY PUT ON THE HOUSE TO TELL

9:52:02AM ME THAT THERE WAS A MEETING FOR THE FINE.

9:52:06AM SO I WAS COMPLETELY UNAWARE OF A VIOLATION.

9:52:09AM SO AS SOON AS THE SIGN WAS PUT ON THE HOUSE, WHICH I BELIEVE

9:52:16AM WAS OCTOBER 2025, THAT'S AS SOON AS I BECAME AWARE OF THE

9:52:22AM VIOLATION, I IMMEDIATELY APPLIED FOR THE PERMIT AND BEGAN

9:52:26AM PROCESS IN GOOD FAITH.

9:52:28AM DURING THE PERMITTING PROCESS, WE ENCOUNTERED NUMEROUS

9:52:32AM HURDLES RELATED TO THE FEMA WORK SHEET AND REVIEW PROCESS

9:52:36AM WITH KRISTIN.

9:52:37AM THESE ISSUES SIGNIFICANTLY DELAYED THE APPROVAL PROCESS.

9:52:40AM THE PRIMARY ISSUES INCLUDE THE FEMA WORK SHEET HAD TO BE

9:52:46AM AMENDED MORE THAN TEN TIMES.

9:52:49AM KEEP IN MIND THE CLOCK WAS TICKING ON THE FINE RIGHT BEFORE

9:52:58AM -- I THINK A WEEK OR SO BEFORE OR AFTER I APPLIED FOR THE

9:53:01AM PERMIT IS WHEN THE FINE BEGAN.

9:53:05AM EVERY AMENDMENT REQUIRED THE ENTIRE PACKET TO BE REVISED AND
 9:53:10AM RESUBMITTED FROM THE BEGINNING.
 9:53:12AM AFTER EACH SUBMISSION, IT WOULD TYPICALLY TAKE KRISTIN FIVE
 9:53:16AM TO TEN DAYS TO RECEIVE A RESPONSE.
 9:53:19AM WHEN RESPONSES WERE PROVIDED, WE WERE REPEATEDLY ASKED TO

 9:53:23AM REVISE LABOR HOURS FOR ORDINARY WORK ITEMS SUCH AS PAINTING,
 9:53:28AM INSTALLING BASE BOARDS AND SIMILAR REPAIRS.
 9:53:31AM EVEN AT TIMES KRISTIN CLAIMING THAT WE DIDN'T PUT ENOUGH
 9:53:35AM PAINT ON THE EXTERIOR OF THE HOUSE AND 15 GALLONS WASN'T
 9:53:40AM ENOUGH.
 9:53:40AM ADDITIONAL REQUIREMENTS AND CONCERNS WERE INTRODUCED
 9:53:45AM INCREMENTALLY RATHER THAN BEING COMMUNICATED UP FRONT AT THE
 9:53:50AM BEGINNING OF THE PROCESS.
 9:53:51AM AT ONE POINT, KRISTIN REFUSED TO MOVE FORWARD UNLESS WE
 9:53:54AM PROVIDED PHOTOGRAPHS OF THE PROPERTY PRIOR TO THE
 9:53:58AM REMEDIATION, WHICH WERE NOT EVEN AVAILABLE.
 9:54:02AM KRISTIN CLAIMED TO HAVE INTERIOR PHOTOGRAPHS OF THE PROPERTY
 9:54:05AM AND ALLEGED THAT THE TILE HAD BEEN REPLACED IN THE HOME,
 9:54:09AM WHICH WAS INACCURATE BECAUSE NO TILE WORK WAS EVER PERFORMED
 9:54:13AM OTHER THAN THE BATHROOMS.
 9:54:15AM WE WERE INSTRUCTED TO ADD WORK ITEMS TO THE FEMA WORK SHEET
 9:54:19AM THAT WERE NEVER COMPLETED, INCLUDING TILE INSTALLATION AND
 9:54:23AM INCREASED PAINT COSTS.
 9:54:24AM AFTER WE BELIEVED ALL THE REQUEST ITEMS WERE ADDRESSED,
 9:54:29AM ENTIRELY NEW ISSUES WERE RAISED SUCH AS THE FIREPLACE IN THE
 9:54:34AM BATHROOM AND MASTER BEDROOM THAT WERE IN THE HOUSE AT THE
 9:54:41AM PURCHASE.
 9:54:43AM EXAMPLES OF LATE-ADDED ISSUES INCLUDED PERMIT REQUIREMENT
 9:54:48AM RELATED TO PRIOR OWNER'S FIREPLACE IN THE BATHROOM AND
 9:54:52AM STUCCO WORK ON THE REAR OF THE PROPERTY THAT WAS IDENTIFIED

 9:54:58AM ONLINE.
 9:54:58AM ONCE IT BECAME CLEAR KRISTIN WOULD NOT ALLOW THE PERMIT TO
 9:55:07AM BE CLOSED I GOT HIGHER MANAGEMENT INVOLVED, WHICH WAS MATT
 9:55:10AM AND MARY.
 9:55:11AM AND AFTER THEIR INVOLVEMENT, THE PERMIT WAS SURPRISINGLY
 9:55:15AM CLOSED WITHIN A WEEK.
 9:55:17AM WHILE WE REMAIN COOPERATIVE AND CONTINUED MAKING THE
 9:55:21AM REQUESTED REVISIONS, THE PROCESS UNNECESSARILY PROLONGED THE
 9:55:26AM PERMIT APPROVAL BY SEVERAL MONTHS.
 9:55:28AM IN OUR OPINION, THE PERMIT COULD HAVE BEEN REVOLVED WITHIN
 9:55:31AM TWO TO THREE WEEKS.
 9:55:34AM IF ALL REQUIREMENTS AND CONCERNS WERE COMMUNICATED CLEARLY
 9:55:37AM FROM THE START RATHER THAN BEING INTRODUCED EVERY TIME WE
 9:55:41AM HAD TO RESUBMIT A NEW PERMIT.
 9:55:46AM >>Mayor Ribble: MARY, DO YOU HAVE ANYTHING ADDITIONAL YOU
 9:55:48AM WOULD LIKE TO SAY?

9:55:54AM >>Mary Gibbs: YEAH, I'D LIKE TO SAY THAT WE BASICALLY FOLLOW
 9:55:58AM THE SAME PROCESS WITH EVERYBODY THAT HAS TO GO THROUGH
 9:56:01AM SUBSTANTIAL DAMAGE, SUBSTANTIAL IMPROVEMENT.
 9:56:03AM THEY HAVE TO DOCUMENT.
 9:56:05AM IT IS VERY SPECIFIC BECAUSE FEMA IS VERY, VERY SPECIFIC.
 9:56:08AM SO WE DO ASK FOR THE DOCUMENTATION.
 9:56:11AM REMEMBER, WE'RE DEALING WITH A LOT OF PEOPLE THAT ARE DOING
 9:56:13AM THIS.
 9:56:13AM IF YOU DON'T PROVIDE THE DOCUMENTATION, WE LET YOU KNOW IT'S

 9:56:17AM NOT SUFFICIENT.
 9:56:17AM SO WE DO GO BACK AND FORTH.
 9:56:19AM MR. COPPENS WAS A LITTLE BIT ARGUMENTATIVE ABOUT PROVIDING
 9:56:23AM ANYTHING.
 9:56:24AM HE DECIDED HE COULDN'T WORK WITH KRISTIN SO HE ASKED TO
 9:56:27AM SPEAK TO HER SUPERVISOR, SO I GOT INVOLVED AND I SPOKE TO
 9:56:31AM HIM.
 9:56:32AM AND HE ARGUED, A HURRICANE, WATER GOES IN AND WATER COMES
 9:56:36AM OUT, IT'S NOT A BIG DEAL.
 9:56:37AM SO I GOT WITH OUR BUILDING OFFICIAL TO LOOK AT THE
 9:56:40AM DOCUMENTATION AND WHEN WE LOOKED AT THE DOCUMENTATION, I
 9:56:43AM TOLD MR. COPPENS IT DOESN'T PASS THE STRAIGHT-FACE TEST.
 9:56:46AM IT'S NOT SUFFICIENT.
 9:56:47AM YOU'VE GOT TO GO BACK.
 9:56:49AM WE'LL WORK WITH THE BUILDING OFFICIAL.
 9:56:52AM IF YOU CAN'T WORK WITH KRISTIN, AND WE'LL GET THE REST OF
 9:56:55AM THE INFORMATION.
 9:56:55AM HAD MATT INGERSOL AND STANLEY, WE GOT TOGETHER TO HELP HIM
 9:57:00AM GET THE INFORMATION WHICH WAS FINALLY RECEIVED, BUT THIS WAS
 9:57:03AM AFTER QUITE A FEW ARGUMENTS AND THEN IT GOT RESOLVED.
 9:57:08AM I JUST DISAGREE THAT WE DID NOT CAUSE THE DELAY.
 9:57:11AM THE DELAY WAS CAUSED BY MR. COPPENS NOT WANTING TO WORK WITH
 9:57:15AM US.
 9:57:15AM >>Mayor Ribble: THIS IS ALL DUE TO THE FEMA AUDIT --
 9:57:18AM >>Mary Gibbs: IT'S ALL BECAUSE OF FEMA, YES.

 9:57:20AM AGAIN, WHEN YOU HAVE A SUBSTANTIALLY DAMAGED -- THIS HOUSE
 9:57:25AM WAS GUTTED.
 9:57:26AM PART OF IT WAS PRIOR OWNER, PART OF IT WAS MR. COPPENS.
 9:57:29AM THE REPAIRS, THERE WERE A LOT OF THINGS.
 9:57:31AM IT BARELY GOT UNDER THE SUBSTANTIAL DAMAGE.
 9:57:35AM >>Mayor Ribble: AND THE DOCUMENTATION WAS TO PROVE THAT IT
 9:57:39AM WAS NOT SUBSTANTIAL DAMAGE OR THE 50% RULE, CORRECT?
 9:57:44AM >>Mary Gibbs: WE SENT A LETTER AND SAID NOW THAT WE HAVE THE
 9:57:46AM SUFFICIENT DOCUMENTATION, IT'S NOT SUBSTANTIALLY DAMAGED.
 9:57:50AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
 9:57:51AM VICE-MAYOR.
 9:57:55AM >>Vice-Mayor Zalucki: FOR THE HOMEOWNER, ANDREW, I BELIEVE.

9:58:00AM I SEE THAT YOU WENT BEFORE -- OR YOUR CASE WENT BEFORE THE
 9:58:03AM MAGISTRATE ON NOVEMBER 20 OF '25.
 9:58:06AM YOU WERE UNABLE TO BE PRESENT OR DID YOU -- WHAT WAS YOUR
 9:58:11AM STATUS?
 9:58:12AM >> I WAS UNABLE TO BE PRESENT.
 9:58:15AM I ACTUALLY DIDN'T BELIEVE I HAD TO BE PRESENT.
 9:58:18AM I THOUGHT THAT WAS LIKE AN INTERNAL THING THAT WAS GOING ON
 9:58:23AM BECAUSE OF LIKE THE CODE ENFORCEMENT, YOU PUT THE CODE
 9:58:25AM ENFORCEMENT THERE.
 9:58:26AM I THOUGHT THAT WAS THE BEGINNING OF THE PROCESS.
 9:58:29AM I DIDN'T KNOW THAT I WAS SUPPOSED TO BE HERE.
 9:58:32AM >>Vice-Mayor Zalucki: OKAY.
 9:58:33AM SO WHEN HIS DECISION WAS RENDERED AND OBVIOUSLY YOU DON'T

 9:58:39AM AGREE WITH WHAT THE MAGISTRATE'S RENDERING WAS, CORRECT?
 9:58:43AM >> I DON'T THINK I AGREED -- DISAGREED WITH THERE BEING A
 9:58:49AM VIOLATION ON THE PROPERTY.
 9:58:51AM I DIDN'T KNOW OF THE VIOLATION, SO I THOUGHT THAT WAS THE
 9:58:54AM BEGINNING OF THE PROCESS.
 9:58:55AM SO THE DISAGREEING OF PUTTING A FINE I THINK IS A NORMAL
 9:59:01AM PROCESS.
 9:59:02AM WHAT I DON'T THINK IS THE NORMAL PROCESS IS WHAT I WAS PUT
 9:59:05AM THROUGH WITH KRISTIN.
 9:59:07AM MARY ACTUALLY MADE IT QUICKER TO CLOSE.
 9:59:11AM WITHOUT MARY AND MATT, IT WOULD HAVE NEVER CLOSED.
 9:59:14AM IT WAS THE FACT THAT I WAS PUT THROUGH THE RINGER FOR FOUR
 9:59:20AM MONTHS.
 9:59:22AM I COULD GO BACK TO MY POINTS.
 9:59:24AM FOR EXAMPLE, WE WOULD PUT IN THE APPLICATION.
 9:59:26AM UP FRONT, MARY WOULD SAY, OKAY, LOOKS GOOD.
 9:59:29AM BY THE WAY, MARY DOES NOT ANSWER THE PHONE.
 9:59:32AM YOU EITHER COME TO THE OFFICE OR YOU WRITE HER AN E-MAIL.
 9:59:36AM SO FOR MANY WEEKS, IT WAS JUST SITTING THERE WAITING FOR AN
 9:59:40AM E-MAIL.
 9:59:42AM EXCUSE ME, NOT MARY.
 9:59:43AM KRISTIN.
 9:59:44AM MARY ANSWERS THE PHONE.
 9:59:45AM MATT ANSWERS THE PHONE.
 9:59:46AM KRISTIN DOESN'T ANSWER THE PHONE.

 9:59:49AM I THINK I SAID MARY.
 9:59:50AM SORRY.
 9:59:50AM KRISTIN DOESN'T ANSWER THE PHONE AT ALL.
 9:59:56AM CAN'T GET AHOLD OF HER ON THE PHONE.
 9:59:59AM MARY ANSWERS THE PHONE.
 10:00:01AM MATT ANSWERS THE PHONE.
 10:00:02AM I'M NOT AGAINST YOU STARTING A FINE ON THE PROPERTY.
 10:00:09AM I'M AGAINST THE PROCESS THAT PROLONGED AND INCREASED THE

10:00:13AM FINE WHEN IT SHOULD HAVE ONLY BEEN TWO TO THREE WEEKS TO GET
 10:00:18AM MY PERMIT CLOSED.
 10:00:20AM AGAIN, EXAMPLES, HOW AN -- ANDREW, UNFORTUNATELY, EVERYTHING
 10:00:28AM LOOKS GOOD BUT WE THINK YOU USED MORE THAN 15 GALLONS OF
 10:00:33AM PAINT ON THE EXTERIOR OF THE HOUSE.
 10:00:35AM WE WOULD LIKE TO YOU REDO THE ENTIRE WORK SHEET, REDO THE
 10:00:39AM WHOLE APPLICATION, CHANGE YOUR EXCEL SPREADSHEET, CHANGE
 10:00:45AM YOUR APPLICATION SPREADSHEET, RESUBMIT, AFTER YOU RESUBMIT
 10:00:49AM GIVE IT TO DEJAH, DEJAH WILL GIVE IT TO ME.
 10:00:53AM GIVE TIME AND I WILL GET BACK TO YOU.
 10:00:54AM WHEN I GET BACK TO YOU, OH, SORRY, THERE'S SOMETHING ELSE.
 10:00:57AM I WAS LOOKING AT PICTURES ONLINE AND THERE IS A FIREPLACE.
 10:01:02AM THERE IS AN ELECTRIC FIREPLACE IN THE BATHROOM.
 10:01:05AM WE'RE GOING TO NEED A PERMIT FOR THAT.
 10:01:07AM THAT WAS IN THE BATHROOM PRIOR.
 10:01:09AM IT WAS IN THE PERMIT FROM THE GENTLEMAN THAT OWNED THE HOUSE
 10:01:14AM PRIOR.

 10:01:15AM SORRY, WE'RE -- YOU'RE GOING TO NEED TO ADD THAT INTO THE
 10:01:19AM SHEET.
 10:01:19AM AND, BY THE WAY, YOU'RE GOING TO ALSO NEED TO ADD TILE INTO
 10:01:24AM THE SHEET BECAUSE YOU RE-DID ALL OF THE TILE IN THE WHOLE
 10:01:27AM HOUSE.
 10:01:28AM NO, I DIDN'T.
 10:01:30AM I DIDN'T REDO ALL THE TILE IN THE HOUSE.
 10:01:32AM WELL, YOU NEED TO DO IT.
 10:01:34AM OH, BY THE WAY, THE \$22 AN HOUR THAT YOU ARE PUTTING ON THE
 10:01:37AM WORK SHEET, YOU NEED TO INCREASE THE WHOLE WORK SHEET FROM
 10:01:40AM 22 TO 25.
 10:01:42AM SHE STARTED AT 20 AND THEN TOLD ME TO GO TO 22 AND THEN 25.
 10:01:47AM I THEN REALIZED WHAT WAS GOING ON.
 10:01:50AM IT WAS A COMPLETE SLOWING DOWN OF THE PROCESS POTENTIALLY TO
 10:02:00AM GET AN INCREASED FINE.
 10:02:02AM I DON'T KNOW.
 10:02:02AM I CAN'T PROVE THAT.
 10:02:03AM BUT IT BECAME EXTREMELY RIDICULOUS WHAT WAS GOING ON.
 10:02:08AM IF SHE WOULD HAVE SAID FROM THE BEGINNING, SHE EVEN AT THE
 10:02:12AM END -- AT THE END SHE SAID THE AIR-CONDITIONER IN THE ATTIC
 10:02:20AM NEEDS A PERMIT.
 10:02:21AM THE PRIOR OWNER DIDN'T PULL THE PERMIT.
 10:02:25AM FIRST OF ALL, HOW DID SHE KNOW THAT THAT AIR-CONDITIONER IN
 10:02:29AM THE ATTIC?
 10:02:31AM SHE DIDN'T POINT OUT THE CONDENSER ON THE OUTSIDE.

 10:02:34AM ONLY THE AIR-CONDITIONER IN THE ATTIC.
 10:02:37AM IN THE END, THE STUCCO, THERE WERE PICTURES ONLINE OF STUCCO
 10:02:42AM WORK ON THE BACK WALL.
 10:02:44AM SHE ASKED ME TO PUT THAT IN THE WORK SHEET.

10:02:46AM I NEED YOU TO PUT MONEY, STUCCO THAT WAS DONE BY THE
 10:02:50AM PREVIOUS OWNER.
 10:02:51AM WHY WASN'T THIS DONE IN OCTOBER?
 10:02:57AM >>Vice-Mayor Zalucki: THANK YOU FOR THAT.
 10:02:58AM IT SOUNDS LIKE THERE ARE SOME SEMANTICS HERE BETWEEN YOUR
 10:03:01AM POSITION, THE VILLAGE'S POSITION, KRISTIN'S POSITION AND THE
 10:03:05AM MAGISTRATE'S POSITION, WHICH HIS RULING WAS PRETTY CLEAR.
 10:03:08AM THE REASON I'M ASKING THESE QUESTIONS IS BECAUSE IT SEEMS
 10:03:11AM THAT YOU ARE PASSIONATE ABOUT YOUR POSITION.
 10:03:14AM IT LOOKS LIKE YOU SUBMITTED A LETTER TO THE MAGISTRATE THIS
 10:03:18AM YEAR ON THE 8th OF APRIL KIND OF IDENTIFYING AND ASKING
 10:03:22AM FOR FORGIVENESS TO THE FINE BECAUSE OF WHAT YOU JUST
 10:03:25AM ARTICULATED.
 10:03:26AM HOW COME YOU WEREN'T THERE TO ARTICULATE YOUR POSITION BACK
 10:03:30AM IN 2025?
 10:03:32AM >> WELL, THE FINE -- CAN YOU CORRECT ME -- I BELIEVE THE
 10:03:37AM FINE BEGAN ON THAT DAY.
 10:03:40AM IT WAS ZERO AND THEN IT STARTED ON THAT DAY.
 10:03:44AM >>Vice-Mayor Zalucki: RIGHT.
 10:03:45AM BUT IF YOU ARE VERY PASSIONATE ABOUT YOUR POSITION AND YOUR
 10:03:48AM EXPERIENCE AND THE REASON THAT YOU WERE SLOWED DOWN, DON'T

 10:03:53AM YOU THINK THAT WOULD HAVE BEEN HELPFUL TO APPEAR BEFORE THE
 10:03:56AM MAGISTRATE AND LAY THAT OUT FOR THAT PERSON AT THAT TIME?
 10:04:01AM >> WELL, IF MY PERMIT WOULD HAVE BEEN CLOSED PROPERLY WITHIN
 10:04:06AM TWO WEEKS OF THAT, THEN WE'D BE TALKING ABOUT TWO WEEKS OF
 10:04:10AM FINES RATHER THAN SIX MONTHS OF FINES.
 10:04:12AM >>Vice-Mayor Zalucki: UNDERSTOOD.
 10:04:14AM >> HOW LONG DOES IT USUALLY TAKE A PERMIT TO BE CLOSED IN
 10:04:17AM THE CITY OF ESTERO?
 10:04:19AM IT SHOULDN'T TAKE LONGER THAN TWO WEEKS, I WOULD THINK.
 10:04:23AM IT WAS THE LACK OF URGENCY AND THE CONTINUING, PUTTING A
 10:04:34AM ROADBLOCK IN EVERY SINGLE PROCESS ALONG THE WAY THAT CAUSED
 10:04:39AM FIVE OR SIX MONTHS OF FINES.
 10:04:41AM IF IT WAS DONE PROPERLY AND EVERYTHING WAS UP FRONT, HEY, WE
 10:04:45AM NEED -- I EVEN SAT IN HER OFFICE.
 10:04:48AM I SAT IN HER OFFICE FOR TWO HOURS AT THE BEGINNING OF THE
 10:04:51AM PROCESS.
 10:04:52AM FOR TWO HOURS.
 10:04:53AM AND SHE CONTINUED THE SAME BEHAVIOR FOR FOUR OR FIVE MONTHS.
 10:04:57AM >>Vice-Mayor Zalucki: OKAY.
 10:04:58AM THERE IS A DIFFERENT SIDE TO THE STORY I'M SURE THAN YOURS.
 10:05:01AM WE WOULD BE WILLING TO HEAR THAT.
 10:05:03AM MY FINAL QUESTION BEFORE WE MOVE ON IS YOU HAD AN
 10:05:07AM OPPORTUNITY TO APPEAL THE DECISION WITHIN 30 DAYS.
 10:05:09AM DID YOU APPEAL THE MAGISTRATE'S DECISION?
 10:05:17AM >> I DIDN'T --

10:05:20AM >>Vice-Mayor Zalucki: THERE IS AN APPEAL PROCESS.
 10:05:21AM IF YOU WEREN'T HAPPY WITH THE DECISION --
 10:05:24AM >> I'M FINE WITH THE DECISION.
 10:05:26AM I'M NOT OKAY WITH THE INCREASE -- BECAUSE THE DECISION CAME
 10:05:30AM AT THE SAME TIME AS MY PERMIT.
 10:05:34AM IF I GO BACK, I DIDN'T KNOW I HAD A CODE ENFORCEMENT
 10:05:37AM VIOLATION UNTIL THE SIGN WAS PUT ON THE HOUSE THAT THERE WAS
 10:05:43AM GOING TO BE A FINE HEARING.
 10:05:47AM I DIDN'T KNOW THERE WAS A CODE VIOLATION UNTIL THAT VERY
 10:05:49AM MOMENT.
 10:05:50AM SO AT THAT VERY MOMENT, I PULLED THE PERMIT.
 10:05:53AM SO I'M PERFECTLY FINE WITH THE RULING.
 10:06:00AM THAT'S OKAY.
 10:06:01AM YOU HAD A VIOLATION, CHARGED ME FOR THE DAYS OF THE
 10:06:06AM VIOLATION, BUT I WOULDN'T HAVE \$25,000 VIOLATION IF THE
 10:06:12AM PROCESS WITH KRISTIN WOULD HAVE GONE APPROPRIATELY.
 10:06:17AM I'M NOT SAYING THAT THE DECISION WAS WRONG.
 10:06:22AM >>Vice-Mayor Zalucki: YOU ARE ACCEPTING RESPONSIBILITY, YES.
 10:06:25AM I'M NOT HAPPY WITH THE PROLONGING OF THE CLOSING OF THE
 10:06:32AM PERMIT WHICH CAUSED THE \$25,000 FINE BECAUSE I APPLIED AT
 10:06:38AM THE SAME TIME AS THE FINE STARTED AT ZERO.
 10:06:42AM SO IT WAS ZERO, THEN 250 THE NEXT DAY, THEN 500 THE NEXT
 10:06:46AM DAY, THEN 750 THE NEXT DAY, THEN 1,000 IN FOUR DAYS.
 10:06:52AM THAT'S WHAT I'M SAYING I'M NOT OKAY WITH.
 10:06:56AM IT TOOK FOUR AND A HALF MONTHS TO GET TO CLOSING A PERMIT.

 10:07:02AM FOUR AND A HALF MONTHS.
 10:07:04AM >>Vice-Mayor Zalucki: THANK YOU FOR YOUR POSITION ON THAT.
 10:07:06AM MAYBE FOR CLARITY FOR THE COUNCIL, MAYBE MARY OR OUR VILLAGE
 10:07:10AM ATTORNEY CAN ADDRESS THAT POINT.
 10:07:13AM >>Mayor Ribble: BEFORE THAT, JIM.
 10:07:14AM >>Jim Ward: WERE ANY OF THE VIOLATIONS IN PLACE WHEN YOU
 10:07:19AM PURCHASED THE PROPERTY?
 10:07:21AM >> NO.
 10:07:22AM I DON'T BELIEVE SO -- WELL, THE VIOLATION -- SO I PURCHASED
 10:07:25AM THE PROPERTY.
 10:07:26AM IT WAS COMPLETELY GUTTED.
 10:07:28AM CUT FROM FOUR FEET DOWN OF DRYWALL.
 10:07:32AM IT HAD UPPER CABINETS.
 10:07:34AM SO BASICALLY ALL OF THE BATHROOMS HAD TO BE REMODELED.
 10:07:38AM THE KITCHEN HAD TO BE REMODELED.
 10:07:41AM PAINT.
 10:07:41AM IT WAS LIKE A \$60,000 JOB.
 10:07:45AM SO, NO, NONE OF THE VIOLATIONS WERE AT THE PURCHASE OF THE
 10:07:51AM PROPERTY.
 10:07:51AM >>Mayor Ribble: WHEN DID YOU PURCHASE THE PROPERTY?
 10:07:55AM >> '23.
 10:07:57AM I THINK OCTOBER 24 OF '23.

10:07:59AM >>Mayor Ribble: HAD THE ORIGINAL OWNER STARTED SOME
 10:08:02AM REMEDIATION?
 10:08:04AM >> NO.

10:08:04AM WELL, THEY PUT IT -- BY THE WAY, THE ORIGINAL OWNER GOT THE
 10:08:09AM CLAIM FROM FEMA.
 10:08:11AM SO WHATEVER HE WAS GIVEN -- AND I THINK THAT WAS A BIG ISSUE
 10:08:16AM WHERE THE CLAIM WAS A SIGNIFICANT AMOUNT.
 10:08:21AM KRISTIN WASN'T HAPPY WITH WHAT I WAS ABLE TO DO THE WORK
 10:08:26AM FOR.
 10:08:27AM THAT'S WHY SHE SAYS THE SMELL TEST.
 10:08:31AM SHE FOUGHT ME THAT THE PRICE WAS TOO LOW AND IT WAS
 10:08:34AM IMPOSSIBLE FOR ME TO HAVE DONE IT.
 10:08:36AM I GAVE HER ALL THE RECEIPTS.
 10:08:38AM I GAVE HER ALL OF THE INVOICES.
 10:08:41AM AND SHE JUST THOUGHT IT WAS SO IMPOSSIBLE.
 10:08:45AM THROUGH ALL THESE AMENDMENTS OF THE EXCEL SPREADSHEET, AT
 10:08:48AM THE VERY END IT WAS ACTUALLY LOWER THAN THE ORIGINAL
 10:08:52AM ESTIMATE THAT WE THOUGHT.
 10:08:53AM >>Mayor Ribble: FROM THE TIME YOU PURCHASED THE HOUSE UNTIL
 10:08:56AM YOUR CASE WAS HEARD ON OCTOBER 17 OF 2025, YOU HAD BEEN
 10:09:01AM DOING REMODELING, CORRECT?
 10:09:03AM >> CORRECT.
 10:09:03AM >>Mayor Ribble: BUT YOU NEVER PULLED ANY PERMITS?
 10:09:05AM >> CORRECT.
 10:09:06AM >>Mayor Ribble: WHY IS THAT?
 10:09:08AM >> I'M FINE WITH -- IF THERE WAS A VIOLATION AND THERE WAS A
 10:09:17AM RULING THAT THE FINES START TODAY, LIKE, AGAIN, I'M NOT --
 10:09:23AM I'M WRONG FOR NOT PULLING THE PERMIT AT THAT TIME.

10:09:27AM I DON'T HAVE ANY PROBLEM WITH THAT.
 10:09:28AM THE PROBLEM I HAVE IS THE PROLONGED FINE.
 10:09:33AM I WISH I KNEW THAT THERE WAS A VIOLATION BEFORE.
 10:09:37AM I WISH THEY PUT THE SIGN ON THE DOOR PRIOR SO I KNEW THERE
 10:09:42AM WAS A CODE VIOLATION SO I COULD HAVE BYPASSED THIS WHOLE
 10:09:48AM FIVE MONTHS OF ISSUES BECAUSE THEN IT WOULD HAVE BEEN DONE.
 10:09:56AM THE PERMIT WOULD HAVE BEEN CLOSED AND I WOULDN'T HAVE EVEN
 10:09:59AM MADE IT TO THE HEARING TO START A FEE, TO START A VIOLATION.
 10:10:03AM >>Mayor Ribble: ACCORDING TO THE DOCUMENTATION WE HAVE THAT
 10:10:07AM A CERTIFIED LETTER WAS SENT.
 10:10:09AM ARE YOU SAYING YOU NEVER RECEIVED THE CERTIFIED?
 10:10:13AM >> I NEVER RECEIVED IT.
 10:10:15AM IT'S A PERMIT.
 10:10:15AM WHY WOULD I RUN FROM A LITTLE PERMIT?
 10:10:19AM IF I RECEIVED A LETTER -- JUST AS SOON AS I, AGAIN, AS SOON
 10:10:23AM AS YOU GUYS PUT THE PAPER ON THE FRONT OF THE HOUSE, THAT
 10:10:28AM WAS THE FIRST DAY I REALIZED THERE WAS A CODE ENFORCEMENT
 10:10:31AM VIOLATION, AND WITHIN TWO DAYS, THERE WAS A PERMIT PULLED.

10:10:35AM >>Mayor Ribble: YOU ARE A REALTOR?
 10:10:37AM >> CORRECT.
 10:10:37AM >>Mayor Ribble: IT SAYS ALSO THAT YOU OWN 36 OTHER
 10:10:41AM PROPERTIES.
 10:10:41AM >> BUT I DON'T THINK THAT'S RELEVANT.
 10:10:46AM I DON'T THINK -- WHAT DOES THAT MEAN?
 10:10:48AM >>Mayor Ribble: I THINK THAT IN YOUR BUSINESS YOU WOULD KNOW

 10:10:50AM IF YOU ARE REMODELING, I'M ASSUMING YOU MIGHT HAVE DONE WORK
 10:10:53AM ON YOUR OTHER PROPERTIES, THAT YOU WOULD HAVE TO PULL
 10:10:57AM PERMITS.
 10:10:57AM I DON'T UNDERSTAND WHY YOU HADN'T.
 10:11:00AM >> YOU SHOULD DEFINITELY PULL A PERMIT.
 10:11:02AM YOU SHOULD DEFINITELY PULL A PERMIT.
 10:11:05AM I'M IN THE PROCESS IN FRONT OF YOU GUYS BECAUSE I DIDN'T
 10:11:08AM PULL A PERMIT.
 10:11:09AM BUT, AGAIN, I'M NOT FIGHTING THE FACT THAT THERE WAS A
 10:11:14AM VIOLATION.
 10:11:15AM I'M FIGHTING THE FACT THAT THERE IS A PROCESS THAT WAS
 10:11:19AM HANDLED BY KRISTIN THAT WAS IN MY OPINION, A PROCESS THAT
 10:11:27AM WAS TRYING TO INCREASE MY FINE BY NOT PROPERLY HANDLING THE
 10:11:34AM PERMIT.
 10:11:35AM AND I HAVE 150 E-MAILS TO PROVE THAT.
 10:11:40AM AGAIN, WITHOUT MARY'S COOPERATION, WHICH I KNOW MARY IS
 10:11:46AM CLOSE FRIENDS WITH KRISTIN, WITHOUT MARY'S COOPERATION AND
 10:11:50AM MATT'S COOPERATION, IT WOULD NEVER BE CLOSED.
 10:11:55AM WITHIN ONE WEEK OF ME GETTING BOTH OF THEM INVOLVED IT WAS
 10:12:00AM FINALLY CLOSED.
 10:12:01AM WHAT A SURPRISE.
 10:12:02AM ONE WEEK.
 10:12:03AM IT TOOK ME FOUR AND A HALF MONTHS GOING BACK AND FORTH WITH
 10:12:07AM KRISTIN.
 10:12:08AM PROBABLY WHO KNOWS HOW MANY HOURS GOING BACK AND FORTH WITH

 10:12:11AM THE GC AND KRISTIN AND FINALLY IT'S CLOSED IN A WEEK WHEN I
 10:12:16AM BRING UP HIGHER MANAGEMENT.
 10:12:20AM MATT EVEN SAID IT HIMSELF, THAT'S NOT -- WHAT THEY ARE DOING
 10:12:25AM IS NOT RIGHT.
 10:12:26AM THIS ISN'T RIGHT.
 10:12:27AM THEY NEED TO -- THEY SHOULD HAVE TOLD YOU THIS UP FRONT.
 10:12:32AM THEY CANNOT CONTINUE TO HAVE YOU APPLY.
 10:12:35AM AND THEN WHEN YOU APPLY AND ADD SOMETHING ON TOP OF IT AFTER
 10:12:40AM CHECKING YOUR WHOLE WORK SHEET TEN TIMES.
 10:12:42AM YOU CHECK THE WHOLE WORK SHEET -- HERE IS THE WORK SHEET.
 10:12:46AM EVERYTHING IS GOOD EXCEPT THIS AND THEN YOU CHANGE IT.
 10:12:49AM AND THEN IN 14 DAYS THERE'S SOMETHING ELSE THAT'S NOT GOOD.
 10:12:53AM RESUBMIT AND THEN 14 DAYS LATER, SORRY, THAT'S NOT GOOD
 10:12:56AM AGAIN.

10:12:57AM RESUBMIT.
 10:12:58AM 14 DAYS LATER, RESUBMIT.
 10:13:00AM THAT'S WHAT HAPPENED.
 10:13:02AM SO THERE SHOULDN'T -- THAT PROCESS SHOULD NOT -- THERE'S NO
 10:13:10AM WAY SHE'S UNCOMPETENT, UNLESS SHE IS, BUT THAT'S NOT HOW IT
 10:13:16AM SHOULD WORK.
 10:13:17AM IF SOMETHING IS WRONG YOU SAY A, B, C, D, E, F, G IS WRONG,
 10:13:24AM RESUBMIT IT AND THEN I'LL CHECK YOUR WORK AGAIN.
 10:13:28AM YOU SHOULD NOT CONTINUOUSLY SAY IT'S WRONG TEN TIMES.
 10:13:33AM AGAIN, I HAVE A HUNDRED E-MAILS.
 10:13:35AM >>Mayor Ribble: MARY WISHES TO SAY SOMETHING.

 10:13:38AM >>Jim Ward: I WANT TO UNDERSTAND THE CERTIFIED LETTER
 10:13:41AM PROCESS AND HOW THAT ACTUALLY WORKS.
 10:13:43AM IF HE CLAIMS HE DIDN'T RECEIVE IT, WOULDN'T WE HAVE
 10:13:45AM NOTIFICATION THAT HE DIDN'T RECEIVE IT?
 10:13:49AM >>Robert Eschenfelder: MAYOR, IF I COULD, SO, COUNCIL MEMBER
 10:13:52AM WARD, MR. KNIGHT NOT ONLY PHYSICALLY POSTS HIS PROPERTIES,
 10:13:57AM HE ALSO SENDS CERTIFIED MAIL AS YOU'RE AWARE.
 10:14:02AM IT GOES TO THE ADDRESS THAT IS ON THE PROPERTY APPRAISER'S
 10:14:05AM OFFICE.
 10:14:06AM NOW, YOU SAY YOU FOUND OUT ABOUT THE VIOLATION WHEN?
 10:14:09AM WHAT DAY?
 10:14:10AM >> IN OCTOBER OF '25, RIGHT WHEN THE FINE MEETING WAS PUT --
 10:14:17AM >>Robert Eschenfelder: I'M LOOKING AT AN E-MAIL RIGHT NOW
 10:14:19AM FROM HIM DATED MONDAY, JULY 7, 2025, TO MS. SCHUMACHER.
 10:14:24AM "HELLO, KRISTIN, I HOPE THIS MESSAGE FINDS YOU WELL.
 10:14:27AM I RECEIVED A LETTER TODAY REGARDING A CODE VIOLATION."
 10:14:31AM SO I THINK THAT THERE'S BEEN A MISREPRESENTATION OF WHEN HE
 10:14:35AM FOUND OUT ABOUT THE CODE VIOLATION.
 10:14:38AM SIR, IF I COULD, PLEASE, SO I THINK THAT THAT'S BEEN A
 10:14:43AM MISREPRESENTATION.
 10:14:44AM I HAVE FOLLOWED THIS PROCESS AS IT'S GONE ALONG AND
 10:14:48AM UNDERSTOOD FROM STAFF THE INTERACTIONS.
 10:14:50AM AND PART OF THE INTERACTIONS AND THE DELAY HAS BEEN THE
 10:14:54AM EXTRAORDINARY CONFRONTATIONAL ATTITUDE OF THE OWNER TO THE
 10:14:59AM POINT OF EVEN USING PROFANITY TOWARDS STAFF, DENIGRATING

 10:15:04AM STAFF BECAUSE THEY ARE FEMALES.
 10:15:05AM AND SO, YES, IT TOOK LONGER THAN PERHAPS IT NEEDED TO BE.
 10:15:08AM BUT JUST SO THE PUBLIC UNDERSTANDS, IT ISN'T CLOSING OUT A
 10:15:13AM BUILDING PERMIT, LIKE A STRAIGHT-UP BUILDING PERMIT IS A
 10:15:15AM BUILDING PERMIT AND I NEED TO DO THIS OR THAT.
 10:15:18AM BUT WHENEVER THE DOLLAR AMOUNTS ARE SUCH THAT STAFF NEEDS TO
 10:15:23AM CONFIRM WHETHER FEMA'S SUBSTANTIAL DAMAGE, SUBSTANTIAL
 10:15:27AM IMPROVEMENT RULES, THE 50% RULE IS INVOKED, THAT IS A FAR
 10:15:32AM MORE DETAILED PROCESS, AS MOST OF YOU ARE PROBABLY WELL
 10:15:35AM AWARE OF.

10:15:36AM THERE ARE WORK SHEETS THAT HAVE TO BE DONE.
 10:15:38AM YOU ALL ARE AWARE THAT FEMA DID COME DOWN ON THE VILLAGE AND
 10:15:42AM VARIETY OF OTHER JURISDICTIONS HERE IN LEE COUNTY AND LEE
 10:15:44AM COUNTY FOR NOT RIGOROUSLY ENFORCING THAT PROCESS.
 10:15:48AM MS. SCHUMACHER IS UNDER A GREAT DEAL OF STRAIN IN ALL OF
 10:15:53AM THESE PROPERTIES THAT SHE'S BEEN DEALING WITH.
 10:15:55AM OWNERS ARE ANGRY.
 10:15:56AM SOME OF THE OWNERS ARE SUCCESSOR OWNERS TO THE OWNERS WHO
 10:15:59AM SUFFERED THE DAMAGE AFTER IAN, AND THAT'S UNFORTUNATE.
 10:16:03AM WE DON'T KNOW HOW MUCH THIS GENTLEMAN PAID FOR THE PROPERTY.
 10:16:06AM LIKELY HE RECEIVED A DISCOUNT BECAUSE OF THE DAMAGE AND SO
 10:16:09AM FORTH, BUT THE BOTTOM LINE IS, THIS PROPERTY WAS ON FEMA'S
 10:16:14AM LIST.
 10:16:14AM FEMA SAID IT WAS PAID OUT THIS MUCH AMOUNT OF MONEY.
 10:16:18AM YOUR RECORDS DON'T SHOW ANY BUILDING PERMITS.

 10:16:21AM WHEN THAT CAME TO OUR ATTENTION, WE WERE DUTY-BOUND, BECAUSE
 10:16:24AM THE VILLAGE OF ESTERO IS A MEMBER OF THE FEDERAL FLOOD
 10:16:27AM INSURANCE PROGRAM, AND SO WE WERE DUTY-BOUND TO DIG IN.
 10:16:32AM SO MS. SCHUMACHER, I'VE SEEN HER DO IT WITH A VARIETY OF
 10:16:36AM OTHER OWNERS IN CASE AFTER CASE AFTER CASE.
 10:16:39AM THE ASSERTION THAT SOMEHOW SHE'S TRYING TO PUMP UP THE FINE,
 10:16:46AM THE VILLAGE -- YOU ALL HAVE DISCUSSED THIS BEFORE.
 10:16:48AM THE VILLAGE ISN'T LOOKING FOR FINES AND FEES.
 10:16:51AM IT'S LOOKING FOR COMPLIANCE.
 10:16:53AM AND THAT POINT WAS MADE TO THIS OWNER TIME AND TIME AND TIME
 10:16:57AM AGAIN.
 10:16:58AM AND SO HIS PERMIT WAS CLOSED OUT.
 10:17:01AM OF TRUTH, AS DIRECTOR GIBBS INDICATED, IT MADE IT OVER THE
 10:17:07AM 50% -- OR JUST UNDER THE 50% THRESHOLD BY JUST A HAIR.
 10:17:12AM THAT'S BECAUSE STAFF GAVE EVERY BENEFIT OF THE DOUBT, IF YOU
 10:17:17AM WILL, TO THE OWNER, BECAUSE IF IT HADN'T, THEN, AS YOU ALL
 10:17:21AM KNOW, THAT HOUSE WOULD HAVE TO BE TORN DOWN.
 10:17:24AM YOU CANNOT GET PAST THE 50% RULE.
 10:17:26AM YOU CANNOT GET A PERMIT.
 10:17:28AM FEMA WON'T LET YOU.
 10:17:30AM I THINK THAT WHILE THERE HAS BEEN STRAINS HERE WITH THIS
 10:17:34AM PARTICULAR PROPERTY AND THIS PARTICULAR OWNER, STAFF DID
 10:17:37AM NOTHING WRONG ILLEGALLY.
 10:17:40AM ALL NOTICES WENT OUT.
 10:17:41AM VICE-MAYOR'S POINT IS A VERY VALID POINT.

 10:17:45AM YOU RECEIVED THE NOTICE OF HEARING, WHEN IT SAYS NOTICE OF
 10:17:47AM HEARING ABOUT PROPERTY YOU OWN, PROBABLY YOU SHOULD COME TO
 10:17:50AM THAT HEARING AND FIGURE OUT WHAT'S GOING ON AND NOT BRUSH IT
 10:17:54AM OFF, ESPECIALLY IF YOU ARE A SOPHISTICATED INVESTOR THAT HAS
 10:17:59AM REPRESENTED THAT HE OWNS MANY, MANY, MANY PROPERTIES.
 10:18:01AM I WANT TO MAKE THAT CLEAR FOR THE COUNCIL.

10:18:04AM >> SO WHAT HE SAID THAT BARELY MADE THE 50% RULE, THAT'S NOT
 10:18:09AM TRUE.
 10:18:09AM THE HOUSE IS A \$900,000 HOUSE.
 10:18:11AM THE JOB WAS \$50,000.
 10:18:13AM NOWHERE NEAR THE 50% RULE.
 10:18:17AM NOWHERE NEAR.
 10:18:18AM HE DID CORRECT ME ON THE DATE, RATHER THAN JULY, OCTOBER.
 10:18:26AM I APOLOGIZE.
 10:18:27AM I APPRECIATE THE CORRECTION.
 10:18:29AM SO THAT MEANS THE JULY NOTICE FOR THE FINE MEETING, I'M
 10:18:34AM ASSUMING THAT THE MEETING WAS THEN IN AUGUST, WAS THE FINE
 10:18:38AM MEETING IN AUGUST THEN?
 10:18:40AM >>Mayor Ribble: IT WAS IN OCTOBER.
 10:18:42AM >> IT WAS OCTOBER.
 10:18:43AM SO I RECEIVED IT IN JULY.
 10:18:46AM BUT IT'S A \$900,000 HOUSE.
 10:18:49AM THE JOB WAS \$50,000.
 10:18:51AM IT WAS NOWHERE NEAR THE 50% RULE, AND THAT'S WHAT ONE OF THE
 10:18:56AM BIGGEST FRUSTRATIONS OF GOING BACK AND FORTH WITH KRISTIN

 10:19:00AM WAS WHY ARE WE ARGUING OVER \$500 WORTH OF PAINT?
 10:19:06AM WHY ARE WE ARGUING OVER TWO DOLLARS OF LABOR HOURS.
 10:19:11AM WE'RE AT 50,000.
 10:19:14AM HALF OF 900,000 IS 450,000.
 10:19:17AM THAT MEANS IN ORDER TO TEAR DOWN THE HOUSE, I WOULD HAVE TO
 10:19:22AM PUT IN \$450,000 IN UPGRADES.
 10:19:27AM WHY ARE WE ARGUING ABOUT COSTS THAT ARE IRRELEVANT?
 10:19:35AM \$50,000 IN UPGRADES, \$900,000 HOUSE.
 10:19:39AM IT PASSES THE FEMA SMELL TEST ANY TIME OF THE YEAR.
 10:19:46AM >>Mayor Ribble: I DON'T THINK FEMA ACTUALLY CALCULATES THAT
 10:19:48AM WAY, BUT THAT'S BESIDE THE POINT.
 10:19:51AM MARY, DO YOU HAVE ANYTHING YOU WANTED TO ADD?
 10:20:02AM >>Mary Gibbs: I DON'T WANT TO BELABOR THIS BECAUSE I THINK
 10:20:07AM ROB DID A GOOD JOB EXPLAINING IT AND NOW WE'RE GETTING INTO
 10:20:10AM REDUNDANT EXPLANATION.
 10:20:11AM I THINK THE FACT OF THE MATTER IS WE TRIED TO HELP HIM.
 10:20:14AM WHEN HE COMPLAINED, TOLD HIM DIDN'T PASS THE STRAIGHT-FACE
 10:20:18AM TEST.
 10:20:19AM WE TRIED TO HELP HIM TO GET TO THAT.
 10:20:21AM IN MY OPINION, THE DELAYS WERE CAUSED BY HIS
 10:20:24AM ARGUMENTATIVENESS INSTEAD OF TRYING TO MOVE FORWARD AND GET
 10:20:27AM IT TAKEN CARE OF.
 10:20:28AM THAT'S ALL I HAVE TO SAY.
 10:20:30AM >>Mayor Ribble: AND THE NOTICE CAME OUT IN JULY.
 10:20:32AM >>Jim Ward: ONE OTHER QUESTION, PLEASE.

 10:20:34AM WHAT TRIGGERED YOU TO NOW ALL OF A SUDDEN AFTER 120 DAYS TO
 10:20:38AM APPEAL IT?

10:20:39AM WHY DIDN'T YOU APPEAL IT 60 DAYS AGO, 90 DAYS AGO, 45 DAYS
 10:20:46AM AGO?
 10:20:47AM >> THAT IS A GOOD QUESTION.
 10:20:48AM I APPRECIATE THE QUESTION.
 10:20:49AM I'M NOT APPEALING IT.
 10:20:51AM I'M APPEALING THE FINE.
 10:20:52AM AGAIN, IN OCTOBER, THE FINE STARTED AT ZERO AND IT INCREASED
 10:20:59AM EVERY DAY.
 10:20:59AM I HAD ALREADY APPLIED FOR THE PERMIT.
 10:21:02AM THAT MEANS THAT MY PERMIT WAS CLOSED IN TWO WEEKS, MY FINE
 10:21:08AM WOULD BE 14 DAYS, 14 TIMES 250.
 10:21:13AM IT TOOK FIVE TO SIX MONTHS TO CLOSE THE PERMIT.
 10:21:17AM I'M NOT APPEALING THE RULING OF THE FINE.
 10:21:23AM I'M APPEALING THE FACT THAT IT WAS PROLONGED FOR FIVE OR SIX
 10:21:27AM MONTHS.
 10:21:28AM >>Jim Ward: THAT'S MY POINT.
 10:21:29AM IF YOU WAITED 120 DAYS TO APPEAL IT --
 10:21:33AM >> WHAT DO YOU MEAN?
 10:21:34AM I DON'T UNDERSTAND.
 10:21:35AM SO YOU UNDERSTAND BETTER, IN OCTOBER, ON THE DAY, WHEN THE
 10:21:43AM FINE MEETING, THEY SAID, OKAY, WE'RE GOING TO START A FINE
 10:21:46AM TODAY, THAT FINE IS GOING TO BEGIN TODAY.
 10:21:51AM AND UNTIL THE PERMIT IS CLOSED, HE'S GOING TO PAY \$250 A DAY

 10:21:56AM OR WHATEVER IT WAS.
 10:21:58AM AT THAT DAY I HAD ALREADY APPLIED FOR THE PERMIT.
 10:22:02AM I ASSUMED THAT THE PERMIT WOULD BE CLOSED IN TWO WEEKS.
 10:22:08AM SO IF TWO WEEKS, 14 DAYS TIMES \$250, THAT'S FINE.
 10:22:13AM THAT'S FINE WITH ME.
 10:22:16AM >>Jim Ward: YOU ARE AWARE THAT YOU'RE ACCRUING FINES FOR 120
 10:22:20AM DAYS OVER THE LAST --
 10:22:21AM >> NO, I WAS ONLY ACCRUING FINES AT THE DAY OF THE FINE
 10:22:25AM MEETING.
 10:22:25AM THAT'S WHEN THEY BEGAN.
 10:22:31AM >>Mayor Ribble: ONE MORE THING AND THEN MOVE TO A MOTION.
 10:22:34AM >>Vice-Mayor Zalucki: I'M LISTENING VERY CLOSELY TO THE WAY
 10:22:37AM THAT YOU ARE PRESENTING.
 10:22:37AM I THINK IT'S VERY CLEAR YOU SAID YOU ASSUMED THE PERMIT
 10:22:43AM WOULD TAKE TWO WEEKS.
 10:22:44AM SO YOU'RE SAYING THAT MY FINE IS NOT GOING TO BE THAT BAD.
 10:22:48AM BUT I THINK IT'S VERY SAFE TO SAY THAT YOU ARE SOPHISTICATED
 10:22:52AM REAL ESTATE INVESTOR.
 10:22:55AM YOU ARE A LICENSED REALTOR IN THE STATE OF FLORIDA.
 10:22:59AM AND I THINK YOU KNOW THE CONSEQUENCES OF NOT PULLING
 10:23:01AM PERMITS, PROPERLY AND ON TIME.
 10:23:04AM AND I THINK IT'S CLEAR THAT YOU KNEW THAT YOU USURPED THE
 10:23:08AM PERMIT PROCESS AND THEREFORE ALL OF THIS, ALL OF THIS PAIN
 10:23:12AM THAT YOU'RE SAYING YOU SUFFERED WOULD NOT BE IN PLACE HAD IT

10:23:16AM NOT BEEN FOR YOU FOLLOWING THE PERMIT PROCESS.

10:23:21AM >> THAT'S TRUE.

10:23:23AM >>Vice-Mayor Zalucki: THAT'S ALL I HAVE.

10:23:25AM >> THAT'S TRUE.

10:23:25AM BUT IT DOESN'T NEGATE THE FACT THAT IT TOOK FOUR AND A HALF

10:23:29AM MONTHS TO CLOSE A PERMIT.

10:23:30AM TELL ME HOW LONG IT TAKES TO CLOSE A PERMIT.

10:23:35AM >>Vice-Mayor Zalucki: YOU ASSUMED TWO WEEKS, YOU WERE

10:23:37AM INCORRECT.

10:23:37AM YOU ASSUMED TWO WEEKS AND THAT WAS FACTUALLY INCORRECT.

10:23:42AM >> DOES ANYONE KNOW HOW LONG A NORMAL PERMIT PROCESS TAKES

10:23:45AM FOR A REMODEL?

10:23:46AM BECAUSE THE PERMIT --

10:23:48AM >>Mayor Ribble: THIS IS A FEMA -- THIS WAS A FEMA AUDIT.

10:23:51AM AND THAT --

10:23:54AM >> PERMIT IS A REMODEL.

10:23:56AM IT'S A BASIC REMODEL.

10:23:58AM >>Mayor Ribble: THANK YOU, MR. COPPENS.

10:24:00AM WE'LL GO TO A MOTION AT THIS POINT.

10:24:01AM WOULD ANYONE LIKE TO MAKE A MOTION?

10:24:05AM >>Jeff Hunt: I'D LIKE TO SECURE THE FINE THAT HAS BEEN

10:24:16AM DIRECTED BY THE SUPERVISOR.

10:24:20AM >>Mayor Ribble: IS THERE A SECOND?

10:24:21AM MR. LOPEZ SECONDED THE MOTION.

10:24:25AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

10:24:28AM >>Jeff Hunt: AYE.

10:24:30AM >>Lori Fayhee: AYE.

10:24:31AM >>Rafael Lopez: AYE.

10:24:33AM >>Jim Ward: AYE.

10:24:34AM >>Vice-Mayor Zalucki: AYE.

10:24:35AM >>Mayor Ribble: AYE.

10:24:35AM THANK YOU, MR. COPPENS.

10:24:39AM >> WHAT DOES THAT MEAN?

10:24:40AM >>Mayor Ribble: THAT MEANS THAT THE FINE IS IN PLACE.

10:24:42AM >> THANK YOU.

10:24:42AM HAVE A GOOD DAY.

10:24:44AM OUR NEXT ITEM IS ITEM 8B, THE INTERLOCAL AGREEMENT BETWEEN

10:24:53AM THE VILLAGE OF ESTERO AND LEE COUNTY FOR COLLECTION OF

10:24:56AM COUNTY E.M.S. IMPACT FEES.

10:24:58AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?

10:25:00AM >>Steven Sarkozy: THANK YOU, MADAM MAYOR AND MEMBERS OF

10:25:02AM COUNCIL.

10:25:02AM THIS IS A RATHER ROUTINE ITEM FOR THE COUNTY TO COLLECT

10:25:08AM E.M.S. FEES, EMERGENCY MANAGEMENT SERVICES IMPACT FEES.

10:25:11AM THE VILLAGE OF ESTERO NEEDS TO BE INVOLVED IN THAT PROCESS.

10:25:17AM WE'RE RECOMMENDING THAT WE ADOPT THE SCHEDULE OF FINES

10:25:21AM THAT'S ENCLOSED IN YOUR PACKET.
 10:25:23AM AND IF YOU HAVE ANY QUESTIONS ON THIS MATTER, WE CAN PROVIDE
 10:25:27AM FURTHER DETAIL VERBALLY OR I CAN REFER THIS TO MARY OR OUR
 10:25:33AM VILLAGE ATTORNEY FOR ADDITIONAL INFORMATION, SHOULD YOU HAVE
 10:25:36AM A QUESTION ON THE PROCESS.

 10:25:36AM >>Mayor Ribble: AND THIS IS MUCH LIKE WHAT WE DID WITH THE
 10:25:39AM FIRE.
 10:25:39AM >>Steven Sarkozy: YES, EXACTLY THE SAME.
 10:25:41AM >>Mayor Ribble: DISTRICTS.
 10:25:42AM IS THERE ANY QUESTION?
 10:25:45AM >>Jeff Hunt: IN THE WRITE-UP, LEE COUNTY IMPACT FEES FOR
 10:25:48AM FIRE AND E.M.S. LAST UPDATED IN 2018.
 10:25:51AM IS THAT NORMAL?
 10:25:51AM EIGHT YEARS THAT THEY ARE --
 10:25:57AM >>Mary Gibbs: THAT'S FAIRLY TYPICAL.
 10:25:59AM THE STATE NOW HAS A LOT OF STRICT MANDATES ABOUT HOW OFTEN
 10:26:04AM YOU CAN UPDATE THEM.
 10:26:06AM IT COULD HAVE BEEN UPDATED PROBABLY A COUPLE OF YEARS AGO.
 10:26:09AM IT'S PRETTY STANDARD.
 10:26:10AM >>Jeff Hunt: THANKS.
 10:26:11AM >>Mayor Ribble: ANYTHING ELSE?
 10:26:11AM MADAM CLERK, IS THERE ANY PUBLIC COMMENT?
 10:26:15AM >>Carol Sacco: NO E-COMMENTS AND NO PUBLIC COMMENT.
 10:26:17AM >>Mayor Ribble: MAY I HAVE A MOTION, PLEASE?
 10:26:20AM >> SO MOVED.
 10:26:21AM >>Mayor Ribble: COUNCILMAN LOPEZ, SECONDED BY COUNCILMAN
 10:26:24AM WARD.
 10:26:24AM WOULD YOU PLEASE CALL THE ROLL?
 10:26:26AM >>Jim Ward: AYE.
 10:26:28AM >>Rafael Lopez: AYE.

 10:26:29AM >>Lori Fayhee: AYE.
 10:26:31AM >>Jeff Hunt: AYE.
 10:26:32AM >>Vice-Mayor Zalucki: AYE.
 10:26:33AM >>Mayor Ribble: AYE.
 10:26:34AM ITEM 9A, RESOLUTION NUMBER 2026-06, FINAL NON-AD VALOREM
 10:26:42AM ASSESSMENT ROLL FOR SUNNY GROVE PARK PACKAGE PLANT TO
 10:26:48AM CENTRAL SEWER CONVERSION PROJECT.
 10:26:50AM STEVE, WOULD YOU INTRODUCE THAT FOR US?
 10:26:51AM >>Steven Sarkozy: THANK YOU AGAIN, MAYOR AND MEMBERS OF
 10:26:53AM COUNCIL.
 10:26:54AM THIS IS THE LAST STEP IN THE ASSESSMENT PROCESS FOR THE
 10:26:59AM SUNNY GROVE CONVERSION OF THEIR PACKAGE TREATMENT PLANT TO
 10:27:05AM MUNICIPAL SEWER SERVICE.
 10:27:07AM AS WE ALL KNOW, THE PACKAGE TREATMENT PLANT HAS BEEN -- HAS
 10:27:13AM FAILED, AND THE PROCESS NOW IS UNDERWAY TO CONSTRUCT DIRECT
 10:27:19AM LINK TO THE MUNICIPAL SEWER SYSTEM, WHICH WILL ELIMINATE

10:27:23AM PROBLEMS WITH THE PACKAGE PLANT AND ALSO ELIMINATE
 10:27:27AM DISCHARGES INTO THE AREA NEAR THE RIVER, WHICH WE BELIEVE IS
 10:27:32AM A CAUSE OF CONTAMINATION IN THE ESTERO RIVER.
 10:27:35AM THIS IS THE LAST STEP IN THE PROCESS, AS MENTIONED, BUT IT'S
 10:27:40AM HOPED FOR THAT THE OWNERS, MOST OF THE OWNERS WILL PAY UP
 10:27:44AM FRONT, THEREBY ELIMINATING THE NEED TO ASSESS PROPERTIES ON
 10:27:49AM AN ONGOING BASIS FOR A 20-YEAR TERM.
 10:27:53AM AGAIN, THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
 10:27:56AM YOU'VE BEEN IN COMMUNICATION WITH THE OWNERSHIP AND

 10:28:01AM LEADERSHIP OF SUNNY GROVE, AND WE BELIEVE THAT THEY CONCUR
 10:28:06AM WITH THIS ACTION AS WE MOVE FORWARD.
 10:28:09AM >>Mayor Ribble: OKAY.
 10:28:10AM THIS IS A PUBLIC HEARING AND READING FOR THE RESOLUTION.
 10:28:13AM MADAM CLERK, WILL YOU PLEASE READ THE RESOLUTION?
 10:28:15AM >>Carol Sacco: RESOLUTION NUMBER 2026-06, A RESOLUTION OF
 10:28:19AM THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING
 10:28:22AM THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS
 10:28:26AM LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF
 10:28:28AM ESTERO TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL FOR THE
 10:28:32AM DECOMMISSIONING OF THE WASTEWATER PACKAGE FACILITY AND
 10:28:36AM INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR SUNNY
 10:28:39AM GROVE PARK, INC., STATING THE NEED FOR SUCH LEVY, MAKING
 10:28:44AM RELATED FINDINGS, PROVIDING FOR SEVERABILITY AND PROVIDING
 10:28:47AM FOR AN EFFECTIVE DATE.
 10:28:48AM >>Mayor Ribble: THANK YOU.
 10:28:48AM MADAM CLERK, HAS ANYONE SIGNED UP TO SPEAK?
 10:28:51AM >>Carol Sacco: NO.
 10:28:51AM NO E-COMMENTS AND NO ONE SIGNED UP.
 10:28:54AM >>Mayor Ribble: IN THAT CASE, IS THERE ANY DISCUSSION FROM
 10:28:57AM COUNCIL?
 10:28:57AM MAY I HAVE A MOTION?
 10:29:00AM MR. HUNT.
 10:29:02AM THANK YOU.
 10:29:03AM AND MS. FAYHEE SECONDED IT.

 10:29:06AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 10:29:09AM >>Jeff Hunt: AYE.
 10:29:11AM >>Lori Fayhee: AYE.
 10:29:12AM >>Rafael Lopez: AYE.
 10:29:14AM >>Jim Ward: AYE.
 10:29:15AM >>Vice-Mayor Zalucki: AYE.
 10:29:16AM >>Mayor Ribble: AYE.
 10:29:17AM ITEM 9B, RESOLUTION NUMBER 2026-07, FINAL NON-AD VALOREM
 10:29:25AM ASSESSMENT ROLL FOR CYPRESS BEND RV RESORT PACKAGE PLANT TO
 10:29:31AM CENTRAL SEWER SYSTEM PROJECT.
 10:29:32AM STEVE?
 10:29:33AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.

10:29:35AM THIS IS A VERY SIMILAR ACTION, ALTHOUGH THE COSTS ARE
 10:29:39AM DIFFERENT.
 10:29:41AM OF COURSE, GIVEN THE DIFFERENT SITUATION AT CYPRESS BEND.
 10:29:44AM CYPRESS BEND HAS A FAILED PACKAGE TREATMENT PLANT.
 10:29:49AM THEY HAVE BEEN UNDER ORDERS FROM THE STATE TO CORRECT THIS
 10:29:54AM ACTION.
 10:29:54AM WE'RE WORKING WITH THEM TO CONSTRUCT A DIRECT LEAD FROM
 10:29:59AM THEIR DISCHARGE FOR THEIR SEWER INTO THE MUNICIPAL SYSTEM,
 10:30:04AM WHICH WILL ELIMINATE THE NEED FOR THE PACKAGE TREATMENT
 10:30:08AM PLANT WHICH WILL BE DEMOLISHED AND REMOVED FROM THE SITE.
 10:30:11AM THIS IS A BACKSTOP.
 10:30:13AM AGAIN, IN THE EVENT RESIDENTS DO NOT PAY THE ONE-TIME
 10:30:18AM PAYMENT BY AUGUST 1st OF THIS YEAR IN THE AMOUNT OF

 10:30:21AM \$4,339.
 10:30:24AM I WANTED TO POINT OUT ALSO ON BOTH OF THESE, CYPRESS BEND
 10:30:30AM AND SUNNY GROVE, WE'VE MADE EVERY EFFORT TO GET STATE GRANTS
 10:30:35AM TO REDUCE THE COSTS AND, OF COURSE, THE VILLAGE IS
 10:30:38AM CONTRIBUTING 25% OF THE PROJECT COSTS TO THE RESIDENTS IN
 10:30:42AM THIS CASE.
 10:30:43AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL AS A
 10:30:48AM BACKSTOP FINANCING MEASURE.
 10:30:51AM >>Mayor Ribble: THIS IS ALSO A PUBLIC HEARING, SO, MADAM
 10:30:54AM CLERK, WILL YOU PLEASE READ THE TITLE OF THE RESOLUTION?
 10:30:56AM >>Carol Sacco: RESOLUTION 2026-07, A RESOLUTION OF THE
 10:31:00AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING THE
 10:31:02AM UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS
 10:31:05AM LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF
 10:31:08AM ESTERO TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL FOR THE
 10:31:11AM DECOMMISSIONING OF THE WASTEWATER PACKAGE FACILITY AND
 10:31:14AM INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR CYPRESS
 10:31:17AM BEND RV RESORT, STATING THE NEED FOR SUCH LEVY, MAKING
 10:31:22AM RELATED FINDINGS, PROVIDING FOR SEVERABILITY, AND PROVIDING
 10:31:25AM FOR AN EFFECTIVE DATE.
 10:31:26AM >>Mayor Ribble: THANK YOU.
 10:31:26AM IS THERE ANY PUBLIC COMMENT?
 10:31:28AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 10:31:30AM >>Mayor Ribble: THANK YOU.
 10:31:31AM IN THAT CASE, IS THERE ANY QUESTION OR DISCUSSION FROM

 10:31:33AM COUNCIL?
 10:31:34AM SEEING NONE, MAY I HAVE A MOTION, PLEASE?
 10:31:36AM VICE-MAYOR.
 10:31:39AM SECOND FROM COUNCILMAN WARD.
 10:31:42AM WILL YOU PLEASE CALL THE ROLL?
 10:31:44AM >>Jim Ward: AYE.
 10:31:46AM >>Rafael Lopez: AYE.
 10:31:46AM >>Lori Fayhee: AYE.

10:31:48AM >>Jeff Hunt: AYE.
 10:31:50AM >>Vice-Mayor Zalucki: AYE.
 10:31:51AM >>Mayor Ribble: AYE.
 10:31:51AM >>Robert Eschenfelder: MAYOR, JUST PROCEDURALLY, SO YOU
 10:31:56AM ALL UNDERSTAND, THE SUNNY GROVE, SINCE THAT IS UNIFIEDLY
 10:32:01AM OWNED, THEY ARE JUST GOING TO PAY, AND TALKING TO MR. WILEY,
 10:32:04AM MOST OF THE OWNERS HAVE ALREADY PUT IN THEIR CONTRIBUTION,
 10:32:06AM SO THAT'S ALL GOOD.
 10:32:07AM WITH CYPRESS, BECAUSE THERE ARE MANY DIFFERENT OWNERS, WE
 10:32:10AM HAVE GIVEN THEM UNTIL AUGUST 1st.
 10:32:13AM BUT IT'S NOT EXACTLY FINAL ACTION.
 10:32:16AM THE HOPE IS THAT MOST PEOPLE WILL PAY THEIR DISCOUNTED FEE
 10:32:21AM BY AUGUST 1st, BUT THERE ARE SOME, AND MR. WILEY
 10:32:24AM INDICATES, BECAUSE OF THEIR LIMITED FINANCIAL MEANS THEY ARE
 10:32:26AM NOT GOING TO BE ABLE TO DO THAT AND THEY ARE GOING TO WANT
 10:32:28AM TO OPT FOR BEING ASSESSED.
 10:32:30AM SO THERE WOULD BE ONE FINAL STEP, WHEN OCTOBER 1st COMES,

 10:32:35AM WE'LL LOOK AT WHO HAS PAID AND WHO HAS NOT.
 10:32:37AM THERE WILL BE A SMALLER LIST OF WHO HAS NOT.
 10:32:39AM THE COUNCIL WILL ONE FINAL TIME HAVE TO CERTIFY THAT LIST
 10:32:43AM OVER TO THE TAX COLLECTOR BECAUSE THOSE ARE THE FOLKS WHO
 10:32:46AM WILL GET ASSESSED.
 10:32:47AM I WANTED TO MAKE THAT CLEAR.
 10:32:48AM >>Mayor Ribble: THANKS FOR THE CLARIFICATION.
 10:32:49AM ITEM 10A, THE FIRST READING OF ZONING ORDINANCE 2026-04,
 10:32:57AM ESTERO FIRE DISTRICT REZONING.
 10:32:58AM MADAM CLERK, WILL YOU PLEASE READ THE TITLE OF THIS
 10:33:02AM ORDINANCE?
 10:33:04AM >>Carol Sacco: ORDINANCE 2026-04, AN ORDINANCE OF THE
 10:33:07AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
 10:33:09AM WITH CONDITIONS A REZONING FROM AGRICULTURAL AND CPD,
 10:33:14AM COMMERCIAL PLANNED DEVELOPMENT TO CFPD, COMMUNITY FACILITIES
 10:33:18AM PLANNED DEVELOPMENT, FOR APPROXIMATELY 9.5 ACRES LOCATED ON
 10:33:22AM THREE OAKS PARKWAY THAT INCLUDES THE EXISTING FIRE STATION,
 10:33:25AM PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE
 10:33:28AM DATE.
 10:33:30AM >>Mayor Ribble: THANK YOU.
 10:33:31AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS?
 10:33:34AM >>Steven Sarkozy: THANK YOU, MAYOR.
 10:33:35AM THIS IS A FIRST READING OF THE PLANNED REZONING FOR THE FIRE
 10:33:40AM DEPARTMENT TO ADD ADDITIONAL STORAGE AND PARKING SPACE
 10:33:44AM BEHIND THEIR HEADQUARTERS PROPERTY ON THREE OAKS PARKWAY.

 10:33:49AM THE INFORMATION IS IN YOUR PACKET IF YOU HAVE ANY QUESTIONS
 10:33:53AM OF STAFF, WE'RE PLEASED TO RESPOND.
 10:33:56AM BUT THIS WOULD COME BACK FOR US.
 10:34:00AM THE SECOND READING AND FINAL REZONING ON JUNE 3rd, AS WAS

10:34:03AM MENTIONED BY THE CLERK.
 10:34:04AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?
 10:34:06AM SEEING NONE, MAY I HAVE A MOTION TO PASS THE FIRST READING
 10:34:11AM OF ORDINANCE NUMBER 2026-04 AND SET THE SECOND READING FOR
 10:34:16AM JUNE 3rd, 2026?
 10:34:18AM >> SO MOVED.
 10:34:19AM >>Mayor Ribble: VICE-MAYOR.
 10:34:20AM SECONDED BY COUNCILMAN LOPEZ.
 10:34:21AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
 10:34:24AM >>Jeff Hunt: AYE.
 10:34:26AM >>Lori Fayhee: AYE.
 10:34:26AM >>Rafael Lopez: AYE.
 10:34:28AM >>Jim Ward: AYE.
 10:34:30AM >>Vice-Mayor Zalucki: AYE.
 10:34:31AM >>Mayor Ribble: AYE.
 10:34:31AM THAT BRINGS US TO COUNCIL COMMENTS.
 10:34:38AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?
 10:34:40AM MR. HUNT.
 10:34:42AM >>Jeff Hunt: COMMENT RELATED TO SUNNY GROVE AND CYPRESS
 10:34:46AM BEND.
 10:34:47AM I HAD MEETINGS WITH BOTH ORGANIZATIONS, INCLUDING OUR STAFF

 10:34:51AM HERE AT THE VILLAGE.
 10:34:52AM IT WORKED VERY WELL.
 10:34:54AM I WANT TO POINT OUT THAT WE GET TO THIS POINT, WHICH IS
 10:34:58AM REALLY GOOD FOR THE COMMUNITY, AND EVERYONE WORKED VERY WELL
 10:35:03AM TOGETHER AND THE STAFF.
 10:35:06AM >>Mayor Ribble: THANK YOU.
 10:35:07AM MR. ESCHENFELDER?
 10:35:09AM >>Robert Eschenfelder: NOTHING.
 10:35:11AM >>Steven Sarkozy: COUNCIL MEMBERS, I'D LIKE TO INTRODUCE A
 10:35:13AM NEW MEMBER OF STAFF, MIKE MANNING.
 10:35:17AM HE'S HERE WITH US.
 10:35:18AM MICHAEL, IF YOU WOULD STAND AND WAVE TO THE COUNCIL.
 10:35:20AM MICHAEL IS COMING ON BOARD OR CAME ON BOARD LAST MONDAY AS
 10:35:24AM OUR ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR AND KIND OF
 10:35:27AM HYBRID TITLE, ASSISTANT CITY MANAGER.
 10:35:30AM THERE ARE A LOT OF ACTIVITIES THAT GO ON THAT KIND OF BLEND
 10:35:34AM OVER WITH A SMALL STAFF WE HAVE MULTIPLE HATS ON MULTIPLE
 10:35:39AM ISSUES, OF COURSE.
 10:35:40AM MICHAEL COMES TO US AS PREVIOUSLY THE DIRECTOR OF
 10:35:43AM INNOVATION, RESILIENCE, AND PERFORMANCE AT THE ST. LUCIE
 10:35:47AM COUNTY OVER ON THE EAST COAST.
 10:35:49AM HE PREVIOUSLY HELD POSITIONS AS INTERIM CITY ADMINISTRATOR,
 10:35:53AM ASSISTANT CITY MANAGER, AND ASSISTANT TO THE CITY MANAGER IN
 10:35:56AM THE CITY OF MEXICO BEACH AND THE CITY OF LAKE WALES.
 10:36:00AM HE HAS HIS MASTERS OF PUBLIC ADMINISTRATION AND HIS

10:36:05AM BACHELORS IN PUBLIC ADMINISTRATION AT THE UNIVERSITY OF
 10:36:07AM SOUTH FLORIDA.
 10:36:09AM HIS REFERENCES WERE EXEMPLARY.
 10:36:13AM AND HE'S ALSO EARNED THE RISING STAR AWARD FOR THE STATE OF
 10:36:19AM FLORIDA CITY AND COUNTY MANAGERS ASSOCIATION.
 10:36:23AM SO THAT'S ALL OF THE LEADERSHIP WITHIN THAT ORGANIZATION
 10:36:28AM WHICH INCLUDES MOST OF THE CITIES AND COUNTIES IN THE STATE
 10:36:32AM SELECTING ONE PERSON AS THE RISING STAR.
 10:36:35AM HE'S GOTTEN THAT.
 10:36:37AM GREAT BACKGROUND TO HELP THE WHOLE ORGANIZATION AND STAFF AS
 10:36:44AM WE MOVE FORWARD.
 10:36:45AM WE'D LIKE TO WELCOME HIM TO STAFF.
 10:36:47AM IF YOU SEE HIM IN THE HALLWAYS, JUST SAY HI.
 10:36:51AM >>Mayor Ribble: WELCOME, MICHAEL.
 10:36:52AM WE'RE HAPPY TO HAVE YOU ON BOARD.
 10:36:53AM THANK YOU SO MUCH.
 10:36:54AM I KNOW MARY APPRECIATES YOUR HELP IN HAVING AN ASSISTANT.
 10:37:00AM THANK YOU.
 10:37:00AM AT THIS TIME, WE WILL ADJOURN THE REGULAR SESSION AND
 10:37:04AM CONVENE TO THE WORKSHOP ITEMS.
 10:37:05AM STEVE, ARE YOU GOING TO INTRODUCE THIS?
 10:37:12AM >>Steven Sarkozy: YES, I'LL INTRODUCE THIS VERY QUICKLY.
 10:37:14AM AS PART OF THE BUDGET PROCESS, WE'RE AT THAT POINT OF THE
 10:37:18AM YEAR WHERE WE'RE INTRODUCING THE CAPITAL IMPROVEMENT PROGRAM
 10:37:27AM AS A KEY ELEMENT IN THE 26-27 BUDGET.

 10:37:33AM WE'LL BE PRESENTING IN THE MONTH OF JUNE THE GENERAL FUND
 10:37:39AM BUDGET.
 10:37:39AM THIS IS A QUICK LOOK AT THE CAPITAL IMPROVEMENT PROGRAM,
 10:37:42AM WHICH WILL LIKELY UNDERGO A NUMBER OF DIFFERENT REVISIONS
 10:37:46AM UNTIL FINAL APPROVAL IN OCTOBER.
 10:37:48AM THIS IS FOLLOWING THE SAME PROCESS THAT WE'VE DONE IN THE
 10:37:52AM PAST.
 10:37:55AM AND WHAT WE HAVE HERE IS PRESENTATION OF ALL OF THE PROJECTS
 10:37:58AM THAT HAVE COME FORWARD THAT ARE DIVIDED UP INTO THREE
 10:38:02AM CATEGORIES.
 10:38:02AM ONE ARE THE PROJECTS THAT WE'RE PROPOSING TO COMPLETE IN THE
 10:38:06AM NEXT FIVE YEARS, A SHORT LIST OF PROJECTS THAT WE'RE NOT
 10:38:11AM ABLE TO GET TO, WHICH IS THE SECOND CATEGORY.
 10:38:14AM AND LASTLY IS A ROLL UP OF ALL OF THE PROJECTS THAT ARE IN
 10:38:17AM OUR CAPITAL IMPROVEMENT PROGRAM AS KIND OF A MEMORY BANK SO
 10:38:22AM THAT WE DON'T FORGET ANYTHING OVER THE COURSE OF TIME.
 10:38:25AM DAVID WILLEMS, OUR DIRECTOR OF PUBLIC WORKS, IS HERE TO
 10:38:30AM PRESENT THE PROJECT.
 10:38:31AM AND THIS BEING THE FIRST INTRODUCTION, WE'RE CERTAINLY OPEN
 10:38:35AM TO YOUR COMMENTS, WHETHER IT'S HERE, IN BRIEFINGS, OR AT
 10:38:40AM FUTURE MEETINGS AS WE MOVE FORWARD TO CONSIDER THIS.
 10:38:44AM SO THIS IS A DYNAMIC SET OF DOCUMENTS.

10:38:50AM WE FULLY INTEND THERE TO BE CHANGES AS WE'VE DONE EVERY YEAR
 10:38:55AM SINCE WE INCORPORATED.
 10:38:57AM BUT THIS IS AN IMPORTANT FIRST LOOK AT THE CAPITAL

 10:39:00AM IMPROVEMENT PROGRAM.
 10:39:01AM WITH THAT, I'LL TURN IT OVER TO DAVID.
 10:39:03AM >>Mayor Ribble: THANK YOU, STEVE.
 10:39:04AM HELLO, DAVID.
 10:39:05AM >>David Willems: GOOD MORNING.
 10:39:06AM FIRST, I WANT TO GO OVER THE FORMAT A LITTLE BIT.
 10:39:11AM WE'RE SENDING IT IN A LITTLE DIFFERENT WAY THAN WE HAVE IN
 10:39:13AM THE PAST.
 10:39:14AM MOSTLY BECAUSE THIS WILL BE THE FIRST FIVE-YEAR PERIOD THAT
 10:39:17AM WE'RE ANTICIPATING TAKING OUT DEBT.
 10:39:19AM SO IN ORDER TO BE AS TRANSPARENT AS WE CAN, WE PUT THOSE
 10:39:23AM TYPE OF ASSUMPTIONS RIGHT UP FRONT SO EVERYBODY KNOWS
 10:39:26AM EXACTLY WHAT WE'RE PLANNING ON DOING.
 10:39:28AM AND IF YOU LOOK AT IT, THE BUDGET THAT WE HAVE PRESENTED
 10:39:32AM HERE INCLUDES A \$12.7 MILLION LOAN THAT WE WOULD EXPECT TO
 10:39:37AM GET HERE IN THE NEXT COUPLE OF MONTHS.
 10:39:39AM IT INCLUDES \$69 MILLION IN BONDING, AND WHAT THAT ALLOWS US
 10:39:43AM TO DO IS BERT AND THE SPORTS PARK.
 10:39:51AM IT ACTUALLY ALSO INCLUDES BOND PAYMENTS PER YEAR TO MAKE
 10:39:53AM SURE THAT WE'RE TAKING THOSE INTO ACCOUNT BECAUSE WE'LL HAVE
 10:39:56AM LESS MONEY TO SPEND IN FUTURE YEARS.
 10:39:58AM AND THEN JUST WANTED TO MAKE SURE COUNCIL AND THE PUBLIC
 10:40:02AM UNDERSTANDS, THIS DOESN'T INCLUDE ANY ADDITIONAL BONDING
 10:40:05AM THAT MIGHT BE NEEDED FOR UEP PROJECTS IN THE FUTURE.
 10:40:07AM THE REASON WE DIDN'T INCLUDE THAT DIRECTLY, THOSE BONDS

 10:40:12AM WOULD NOT BE SOMETHING THAT THE VILLAGE WOULD PAY.
 10:40:14AM IT WOULD BE ON OUR ROLLS, BUT ACTUALLY THE RESIDENTS WOULD
 10:40:16AM BE THE ONES THAT ARE PAYING THAT BACK.
 10:40:18AM SO IT DOESN'T COME OUT OF OUR FUND, BUT IT SHOWS UP AS A
 10:40:22AM DEBT TO THE VILLAGE.
 10:40:23AM THOSE ARE THE NUMBERS AT THE END OF FIVE YEARS WITH THE
 10:40:29AM BUDGET THAT WE HAVE PROPOSED HERE. THOSE ARE THE DOLLARS WE
 10:40:33AM STILL HAVE AVAILABLE IN EACH OF THOSE FUNDS. THERE'S ROOM
 10:40:38AM FOR SOME PROJECTS IN THE YEAR FOUR, FIVE TO BRING SOME
 10:40:42AM SMALLER PROJECTS IN.
 10:40:43AM WE JUST DIDN'T SPEND ALL OF IT -- IT GIVES US A LITTLE BIT
 10:40:47AM OF BUFFER GOING FORWARD.
 10:40:49AM IF YOU LOOK, AFTER THIS PAGE, WE HAVE A SET OF SHEETS, AND
 10:40:53AM THESE ARE BASICALLY OVER THE NEXT FIVE YEARS ALL OF THE
 10:40:56AM PROJECTS THAT WE PLAN ON DOING -- COMPLETING.
 10:41:02AM WE HAVE IT SPLIT UP BY ROADWAY, INTERSECTION, KIND OF THE
 10:41:05AM WAY WE HAVE IN THE PAST.
 10:41:06AM BROADWAY WEST AND VIA COCONUT RAILROAD CROSSING.

10:41:12AM THIS IS ONE, THE RAILROAD CROSSING, WE'RE NOT SURE WHAT THE
 10:41:16AM FUNDS ARE GOING TO BE REQUIRED.
 10:41:17AM SO IF WE WERE ABLE TO PURCHASE THE PROPERTY FROM SEMINOLE
 10:41:20AM GULF, IT WOULD POSSIBLY MAYBE BE A COUPLE HUNDRED THOUSAND
 10:41:24AM TO DO THAT CROSSING.
 10:41:25AM IF WE WERE NOT ABLE TO GET THE PROPERTY FROM SEMINOLE GULF,
 10:41:28AM IT'S PROBABLY GOING TO BE MORE THE 650 TO 700,000 TO DO IT

 10:41:33AM JUST BECAUSE OF THE COORDINATION WITH SEMINOLE GULF.
 10:41:35AM I'M NOT GOING TO GO OVER IN GREAT DETAIL UNLESS COUNCIL
 10:41:40AM WANTS TO.
 10:41:40AM THIS IS REALLY AN INTRODUCTION SO THAT COUNCIL AND THE
 10:41:44AM PUBLIC SEE WHAT THE KIND OF DRAFT PLAN IS SO THAT IN FUTURE
 10:41:48AM MEETINGS COUNCIL AND THE PUBLIC CAN PROVIDE INPUT, YOU KNOW,
 10:41:52AM ARE THERE PROJECTS THAT SHOULD BE MOVED IN OR OUT.
 10:41:54AM KEEP IN MIND, GENERALLY, ESPECIALLY IN THE FIRST THREE
 10:41:56AM YEARS, IF WE MOVE A PROJECT IN, THAT MEANS ANOTHER PROJECT
 10:42:00AM HAS TO MOVE OUT.
 10:42:01AM THOSE NUMBERS THAT WE HAVE EXTRA ARE AT THE END OF THE FIVE
 10:42:04AM YEARS.
 10:42:05AM WE PRETTY MUCH OVER THE NEXT THREE YEARS SPEND ALL OF THE
 10:42:08AM MONEY THAT WE HAVE ACCORDING TO THIS PLAN.
 10:42:11AM SO WE KEEP IN SOME OF THE PROJECTS THAT EVEN THE VILLAGE
 10:42:13AM ISN'T GOING TO PAY FOR, SOME OF THE TRAFFIC SIGNALS, THINGS
 10:42:18AM LIKE THAT.
 10:42:18AM YOU'LL NOTICE IN HERE THAT WE DO HAVE EXPECTING THAT WE
 10:42:22AM PROBABLY ARE GOING TO MOVE FORWARD WITH SOME SORT OF A
 10:42:24AM TRAFFIC SIGNAL IN THE FOUNTAIN LAKES VIA RAPALLO AREA.
 10:42:31AM THAT'S LIKELY NOT SOMETHING THE VILLAGE WILL PAY FOR.
 10:42:34AM WE'RE FUNDING THE STUDY BUT THE ACTUAL CONSTRUCTION WILL
 10:42:37AM LIKELY BE FROM THE PEOPLE WHO BENEFIT FROM IT.
 10:42:39AM WE ADDED SOME ADDITIONAL STUDIES AND LOOKING INTO DIFFERENT
 10:42:43AM THINGS THAT WERE RECOMMENDED IN THE MOST RECENT TRAFFIC

 10:42:46AM STUDY.
 10:42:47AM SO THAT'S WHAT THIS ESTERO PARKWAY U.S. 41 IS TO STUDY THE
 10:42:51AM INTERSECTION WITH WALMART AND OSPREY COVE TO UNDERSTAND WHAT
 10:42:54AM SHOULD BE DONE IN THAT INTERSECTION.
 10:42:56AM IT IS UPDATED TO INCLUDE THE PROJECTS THAT WERE RECOMMENDED
 10:43:01AM IN THE MOST RECENT STUDY.
 10:43:03AM YOU'LL NOTICE HERE BECAUSE OF A LOT OF THE IMPROVEMENTS THAT
 10:43:09AM WE'RE DOING TO THE PARK AND WITH BERT, A LOT OF THE BIKE-PED
 10:43:13AM PROJECTS HAVE BEEN PULLED OUT OF THE CURRENT PLAN.
 10:43:16AM WITH THE EXCEPTION OF WE HAVE \$7 MILLION TO DO IMPROVEMENTS
 10:43:22AM TO THE BERT, THE SUN TRAIL GOING FORWARD, IF WE PURCHASE THE
 10:43:26AM PROPERTY.
 10:43:27AM WHAT WE'RE HOPING THERE IS THAT WE'LL BE ABLE TO GET HALF.
 10:43:31AM THE VILLAGE PAYS 50% AND THEN GRANT FUNDING FOR THE OTHER

10:43:35AM 50%.
 10:43:37AM LANDSCAPING, BECAUSE OF THE CONSTRAINTS THAT WE HAVE FROM A
 10:43:40AM BUDGET, THOSE HAVE ALL BEEN TAKEN OUT OF THIS PLAN.
 10:43:44AM THERE ARE SOME PROJECTS THAT WE HAVE DESIGNED, IN THIS DRAFT
 10:43:48AM C.I.P., THEY HAVE BEEN PUSHED BACK OUT PAST THE FIVE YEARS.
 10:43:52AM PARKS AND REC IS WHERE WE BROUGHT IN A LOT OF THE FUNDING
 10:43:55AM FOR THE SPORTS PARK REALLY IS WHERE THAT IS.
 10:43:58AM RIVER OAKS IS SHOWN.
 10:43:59AM BUT REMEMBER THAT'S SOMETHING THAT THE VILLAGE ISN'T
 10:44:01AM ACTUALLY PAYING FOR.
 10:44:02AM THAT IS ACTUALLY A GRANT.

 10:44:04AM SO WE PAY IT AND THEN WE'LL GET THE MONEY REIMBURSED TO US.
 10:44:07AM AND THEN STORMWATER PROJECTS, THAT'S ANOTHER ONE THAT IS A
 10:44:11AM GRANT.
 10:44:12AM UTILITY, THESE ARE THE TWO UEP PROJECTS THAT WE GOT \$800,000
 10:44:16AM FOR, SO WE'LL BE MOVING FORWARD WITH BOTH OF THOSE.
 10:44:19AM AND THEN THE BIG ONE IS THE BERT, THAT THERE'S \$19 MILLION
 10:44:22AM IN THERE.
 10:44:23AM AND THEN IF YOU LOOK AT THE NEXT ONE, I WON'T GO OVER THIS
 10:44:27AM IN AS MUCH DETAIL.
 10:44:28AM THESE ARE THE PROJECTS NOT CURRENTLY IN THE FIVE-YEAR C.I.P.
 10:44:31AM THIS ISN'T EVERY PROJECT ON THE LIST.
 10:44:33AM IT'S THE PROJECTS THAT FROM A COUNCIL STANDPOINT, STAFF HAS
 10:44:37AM BEEN DIRECTED AT ONE POINT OR ANOTHER OVER THE LAST SEVERAL
 10:44:40AM YEARS TO MOVE FORWARD WITH AT LEAST A PORTION OF IT.
 10:44:42AM SO THIS IS JUST REMINDING THAT THERE ARE PROJECTS THAT HAD
 10:44:45AM TO BE PUSHED BACK BECAUSE OF BERT AND THE SPORTS PARK.
 10:44:49AM AND THEN THE LAST GROUP OF PAGES IS REALLY THE MORE
 10:44:58AM STANDARD, THIS IS WHAT WE'VE LOOKED AT IN THE PAST.
 10:45:02AM BASICALLY, IT HAS EVERY PROJECT THAT HAS EVER BEEN IN ONE OF
 10:45:06AM OUR MASTER PLANS LISTED HERE.
 10:45:08AM JUST KEEP IN MIND SOME OF THEM PROBABLY WON'T HAPPEN FOREVER
 10:45:12AM MAYBE OR AT LEAST 20 OR 30 YEARS.
 10:45:14AM IT'S JUST A PLACE FOR US TO REMEMBER THE PROJECTS AND MAYBE
 10:45:18AM IN 20 YEARS THEY WILL BE ABLE TO DO THEM.
 10:45:22AM RIGHT NOW, THERE ARE A LOT MORE PROJECTS THAN WE HAVE

 10:45:24AM FUNDING FOR.
 10:45:24AM SO WITH THAT, I CAN ANSWER ANY QUESTIONS.
 10:45:27AM AS WE GO THROUGH THE PROCESS, WE'LL BE ABLE TO MOVE THINGS
 10:45:30AM AROUND IF COUNCIL WANTS TO.
 10:45:31AM >>Mayor Ribble: THANK YOU, DAVID.
 10:45:33AM I REALLY LIKE THIS FORMAT.
 10:45:34AM THIS FORMAT IS DIFFERENT.
 10:45:35AM IT'S REALLY EASY TO UNDERSTAND AND SEE AND THEN STILL TO
 10:45:38AM HAVE THE ORIGINAL FORMAT WHERE EVERYTHING IS PUT IN PLACE.
 10:45:40AM ANY QUESTIONS?

10:45:42AM >>Jim Ward: SANDY LANE BIKE-PED IMPROVEMENTS THAT YOU JUST
 10:45:47AM REFERENCED FOR 7 MILLION FOUR FIFTY.
 10:45:51AM EXPLAIN TO ME THE DIFFERENCE BETWEEN THE TOTAL COST OF
 10:45:54AM 300,000 AND 7 MILLION FOUR FIFTY.
 10:45:57AM WHAT ARE YOU SAYING?
 10:45:58AM >>David Willems: REALLY GOOD QUESTION.
 10:46:00AM IF YOU REMEMBER, WE ACTUALLY HAVE THE BRIDGE THAT WE HAVE,
 10:46:04AM SO THAT IS TO ACTUALLY GET THE BRIDGE DELIVERED AND THEN
 10:46:07AM WE'LL INSTALL IT LATER.
 10:46:08AM THAT'S A PLACE HOLDER FOR WHEN WE HAVE TO PAY FOR THE BRIDGE
 10:46:12AM TO GET DELIVERED.
 10:46:15AM >>Jim Ward: 7 MILLION FOUR FIFTY IN OUR CURRENT.
 10:46:19AM >>David Willems: NO.
 10:46:20AM >>Jim Ward: SO WHY WOULD THAT BE TREATED DIFFERENTLY THAN
 10:46:23AM PROJECTS NOT IN THE FIVE-YEAR C.I.P.?

 10:46:25AM >>David Willems: BECAUSE WE'RE PUTTING MONEY INTO IT.
 10:46:27AM WE'RE ACTUALLY SPENDING A PORTION OF THAT.
 10:46:29AM >>Jim Ward: 300,000?
 10:46:30AM >>David Willems: YEAH.
 10:46:31AM IT'S JUST SO WHEN YOU ADD UP ALL THOSE PROJECTS, IT ADDS UP
 10:46:38AM TO WHAT THE FIVE-YEAR TOTAL IS ON THIS BIGGER SPREADSHEET.
 10:46:41AM >>Jim Ward: YEAH, I UNDERSTAND THAT.
 10:46:43AM IT JUST STRIKES ME AS BASICALLY THE SAME THING.
 10:46:47AM YOU'RE NOT ANTICIPATING DOING IT IN FIVE YEARS, RIGHT?
 10:46:50AM >>David Willems: CORRECT.
 10:46:51AM BUT I THINK THERE ARE A COUPLE OF PROJECTS THAT SHOW UP IN
 10:46:54AM BOTH.
 10:46:55AM SO SANDY LANE AND IF YOU LOOK AT THE SPORTS PARK PHASE TWO,
 10:46:58AM IT SHOWS UP IN BOTH PLACES BECAUSE WE'RE DOING A PORTION OF
 10:47:02AM IT WITHIN THE NEXT FIVE YEARS, GRANTED FOR SANDY LANE IT IS
 10:47:05AM A REALLY SMALL PORTION, BUT WE'RE NOT FINISHING IT.
 10:47:08AM FOR PHASE TWO, IT'S A \$42 MILLION PROJECT, WE'RE ONLY DOING
 10:47:12AM 22 MILLION WITHIN THE NEXT FIVE YEARS.
 10:47:16AM I'LL TRY TO ADD SOME NOTES OR SOMETHING MAYBE TO CLARIFY
 10:47:19AM THAT.
 10:47:20AM BECAUSE IT IS VERY CONFUSING, WHY IS IT HERE AND WE'RE NOT
 10:47:24AM REALLY DOING IT.
 10:47:25AM >>Jim Ward: IT IS A LARGE AMOUNT, TOO.
 10:47:27AM SECOND QUESTION, BERT, 19 MILLION INDICATED AS GENERAL
 10:47:32AM FUNDS, BUT ISN'T THAT PART OF OUR DEBT PROCESS?

 10:47:36AM OR IS THE ASSUMPTION ALL DEBT GO INTO GENERAL FUNDS --
 10:47:41AM >>David Willems: YES.
 10:47:45AM >>Jim Ward: THAT'S IT.
 10:47:46AM >>Mayor Ribble: OKAY.
 10:47:47AM ANYTHING ELSE?
 10:47:49AM >>Jeff Hunt: QUICK COMMENT.

10:47:50AM FIRST OF ALL, THANK YOU.
 10:47:52AM I LIKE THE FORMAT AS WELL.
 10:47:53AM WHAT I SAW WAS A SPENDING THAT FINISHES WHAT WE STARTED,
 10:48:00AM SPORTS PARK, FOR EXAMPLE.
 10:48:01AM THAT'S KEY, RIGHT?
 10:48:02AM BIG BUSINESS FOR US.
 10:48:04AM ALSO INFORMED BY LISTENING TO OUR RESIDENTS, AND THERE IS A
 10:48:07AM GREAT DEAL OF WORK ON TRAFFIC THAT IS A RESULT OF THE
 10:48:10AM TRAFFIC STUDY.
 10:48:11AM REALLY GLAD TO SEE DOING THAT.
 10:48:13AM AND PARKS AND REC AS WELL.
 10:48:15AM THAT'S WHAT OUR RESIDENTS HAVE KIND OF INDICATED THAT IS
 10:48:17AM IMPORTANT TO THEM.
 10:48:18AM I SEE THAT THOSE ARE IN THE FRONT END OF ALL THIS AND I
 10:48:21AM REALLY APPRECIATE THAT.
 10:48:23AM >>Mayor Ribble: YES, STEVE.
 10:48:24AM >>Steven Sarkozy: MAYOR AND COUNCIL, WITH YOUR ACCEPTANCE OF
 10:48:27AM THIS REPORT, WE'LL POST THIS ON THE WEBSITE AND WE'LL ALSO
 10:48:31AM FORWARD IT TO VARIOUS GROUPS THAT HAVE EXPRESSED INTEREST.

 10:48:37AM WE'LL GET, I'M SURE, FEEDBACK, AS WE CONSIDER THE FINAL
 10:48:41AM ADOPTION OF THIS IN OCTOBER.
 10:48:44AM >>Mayor Ribble: THAT'S IN AGREEMENT WITH EVERYONE?
 10:48:45AM POST IT.
 10:48:47AM >>Steven Sarkozy: GREAT.
 10:48:48AM >>Mayor Ribble: AND THAT FINISHES OUR AGENDA.
 10:48:51AM MAY I HAVE A MOTION TO ADJOURN?
 10:48:52AM MS. FAYHEE AND MR. WARD.
 10:48:58AM THANK YOU ALL.
 10:48:59AM AND THANK YOU FOR EVERYONE THAT WAS HERE.

DISCLAIMER:

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

In Recognition

To

Delaney Felton Estero High School

The Village Council of the Village of Estero proudly recognizes Delaney Felton as an exceptional student, leader, and community member who consistently demonstrates positivity, dedication, and enthusiasm. Ranked 13th in her senior class with a weighted GPA of 5.30, she earned her ACE Diploma and was recognized as an Outstanding Cambridge Scholar for her academic excellence.

She has shown strong leadership through Student Government, co-founding the Book Club, and active involvement in organizations including National Honor Society, Best Buddies, and Interact Club. Delaney is also committed to community service, volunteering with the Ronald McDonald House, Estero Life Care Center, and other local projects.

In addition, her participation in competitive dance, cheerleading, track, and cross country reflects her strong work ethic and well-rounded character.

Delaney will be an outstanding addition to West Virginia University. Go Mountaineers!

Presented on this 20th day of May 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember

In Recognition

To

Abbi Morales /Bonita Springs High School

The Village Council of the Village of Estero proudly recognizes Abbi Morales, a senior at Bonita Springs High School, who exemplifies leadership, character, and dedication both on and off the field.

Abbi has earned an impressive 4.56 weighted GPA while balancing a demanding athletic schedule, including three years as a varsity wide receiver on the flag football team and three years on the varsity soccer team. Her ability to excel in both academics and athletics reflects her exceptional work ethic, discipline, and commitment.

Described by her coach as "literally the best teammate I have ever coached," Abbi is known for being selfless, dependable, hardworking, kind, and gritty. She played a key role in leading the flag football team to an outstanding 19-1 season, including dominant performances against rival Estero, highlighted by a 25-6 victory and a season sweep. The team's record-setting 15-0 regular season stands as a testament not only to its athletic talent, but also to the leadership and team-first attitude that Abbi consistently demonstrates.

Abbi's impact extends far beyond the field, as she sets a standard for excellence, sportsmanship, and what it means to be a true teammate who exemplifies Bull Shark pride.

Presented on this 20th day of May 2026.



Joanne Ribble, Mayor



George Zalucki, Vice Mayor



Jeff Hunt, Councilmember



Jon McLain, Councilmember



Lori Fayhee, Councilmember



Rafael Lopez, Councilmember



Jim Ward, Councilmember

THE VILLAGE OF ESTERO *PROCLAMATION*

WHEREAS, American Gold Star Mothers of Southwest Florida, Inc., finds strength in the fellowship of other Gold Star Mothers who strive to keep the memory of their sons and daughters alive by working to support veterans, active duty service members, their families, families of the fallen, and the community; and;

WHEREAS, the mission of the American Gold Star Mothers of Southwest Florida, Inc. is to honor the sacrifice of our fallen heroes while offering material support to veterans, their families, and families of the fallen, as well as providing education regarding patriotism, community awareness, and the true price of freedom; and

WHEREAS, the organization serves communities in Lee and Collier Counties and partners with other Veteran Service Organizations both locally and throughout the State of Florida; and

WHEREAS, the dedication, compassion, and service demonstrated by the American Gold Star Mothers of Southwest Florida, Inc. exemplify the highest ideals of patriotism, remembrance, and community service; and

NOW, THEREFORE, I, Joanne Ribble, Mayor of the Village of Estero, Lee County, Florida, do hereby proclaim that the Village of Estero proudly recognizes the contributions and service of the "American Gold Star Mothers of Southwest Florida, Inc." in Estero, Florida.

IN WITNESS THEREFORE, I have hereunto set my hand and caused the seal of the Village of Estero to be affixed, this day of 20th day of May 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**

May 6, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Angi Jeffcoat Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also present

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

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember McLain

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

In Person

Deborah Stapleton, Estero

4. CONSENT AGENDA

(a) April 15, 2026 Village Council Meeting Minutes

(b) Financial Report for Month ended March 2026

Motion: Motion to approve consent agenda.

Motion by: Councilmember Ward

Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

6. ACTIONS

(a) Adoption of First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District pertaining to Fire impact fees

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember McLain and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved First Amendment to Interlocal Agreement between the Village of Estero and Estero Fire Rescue District

Vote: (Roll Call)

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

Nay:

Abstentions:

- (b) Adoption of First Amendment to Interlocal Agreement Between San Carlos Park Fire Protection & Rescue Services District and Village of Estero

Staff Presentation/Comments

None

Council Questions or Comments

None

Public Comments

None

Motion: Motion to approve First Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection & Rescue Services District and Village of Estero.

Motion by: Councilmember Fayhee

Seconded by: Councilmember Lopez

Action: Approved First Amendment to Interlocal Agreement between the Village of Estero and San Carlos Park Fire Protection & Rescue Services District and Village of Estero

Vote: (Roll Call)

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

Nay:

Abstentions:

- (c) River Ranch Road Traffic Calming & Safety Improvements

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Hunt, Lopez, McLain, and Mayor Ribble

Public Comments

In Person

Gordan Constick, Estero

Patrick McGarry, Spring Ridge

Motion: Motion to approve award of Contract EC2022-31 TA 06 Change Order 01 to Trebilcock Consulting Services to provide professional service to the River Ranch Road traffic calming and safety improvements for a not to exceed amount of \$34,600, approve a \$3,400 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the Change Order and other additional implementing documents within the scope of the Change Order on behalf of the Village of Estero Council.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Lopez

Action: Approved award of Contract EC2022-31 TA 06 Change Order 01 to Trebilcock Consulting Services to provide professional service to the River Ranch Road traffic calming and safety improvements for a not to exceed amount of \$34,600, approve a \$3,400 contingency for additional services that may be required to complete the project, and authorize the Village Manager to sign the Change Order and other additional implementing documents within the scope of the Change Order 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:

(d) First Amendment to Service Agreement - Kemper Sports Management LLC

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Presentation/Information by

Michael Comparato, Vieste

Will Spence, Kemper Sports Management LLC

Council Questions or Comments

Councilmembers Ward, McLain, and Vice Mayor Zalucki

Public Comments

None

Motion: Motion to approve the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 per year.

Motion by: Councilmember Hunt
Seconded by: Councilmember Lopez

Action: Approved award the first amendment to services agreement between the Village of Estero and Kemper Sports Management LLC for a total contract amount of \$218,688 per year.

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

7. SECOND READING AND PUBLIC HEARING

(a) Second Reading Ordinance No. 2026-03 regarding non-conforming lots

An Ordinance of the Village of Estero, Florida, Amending § 9-503 of the Village Land Development Code Related to Non-Conforming Lots; Making Related Findings; Providing for Severability; and Providing for an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Ordinance No. 2026-03.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Fayhee

Action: Adopted Ordinance No. 2026-03.

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

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

Staff Presentation/Comments
Steve Sarkozy, Village Manager

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

Presentation/Information by
Michael Comparato, Vieste

9. VILLAGE ATTORNEY’S REPORT

None

10. VILLAGE MANAGER’S REPORT

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Presentation/Information by
Michael Comparato, Vieste

Council Questions or Comments
Councilmembers McLain, Fayhee, Vice Mayor Zalucki, and Mayor Ribble

11. ADJOURNMENT at 10:51 am

Motion by Councilmember McLain

ATTEST:

By: _____

Carol Sacco, CMC, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____

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
DATE: MAY 20, 2026

Agenda Item:

Consideration of a request for a code enforcement lien mitigation (case # 24100037) from SWFL PARK PLACE L.L.C. relating to the property at 20660 Park Place, Estero, FL 33928 in the Estero River Heights Community.

Staff does not recommend accepting the owner's request to release the Village's code enforcement lien against the property. Staff recommends the owner be required to pay the full cost of the lien (\$24,000.00) as well as the Village's costs of investigation (\$300.19).

Description:

There is one code enforcement lien on the subject property for work without permits. The current owner has requested a lien release.

SWFL Park PL, LLC, acquired the residential property at 20660 Park Pl, Estero, FL 33928 in October of 2023. The owner was cited in October of 2024 for a "permits required" violation. As part of an audit by FEMA, 20660 Park Pl was on a list of FEMA addresses that were deficient for doing work without permits because of damage/flooding from Hurricane Ian. 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 October 17, 2025. The owner was notified by certified mail but did not attend the hearing. The Special Magistrate imposed a \$200.00 daily fine beginning on November 20, 2025 which, when recorded at 2025000328226, became a lien on the property. A code enforcement lien in the amount of \$24,000.00 (plus \$307.38 in costs of investigation) now amounts to \$24,307.38. This amount accumulated over 120 days of non-compliance based on the calculation from November 20, 2025, the date of the order imposing fines; to March 19, 2026, the date the Village staff determined the property had been brought into compliance.

The property owner, Mr. Coppens, is disputing the violations and the lien, since he purchased the property after the hurricane and damage was already done. Mr. Coppens, however, did additional work on the property after he purchased it. No permits were

issued for the work done at that time. Mr. Coppens, owner of SWFL Park Pl, LLC, is using the property as a rental and has had it listed on VRBO and Airbnb.

The owner has submitted the attached document (Request for Fine Review) requesting the release of lien against the property. He has claimed he was not notified of the Magistrate hearing and has placed blame on the floodplain manager. He requested to speak to her supervisor, Community Development Director Gibbs. Upon further investigation by the supervisor and Building Official, staff found that Mr. Coppens did not submit sufficient cost documentation for the improvements and renovations made to the home. Mr. Coppens argued that he did not need to submit additional information. Staff found that Mr. Coppens was treated consistent with all owners related to the proper documentation of costs. Mr. Coppens eventually submitted sufficient information.

Staff does not believe the owner's justification is sufficient to reduce the lien. The property does have significant market value, and the owner appears to be of reasonable economic means. On more than one occasion through phone conversations with the Code Enforcement Manager and Community Development Director, the owner has stated that he owns 36 other properties.

Action Requested:

While staff does not recommend granting the applicant's request, the decision to grant a partial or total release of a code enforcement lien is within the sole discretion of Village Council.

Financial Impact: The Village would recover all the code fines and cost of investigation.

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
SWFL PARK PLACE L L C	PO BOX 62684 FORT MYERS, FL 33906	20660 PARK PL, ESTERO, FL 33928

Legal Description

ESTERO RIVER HEIGHTS UNIT 3 PB 25 PG 133 LOT 3

Description

PERMITS REQUIRED

Case Status Closed **Case #** 24100037

Notes Please see the attached letter and contact The Village of Estero Permitting Department for assistance with the permitting process at 239-221-5036

All permits must be filled out online through The Village of Estero website at the link below
<https://estero-fl.gov/building-permit-application/>

PLEASE DO NOT CONTACT CODE ENFORCEMENT, CORRECTIVE ACTION MUST BE TAKEN THROUGH THE VILLAGE OF ESTERO PERMITTING DEPARTMENT

Thank you

Stanley Knight
knight@estero-fl.gov

** THIS IS THE 2ND NOTICE SENT TO YOU ON THIS MATTER, FAILURE TO COMPLY WILL RESULT IN A HEARING WITH THE SPECIAL MAGISTRATE.
YOU MUST CONTACT THE VILLAGE OF ESTERO PERMITTING DEPARTMENT AND FLOOD PLAIN REVIEW DEPARTMENT TO RECTIFY THIS ISSUE

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
10/2/2024	Complaint
10/2/2024	Notice of Violation
5/6/2025	Notice of Hearing
7/8/2025	Notice of Continuance
7/8/2025	Notice of Hearing
10/17/2025	Notice of Hearing
10/17/2025	Final Order
11/20/2025	Order of Imposition/Liens
3/19/2026	Affidavit of Compliance

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
CHAPTER 7 - VILLAGE FLOOD PLAIN CODE	7-301(D) PERMITS	The Village's Floodplain Code (FC) provides for regulations regarding the review of construction permits to ensure each Development will be compliant with flood reduction standards. Specifically, Village Code § 7-301(D) requires a permit application be submitted for Development which may not only be reviewed by the Building Official for compliance with the FBC, but may also be reviewed by the Floodplain Administrator for compliance with flood prevention regulations. Pursuant to Village Code § 7-301(H), any Development which occurs without the required permit to allow for FC compliance is a violation of Village Code.	3/19/2026
FLORIDA BUILDING CODE	FLORIDA BUILDING CODE 102.2	Building. The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:	3/19/2026
FLORIDA STATE STATUTES	FLORIDA STATUTE § 553.79(1)(a)	Permits; applications; issuance; inspections States that it is illegal to construct, alter, repair, modify, demolish, or erect a building in Florida without a permit from the appropriate authority. This includes any person, firm, corporation, or governmental entity.	3/19/2026
VILLAGE CODE	VILLAGE CODE 1-902	Statewide Effectiveness of Florida Building Code. The statewide effectiveness of the Florida Building Code (FBC) is codified in F.S. ch. 553. The FBC is hereby adopted by reference and made a part of this chapter and supplemented with the addition of the following: Fees for renewal, reissuance, or extension of a building permit may also require the payment of new or increased impact fees that have become effective since the first issuance of the permit.	3/19/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	7-301(D) PERMITS	Individual Violation	3/19/2026	\$24,000.00
Admin Fixed		Admin Fixed		\$307.38
		Total Fines		\$24,307.38

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$24,307.38



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:	Andrew Coppens	SWFL PARK PLACE L.L.C.
Mailing Address:	11467 Ranchette Rd	
City, State, Zip:	Fort Myers FL 33928	
Phone Number:	2397288180	
Email Address:	coppensandrew@gmail.com	

Code Enforcement Case Number (shown on recorded Order):	
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:	20660 Park Place Estero FL 33928
STRAP Number:	29-46-25-E4-05000.0030

Relationship of Applicant to the property:

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

Relationship of Applicant to the violation resulting in the Order:

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

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

Who corrected the violation?

- ☒ Respondent ☐ County
☐ New Owner ☐ Unknown

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

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

Dear Special Magistrate,

I am writing to formally request the reduction and waiver of fines associated with the Code Enforcement violation placed on my property located at 20660 Park Place Estero FL 33928 following the damage sustained during Hurricane Ian.

Upon purchasing the property, my intention was to restore it and make it my primary residence. However, after completing the necessary renovations, I decided to change my plans. Most importantly, I was completely unaware of any Code Enforcement violation until a year later when a notice was finally placed on the garage door. There was never an official violation notice posted on the front of the house, nor did I receive any written communication regarding this issue.

Upon learning of the violation, I promptly acted to rectify the situation by pulling the appropriate permit on September 10, 2025. Unfortunately, throughout this process, I encountered continued challenges with the floodplain manager. Key information regarding permit requirements was not disclosed upfront, leading to numerous additional requests and delays. Despite my efforts to comply with the requirements, the lack of clear communication from the floodplain manager contributed to significant delays in the permit approval process, which ultimately resulted in the accrual of fines.

I wish to emphasize that I have maintained thorough documentation of my communications throughout this ordeal, including approximately 40 emails addressing my concerns and complaints to higher management regarding the handling of my case. I firmly believe that had the floodplain manager provided comprehensive information from the outset, these fines could have been avoided.

Given the circumstances, I respectfully request that the Village of Estero consider waiving the fines associated with this Code Enforcement violation. I have demonstrated my commitment to addressing the violation in a timely manner and have complied with all requirements to resolve this matter.

Thank you for your consideration. I look forward to your response.

Applicant's Signature: Andrew Coppens

April 8, 2026

Date: 4/8/2026

LienMitigationRequest (Revised 06/07/2023)

FD135BE3B



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL

Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546
Telephone: (239) 533-6100

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074
Website: www.leepa.org



April 24, 2026

10274424

SWFL PARK PLACE L L C
 PO BOX 62684
 FORT MYERS, FL 33906

Re: 2025 Tax Roll Value

20660 PARK PL ESTERO 33928
 29-46-25-E4-05000.0030

In the chart below you will find the tax roll values from the 2025 ad valorem tax roll. These values represent the Lee County Property Appraiser's determination of Just Value for ad valorem tax purposes for the 2025 tax roll.

	JUST VALUE
Total Value	\$634,376
Land Value	\$326,472
Land Extra Features Value	\$15,757
Building Value	\$247,476
Building Extra Features Value	\$44,671

Please note that these are allocated values, developed as of January 1 of the tax roll year, and they may not reflect the current value of your property. If you believe that our conclusions and methods are not useful for your purposes, I encourage you to consult an independent professional.

Please be advised that we are providing this information as a proactive courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter.

Sincerely,


 Hon. Matthew H. Caldwell

IAAO CEAA Jurisdiction, 2008, 2015 & 2022 — 2014 IAAO International Award — 1999 Belon Award
 1997 IAAO Most Distinguished Assessment Jurisdiction Award — 1994 NACO Achievement Award — 1989 IAAO Public Information Award

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
 INSTR# 2025000328226, DocType LI, Pages 4, Recorded 12/11/2025 at 3:47 PM, DeputyClerk AESCOBARMOORE
 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 #: 24100037

Certified #: 7021 1970 0001 9497 5060

Petitioner,

Vs

SWFL PARK PLACE LLC
 PO BOX 62684
 FORT MYERS, FL 33906

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 October 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 within commencing on the dates shown below plus an additional fine to cover costs incurred by the Village in the amount of **\$307.38**

2.	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 7 - VILLAGE FLOOD PLAIN CODE	7-301(D) PERMITS The Village's Floodplain Code (FC) provides for regulations regarding the review of construction permits to ensure each Development will be compliant with flood reduction standards. Specifically, Village Code § 7-301(D) requires a permit application be submitted for Development which may not only be reviewed by the Building Official for compliance with the FBC, but may also be reviewed by the Floodplain Administrator for compliance with flood prevention regulations. Pursuant to Village Code § 7-301(H), any Development which occurs without the required permit to allow for FC compliance is a violation of Village Code.	NOVEMBER 19, 2025

Revised 5/22/2017

INSTR# 2025000328226 Page Number: 2 of 4

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
2	FLORIDA BUILDING CODE	FLORIDA BUILDING CODE 102.2 Building The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law. CORRECTION: Complete with Building code and Floodplain codes to obtain a permit for the work that was done to the structure at 20660 Park Place after hurricane Ian.	NOVEMBER 19, 2025
3	FLORIDA STATE STATUTES	FLORIDA STATUTE § 553.79(1)(a) Permits; applications; issuance; inspections States that it is illegal to construct, alter, repair, modify, demolish, or erect a building in Florida without a permit from the appropriate authority. This includes any person, firm, corporation, or governmental entity.	NOVEMBER 19, 2025
4	VILLAGE CODE	VILLAGE CODE 1-902 Statewide Effectiveness of Florida Building Code. The statewide effectiveness of the Florida Building Code (FBC) is codified in F.S. ch. 553. The FBC is hereby adopted by reference and made a part of this chapter and supplemented with the addition of the following: Fees for renewal, reissuance, or extension of a building permit may also require the payment of new or increased impact fees that have become effective since the first issuance of the permit.	NOVEMBER 19, 2025

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: 20660 PARK PL, ESTERO, FL 33928

FOLIO: 294625E4050000030

LEGAL DESCRIPTION: ESTERO RIVER HEIGHTS UNIT 3 PB 25 PG 133 LOT 3

3. That the Respondent did not comply with the Final Order on or before the date specified therein. Upon complying with this Final Order, the Respondent **SHALL NOTIFY STANLEY KNIGHT**, The

INSTR# 2025000328226 Page Number: 3 of 4

Code Enforcement Compliance Manager, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

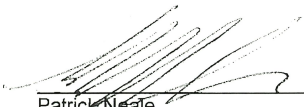
4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Manager. **Additionally, a fine of \$307.38 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 20th Day of November 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA


Patrick Neale
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR# 2025000328226 Page Number: 4 of 4

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on November 20, 2025

Village of Estero Special Magistrate Clerk

By: Tammy Duran
Tammy Duran

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 20th Day of November 2025 by Tammy Duran and Patrick Neale, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

Heather Fisk
Notary Public, State of Florida at Large
Heather Fisk
Comm.: HH 688210
Expires: Jun. 16, 2026
Notary Public - State of Florida

Print, Type or Stamp of Notary

HH 688210
Commission Number, if any

SEAL:



OFFICE OF THE SPECIAL MAGISTRATE
ORDER FINDING VIOLATION

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 24100037

Certified #: 7014 3490 0000 4830 6272

Petitioner,

Vs

SWFL PARK PLACE LLC
PO BOX 62684
FORT MYERS, FL 33906

Respondent(s)

IN RE: Case; 24100037

STREET ADDRESS: 20660 PARK PL, ESTERO, FL 33928
FOLIO: 294625E4050000030
LEGAL DESCRIPTION: ESTERO RIVER HEIGHTS UNIT 3 PB 25 PG 133 LOT 3

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 **OCTOBER 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 certified mail 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 **20660 PARK PL, 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 7 - VILLAGE FLOOD PLAIN CODE	7-301(D) PERMITS The Village's Floodplain Code (FC) provides for regulations regarding the review of construction permits to ensure each Development will be compliant with flood reduction standards. Specifically, Village Code § 7-301(D) requires a permit application be submitted for Development which may not only be reviewed by the Building Official for compliance with the FBC, but may also be reviewed by the Floodplain Administrator for compliance with flood prevention regulations. Pursuant to Village Code § 7-301(H), any Development which occurs without the required permit to allow for FC compliance is a violation of Village Code.	NOVEMBER 19, 2025

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
2	FLORIDA BUILDING CODE	FLORIDA BUILDING CODE 102.2 Building. The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law. CORRECTION: Submit application and required documentation for building permit, Provide proper cost documentation to correct errors and omissions for final flood development approval.	NOVEMBER 19, 2025

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
3	FLORIDA STATE STATUTES	FLORIDA STATUTE § 553.79(1)(a) Permits; applications; issuance; inspections States that it is illegal to construct, alter, repair, modify, demolish, or erect a building in Florida without a permit from the appropriate authority. This includes any person, firm, corporation, or governmental entity.	NOVEMBER 19, 2025

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
4	VILLAGE CODE	VILLAGE CODE 1-902 Statewide Effectiveness of Florida Building Code. The statewide effectiveness of the Florida Building Code (FBC) is codified in F.S. ch. 553. The FBC is hereby adopted by reference and made a part of this chapter and supplemented with the addition of the following: Fees for renewal, reissuance, or extension of a building permit may also require the payment of new or increased impact fees that have become effective since the first issuance of the permit.	NOVEMBER 19, 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 **20660 PARK PL, ESTERO, FL 33928**, that same constitute(s) a violation(s) under **FLORIDA BUILDING CODE, CHAPTER 102.2 BUILDING**. Due to the refusal or failure on the part of the Respondent(s) to remedy the condition(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 November 20, 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 **\$307.38** 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 20, 2025**, additional fines of **\$200.00** 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.

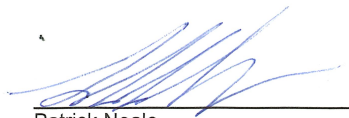
If the owner(s) fail(s) to comply, an Order Imposing Fine in the amounts shown above for every day that the violation continues to exist commencing on the dates shown above will be entered and a certified copy shall be recorded in the Public Records of Lee County, Florida and shall constitute a lien 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 **November 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 **November 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 October 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Patrick Neale
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on October 16, 2025

Village of Estero Special Magistrate Clerk

By: Tammy Duran
Tammy Duran

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

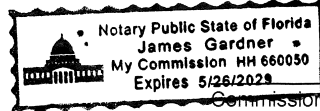
**STATE OF FLORIDA
COUNTY OF LEE**

the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th Day of October 2025, by Tammy Duran and Patrick Neale, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

James Gardner
Notary Public, State of Florida at Large

James Gardner
Print, Type or Stamp of Notary



Commission Number, if any

SEAL:

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2025000328226, DocType LI, Pages 4, Recorded 12/11/2025 at 3:47 PM, DeputyClerk AESCOBARMOORE
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 #: 24100037

Certified #: 7021 1970 0001 9497 5060

Petitioner,

Vs

SWFL PARK PLACE LLC
PO BOX 62684
FORT MYERS, FL 33906

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 October 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 within commencing on the dates shown below plus an additional fine to cover costs incurred by the Village in the amount of **\$307.38**

2.

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 7 - VILLAGE FLOOD PLAIN CODE	7-301(D) PERMITS The Village's Floodplain Code (FC) provides for regulations regarding the review of construction permits to ensure each Development will be compliant with flood reduction standards. Specifically, Village Code § 7-301(D) requires a permit application be submitted for Development which may not only be reviewed by the Building Official for compliance with the FBC, but may also be reviewed by the Floodplain Administrator for compliance with flood prevention regulations. Pursuant to Village Code § 7-301(H), any Development which occurs without the required permit to allow for FC compliance is a violation of Village Code.	NOVEMBER 19, 2025

Revised 5/22/2017

INSTR# 2025000328226 Page Number: 2 of 4

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
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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: 20660 PARK PL, ESTERO, FL 33928

FOLIO: 294625E4050000030

LEGAL DESCRIPTION: ESTERO RIVER HEIGHTS UNIT 3 PB 25 PG 133 LOT 3

3. That the Respondent did not comply with the Final Order on or before the date specified therein. Upon complying with this Final Order, the Respondent **SHALL NOTIFY STANLEY KNIGHT**, The

INSTR# 2025000328226 Page Number: 3 of 4

Code Enforcement Compliance Manager, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

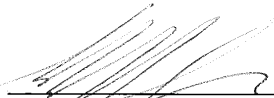
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5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article VI – Code Enforcement of the Village of Estero Code of Ordinances, as currently enacted or as may be amended 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 20th Day of November 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Patrick Neale
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

INSTR# 2025000328226 Page Number: 4 of 4

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on November 20, 2025

Village of Estero Special Magistrate Clerk

By: Tammy Duran
Tammy Duran

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 20th Day of November 2025 by Tammy Duran and Patrick Neale, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

Heather Fisk
Notary Public, State of Florida at Large
Heather Fisk
Comm.: HH 688210
Expires: Jun. 16, 2026
Notary Public - State of Florida

Print, Type or Stamp of Notary

HH 688210
Commission Number, if any

SEAL:

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees

Motion to approve Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees

Background:

Lee County hired a consultant to update Fire and EMS impact fees and adopted revised fees on February 3, 2026. Pursuant to State law, increases cannot be effective until 90 days after adoption (May 4, 2026). The Village had an interlocal agreement with Lee County in 2015 for collection of all impact fees; however, the agreement terminated in 2016.

Description:

Lee County's impact fees for Fire and EMS were last updated in 2018. The County hired a consultant to prepare a study to provide recent and localized data to support adjustments to impact fees. Changes were recently adopted by the County based on the data. The impact fees became effective on May 4, 2026. An interlocal agreement is needed to provide for the continued collection of EMS impact fees.

Action Requested:

Motion to approve Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees

Process and Timeline:

Lee County adopted updated Fire and EMS impact fees which are effective on May 4, 2026.

Page 1 of 2

Financial Impact:

The updated fees may result in some additional revenue to Lee County EMS depending on the type and level of permitting activity. The Village retains a 3% fee to offset the cost of administering the program.

Prepared By: _____ Mary Gibbs _____

Attachments:

1. Interlocal Agreement Between Village of Estero and Lee County
2. Current Fees and New Fees Effective May 4, 2026

**INTERLOCAL AGREEMENT BETWEEN
VILLAGE OF ESTERO AND LEE COUNTY FOR
COLLECTION OF COUNTY EMS IMPACT FEES**

THIS AGREEMENT is hereby entered into on this ____ day of _____, 2026 (the “**Effective Date**”) by and between the Village of Estero, a Florida municipal corporation (hereinafter “the Village”), and Lee County, a political subdivision of the State of Florida corporation (hereinafter “the County”), collectively referred to as “the Parties.”

WHEREAS, Florida Statutes § 163.01, the Florida Interlocal Cooperation Act of 1969 (the Act), was enacted to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Act provides that a Florida public agency “may exercise jointly with any other public agency of the state, of any other state, or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately”, and that such joint exercises of power “shall be made by contract in the form of an interlocal agreement”; and

WHEREAS, the County maintains an Emergency Medical Services response capability within the jurisdictional boundaries of Lee County; and

WHEREAS, from time to time, and pursuant to Lee County Land Development Code § 2-381, the County Commission establishes impact fees to offset the impact of growth within the County on the EMS system; and

WHEREAS, § 2-382 of the Lee County Land Development Code provides that the County’s EMS impact fees apply to the unincorporated area of Lee County, “and in those municipalities entering into interlocal agreements to collect EMS impact fees for the County”; and

WHEREAS, § 2-385(a) provides that “no fire or EMS impact fee will be imposed in regard to the development of land located within a municipality that has not entered into an interlocal agreement with the County to collect impact fees”; and

WHEREAS, while on September 1st 2015, the County and Village entered into a transitional agreement related to the collection of various fees subsequent to the Village’s incorporation, that agreement terminated automatically upon the Village’s assumption of responsibility for issuing its own permits for development within the Village; and

WHEREAS, it does not appear the Parties executed any subsequent agreement for the collection of EMS fees; and

WHEREAS, the Parties agree that to ensure compliance with the County's Land Development Code, this Agreement is necessary and in the best interests of County and Village residents.

NOW THEREFORE, the Parties agree as follows:

- 1) Collection of EMS Impact Fees. For all development occurring within the Village, the Village shall assess and collect the EMS Impact Fee as is currently adopted by the Lee County Commission.
- 2) Remittance; Service Fee: Pursuant to Lee County Land Development Code § 2-387(c), the Village shall remit all EMS Impact Fees collected on the County's behalf at least once per month. Pursuant to Lee County Land Development Code § 2-390(e), the Village may assess from the applicant and retain an administrative charge of 3% of the total amount of the impact fee paid to offset the Village's cost of administering the collection of the fee.
- 3) Refunding Fee: In the event an applicant qualifies for a refund of an EMS Impact Fee pursuant to the provisions of Lee County Land Development Code § 2-391, the applicant may make application to Lee County for the refund.
- 4) Administration of Procedures; Appeals: While the Village will assess, collect and remit the EMS Impact Fees established by the County, to ensure consistent application and interpretation of the County Land Development Code, Lee County will be the sole authority as to the applicability and interpretation of the deferrals, exemptions, and credits provisions set forth in Lee County Land Development Code § 2-393 - § 2-395. In addition, any appeals made by an applicant pursuant to Lee County Land Development Code § 2-396 shall be solely processed by the County using such procedures as the County has developed for such appeals.
- 5) Term and Termination: Notwithstanding the actual date(s) of approval or execution by the Parties, this Agreement shall begin on the Effective Date, and shall continue in effect until terminated by either Party. This Agreement may be terminated by either Party for any or no reason upon the terminating Party's providing the non-terminating Party 60-days written notice, which notice period is designed to allow for an orderly transition away from the arrangement established by this Agreement.
- 6) Notices: Notices required or provided under this Agreement regarding change, or revisions, amendments, deletions shall be addressed as follows:

If to the County:

Lee County Government
Attn: County Manager
2115 Second Street
Ft. Myers, FL 33901

If to Village:

Village of Estero
Attention: Village Manager
9401 Corkscrew Palms Cir.
Estero, FL 33928

Either Party may change the name and address for such notices by providing written notice to the other Party.

- 7) No waiver of a breach of any provision of this Agreement shall be construed to be a waiver of any breach of any other provision. No delay in acting on any breach of any provision of this Agreement shall be construed to be a waiver of the breach. Every right and remedy of each Party shall be cumulative and either Party, in its sole discretion, may exercise any and all rights or remedies stated in this Agreement or otherwise available at law or in equity.
- 8) This Agreement contains the entire understanding of the Parties and supersedes all prior understandings or agreements, whether oral or written, implied or explicit, between the Parties relating to the subject matter herein.
- 9) This Agreement shall be governed by Florida law. In the event any litigation is instituted between the Parties to construe or enforce this Agreement, the Parties shall bear their own costs and attorney fees.
- 10) This Agreement is solely for the benefit of the Parties hereto, and no right, privilege, or cause of action shall by reason hereof accrue upon, to, or for the benefit of any third party. Nothing in this Agreement is intended or shall be construed to confer upon or give any person, corporation, partnership, trust, private entity, agency, or other governmental entity any right, privilege, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof.
- 11) Should any portion of this Agreement be deemed unlawful by a Court of competent jurisdiction, no other provision hereof shall be affected and all other provisions of this Agreement shall continue in full force and effect to the extent permitted by law.
- 12) This Agreement may be modified, amended or extended only by written amendment executed by authorized representatives of both Parties.
- 13) Pursuant to Florida Statutes § 163.01(11), Florida Statutes, this Agreement shall be effective upon the filing of a fully executed copy of the Agreement with the Clerk of the Circuit Court of Lee County, Florida. The Parties agree that the County shall file the Agreement and shall provide a copy of the filed Agreement to the Village.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed.

VILLAGE OF ESTERO

By: _____
Steve Sarkozy
Village Manager

DULY PASSED AND ADOPTED this ____ day of _____ 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Cecil L. Pendergrass, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

BY: _____
County Attorney's Office

DocuSign Envelope ID: 3F26F8EC-933B-4483-BAD9-861CDC05EB3B

Table 2. EMS Impact Fee Schedule for County EMS Service Area

<i>Land Use</i>	<i>Development Unit</i>	<i>EMS Impact Fee per Unit</i>
Single-family residence or mobile home on individual lot	Dwelling	\$55.00 <u>\$65.00</u>
Multifamily (includes timeshare)	Dwelling	\$42.00 <u>\$38.00</u>
Mobile home or recreational vehicle in mobile home/RV park	Space	\$40.00 <u>\$35.00</u>
Hotel/motel	Room	\$26.00 <u>\$39.00</u>
Retail	1,000 sq. ft.	\$59.00 <u>\$88.00</u>
Office	1,000 sq. ft.	\$29.00 <u>\$33.00</u>
Public or institutional use	1,000 sq. ft.	\$17.00 <u>\$25.00</u>
General industrial	1,000 sq. ft.	\$10.00
Public or private warehouse	1,000 sq. ft.	\$6.00 <u>\$4.00</u>

*Remainder of section remains unchanged.***Sec. 2-390. - Use of funds.**

- (a) Funds collected from fire and EMS impact fees must be used for the purpose of capital improvements to and expansion of fire protection and emergency medical services. Fire and EMS impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to Subsection (e) of this section, will be used exclusively for capital improvements or expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were collected. These impact fee funds must be segregated from other kinds and expended in the order in which they are collected. Funds may be used or pledged in the course of bonding or other lawful financing techniques, so long as the proceeds raised thereby are used for the purpose of land acquisition and capital improvements to and expansion within or for the benefit of the fire and EMS impact fee benefit district from which the funds were used or pledged. Funds may be used as allowed by FS 163.31801(4)(i). If these funds or pledges of funds are combined with other revenue sources in a dual or multipurpose bond issue or other revenue-raising device, then the proceeds raised thereby must be divided and segregated in a manner that will cause the amount of the proceeds reserved for the benefit of the participating fire and EMS impact fee benefit district to bear the same ratio to the total funds collected as the amount of the participating fire and EMS impact fee benefit district funds used or pledged bears to the total funds used or pledged.

Remainder of section remains unchanged.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

Resolution No. 2026-06 final non-ad valorem assessment roll for Sunny Grove Park, Inc. Package Plant to Central Sewer Conversion Project

Motion to adopt Resolution 2026-06.

Background:

The Village of Estero has within its boundaries an existing residential community known as Sunny Grove Park (SGP), which is owned by Sunny Grove Park, Inc. As an older community within Lee County, SGP is not connected to the centralized sanitary sewage system but instead has been served by what is known as a “package plant” which treats sewage onsite and is privately operated by SGP.

The Village has for some years been planning to address such circumstances within the Village by planning and assembling funding for a series of Utility Extension Projects (UEP) to include the SGP project (the “Project”). The Village has determined that the SGP package plant is failing and has contributed to discharges which are harmful to the SGP community’s property values, its environment, water quality, and which are inconsistent with state and federal environmental regulations which the community’s package plant are subject to.

While local government often funds jurisdiction-wide projects through general (ad valorem) funds, where a project uniquely benefits certain properties, local government can use a special assessment method to pay for the projects. Special assessments are charges assessed against the property of some particular locality because that property derives some special benefit from the expenditure of the money.

To create a special assessment, the property assessed must derive a direct, special benefit from the service provided and that the assessment must be fairly and reasonably apportioned among properties that receive the special benefit and irrespective of the size of the geographic area being assessed. The test for the validity of a special assessment is not merely whether some benefit results from the assessment, but rather whether the improvement or service provides a direct, special benefit to the real property burdened.

Florida's courts have confirmed that a local government's legislative determination of a special benefit warranting a special assessment carries presumption of correctness and there is a presumption of special benefit to all property abutting on or directly served by the project, for purposes of determining whether special assessment may be made. The apportionment of assessments on real property to finance contemplated improvements, such as local sewer improvements, is a legislative function and if reasonable men may differ as to whether property assessed was benefited by improvement, determination of the city officials as to such benefits must be sustained by the courts.

In this case, the Project will result in the decommissioning and demolition of the SGP package plant and placing the SGP community onto the Lee County Utilities sanitary sewer system.

Prior to determining to proceed with a non-ad valorem assessment for the Project, the Village retained the services of an independent utility consulting firm which specializes in the study of community-specific utility projects and developing appropriate assessment methodology. The Village has received the consulting firm's report and recommendations with respect to the Project which contains the consultant's findings of special benefit and the proposed assessment apportionment and apportionment methodology.

The consulting firm's report and recommendations establish that the Project will convey special benefits to including:

- The enhancement of resident health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems;
- Elimination of the burden of maintenance and liability for individual outdated package systems;
- Ensuring a more reliable and sanitary waste disposal method for residents as opposed to the current, less effective means of treating wastewater;
- Increase in the marketability and value of the overall property and homesites therein since a reliable connection to centralized sanitary sewer is a key selling point that can make a property more attractive to prospective buyers;
- Increase of the utility of property within the assessment area by reducing the land needed for on-site package sewage treatment facilities;
- Future development and redevelopment potential of the assessment area or parcels within the assessment area is improved, which in turn provides a greater return on investment for property owners;

There would be no need for the Village to undertake the Project but for the unique need for the community within the assessment area to decommission its existing package plant and become connected to and gain the use of the central sewer system.

Florida law provides several statutory options to create a special assessment. Florida Statutes § 197.3632(3)(a) requires that if the Village desires to use the uniform method of collecting a non-ad valorem assessment for the first time, the Village Council shall adopt a resolution at a public hearing prior to January 1, which resolution shall clearly state its intent to use the uniform method of collecting such assessment.

Staff recommends that if SGP is unable to pay the construction costs up front (with an expected payment date no later than August 1st 2026), pursuant to the statute, the Village should utilize the uniform method for collecting non-ad valorem capital project assessments imposed over a number of years to recoup capital construction costs of the Project for the existing residential area known as Sunny Grove Park and owned by Sunny Grove Park, Inc.

SGP does have the option to pay its portion of the Project cost (net of the grant and any approved Village contribution) so as to avoid the use of the special assessment process. If it avails itself of that option, then staff will simply not proceed with bringing forward a Final Levy and Tax Roll resolution, and no special assessment would be required. Since this method of paying its share of the Project costs would be significantly less, SGP's representatives have indicated their desire to use this method once its members vote to approve the financing for the payment. Nevertheless, to ensure the Village's legal option of using a special assessment for the project is preserved, adoption of the Resolution is required.

in accordance with Florida Statutes § 197.3632(3)(a), the Village Clerk published notice of the Village's intent to use the uniform method for collecting such assessment, and notice of a public hearing to consider adoption of this Resolution, one time per week in a newspaper of general circulation within Lee County for four consecutive weeks preceding the hearing to adopt this Resolution. Thereafter, on December 3rd 2025, the Village Council held a duly noticed public hearing and adopted Resolution 2025-24 confirming the Village's intent to use the uniform method of assessment.

As required by Florida Statutes § 197.3632(2), the Village has agreed with the Property Appraiser and Tax Collector in writing regarding reimbursement of the necessary administrative costs incurred by those offices related to the assessments imposed pursuant to the assessment Resolution.

Pursuant to Florida Statutes § 197.3632(4)(a), a local government must adopt a non-ad valorem assessment roll at a public hearing where the assessment levy is being set for the first time. Pursuant to Florida Statutes § 197.3632(4)(b), the Village Clerk has confirmed

the Village provided notice of the public hearing in the newspaper and by first class mail as the statute requires.

At the public hearing conducted to adopt this Resolution, the Village Council must afford the opportunity for the public to submit any written objections to the assessment, or to provide testimony regarding the assessment.

Action Requested:

Motion to adopt Resolution 2026-06.

Process and Timeline:

If approved by Council, Village staff will proceed to work with the SGP's leadership to secure the early cost payment, which it has stated its intent to pay. If that option fails to occur, staff will work with the Property Appraiser and Tax Collector, as well as with the contractor and community, to ensure the non-ad valorem assessment adopted by this Resolution is collected on the tax bills of assessed properties.

Financial Impact:

Adoption of this Resolution does not have a financial impact on the Village.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment(s):

1. Resolution No. 2026-06
2. Exhibit A Sunny Grove Utility Assessment Area
3. Exhibit B Assessment Memo

RESOLUTION NO. 2026 – 06

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF ESTERO TO ADOPT A NON-AD VALOREUM ASSESSMENT ROLL FOR THE DECOMMISSIONING OF THE WASTE WATER PACKAGE FACILITY AND INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR SUNNY GROVE PARK, INC.; STATING THE NEED FOR SUCH LEVY; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Estero has within its boundaries an existing residential community known as Sunny Grove Park (SGP), which is owned by Sunny Grove Park, Inc.; and

WHEREAS, as an older community, SGP is not connected to the centralized sanitary sewage system but instead has been served by what is known as a “package plant” which treats sewage onsite; and

WHEREAS, the Village has for some years been planning to address such circumstances within the Village by planning and assembling funding for a series of Utility Extension Projects (UEP) to include the SGP project (the “Project”); and

WHEREAS, the Village has determined that the SGP package plant is failing and has contributed to discharges which are harmful to the SGP community’s property values, its environment, water quality, and which are inconsistent with state and federal environmental regulations which the community’s package plant are subject to; and

WHEREAS, “[s]pecial assessments are ‘charge[s] assessed against [the] property of some particular locality because that property derives some special benefit [from] the expenditure of [the] money.’ ” *City of Gainesville v. State*, 863 So.2d 138, 144 (Fla. 2003); and

WHEREAS, to the extent any particular lot or land within the assessment area is vacant, vacant lots and lands, may, and usually do, receive present special appreciable benefit from construction of sewer in proximity with and accessible by them for sewerage purposes sufficient to sustain an assessment made on basis of benefits. *Meyer v. City of Oakland Park*, 219 So.2d 417 (1969); and

WHEREAS, to create a special assessment, the property assessed must derive a direct, special benefit from the service provided and that the assessment must be fairly and reasonably apportioned among properties that receive the special benefit and irrespective of the size of the geographic area being assessed, the test for the validity of a special assessment is not merely whether some benefit results from the assessment, but rather whether the improvement or service

provides a direct, special benefit to the real property burdened. *Donnelly v. Marion County*, 851 So.2d 256 (Fla. 5th DCA 2003), review denied 860 So.2d 978; and

WHEREAS, a local government's legislative determination of a special benefit warranting a special assessment carries presumption of correctness and there is a presumption of special benefit to all property abutting on or directly served by the project, for purposes of determining whether special assessment may be made. *Hanna v. City of Palm Bay*, 579 So.2d 320 (Fla. 5th DCA 1991); and

WHEREAS, the use to which property is voluntarily put at time of assessment to finance a local improvement is not determinative of whether such property has either greater or less benefits accruing than other property in improvement district, since proper measure of benefits accruing from improvement is not limited to use which is made of improvement at that time, but extends to use which could be made of improvement in the future on property being devoted to any use which reasonably might be made of it. *City of Hallandale v. Meekins*, 237 So.2d 318 (Fla. 4th DCA 1970), adopted 245 So.2d 253; and

WHEREAS, the apportionment of assessments on real property to finance contemplated improvements, such as local sewer improvements, is a legislative function and if reasonable men may differ as to whether property assessed was benefited by improvement, determination of the city officials as to such benefits must be sustained. *City of Hallandale v. Meekins*, 237 So.2d 318 (Fla. 4th DCA 1970), adopted 245 So.2d 253; and

WHEREAS, although a court may recognize valid alternative methods of apportionment, even if such other methods of apportionment may also appear to be valid, the method used by the municipality must be upheld unless it is determined to be arbitrary and so long as the legislative determination by the City is not arbitrary, a court should not substitute its judgment for that of the local legislative body. *City of Winter Springs v. State*, 776 So.2d 255, 259 (Fla. 2001); and

WHEREAS, the Project will result in the decommissioning and demolition of the SGP package plant and placing the SGP community onto the Lee County Utilities sanitary sewer system; and

WHEREAS, prior to determining to proceed with a non-ad valorem assessment for the Project, the Village retained the services of an independent utility consulting firm which specializes in the study of community-specific utility projects and developing appropriate assessment methodology; and

WHEREAS, the Village has received the consulting firm's report and recommendations with respect to the Project which contains the consultant's findings of special benefit and the proposed assessment apportionment and apportionment methodology; and

WHEREAS, the Village Council has considered the consulting firm's report and recommendations and specifically finds that the Project will convey special benefits to SGP including:

- The enhancement of resident health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems;
- Elimination of the burden of maintenance and liability for individual outdated package systems;
- Ensuring a more reliable and sanitary waste disposal method for residents as opposed to the current, less effective means of treating wastewater;
- Increase in the marketability and value of the overall property and homesites therein since a reliable connection to centralized sanitary sewer is a key selling point that can make a property more attractive to prospective buyers;
- Increase of the utility of property within the assessment area by reducing the land needed for on-site package sewage treatment facilities;
- Future development and redevelopment potential of the assessment area or parcels within the assessment area is improved, which in turn provides a greater return on investment for property owners;

and

WHEREAS, the Village's Public Works staff have advised the Council that there would be no need for the Village to undertake the Project but for the unique need for the community within the assessment area to decommission its existing package plant and become connected to and gain the use of the central sewer system; and

WHEREAS, similar findings have been found by the Florida Supreme Court in *Citizens Advocating Responsible Environmental Solutions, Inc. v. City of Marco Island*, 959 So.2d 203 (Fla. 2007) to support a special assessment for a sanitary sewer conversion project; and

WHEREAS, the Village Council finds that the apportionment methodology recommended by the utility consultant and adopted by the Village Council is a fair apportionment methodology; and

WHEREAS, Florida Statutes § 197.3632(3)(a) requires that if the Village desires to use the uniform method of collecting a non-ad valorem assessment for the first time shall adopt a resolution at a public hearing prior to January 1 or, if the property appraiser, tax collector, and Village agree, March 1, which resolution shall clearly state its intent to use the uniform method of collecting such assessment; and

WHEREAS, as authorized by Florida Statutes § 197.3632, the Village Council intends to utilize the uniform method for collecting non-ad valorem capital project assessments imposed over a number of years to recoup capital construction costs of the Project for the existing residential area known as Sunny Grove Park and owned by Sunny Grove Park, Inc.; and

WHEREAS, in accordance with Florida Statutes § 197.3632(3)(a), the Village Clerk published notice of the Village's intent to use the uniform method for collecting such assessment, and notice of a public hearing to consider adoption of this Resolution, one time per week in a newspaper of general circulation within Lee County for four consecutive weeks preceding the hearing to adopt this Resolution; and

WHEREAS, on December 3rd 2025, the Village Council for the Village of Estero held a duly noticed public hearing and adopted Resolution 2025-24 confirming the Village's intent to use the uniform method of assessment; and

WHEREAS, as required by Florida Statutes § 197.3632(2), the Village has agreed with the property appraiser and tax collector in writing regarding reimbursement of the necessary administrative costs incurred by those offices related to the assessments imposed pursuant to this Resolution; and

WHEREAS, Florida Statutes § 197.3632(4)(a), a local government must adopt a non-ad valorem assessment roll at a public hearing where the assessment levy is being set for the first time; and

WHEREAS, pursuant to Florida Statutes § 197.3632(4)(b), the Village Clerk noticed the public hearing in the newspaper and by first class mail as the statute requires; and

WHEREAS, at the public hearing conducted to adopt this Resolution, the Village Council afforded the opportunity for the public to submit any written objections to the assessment, or to provide testimony regarding the assessment; and

WHEREAS, having conducted the public hearing, the Village Council finds that it is in the best interests of the Village, its residents, businesses, and its environment, to adopt this Resolution.

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

Section 1. Restatement of Declaration of Need: The Village Council for the Village of Estero is utilizing the uniform method for the collection of non-ad valorem capital project assessments to recoup capital construction costs for the Project, commencing on October 1st 2026. The Council confirms, as elaborated on in this Resolution's exordial clauses, that there is a public purpose for the Project and need for the levy. The levy is necessary to ensure that the property owners benefitted from the Project bear their proportional share of the Project's costs so such costs are not borne by all Village property owners.

Section 2. Legal Description: Pursuant to Florida Statutes § 197.3632(3)(a), a legal description of the boundaries of the real property subject to the levy is attached hereto and incorporated herein as **Exhibit "A"**.

Section 3. Total Project Cost: The final total cost of the Project is \$ **2,696,072** (if Project is paid through annual assessments) and **\$2,183,818** (if all owners pre-pay by August 15th 2026).

Section 4. Unit of Measurement: The Unit of Measurement is inapplicable to this Project inasmuch as the parcel is owned by a single owner. However, the owner intends to collect individually from unit owners and if an annualized assessment were to be done, each owner would be required to pre-pay **\$14,089** (which owner intends to collect from each unit owner separately).

Section 5. Methodology: The method of apportioning the Project cost among the parcels of property located within the assessment area is set forth in the utility consultant's April 8th 2026 assessment memo, incorporated herein as **Exhibit "B"**.

Section 6. Reallocation: In the event the property within the assessment area is further subdivided during the assessment period, the Village Council will adopt a reallocation assessment roll.

Section 7. Final Levy: In accordance with Florida Statutes § 197.3632(4)(a)-(b), and having received the information from the Property Appraiser by June 1st 2026, the Village Council adopts the non-ad valorem assessment roll provided by the Appraiser and the assessment set forth in this Resolution and **Exhibit "B"**.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 20th day of May, 2026.

Attest:

Joanne Ribble, Mayor

Carol Sacco, Village Clerk

FOLIO ID: 10273549
OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION: A SEWER ASSESSMENT LIMITS ACROSS SUNNY GROVE TRAILER PARK AS DESCRIBED IN THE WARRANTY DEED, ACCORDING TO THE WARRANTY DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGES 1084-1093, LEE COUNTY PUBLIC RECORDS, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28, RUN EASTERLY ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 658.48 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) FOR 647.68 FEET TO THE WESTERLY LINE OF THE TAMiami TRAIL (U.S. #41); THENCE RUN NORTHERLY ALONG SAID WESTERLY LINE FOR 285.0 FEET; THENCE DEFLECT 89°33'40" TO THE LEFT AND RUN WESTERLY FOR 150 FEET; THENCE DEFLECT 89°33'40" TO THE RIGHT AND RUN NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF THE TAMiami TRAIL FOR 85.83 FEET, MORE OR LESS, TO A POINT 439.40 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF (S½) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 28; THENCE DEFLECT 89°57'30" TO THE LEFT AND RUN WESTERLY FOR 1153.84 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) SAID POINT BEING 370 FEET NORTH OF THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 370 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF THE ESTERO RIVER LYING OVER AND ACROSS THE SOUTHEASTERLY PORTION OF SAID PARCEL. ALSO SUBJECT TO A CANAL RIGHT OF WAY OVER AND ACROSS THAT PART OF THE WESTERLY 50 FEET OF SAID PARCEL LYING NORTH OF THE ESTERO RIVER.

CONTAINING 904,815.5303 SQUARE FEET OR 20.7717 ACRES, MORE OR LESS.

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*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

LEGAL DESCRIPTION
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

LAWRENCE E. JENKINS
PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

Project No.: 200-162668-21001

Date: 11/12/2025

Designed By: TAY/LEJ

SHEET 1 OF 5

V-101

Wednesday, November 12, 2025 2:55:37 PM DRAWING: O:\Projects\Orlando\IER\162668-21001\CAD\Survey\Easements\1-1XX SUNNY GROVE EASEMENT.DWG

FOLIO ID: 10273549
OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28 RUN EASTERLY ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 658.48 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) FOR 647.68 FEET TO THE WESTERLY LINE OF THE TAMiami TRAIL (U.S. #41); THENCE RUN NORTHERLY ALONG SAID WESTERLY LINE FOR 285.0 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE NORTHERLY ALONG SAID WESTERLY LINE OF THE TAMiami TRAIL FOR 525.23 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S½) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 150 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF THE TAMiami TRAIL FOR 525.23 FEET; THENCE DEFLECT 89°33'40" TO THE LEFT AND RUN EASTERLY FOR 150 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 230 FEET OF THE EAST 120 FEET THEREOF.

PARCEL 3:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S½) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH- WEST QUARTER (SW¼) OF SAID SECTION 28, RUN NORTHERLY ALONG THE WEST LINE OF SAID FRACTION OF A SECTION FOR 370 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING DEFLECT 89°41'00" TO THE RIGHT AND RUN EASTERLY FOR 1153.84 FEET, MORE OR LESS, TO A POINT 150 FEET WEST OF THE WEST LINE OF THE TAMiami TRAIL (U.S. #41); THENCE RUN NORTHERLY PARALLEL WITH AND 150 FEET WESTERLY OF THE WESTERLY LINE OF SAID TAMiami TRAIL FOR 439.40 FEET TO THE NORTH LINE OF THE SOUTH HALF (S½) OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTH- WEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 492.58 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼); THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 162.76 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) FOR 658.46 FEET TO THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 283.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE CANAL RIGHT OF WAY OVER AND ACROSS THE WESTERLY 50 FEET OF SAID PARCEL.

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TETRA TECH

www.tetrattech.com

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PHONE: 407.839.3955 FAX: 407.839.3790

LEGAL DESCRIPTION
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

LAWRENCE E. JENKINS
PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

Project No.:200-162668-21001

Date: 11/12/2025

Designed By: TAY/LEJ

SHEET 2 OF 5

V-102

Wednesday, November 12, 2025 2:55:41 PM DRAWING: O:\Projects\Orlando\IER\162668-21001\CAD\Survey\Easements\162668-21001 SUNNY GROVE EASEMENT.DWG

FOLIO ID: 10273549
OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

LESS AND EXCEPT EXHIBIT "B" & "C"

EXHIBIT "B"

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28 FOR 110 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER; THENCE RUN SOUTH- EASTERLY ALONG THE WATERS OF THE ESTERO RIVER TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH- WEST QUARTER (SW¼) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG SAID SOUTH LINE FOR 169 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT HEREIN DESCRIBED CONTAINS 0.193 ACRE, MORE OR LESS.

EXHIBIT "C"

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28 RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 28 FOR 326.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE DEFLECT 61°55'39" TO THE RIGHT AND RUN SOUTHEASTERLY FOR 144.5 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER; THENCE RUN NORTHWESTERLY ALONG THE WATERS OF THE ESTERO RIVER TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTH- WEST QUARTER (SW¼); THENCE RUN EASTERLY ALONG SAID SOUTH LINE FOR 76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT HEREIN DESCRIBED CONTAINS 0.193 ACRE, MORE OR LESS.

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SHEET 1 SKETCH DESCRIPTION
SHEET 2 SKETCH DESCRIPTION
SHEET 3 SKETCH DESCRIPTION
SHEET 4 NOTES
SHEET 5 SKETCH

*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

LEGAL DESCRIPTION
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

LAWRENCE E. JENKINS
PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

Project No.: 200-162668-21001

Date: 11/12/2025

Designed By: TAY/LEJ

SHEET 3 OF 5

V-103

Wednesday, November 12, 2025 2:55:46 PM DRAWING: O:\Projects\Orlando\IER\162668-21001\CAD\Survey\Easements\V-103 SUNNY GROVE EASEMENT.DWG

Wednesday, November 12, 2025 2:55:51 PM DRAWING: O:\Projects\Orlando\IER\162668-21001\CAD\Survey\Easements\V-104 Sunny Grove EASEMENT.DWG

FOLIO ID: 10273549
OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE SOUTH LINE OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING S.89°03'48"W.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
4. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.



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ORLANDO, FL 32801
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NOTES
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

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PROFESSIONAL
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FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

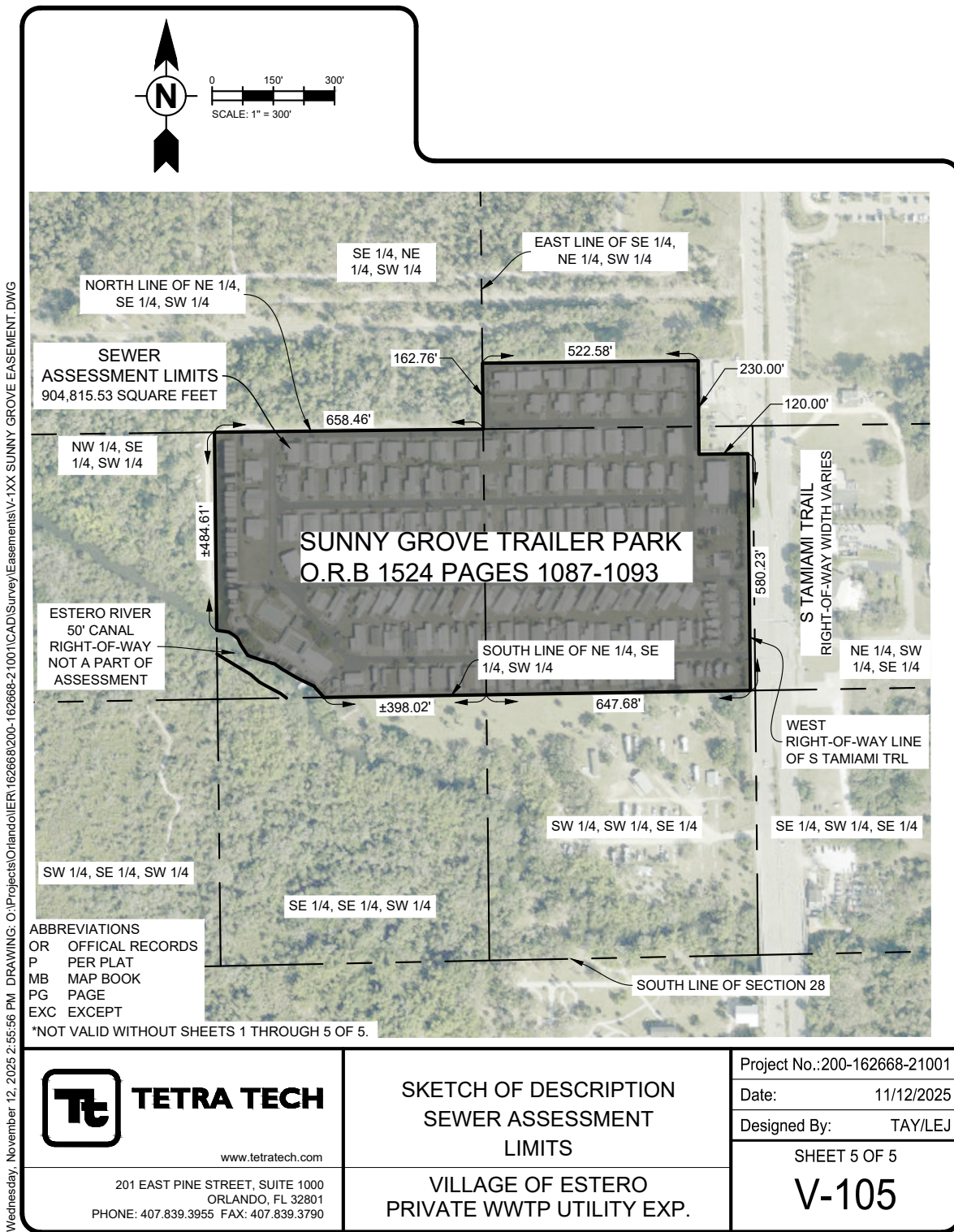
Project No.: 200-162668-21001

Date: 11/12/2025

Designed By: TAY/LEJ

SHEET 4 OF 5

V-104





Assessment Memo

To: Kevin Greenville
Finance Director
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

From: Jeff Rackley
Stantec Consulting Services
1701 Hermitage Boulevard, Suite 102
Tallahassee, FL 32308

Date: April 8, 2026

Reference: Village of Estero, Sunny Grove Park Assessment Memo

Background

The Sunny Grove Park area, consisting of 37.2 acres with a member owned Mobile Home/RV Park with club house and other amenity structures, is currently served by a central water system but utilizes an on-site package wastewater treatment plant. As part of a broader infrastructure plan, the community must transition from this decentralized system to the central sewer. In order to connect this area to central sewer a pump station and force main will be needed to connect to the existing eight-inch force main located at the corner of Corkscrew Road and US 41.

Objective

The Village engaged Stantec to conduct a study to allocate the cost of connecting to the central sewer system to each benefiting parcel within the Sunny Grove Park area and determine the appropriate assessment amount to be collected from each property. The improvements are expected to include all construction costs including the demolition of the existing package treatment plant, rehabilitation of the existing pump station, removal and fill of percolation pond, and asphalt and sidewalk replacement in addition to design fees, easement acquisition and all Lee County Utilities connection fees ("Improvements"). If implemented, the assessment will fund costs related to the improvements, together with financing costs, contingencies, assessment program costs and the annual cost of collection of the assessments.

Special Benefits

The Improvements are reasonably expected to provide special benefits to the lots and parcels comprising the Sunny Grove Park area which include, but are not limited to; 1) the enhancement of public health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems, 2) elimination of the burden of maintenance and liability for individual systems, and 3) ensure a more reliable and sanitary waste disposal method for residents. These improvements can also increase the marketability and value of properties. A reliable sewer

Design with community in mind

April 8, 2026

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Reference: Village of Estero, Sunny Grove Park Assessment Report

connection is a key selling point that can make properties more attractive to prospective buyers and can be a prerequisite for future development and redevelopment, providing a greater return on investment for property owners.

Assessable Costs

Stantec relies on certain information provided by the Village as the basis for our analysis. This included the total construction cost estimates, general financing terms, and estimated financing costs. The Village estimates the total construction cost of the proposed improvements to total \$3,176,757.

The Village plans to contribute an approximate 25% match in the amount of \$727,939 as well as applying state grant funds in the amount of \$265,000 towards construction costs. These funding amounts are subtracted from the total to be funded by the assessment program.

The total cost, net of the funding described above, equals \$2,183,818 as shown in Table 1.

Table 1 – Net Construction Costs

Construction Cost w/ 5% Contingency	\$	3,176,757
Less: Village Match	\$	(727,939)
Less: State Grant Funds	\$	(265,000)
Net Construction Costs	\$	2,183,818

There are additional assessable costs that are included in the assessment program to fund the establishment of a debt service reserve fund, capitalized interest, cost of issuance, the assessment study, surveying, financing and other contingency costs. The Total Assessed Costs to be funded by the assessment program equals **\$2,696,072**, as shown in Table 2 below.

Table 2 – Total Assessed Cost

Net Construction Costs	\$	2,183,818
Debt Service Reserve Fund	\$	269,607
Capitalized Interest	\$	53,921
Cost of Issuance	\$	53,921
Assessment Development, Survey, Financing, etc.	\$	134,804
Total Assessed Cost	\$	2,696,072

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April 8, 2026

Page 3 of 6

Reference: Village of Estero, Sunny Grove Park Assessment Report

Assessment Methodology

The Sunny Grove Park area is comprised of a Mobile Home/RV Park with 155 members each owning their own mobile home dwelling units (Dwelling Unit) as well as 1/155th interest in the property. Each Dwelling Unit is reasonably expected to generate a similar demand for services and will receive similar benefit from the Village's provision of the sewer improvements. Therefore, the assessment units are based on the number of Dwelling Units contained on the parcel. The Sunny Grove Park area contains a total of 155 Dwelling Units.

Accordingly, the principal amount allocated to each Dwelling Unit is approximately \$17,394 per Dwelling Unit (\$2,696,072 / 155 Dwelling Units).

The Village plans on debt funding the Total Assessed Cost with a ten (10) year loan at an assumed interest rate of 5.00%. The annual collection and administration costs associated with the assessment program are included at 7.00% of the Estimated Total Annual Cost for a total annual cost of **\$357,556**, as shown in Table 3 below.

Table 3 – Estimated Total Annual Cost

Total Assessed Cost	\$	2,696,072
Term (years)		10
Interest rate		5.00%
Estimated Annual Principal & Interest Payment	\$	332,527
Annual Collection/Admin. Costs (7%) ¹	\$	25,029
Estimated Total Annual Cost	\$	357,556

¹ Annual collection costs include 4% for early payment discount, 1% for tax collector costs, and 2% for annual assessment administration

The Total Annual Cost divided by the total Assessment Units in the Sunny Grove Park area equals an Annual Assessment of **\$2,307** per Dwelling Unit for ten (10) annual installments as shown in Table 4 below.

Table 4 – Annual Assessment per Dwelling Unit

Estimated Total Annual Cost	\$	357,556
Total Dwelling Units		155
Annual Assessment per Dwelling Unit ²	\$	2,307

² Rounded up to nearest whole dollar

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April 8, 2026

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Reference: Village of Estero, Sunny Grove Park Assessment Report

The methodology described herein is scalable and readily adjustable to address changing variables associated with interest rate, payment term, project cost increases (if any) resulting from inflation or other factors, or cost decreases (if any) resulting from actual construction costs being lower than estimated or additional funding being made available for the project from currently unanticipated sources.

The Village is undertaking the improvements based on the premise that the owners in Sunny Grove Park will bear a certain portion of the cost. The calculations herein are based on reasonable construction and financing cost estimates provided by Village staff and its consultants. In the event the actual cost of the project is lower than the estimated amounts contemplated herein, any such cost savings may be applied to reduce the amount the Village would have otherwise contributed to the project from funds other than the assessments (if any), for other costs associated with the project or improvements to the right of way, or to reduce the amount of the assessment imposed against each property.

Initial Prepayment

An initial prepayment option allows property owners within the Sunny Grove Park area to satisfy their full share of the Net Construction Cost of the Improvements through a one-time upfront payment rather than through the annual installment assessments. Because a parcel that prepays does not participate in the debt financing, the prepayment amount excludes all financing-related costs such as interest, capitalized interest, debt service reserve, cost of issuance, and annual collection or administration charges.

The prepayment amount for each parcel is calculated by allocating the Net Construction Cost of the Improvements to each parcel on the basis of its assigned Dwelling Units. The Net Construction Cost is determined by subtracting the Village's cost-share contribution and state grant funds from the total construction cost of the project.

The initial prepayment for each parcel is calculated as:

$$\text{Initial Prepayment} = (\text{Net Construction Cost} \div \text{Total Residential Dwelling Units}) \times \text{Parcel Residential Dwelling Units}$$

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April 8, 2026

Page 5 of 6

Reference: Village of Estero, Sunny Grove Park Assessment Report

Under this method, the prepayment cost per Dwelling Units is derived by dividing the Net Construction Cost of \$2,183,818 by the total of 155 Dwelling Units within the Sunny Grove Park area to arrive at \$14,089 per Dwelling Unit. Each parcel's prepayment amount equals the number of Dwelling Units assigned to that parcel multiplied by the net construction cost per Dwelling Unit.

Property owners who elect to prepay will not be subject to any annual installment assessments, interest charges, administrative costs, or collection fees associated with the ten-year financing period. The Village may require that any prepayment be made prior to certification of the annual assessment roll to the County Tax Collector. Property owners will be notified of applicable deadlines and instructions should they choose to exercise the prepayment option.

Implementation Timeline

A proposed implementation timeline including the necessary and required steps for adoption of the proposed assessments for FY 2026 is provided below.

2025: (September–December)

- Resolution of Intent: The local governing body adopts a Resolution of Intent to use the uniform method for collection in the following year. Notice of the public hearing for the resolution must be published.
- Agreement: The local government and the County Tax Collector must execute an interlocal agreement outlining collection services and reimbursement.

2026: (January–May)

- Notification: By January 10, the Resolution of Intent is sent to the Property Appraiser, Tax Collector, and the Florida Department of Revenue.
- Assessment Creation: The local government creates the new assessment roll and coordinates with the Property Appraiser.
- Prepayment Period.

2026: (June–September)

- Data Exchange: By June 1, the Property Appraiser provides property information, such as names and addresses, to the local government.
- Property Owner Notice: Before the assessment roll hearing, the local government must mail notices to property owners at least 20 days in advance.
- Public Hearing: A public hearing is held between January 1 and September 15 for the adoption of the assessment roll.

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April 8, 2026

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Reference: Village of Estero, Sunny Grove Park Assessment Report

Conclusion

The methodology described herein represents a fair and reasonable approach to apportioning the benefits and costs of the contemplated capital improvements among the specially benefited parcels of real property. The method is also relatively uncomplicated, easily understood and cost effective with respect to initial implementation and annual administration expenses, resulting in lower annual assessments for the properties benefitted by the improvements.

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Scenario 1 - Village of Estero - Sunny Grove Park Assessment**Construction Cost**

Construction Cost w/ 5% Contingency	\$	3,176,757
Less: Village Match	\$	(727,939)
Less: State Grant Funds	\$	(265,000)
Net Construction Costs	\$	2,183,818
Initial Pre-Payment	\$	14,089

Additional Assessable Costs

Net Construction Costs	\$	2,183,818	
Debt Service Reserve Fund	\$	269,607	10.00%
Capitalized Interest	\$	53,921	2.00%
Cost of Issuance	\$	53,921	2.00%
Assessment Development, Survey, Financing, etc.	\$	134,804	5.00%
Total Assessed Cost	\$	2,696,072	

Estimated Total Annual Cost

Total Assessed Cost	\$	2,696,072
Term (years)		10
Interest rate		5.00%
Estimated Annual Principal & Interest Payment	\$	332,527
Annual Collection/Admin. Costs (7%) ¹	\$	25,029
Estimated Total Annual Cost	\$	357,556

¹ Annual collection costs include 4% for early payment discount, 1% for tax collector costs, and 2% for annual assessment administration

Annual Assessment

Estimated Total Annual Cost	\$	357,556
Total Dwelling Units		155
Annual Assessment per Dwelling Unit ²	\$	2,307

² Rounded up to nearest whole dollar

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

Resolution No. 2026-07 final non-ad valorem assessment roll for Cypress Bend RV Resort package plant to central sewer system project

Motion to adopt Resolution No. 2026-07.

Background:

The Village of Estero has within its boundaries an existing residential community known as Cypress Bend RV Resort (Cypress). As an older community within Lee County, Cypress is not connected to the centralized sanitary sewage system but instead has been served by what is known as a “package plant” which treats sewage onsite and is privately operated by Cypress.

The Village has for some years been planning to address such circumstances within the Village by planning and assembling funding for a series of Utility Extension Projects (UEP) to include the Cypress project (the “Project”). The Village has determined that the Cypress package plant is failing and has contributed to discharges which are harmful to the Cypress community’s property values, its environment, water quality, and which are inconsistent with state and federal environmental regulations which the community’s package plant are subject to.

While local government often funds jurisdiction-wide projects through general (ad valorem) funds, where a project uniquely benefits certain properties, local government can use a special assessment method to pay for the projects. Special assessments are charges assessed against the property of some particular locality because that property derives some special benefit from the expenditure of the money.

To create a special assessment, the property assessed must derive a direct, special benefit from the service provided and that the assessment must be fairly and reasonably apportioned among properties that receive the special benefit and irrespective of the size of the geographic area being assessed. The test for the validity of a special assessment is not merely whether some benefit results from the assessment, but rather whether the improvement or service provides a direct, special benefit to the real property burdened.

Florida's courts have confirmed that a local government's legislative determination of a special benefit warranting a special assessment carries presumption of correctness and there is a presumption of special benefit to all property abutting on or directly served by the project, for purposes of determining whether special assessment may be made. The apportionment of assessments on real property to finance contemplated improvements, such as local sewer improvements, is a legislative function and if reasonable men may differ as to whether property assessed was benefited by improvement, determination of the city officials as to such benefits must be sustained by the courts.

In this case, the Project will result in the decommissioning and demolition of the Cypress package plant and placing the Cypress community onto the Lee County Utilities sanitary sewer system.

Prior to determining to proceed with a non-ad valorem assessment for the Project, the Village retained the services of an independent utility consulting firm which specializes in the study of community-specific utility projects and developing appropriate assessment methodology. The Village has received the consulting firm's report and recommendations with respect to the Project which contains the consultant's findings of special benefit and the proposed assessment apportionment and apportionment methodology.

The consulting firm's report and recommendations establish that the Project will convey special benefits to including:

- The enhancement of resident health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems;
- Elimination of the burden of maintenance and liability for individual outdated package systems;
- Ensuring a more reliable and sanitary waste disposal method for residents as opposed to the current, less effective means of treating wastewater;
- Increase in the marketability and value of the overall property and homesites therein since a reliable connection to centralized sanitary sewer is a key selling point that can make a property more attractive to prospective buyers;
- Increase of the utility of property within the assessment area by reducing the land needed for on-site package sewage treatment facilities;
- Future development and redevelopment potential of the assessment area or parcels within the assessment area is improved, which in turn provides a greater return on investment for property owners;

There would be no need for the Village to undertake the Project but for the unique need for the community within the assessment area to decommission its existing package plant and become connected to and gain the use of the central sewer system.

Florida law provides several statutory options to create a special assessment. Florida Statutes § 197.3632(3)(a) requires that if the Village desires to use the uniform method of collecting a non-ad valorem assessment for the first time, the Village Council shall adopt a resolution at a public hearing prior to January 1, which resolution shall clearly state its intent to use the uniform method of collecting such assessment.

Staff recommends that if Cypress owners are unable to pay the construction costs for their respective units up front (with a payment date no later than August 1st 2026), pursuant to the statute, the Village should utilize the uniform method for collecting non-ad valorem capital project assessments imposed over a number of years to recoup capital construction costs of the Project for the existing residential area known as Cypress Bend RV Resort.

Cypress property owners do have the option to pay their portion of the Project cost (net of the grant and any approved Village contribution) so as to avoid the use of the special assessment process. As set forth in Exhibit "B" to the Resolution, each unit/owner would need to make a **one-time payment of \$4,339** by August 1st 2026 to avoid being assessed.

Should all such owners avail themselves of that option, then staff will simply not proceed with confirming the assessment to the Tax Collector and no special assessment would be required. Nevertheless, since it is possible that not every property owner within the Cypress community will pre-pay their share of the Project's costs, and to ensure the Village's legal option of using a special assessment for the project is preserved, adoption of the Resolution is required. For any owner who does not pre-pay, the owner would be subject to an assessment on the tax bill for the next ten years at an amount of **\$711 per year** (again as outlined in Exhibit "B" to the Resolution).

In accordance with Florida Statutes § 197.3632(3)(a), the Village Clerk published notice of the Village's intent to use the uniform method for collecting such assessment, and notice of a public hearing to consider adoption of this Resolution, one time per week in a newspaper of general circulation within Lee County for four consecutive weeks preceding the hearing to adopt this Resolution. Thereafter, on December 3rd 2025, the Village Council held a duly noticed public hearing and adopted Resolution 2025-24 confirming the Village's intent to use the uniform method of assessment.

As required by Florida Statutes § 197.3632(2), the Village has agreed with the Property Appraiser and Tax Collector in writing regarding reimbursement of the necessary administrative costs incurred by those offices related to the assessments imposed pursuant to the assessment Resolution.

Pursuant to Florida Statutes § 197.3632(4)(a), a local government must adopt a non-ad valorem assessment roll at a public hearing where the assessment levy is being set for the first time. Pursuant to Florida Statutes § 197.3632(4)(b), the Village Clerk has confirmed the Village provided notice of the public hearing in the newspaper and by first class mail as the statute requires.

At the public hearing conducted to adopt this Resolution, the Village Council must afford the opportunity for the public to submit any written objections to the assessment, or to provide testimony regarding the assessment.

Action Requested:

Motion to adopt Resolution No. 2026-07.

Process and Timeline:

If approved by Council, Village staff will proceed to work with the Cypress property owners to secure early cost payments from as many such owners as wish to avail themselves of that option. If that option is not used by all owners, staff will also work with the Tax Collector to ensure the non-ad valorem assessment adopted by this Resolution is collected on the tax bills of assessed properties.

Financial Impact:

Adoption of this Resolution does not have a financial impact on the Village.

Prepared by: Robert Eschenfelder, Village Attorney

Attachment(s):

1. Resolution No. 2026-07
2. Exhibit A Cypress Bend Utility Assessment Area
3. Exhibit B Assessment Memo

RESOLUTION NO. 2026 – 07

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, USING THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED WITHIN THE MUNICIPAL BOUNDARIES OF THE VILLAGE OF ESTERO TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL FOR THE DECOMMISSIONING OF THE WASTE WATER PACKAGE FACILITY AND INSTALLATION OF COMMON SANITARY SEWER SERVICE FOR CYPRESS BEND RV RESORT; STATING THE NEED FOR SUCH LEVY; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Estero has within its boundaries an existing residential community known as Cypress Bend RV Resort (Cypress); and

WHEREAS, as an older community, Cypress is not connected to the centralized sanitary sewage system but instead has been served by what is known as a “package plant” which treats sewage onsite; and

WHEREAS, the Village has for some years been planning to address such circumstances within the Village by planning and assembling funding for a series of Utility Extension Projects (UEP) to specifically benefit certain communities to include the Cypress project (the “Project”); and

WHEREAS, the Village has determined that the Cypress package plant is failing and has contributed to discharges which are harmful to the Cypress community’s property values, its environment, water quality, and which are inconsistent with state and federal environmental regulations which the community’s package plant are subject to; and

WHEREAS, “[s]pecial assessments are ‘charge[s] assessed against [the] property of some particular locality because that property derives some special benefit [from] the expenditure of [the] money.’ ” *City of Gainesville v. State*, 863 So.2d 138, 144 (Fla. 2003); and

WHEREAS, to the extent any particular lot or land within the assessment area is vacant, vacant lots and lands, may, and usually do, receive present special appreciable benefit from construction of sewer in proximity with and accessible by them for sewerage purposes sufficient to sustain an assessment made on basis of benefits. *Meyer v. City of Oakland Park*, 219 So.2d 417 (1969); and

WHEREAS, to create a special assessment, the property assessed must derive a direct, special benefit from the service provided and that the assessment must be fairly and reasonably apportioned among properties that receive the special benefit and irrespective of the size of the geographic area being assessed, the test for the validity of a special assessment is not merely

whether some benefit results from the assessment, but rather whether the improvement or service provides a direct, special benefit to the real property burdened. *Donnelly v. Marion County*, 851 So.2d 256 (Fla. 5th DCA 2003), review denied 860 So.2d 978; and

WHEREAS, a local government's legislative determination of a special benefit warranting a special assessment carries presumption of correctness and there is a presumption of special benefit to all property abutting on or directly served by the project, for purposes of determining whether special assessment may be made. *Hanna v. City of Palm Bay*, 579 So.2d 320 (Fla. 5th DCA 1991); and

WHEREAS, the use to which property is voluntarily put at time of assessment to finance a local improvement is not determinative of whether such property has either greater or less benefits accruing than other property in improvement district, since proper measure of benefits accruing from improvement is not limited to use which is made of improvement at that time, but extends to use which could be made of improvement in the future on property being devoted to any use which reasonably might be made of it. *City of Hallandale v. Meekins*, 237 So.2d 318 (Fla. 4th DCA 1970), adopted 245 So.2d 253; and

WHEREAS, the apportionment of assessments on real property to finance contemplated improvements, such as local sewer improvements, is a legislative function and if reasonable men may differ as to whether property assessed was benefited by improvement, determination of the city officials as to such benefits must be sustained. *City of Hallandale v. Meekins*, 237 So.2d 318 (Fla. 4th DCA 1970), adopted 245 So.2d 253; and

WHEREAS, although a court may recognize valid alternative methods of apportionment, even if such other methods of apportionment may also appear to be valid, the method used by the municipality must be upheld unless it is determined to be arbitrary and so long as the legislative determination by the City is not arbitrary, a court should not substitute its judgment for that of the local legislative body. *City of Winter Springs v. State*, 776 So.2d 255, 259 (Fla. 2001); and

WHEREAS, the Project will result in the decommissioning and demolition of the Cypress package plant and placing the Cypress community onto the Lee County Utilities sanitary sewer system with the assistance of a new lift station; and

WHEREAS, prior to determining to proceed with a non-ad valorem assessment for the Project, the Village retained the services of an independent utility consulting firm which specializes in the study of community-specific utility projects and developing appropriate assessment methodology; and

WHEREAS, the Village has received the consulting firm's report and recommendations with respect to the Project which contains the consultant's findings of special benefit and the proposed assessment apportionment and apportionment methodology; and

WHEREAS, the Village Council has considered the consulting firm's report and recommendations and specifically finds that the Project will convey special benefits to Cypress including:

- The enhancement of resident health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems;
- Elimination of the burden of maintenance and liability for individual outdated package systems;
- Ensuring a more reliable and sanitary waste disposal method for residents as opposed to the current, less effective means of treating wastewater;
- Increase in the marketability and value of the overall property and homesites therein since a reliable connection to centralized sanitary sewer is a key selling point that can make a property more attractive to prospective buyers;
- Increase of the utility of property within the assessment area by reducing the land needed for on-site package sewage treatment facilities;
- Future development and redevelopment potential of the assessment area or parcels within the assessment area is improved, which in turn provides a greater return on investment for property owners;

and

WHEREAS, the Village's Public Works staff have advised the Council that there would be no need for the Village to undertake the Project but for the unique need for the community within the assessment area to decommission its existing package plant and become connected to and gain the use of the central sewer system; and

WHEREAS, similar findings have been found by the Florida Supreme Court in *Citizens Advocating Responsible Environmental Solutions, Inc. v. City of Marco Island*, 959 So.2d 203 (Fla. 2007) to support a special assessment for a sanitary sewer conversion project; and

WHEREAS, the Village Council finds that the apportionment methodology recommended by the utility consultant and adopted by the Village Council is a fair apportionment methodology; and

WHEREAS, Florida Statutes § 197.3632(3)(a) requires that if the Village desires to use the uniform method of collecting a non-ad valorem assessment for the first time shall adopt a resolution at a public hearing prior to January 1 or, if the property appraiser, tax collector, and Village agree, March 1, which resolution shall clearly state its intent to use the uniform method of collecting such assessment; and

WHEREAS, as authorized by Florida Statutes § 197.3632, the Village Council intends to utilize the uniform method for collecting non-ad valorem capital project assessments imposed over a number of years to recoup capital construction costs of the Project for the existing residential area known as Cypress Bend RV Resort; and

WHEREAS, in accordance with Florida Statutes § 197.3632(3)(a), the Village Clerk published notice of the Village's intent to use the uniform method for collecting such assessment, and notice of a public hearing to consider adoption of the initial Resolution, one time per week in a newspaper of general circulation within Lee County for four consecutive weeks preceding the hearing to adopt the initial Resolution; and

WHEREAS, on December 3rd 2025, the Village Council for the Village of Estero held a duly noticed public hearing and adopted Resolution 2025-25 (the initial Resolution) confirming the Village's intent to use the uniform method of assessment; and

WHEREAS, as required by Florida Statutes § 197.3632(2), the Village has agreed with the Property Appraiser and Tax Collector in writing regarding reimbursement of the necessary administrative costs incurred by those offices related to the assessments imposed pursuant to this Resolution; and

WHEREAS, Florida Statutes § 197.3632(4)(a), a local government must adopt a non-ad valorem assessment roll at a public hearing where the assessment levy is being set for the first time; and

WHEREAS, pursuant to Florida Statutes § 197.3632(4)(b), the Village Clerk noticed the public hearing in the newspaper and by first class mail as the statute requires; and

WHEREAS, at the public hearing conducted to adopt this Resolution, the Village Council afforded the opportunity for the public to submit any written objections to the assessment, or to provide testimony regarding the assessment; and

WHEREAS, having conducted the public hearing, the Village Council finds that it is in the best interests of the Village, its residents, businesses, and its environment, to adopt this Resolution.

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

Section 1. Restatement of Declaration of Need: The Village Council for the Village of Estero is utilizing the uniform method for the collection of non-ad valorem capital project assessments to recoup capital construction costs for the Project, commencing on October 1st 2026. The Council confirms, as elaborated on in this Resolution's exordial clauses, that there is a public purpose for the Project and need for the levy. The levy is necessary to ensure that the property owners benefitted from the Project bear their proportional share of the Project's costs so such costs are not borne by all Village property owners.

Section 2. Legal Description: Pursuant to Florida Statutes § 197.3632(3)(a), a legal description of the boundaries of the real property subject to the levy is attached hereto and incorporated herein as **Exhibit "A"**.

Section 3. Total Project Cost: The Project's cost is \$ **2,153,528** (if Project is paid through annual assessments) and \$ **1,744,358** (for owners who pre-pay by August 1st 2026).

Section 4. Unit of Measurement: The Unit of Measurement is by dwelling unit or separate structure with toilet (402 in total) as further elaborated on in the utility consultant's April 8th 2026 assessment memo, incorporated herein as **Exhibit "B"**.

Section 5. Methodology: The method of apportioning the Project cost among the parcels of property located within the assessment area is set forth in the utility consultant's April 8th 2026 assessment memo, incorporated herein as **Exhibit "B"**.

Section 6. Reallocation: In the event the property within the assessment area is further subdivided during the assessment period, the Village Council will adopt a reallocation assessment roll.

Section 7. Final Levy: In accordance with Florida Statutes § 197.3632(4)(a)-(b), after having received the information from the Property Appraiser by June 1st 2026, the Village Council adopts the non-ad valorem assessment roll provided by the Appraiser and the assessment set forth in this Resolution and **Exhibit "B"**.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Village Council would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 20th day of May, 2026.

Attest:

Joanne Ribble, Mayor

Carol Sacco, Village Clerk

OWNER: CYPRESS BEND RV RESORT
CONDO A

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION: A SEWER ASSESSMENT LIMITS COVERING ALL OF CYPRESS BEND R.V. RESORT AS DESCRIBED IN CYPRESS BEND R.V. RESORT, ACCORDING TO THE CONDOMINIUM PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGES 165-173, LEE COUNTY PUBLIC RECORDS, FLORIDA. (LESS THE SEMINOLE GULF RAIL ROAD RIGHT-OF-WAY.)

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N.00°38'19"W., FOR A DISTANCE OF 1,297.22 FEET TO THE NORTH 1/4 CORNER; THENCE RUN S.89°13'36"E., FOR A DISTANCE OF 1,320.78 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S.00°44'50"E., FOR A DISTANCE OF 1,286.06 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N.89°42'44"W., FOR A DISTANCE OF 1,262.99 FEET; THENCE RUN S.00°38'19"E., FOR A DISTANCE OF 142.61 FEET TO A POINT OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.34°52'31"W., A RADIAL DISTANCE OF 1,769.02 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°54'31", A DISTANCE OF 28.05 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.56°02'00"W., A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. (LESS THE SEMINOLE GULF RAIL ROAD 130 FOOT RIGHT-OF-WAY NOT A PART OF THESE LIMITS.)

CONTAINING 1,628,244.4984 SQUARE FEET OR 37.3793 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE EAST BOUNDARY LINE OF CYPRESS BEND R.V. RESORT BEING S.00°44'50"E.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
4. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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SHEET 1 SKETCH DESCRIPTION
SHEET 2 SKETCH

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

LEGAL DESCRIPTION AND NOTES
SEWER ASSESSMENT
LIMITS

VILLAGE OF ESTERO
PRIVATE WWTP UTILITY EXP.

LAWRENCE E. JENKINS
PROFESSIONAL
SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5364
TETRA TECH - LB #26

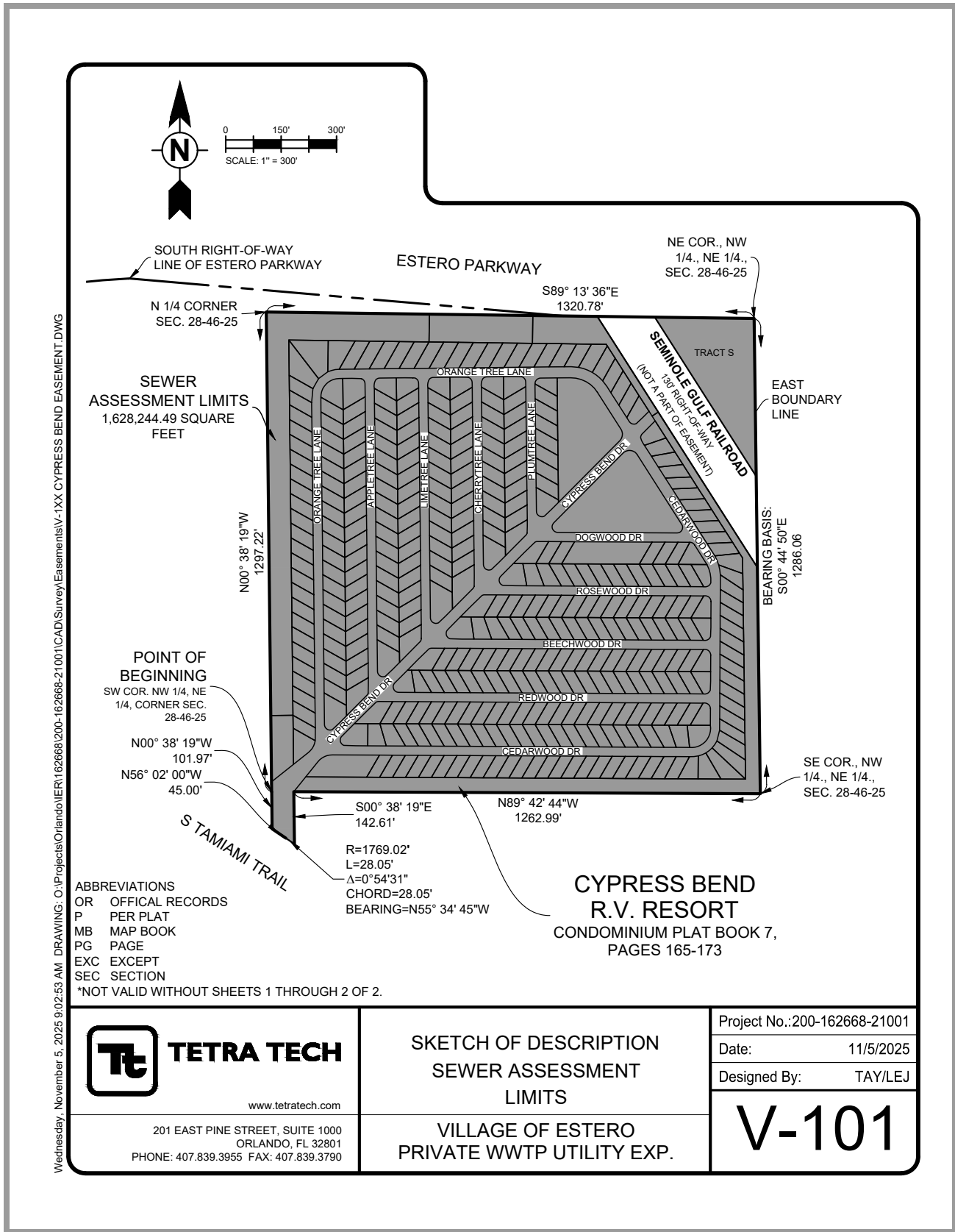
Project No.: 200-162668-21001

Date: 11/5/2025

Designed By: TAY/LEJ

V-100

Wednesday, November 5, 2025 9:02:50 AM DRAWING: O:\Projects\Orlando\IER162668\200-162668-21001\CAD\Survey\Easement\IV-1XX CYPRESS BEND EASEMENT.DWG





Assessment Memo

To: Kevin Greenville
Finance Director
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

From: Jeff Rackley
Stantec Consulting Services
1701 Hermitage Boulevard, Suite 102
Tallahassee, FL 32308

Date: April 8, 2026

Reference: Village of Estero, Cypress Bend Assessment Memo

Background

The Cypress Bend area, consisting of 39.2 acres with 402 mobile home residences, is currently served by a central water system but utilizes an on-site package wastewater treatment plant. The on-site plant is located east of the Seminole Gulf Railway and south of Estero Parkway. As part of a broader infrastructure plan, the community must transition from this decentralized system to the central sewer.

Objective

The Village engaged Stantec to conduct a study to allocate the cost of connecting to the central sewer system to each benefiting parcel within the Cypress Bend area and determine the appropriate assessment amount to be collected from each property. The improvements are expected to include all construction costs including the demolition of the existing package treatment plant, rehabilitation of the existing pump station, removal and fill of percolation pond, and asphalt and sidewalk replacement in addition to design fees, easement acquisition and all Lee County Utilities connection fees ("Improvements"). If implemented, the assessment will fund costs related to the improvements, together with financing costs, contingencies, assessment program costs and the annual cost of collection of the assessments.

Special Benefits

The Improvements are reasonably expected to provide special benefits to the lots and parcels comprising the Cypress Bend Area which include, but are not limited to; 1) the enhancement of public health by removing the risks of potential environmental contamination often associated with older or on-site treatment systems, 2) elimination of the burden of maintenance and liability for individual systems, and 3) ensure a more reliable and sanitary waste disposal method for residents. These improvements can also increase the marketability and value of properties. A reliable sewer connection is a key selling point that can make properties more attractive to prospective buyers and

Design with community in mind

April 8, 2026

Page 2 of 6

Reference: Village of Estero, Cypress Bend Assessment Report

can be a prerequisite for future development and redevelopment, providing a greater return on investment for property owners.

Assessable Costs

Stantec relies on certain information provided by the Village as the basis for our analysis. This included the total construction cost estimates, general financing terms, and estimated financing costs. The Village estimates the total construction cost of the proposed improvements to total \$2,852,615.

The cost associated with Lee County Utilities' water main relocation of \$261,805 will be covered by the County. Additionally, the Village plans to contribute an approximate 25% match in the amount of \$581,452, as well as applying state grant funds in the amount of \$265,000 towards construction costs. These funding amounts are subtracted from the total to be funded by the assessment program.

The total cost, net of the funding described above, equals \$1,744,358 as shown in Table 1.

Table 1 – Net Construction Costs

Construction Cost	\$	2,852,615
Less: LCU Water Main Relocation	\$	(261,805)
Less: Village Match	\$	(581,452)
Less: State Grant Funds	\$	(265,000)
Net Construction Costs	\$	1,744,358

There are additional assessable costs that are included in the assessment program to fund the establishment of a debt service reserve fund, capitalized interest, cost of issuance, the assessment study, surveying, financing and other contingency costs. The Total Assessed Costs to be funded by the assessment program equals **\$2,153,528**, as shown in Table 2 below.

Table 2 – Total Assessed Cost

Net Construction Costs	\$	1,744,358
Debt Service Reserve Fund	\$	215,353
Capitalized Interest	\$	43,071
Cost of Issuance	\$	43,071
Assessment Development, Survey, Financing, etc.	\$	107,676
Total Assessed Cost	\$	2,153,528

Design with community in mind

April 8, 2026

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Reference: Village of Estero, Cypress Bend Assessment Report

Assessment Methodology

The Cypress Bend area is comprised of residential single family mobile home dwelling units (Dwelling Unit) of substantially similar size and occupant capacity. Each Dwelling Unit is reasonably expected to generate a similar demand for services and will receive similar benefit from the Village's provision of the sewer improvements. Therefore, the assessment units are assigned to each parcel equally based on the number of Dwelling Units contained on the parcel. The Cypress Bend area contains a total of **402** Dwelling Units.

Accordingly, the principal amount allocated to each assessed parcel is approximately \$5,494 per Dwelling Unit (\$2,153,528 / 402 Dwelling Units).

The Village plans on debt funding the Total Assessed Cost with a ten (10) year loan at an assumed interest rate of 5.00%. The annual collection and administration costs associated with the assessment program are included at 7.00% of the Estimated Total Annual Cost for a total annual cost of **\$285,603**, as shown in Table 3 below.

Table 3 – Estimated Total Annual Cost

Total Assessed Cost	\$	2,153,528
Term (years)		10
Interest rate		5.00%
Estimated Annual Principal & Interest Payment	\$	265,611
Annual Collection/Admin. Costs (7%) ¹	\$	19,992
Estimated Total Annual Cost	\$	285,603

¹ Annual collection costs include 4% for early payment discount, 1% for tax collector costs, and 2% for annual assessment administration

The Total Annual Cost divided by the total Assessment Units in the Cypress Bend area equals an Annual Assessment of **\$711** per Dwelling Unit for ten (10) annual installments as shown in Table 4 below.

Table 4 – Annual Assessment per Dwelling Unit

Estimated Total Annual Cost	\$	285,603
Total Residential Units		402
Annual Assessment per Dwelling Unit ²	\$	711

² Rounded up to nearest whole dollar

Design with community in mind

April 8, 2026

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Reference: Village of Estero, Cypress Bend Assessment Report

The methodology described herein is scalable and readily adjustable to address changing variables associated with interest rate, payment term, project cost increases (if any) resulting from inflation or other factors, or cost decreases (if any) resulting from actual construction costs being lower than estimated or additional funding being made available for the project from currently unanticipated sources.

The Village is undertaking the improvements based on the premise that the property owners in Cypress Bend will bear a certain portion of the cost. The calculations herein are based on reasonable construction and financing cost estimates provided by Village staff and its consultants. In the event the actual cost of the project is lower than the estimated amounts contemplated herein, any such cost savings may be applied to reduce the amount the Village would have otherwise contributed to the project from funds other than the assessments (if any), for other costs associated with the project or improvements to the right of way, or to reduce the amount of the assessment imposed against each property.

Initial Prepayment

An initial prepayment option allows property owners within the Cypress Bend area to satisfy their full share of the Net Construction Cost of the Improvements through a one-time upfront payment rather than through the annual installment assessments. Because a parcel that prepays does not participate in the debt financing, the prepayment amount excludes all financing-related costs such as interest, capitalized interest, debt service reserve, cost of issuance, and annual collection or administration charges.

The prepayment amount for each parcel is calculated by allocating the Net Construction Cost of the Improvements to each parcel on the basis of its assigned Dwelling Units. The Net Construction Cost is determined by subtracting the Village's cost-share contribution, state grant funds and LCU watermain relocation reimbursement from the total construction cost of the project.

The initial prepayment for each parcel is calculated as:

$$\text{Initial Prepayment} = (\text{Net Construction Cost} \div \text{Total Residential Dwelling Units}) \times \text{Parcel Residential Dwelling Units}$$

Design with community in mind

April 8, 2026

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Reference: Village of Estero, Cypress Bend Assessment Report

Under this method, the prepayment cost per Dwelling Unit is derived by dividing the Net Construction Cost of \$1,744,358 by the total of 402 Dwelling Units within the Cypress Bend area to arrive at \$4,339 per Dwelling Unit. Each parcel's prepayment amount equals the number of Dwelling Units assigned to that parcel multiplied by the net construction cost per Dwelling Unit.

Property owners who elect to prepay will not be subject to any annual installment assessments, interest charges, administrative costs, or collection fees associated with the ten-year financing period. The Village may require that any prepayment be made prior to certification of the annual assessment roll to the County Tax Collector. Property owners will be notified of applicable deadlines and instructions should they choose to exercise the prepayment option.

Implementation Timeline

A proposed implementation timeline including the necessary and required steps for adoption of the proposed assessments for FY 2026 is provided below.

2025: (September–December)

- Resolution of Intent: The local governing body adopts a Resolution of Intent to use the uniform method for collection in the following year. Notice of the public hearing for the resolution must be published.
- Agreement: The local government and the County Tax Collector must execute an interlocal agreement outlining collection services and reimbursement.

2026: (January–May)

- Notification: By January 10, the Resolution of Intent is sent to the Property Appraiser, Tax Collector, and the Florida Department of Revenue.
- Assessment Creation: The local government creates the new assessment roll and coordinates with the Property Appraiser.
- Prepayment Period

2026: (June–September)

- Data Exchange: By June 1, the Property Appraiser provides property information, such as names and addresses, to the local government.
- Property Owner Notice: Before the assessment roll hearing, the local government must mail notices to property owners at least 20 days in advance.
- Public Hearing: A public hearing is held between January 1 and September 15 for the adoption of the assessment roll.

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April 8, 2026

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Reference: Village of Estero, Cypress Bend Assessment Report

Conclusion

The methodology described herein represents a fair and reasonable approach to apportioning the benefits and costs of the contemplated capital improvements among the specially benefited parcels of real property. The method is also relatively uncomplicated, easily understood and cost effective with respect to initial implementation and annual administration expenses, resulting in lower annual assessments for the properties benefitted by the improvements.

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Scenario 1 - Village of Estero - Cypress Bend Assessment**Roadway Improvements**

Construction Cost	\$ 2,852,615
Less: LCU Water Main Relocation	\$ (261,805)
Less: Village Match	\$ (581,452)
Less: State Grant Funds	\$ (265,000)
Net Construction Costs	\$ 1,744,358
Initial Pre-Payment	\$ 4,339

Additional Assessable Costs

Net Construction Costs	\$ 1,744,358	
Debt Service Reserve Fund	\$ 215,353	10.00%
Capitalized Interest	\$ 43,071	2.00%
Cost of Issuance	\$ 43,071	2.00%
Assessment Development, Survey, Financing, etc.	\$ 107,676	5.00%
Total Assessed Cost	\$ 2,153,528	

Annual Debt Service

Total Assessed Cost	\$ 2,153,528
Term (years)	10
Interest rate	5.00%
Estimated Annual Principal & Interest Payment	\$ 265,611
Annual Collection/Admin. Costs (7%) ¹	\$ 19,992
Estimated Total Annual Cost	\$ 285,603

¹ Annual collection costs include 4% for early payment discount, 1% for tax collector costs, and 2% for annual assessment administration

Annual Assessment

Estimated Total Annual Cost	\$ 285,603
Total Residential Units	402
Annual Assessment per Dwelling Unit²	\$ 711

² Rounded up to nearest whole dollar

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

First reading of Zoning Ordinance No. 2026-04, Estero Fire District Rezoning

Pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Background:

The applicant is requesting a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD). The site, which is approximately 9.5 acres, is located on Three Oaks Parkway, just south of Corkscrew Road.

The rezoning will allow the construction of a 10,000 square foot storage building and associated parking on the vacant portion of the site, which is currently zoned AG, located behind and west of the existing fire station which has been in place since 2007/08. The applicant is also requesting a small (3,000 sq. ft.) expansion of the 16,000 square foot fire station.

Description:

A Public Information meeting was held at the Planning Zoning and Design Board on January 13, 2026. Several nearby residents attended the meeting. As a result of comments made by the Planning Zoning and Design Board and the public, the applicant subsequently amended their request from a Commercial Zoning category to a Community Facilities Zoning category designed specifically for public and government uses. Other revisions were made to the Plan as well.

The Planning Zoning and Design Board reviewed the amended request on April 14th and recommended approval with conditions.

See attached staff report for details.

Action Requested:

Pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Process and Timeline:

- Planning Zoning and Design Board hearing April 14, 2026
- Council first reading May 20, 2026
- Tentative Council second reading June 3, 2026

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Prepared By: Mary Gibbs

Attachments:

1. Ordinance No. 2026-04
2. Staff Report

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2026-04**

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING WITH CONDITIONS A REZONING FROM AG (AGRICULTURAL) AND CPD (COMMERCIAL PLANNED DEVELOPMENT) TO CFPD (COMMUNITY FACILITIES PLANNED DEVELOPMENT) FOR APPROXIMATELY 9.5 ACRES LOCATED ON THREE OAKS PARKWAY THAT INCLUDES THE EXISTING FIRE STATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Estero Fire Rescue, represented by Chief Scott Vanderbrook and RESPEC, LLC, (the “Applicant”), filed an application to rezone the property (the “Property”); and

WHEREAS, the Property is located on 21500 Three Oaks Parkway; and

WHEREAS, the zoning case number is DCI2025-E002; and

WHEREAS, 4.9 acres of the Property was rezoned by Lee County in 2006; and

WHEREAS, a fire station and administrative building was constructed on the site; and

WHEREAS, the applicant acquired the 4.6 acres west of the fire station that is zoned AG; and

WHEREAS, the applicant proposes to rezone both parcels to CFPD (Community Facilities) zoning which is a category specifically designed for government and public uses; and

WHEREAS, the proposed use is a 10,000 square foot storage building behind the existing fire station, and a small expansion to the fire station; and

WHEREAS, a duly noticed public hearing was held on April 14, 2026 at the Planning Zoning and Design Board, and it recommended approval with conditions; and

WHEREAS, a duly noticed first reading was held before the Village Council on May 20, 2026; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on June 3, 2026, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board, and the comments of the public.

Zoning Ordinance No. 2026-04
Case No. DCI2025-E002
Estero Fire Rezoning

Page 1 of 5

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida;

Section 1. Approval.

The Village Council approves the rezoning with the following conditions.

Section 2. Conditions.

1. Master Concept Plan

Development of this project must be consistent with the Master Concept Plan titled “Estero Fire Rescue CFPD” stamped received, dated May 11, 2026.

The development must comply with all requirements of the Land Development Code at time of local development order approval unless otherwise approved in this Ordinance.

2. Prior Resolution Z-06-013

Prior Lee County Resolution Z-06-013 is superseded by this approval and is null and void.

3. Development Standards

Development standards and open space are as shown on the Development Standards and Open Space Table on the Master Concept Plan; except setbacks for the Storage Building are as shown on the Master Concept Plan.

4. Approved Uses

Accessory Uses and Structures
Administrative Offices ancillary to Principal Use
EMS, Fire or Sheriff’s Station/Emergency Operations Center
Fences and Walls
Government Maintenance Facility
Parking, Accessory
Signs, in accordance with the Land Development Code
Storage: indoor only
Utilities, minor

5. Height

Maximum height is 35 feet (two habitable stories)

6. Pattern Book

Development must be substantially consistent with the 11-page “Estero Fire Rescue CFPD Pattern Book” dated May 2026.

7. Environmental

Heritage trees will be preserved on site to the maximum extent possible. Details of the gopher tortoise protection will be provided at time of development order in compliance with State and Federal requirements.

8. Transportation

Access to the property is from Three Oaks Parkway. No access is allowed from Horne Lane.

9. Landscape

The preliminary landscape plan shown in the Pattern Book may be modified at time of development order to show additional detail including plant types and species and is subject to approval by the Planning Zoning and Design Board.

10. Buffers and Open Space

Buffers and open space will be consistent with the Master Concept Plan and Pattern Book. For clarification, the Type F buffer includes existing vegetation but does not include a hedgerow. Once exotics are cleared, additional planting may be necessary in the buffer area if the number of required trees does not meet the buffer requirements.

11. No Blasting

No blasting is allowed as part of this project.

12. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the mandatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all mandatory concurrency requirements prior to issuance of a local development order.

13. Other Permits

Issuance of a development permit by the Village of Estero does not in any way create any rights on the part of the Applicant to obtain a permit from a State or Federal

agency and does not create any liability on the part of the Village for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertake actions that result in a violation of State or Federal law.

Section 3. Findings and Conclusions.

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

1. The rezoning to CFPD with staff conditions is consistent with the Comprehensive Plan.
2. The rezoning is not in conflict with any portion of the Land Development Code, and no deviations have been requested.
3. The rezoning provides a needed public service to the community.
4. The rezoning as conditioned will be compatible with existing and planned uses surrounding the subject land.
5. The rezoning will not affect the development pattern which is already established.
6. The rezoning will not adversely affect the property values in the area.
7. The rezoning will enhance public facilities.
8. The rezoning as conditioned will not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4. Exhibits.

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

- | | |
|-----------|---|
| Exhibit A | Legal Description |
| Exhibit B | Master Concept Plan titled “Estero Fire Rescue CFPD” stamped received, dated May 11, 2026 |
| Exhibit C | Pattern Book dated May 2026 |

Section 5. Severability.

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED on first reading the 20th day of May, 2026.

PASSED AND ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on second reading this 3rd day of June, 2026.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Joanne Ribble, Mayor

PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.89°55'28"W. ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.00°43'40"E. FOR A DISTANCE OF 330.19 FEET; THENCE N.89°54'28"E. FOR A DISTANCE OF 435.12 FEET; THENCE N.00°36'24"W. FOR A DISTANCE OF 127.99 FEET TO THE APPROXIMATE CENTERLINE OF ESTERO RIVER; THENCE ALONG SAID APPROXIMATE CENTER FOR THE FOLLOWING (7) COURSES: (1) N.83°40'32"E. FOR 70.95 FEET; (2) N.77°32'27"E. FOR 28.58 FEET; (3) N.83°01'31"E. FOR 34.61 FEET; (4) N.50°00'39"E. FOR 9.76 FEET; (5) N.71°42'46"E. FOR 19.25 FEET; (6) N.86°47'11"E. FOR 37.66 FEET; (7) S.69°34'29"E. FOR 35.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34; THENCE S.00°35'52"E. ALONG THE SAID EAST LINE OF SECTION 34 FOR A DISTANCE OF 808.00 FEET TO THE SOUTHEAST CORNER OF LOT 30, BLOCK C, OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1 PAGE 58 OF LEE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF COLONIAL OAKS AS RECORDED IN PLAT BOOK 71, PAGE 62 OF SAID LEE COUNTY, FLORIDA; THENCE N.35°17'58"W. ALONG THE NORTHERLY LINE OF SAID COLONIAL OAKS FOR A DISTANCE OF 369.09 FEET; THENCE S.87°49'48"W. ALONG THE NORTHERLY LINE OF SAID COLONIAL OAKS FOR A DISTANCE OF 603.48 FEET; THENCE N.00°47'36"W. FOR A DISTANCE OF 710.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE N.89°55'28"E. ALONG SAID NORTH LINE FOR A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1.) THIS DESCRIPTION IS NOT TO DETERMINE PROPERTY OWNERSHIP AND NOT TO BE USED IN TRANSFER OF OWNERSHIP.
- 2.) THE EXPRESS PURPOSE OF THIS DESCRIPTION IS TO DELINEATE THE DEVELOPMENT BOUNDARY ONLY.

NICHOLAS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #7075)

NOT A SURVEY
SHEET 1 OF 2

DRAWING: NAS	JOB: 9600 CORSCREW	PROPERTY DESCRIPTION A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA SEE ATTACHED SKETCH	SLOSSER LAND SURVEYING LLC LB#8522 PROFESSIONAL LAND SURVEYOR 13322 HAMPTON PARK CT FORT MYERS FLORIDA, 33913 (239) 940-8815
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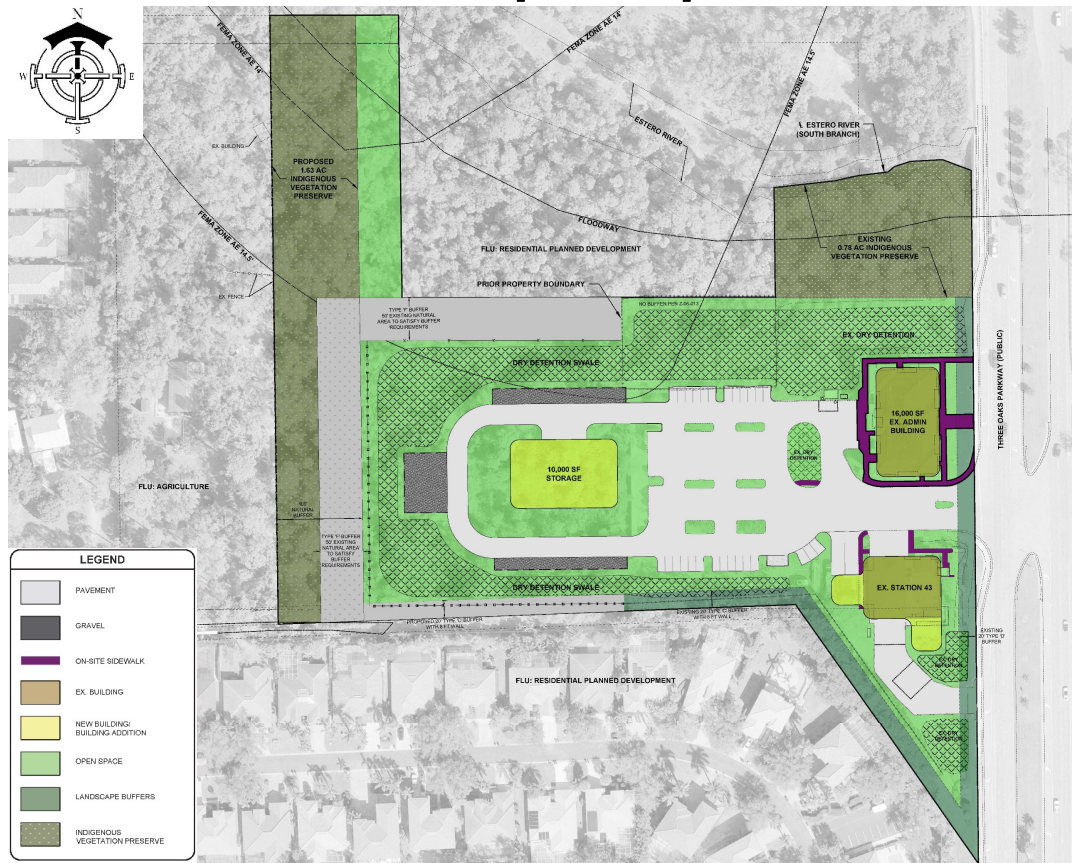
Estero Fire Rescue CFPD



Pattern Book

May 2026

Open Space and Buffers



MAY 2026

OPEN SPACE:

Approximately 2.41 acres of indigenous vegetation within the development.

Approximately 0.43 acres of pervious space within the development.

STORMWATER MANAGEMENT AREAS:

Dry Detention Areas in various locations around The Development.

BUFFERS: 20-foot Type 'D' abutting right-of-way. 20-foot Type 'C' w/ 8' wall abutting ex. residential (side). 50-foot Type 'F' existing natural area. 100-foot Natural buffer.

ESTERO FIRE RESCUE CFPD | 2

Preliminary Architectural Perspective



MAY 2026

ESTERO FIRE RESCUE CFPD | 3

Preliminary Architectural Perspective

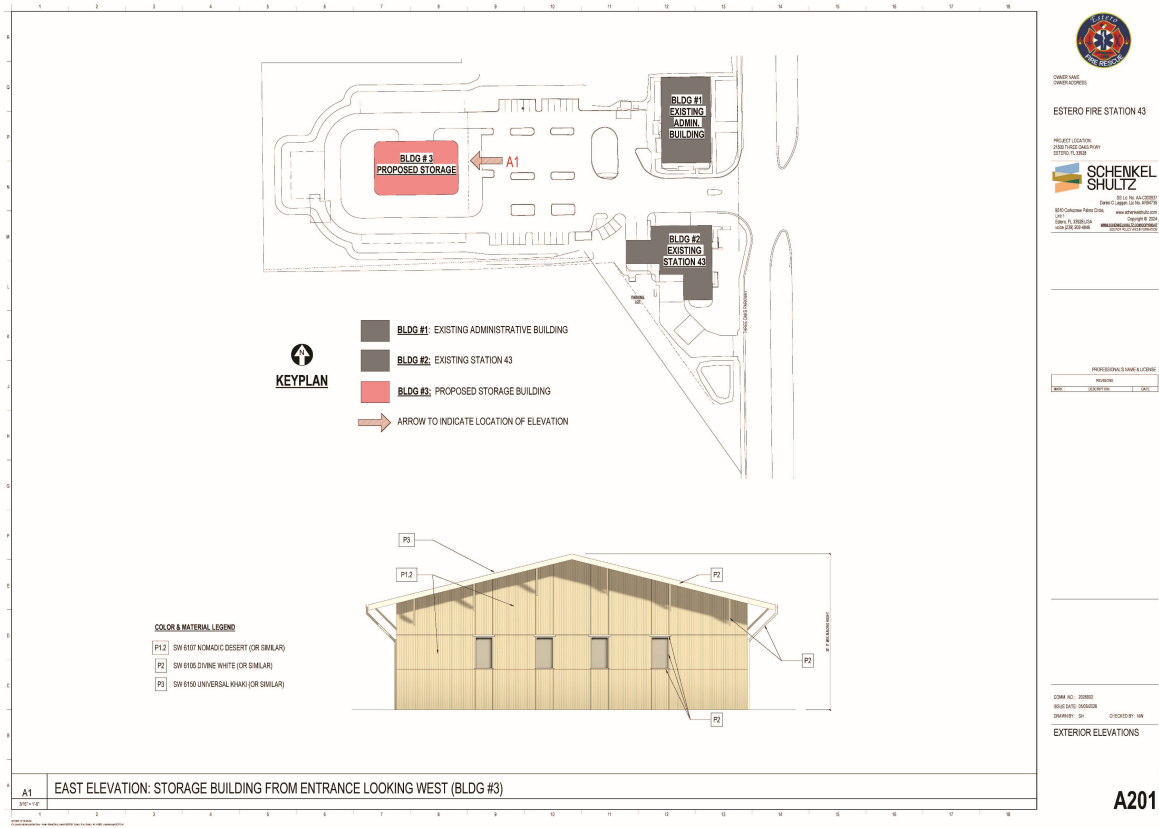


STATION 43 ADDITION FROM ENTRANCE LOOKING SOUTH

MAY 2026

ESTERO FIRE RESCUE CFPD | 4

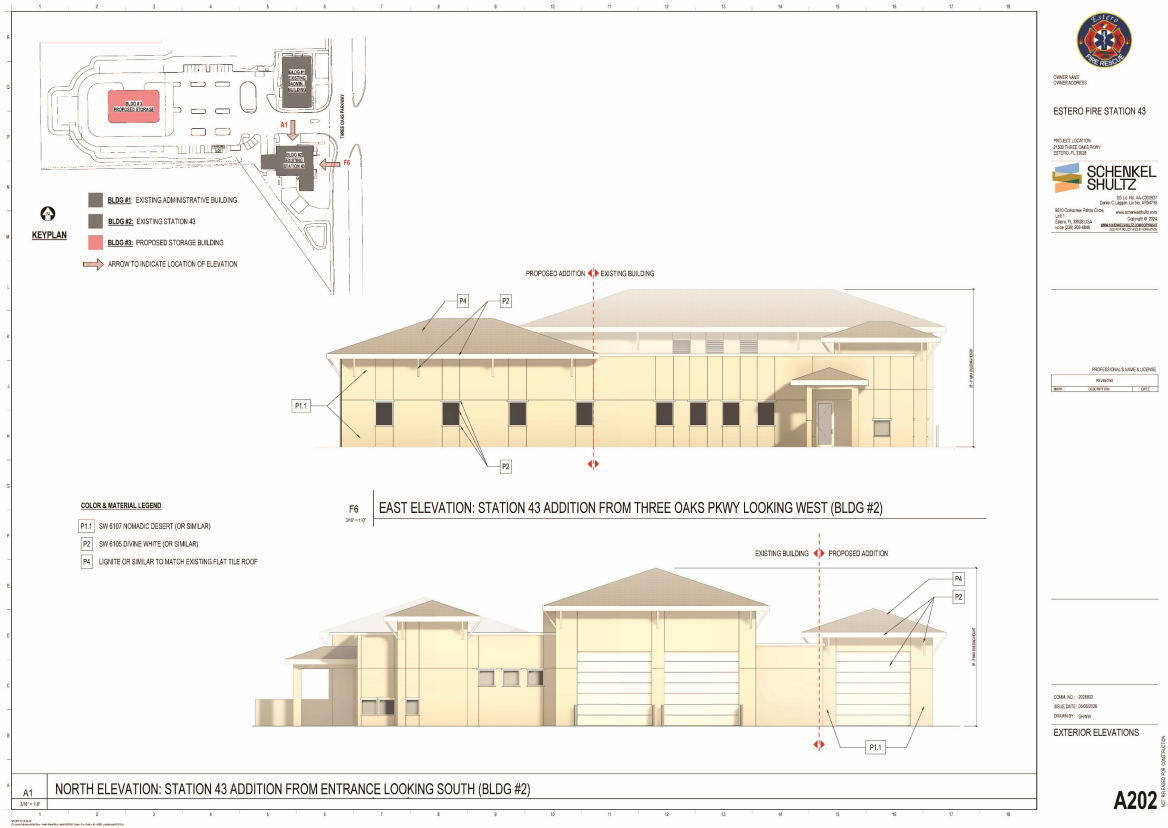
Preliminary Architectural Elevations



MAY 2026

ESTERO FIRE RESCUE CFPD | 5

Preliminary Architectural Elevations



MAY 2026

ESTERO FIRE RESCUE CFPD | 6

Preliminary Architectural Elevations

EXTERIOR
PAINT FINISH - P1.1
SW 6107 NOMADIC DESERT (OR SIMILAR)
- USED ON EXTERIOR WALLS AT STATION 43
ADDITION

EXTERIOR
PAINT FINISH - P1.2
SW 6107 NOMADIC DESERT (OR SIMILAR)
- USED ON EXTERIOR METAL WALL PANELS
AT STORAGE BUILDING

EXTERIOR
PAINT FINISH - P2
DIVINE WHITE SW6105 (OR SIMILAR)
- USED ON WINDOW TRIMS, SILLS, DOOR TRIMS, DOOR
PANELS, OVERHEAD DOORS, WINDOW FRAMES, FASCIA,
GUTTERS & DOWNSPOUTS AT STATION 43 ADDITION AND
STORAGE BUILDING

EXTERIOR
STANDING SEAM METAL ROOF FINISH - P3
SW 6150 UNIVERSAL KHAKI (OR SIMILAR)
- USED ON NEW STANDING SEAM METAL
ROOF AT STORAGE BUILDING

EXTERIOR
FLAT TILE ROOF - P4
LIGNITE (OR SIMILAR TO MATCH EXISTING)
- USED ON NEW ROOF TILES AT STATION 43
ADDITION

ESTERO FIRE STATION 43

PROFESSIONAL'S NAME & LICENSE

NAME	DATE	SCALE	DATE
SCHENKEL SHULTZ	05/01/2026	1/8" = 1'-0"	05/01/2026

CSMA NO.: 200802
BLUE PRINT: 0000000
PROJECT NO.: 24

2/1/2025 BY: DM

COLOR AND MATERIAL
SAMPLES

A600

MAY 2026

ESTERO FIRE RESCUE CFPD | 7



**ESTERO FIRE
STATION 43
EXPANSION**

Estero, FL

DESIGNED BY:
R2S/PC
2605 Hendry St., Fort Myers
FL 33902
Tel: 239-418-0091
Fax: 239-418-0092



ESTERO FIRE RESCUE CFPD | 9

Preliminary Landscape Plan



Taxodium distichum
Bald Cypress



Pinus elliotti densa
South Florida Slash Pine



Quercus virginiana
Live Oak



Conocarpus erectus
Green Buttonwood



Sabal palmetto
Sabal Palm



Coccoloba diversifolia
Pigeon Plum



Chrysobalanus icaco
Cocoplum



Hamelia patens
Fire Bush & Dwarf Firebush



Clusia guttifera
Small Leaf Clusea



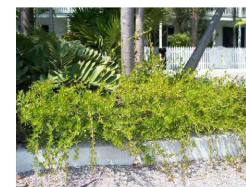
Tripsacum dactyloides
Fakahatchee Grass



Serengeti repens 'Cinerea'
Silver Palmetto



Schefflera arboricola 'Trinette'
'Trinette' Arboricola



Emodea littoralis
Golden Creeper

ADDITIONAL SPECIES MAY BE INCLUDED AT
TIME OF SITE DEVELOPMENT



MAY 2026

ESTERO FIRE RESCUE CFPD | 10

**DAVID M. JONES, JR.
AND ASSOCIATES, INC.**
LANDSCAPE ARCHITECTS
AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE (239) 337-5525
FAX (239) 337-4494



CONSULENTE:

DESIGN PROFESSIONAL:

GREGORY J. DISBIRD, RISA
RISA, INC., DART

STATE OF FLORIDA

PROJECT NO.	225006
PROJECT NAME	ORCA DISPERO
FILE NAME	ESTIMO FIRE 40EXP. 13
DRAWING	CJD
CAD FILE	CJD
CHECKED BY	CJD
DATE	

ZONING APPROVALS

ISSUED DATE: FEB 24, 2020

LANDSCAPE
DETAILS & NOTES

SELECT NUMBER

L-4

ESTERO FIRE RESCUE CFPD | 11

***Estero Fire Rezoning*****Zoning Staff Report****For Village Council**

PROJECT NAME:	Estero Fire Expansion
CASE TYPE:	Rezoning
CASE NUMBER:	DCI2025-E002
PLANNING ZONING & DESIGN BOARD DATE:	April 14, 2026
VILLAGE COUNCIL:	May 20, 2026 First Reading June 3, 2026 Second Reading

SUMMARY OF REQUEST

The applicant is requesting a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD). The site is located on Three Oaks Parkway, just south of Corkscrew Road.

The rezoning will allow the construction of a 10,000 square foot storage building and associated parking on the vacant portion of the site, which is currently zoned AG, located west of the existing fire station which has been in place since 2007/08. The applicant is also requesting a small (3,000 sq ft) expansion of the existing 16,000 square foot fire station.

STAFF AND PLANNING ZONING AND DESIGN BOARD RECOMMENDATION

Staff and PZDB recommend approval of the rezoning with conditions. The conditions are listed in the attached ordinance. Since the PZDB public hearing, the applicant has revised the Pattern Book to clarify the architectural elevations, including specifying view directions and building type.

GENERAL INFORMATION

May 20, 2026 & June 3, 2026

DCI2025-E002

Page 1 of 7

Applicant

Scott Vanderbrook, Fire Chief, Estero Fire Rescue

Authorized Agent

RESPEC Company, LLC

Location

The subject properties are located at 9870 Horne Ln and 21500 Three Oaks Pkwy.

STRAP Numbers

34-46-25-E3-U2118.2314 and 34-46-25-E3-U2132.2315.

Size of Property

Approximately 4.6 and 4.9 acres.

Surrounding Zoning and Land Use

North Conservation area – Future Land Use (FLU): Conservation and the Estero River, then Estero Place Residential Planned Development (RPD) – Future Land Use (FLU): Village Neighborhood 1

East Three Oaks Pkwy, then Villa Palmeras RPD – FLU: Village Neighborhood 1, then the Estero River and Conservation area.

South Colonial Oaks RPD – FLU: Village Neighborhood 1

West Residential home, zoned Agricultural – FLU: Village Neighborhood 1

Zoning

Agriculture (AG) on vacant 4.6+/- acres and Commercial Planned Development (CPD) on the existing fire station property which is 4.9 +/- acres.

Comprehensive Plan Land Use Category

Village Neighborhood 1, Public Facilities, and Conservation

Zoning History

The subject property containing the existing fire station was originally rezoned from Agriculture (AG) to Commercial Planned Development (CPD) under Lee County Resolution Z-06-013 in 2006. In 2019, the Estero Fire District purchased the 4.6-acre AG parcel west of the fire station.

Public Information Meeting

A Public Information Meeting was held at the Planning and Zoning Board on January 13, 2026.

STAFF ANALYSIS

The applicant is proposing a rezoning from Agricultural (AG) and Commercial Planned Development (CPD) to Community Facilities Planned Development (CFPD) to develop a 10,000 square foot storage building behind the existing fire station.

The applicant originally requested rezoning to Commercial Planned Development (CPD), however, in response to comments made at the PZDB Public Information Meeting, decided to amend the request.

May 20, 2026 & June 3, 2026

DCI2025-E002

Page 2 of 7

MASTER CONCEPT PLAN

The applicant has provided a revised Master Concept Plan that shows the following:

- Existing fire station and administrative building on east side. Proposed enclosed storage on west side.
- 10,000 sq ft storage building with associated parking
- Proposed Type 'C' buffer with existing natural vegetation and an 8-foot wall on the southern side of the property
- Proposed Type 'F' buffer with 50 feet of existing natural buffer on the northwest side of the property
- Existing 100-foot natural buffer on the west side
- 3,000 sq ft expansion of the existing 7,882 square foot fire station. This expansion will accommodate operational needs: bumping out the existing kitchen and providing a small bay for ambulances.

Parking

There is existing staff parking at the administrative building which was approved by Lee County in association with the fire department development order. The building expansion to the existing fire station will not add additional staff on-site. The applicant is also requesting the addition of new parking spaces around the proposed new storage building, as shown in the attached Master Concept Plan (Attachment D). There are 82 parking spaces on the entire site per the MCP.

The proposed storage building will be utilized for the storage of various operational equipment, including but not limited to, departmental vehicles. The building may contain a small office or two.

Perimeter Buffers and Landscaping

The existing buffers and landscaping will basically remain the same, with some additional improvements. These include:

- Existing 100-foot natural buffer to the west. This natural buffer includes a Type 'F' buffer and 8-foot wall.
- There is no existing buffer on the northeast side, per zoning resolution Z-06-013. However, there is an existing 50-foot natural buffer on the northwest side of the property, shown as a Type 'F' buffer on the MCP.
- Existing 20-foot Type 'D' buffer to the east.
- Existing 20-foot Type 'C' buffer and 8-foot wall on the southeast parcel. The applicant is proposing an expansion of the existing southern buffer, including the 8-foot wall on the western parcel, buffering the vacant parcel.

Pattern Book

The applicant has submitted a Pattern Book with preliminary architectural renderings, architectural elevations, open space and buffer plan, and landscape plan. The architectural style and color palette matches the existing fire station administrative building on Three Oaks Pkwy.

Building Height

The proposed storage building will be one-story with a maximum building height of 35 feet.

Building Orientation

The proposed storage building was originally oriented to allow access from both the north and south. Following comments regarding lighting on the south side at the PZDB Public Information Meeting, the applicant revised the MCP to orient vehicular access exclusively to the north. As a result, all ingress and egress to the building will occur from the northern side.

With vehicular access/-garage doors now limited to the north side, which faces the existing preserve, any building lighting affecting the south side would be minimal, if any. According to the applicant, lighting during non-emergency operations will be limited to the minimum necessary to ensure safety and security and to comply with the Village of Estero requirements. All proposed lighting will be reviewed at time of development order and will comply with the LDC. The reorientation of the building exclusively to the north and away from the south will also help decrease noise and visual impacts to the residential community to the south.

Preserve Areas/Indigenous Preservation

There are existing preservation areas on the site, located to the north and northeast, adjacent to the Estero River. These areas help to provide a natural buffer to the surrounding residential uses and will be preserved as part of this rezoning.

Environmental Analysis

An Environmental Assessment & Species Survey Report was conducted by BearPaws Environmental Consulting in September 2025 and is attached as 'Attachment E'. According to the report, "the site does not contain much native, undisturbed community types in which protected species would typically inhabit. A single gopher tortoise burrow was identified within the property boundary, adjacent to existing preserve areas." Gopher tortoise burrow protection will be in compliance with State and Federal requirements.

There are 7 existing heritage trees on the site and 3 will be removed: 2 oaks and 1 pine. Staff proposes a condition to address heritage trees.

Stormwater Management

The property includes various existing dry detention areas as shown on the MCP which will not be altered as part of this rezoning. The AG (western) parcel will also include detention. According to the applicant, the indigenous areas are outside of the site's stormwater system, however, all runoff will be contained and outfalls north to the Estero River.

Uses

The Land Development Code explains that the purpose of Community Facilities Planned Development (CFPD) is to provide lands to accommodate governmental, religious, and community service activities which complement and are necessary to the types of activities allowed in other zoning districts, but due to things such as their size or nature of use, requires the flexibility provided by CFPD zoning. Uses allowed in the CFPD district are tailored more towards governmental uses vs commercial, which is currently allowed on the existing fire station parcel. This rezoning would eliminate commercial uses from the list of approved uses.

Transportation Analysis

Access to the site will continue off Three Oaks Pkwy. No additional access points are being proposed as part of this request. According to the Traffic Impact Statement memorandum provided by the applicant, the proposed rezoning to construct a storage building "will not generate any new weekday peak hour external vehicle trips as this use will be ancillary to the principal use on the property. No changes to the turn lanes serving the main site access are anticipated." Three Oaks Pkwy has a current Level of Service "B" during the peak season, peak hour.

Utilities

Lee County Utilities will provide water and sewer service to the site.

DEVIATIONS

The applicant is not requesting any deviations from the Land Development Code.

COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE ANALYSISComprehensive Plan

The site is in the Village Neighborhood 1 and Public Facilities Future Land Use categories.

FLU 1.2.6 VILLAGE NEIGHBORHOOD 1. The Village Neighborhood 1 areas are characterized by predominantly residential uses of lower densities with the potential for commercial uses of a minor commercial or neighborhood center scale. Some, but not all, of the requisite infrastructure needed for development is generally planned or in place. These areas were generally designated Rural, Sub-Outlying Suburban, Outlying Suburban, or Suburban in the Village's Transitional Comprehensive Plan. These areas have been developed or planned with existing or emerging residential neighborhoods. Golf courses constitute the predominant open space in many of these neighborhoods, and gross densities range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Village Neighborhood 1 designated areas are either on the fringe of natural resources, or in proximity to urban commercial or transitional mixed-use areas. Examples include Wildcat Run, West Bay Club, The Estates at Estero River, the Brooks and Pelican Landing.

A. Uses: Predominant land uses in Village Neighborhood 1 will be lower density residential uses with the potential to allow minor commercial or limited neighborhood center scale commercial, assisted living facilities, public and quasi-public uses, in each case through a public hearing process. Higher densities greater than 4 du/ac, commercial development greater than neighborhood centers, and industrial land uses are not permitted.

FLU-1.2.5 PUBLIC FACILITIES. Public Facilities areas include the publicly owned lands within the Village that are developed or anticipated for development to serve public purposes such as public schools, library, post office, fire station, utility sites, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel in coordination with the Village's zoning and permitting provisions for these facilities. Development (except schools) must not exceed 1 FAR.

FLU-1.3.8 Consideration of public uses and public buildings, public utilities, public recreation uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities shall be allowed in all future land use categories when

consistent with the goals, objectives and policies in this plan and applicable zoning and development regulations.

Staff Comment:

Government uses are allowed in both land use categories. Staff believes the use is appropriate with the staff recommended conditions. The proposed rezoning to CFPD will restrict the type and intensity of allowable uses to public, community-serving functions. Unlike commercial zoning districts, CFPD does not permit commercial activities, thereby limiting potential impacts such as traffic, noise, and intensity of use. This will help to ensure that development will remain compatible with the surrounding neighborhood and be consistent with the Comprehensive Plan.

CONCLUSION

Rezoning is subject to a quasi-judicial process and hearing by both Planning Zoning and Design Board and the Village Council. In reviewing a rezoning, the following shall be considered:

1. Is the rezoning consistent with the Comprehensive Plan;

The site is located within Village Neighborhood 1 (VN1) and Public Facilities land use categories. Both categories allow public uses. The project is in compliance with the Comprehensive Plan.

2. The rezoning is not in conflict with any portion of the Land Development Code;

The application and supporting documents are not in conflict with any portion of the Land Development Code. Additionally, the proposed rezoning does not include any deviations from the Land Development Code.

3. The rezoning addresses a demonstrated community need;

The existing fire station provides a needed service to the community. The proposed storage building and the minor building expansion to the existing fire station serve to aid the fire station's operational needs.

4. The rezoning is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

With the staff's proposed conditions and modifications to the site plan, the rezoning is compatible.

5. The rezoning would result in a logical and orderly development pattern;

The proposed rezoning allows an accessory use to the existing fire station.

6. The rezoning would not adversely affect the property values in the area;

The proposed rezoning will not adversely affect the property values in the area. The proposed storage building is not an intense use. Existing natural buffers and a proposed 8-foot wall will shield the proposed storage building. Commercial uses will also be removed from the list of approved uses as part of this rezoning.

7. The rezoning would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);

The proposed rezoning includes a property that is mostly built with an existing fire station and administrative office building. The small fire station addition should have no additional impact on public facilities. The proposed storage building to the west would have a negligible impact.

8. The rezoning would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;

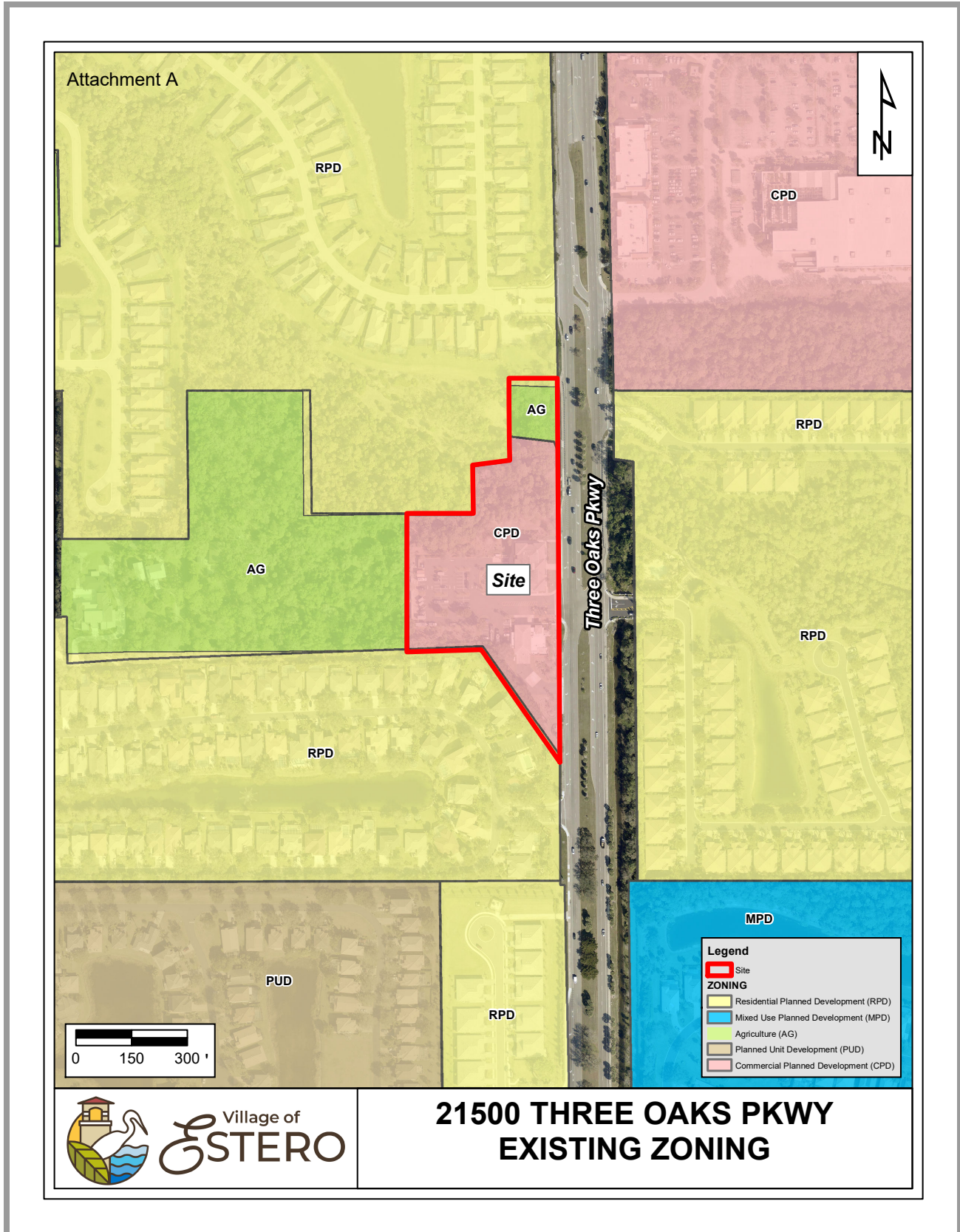
The site includes 2.41 +/- acres of existing preservation areas that will act as natural buffers to the north and west and will help minimize impacts on the natural environment.

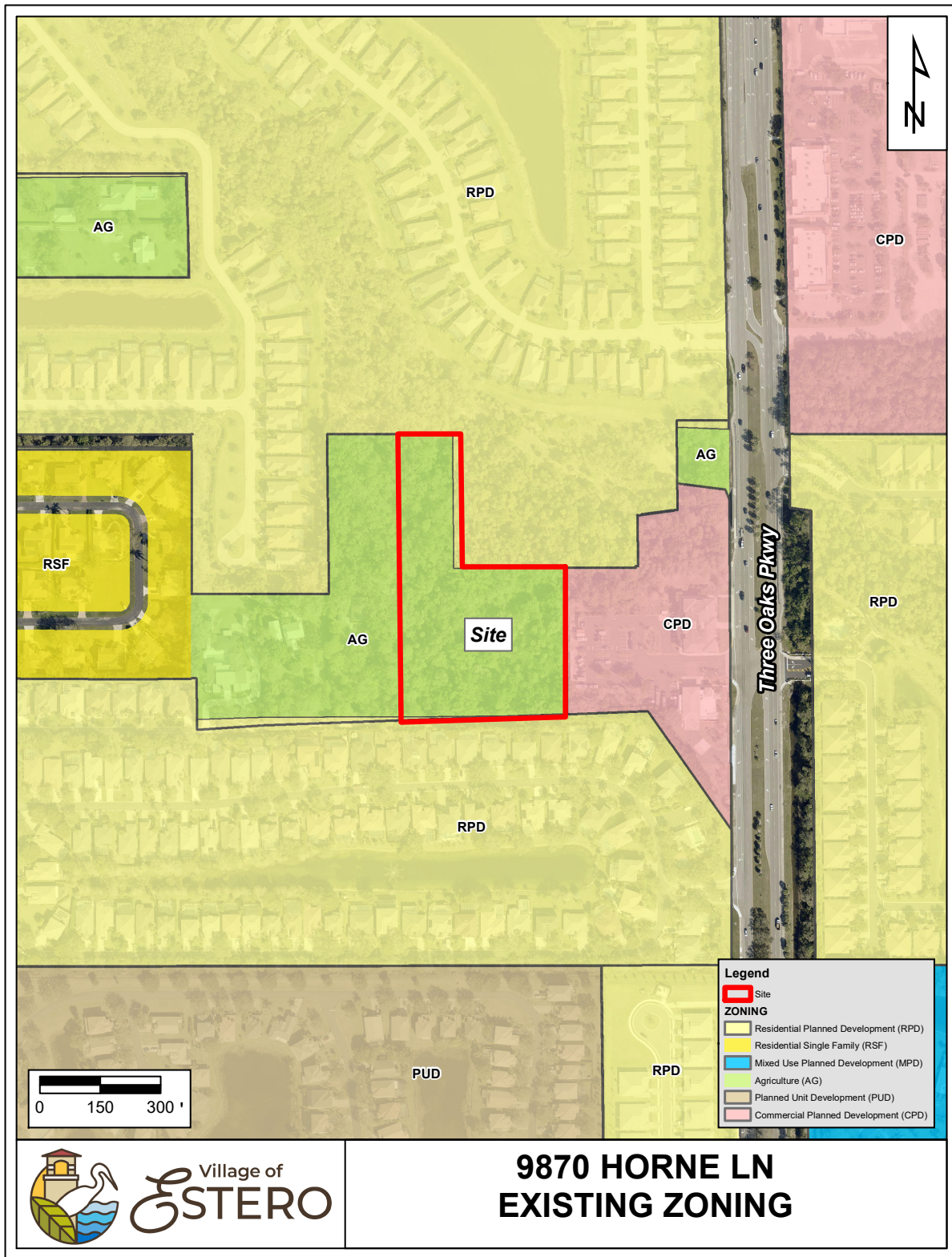
9. The rezoning is compatible with existing or planned uses in the surrounding uses;

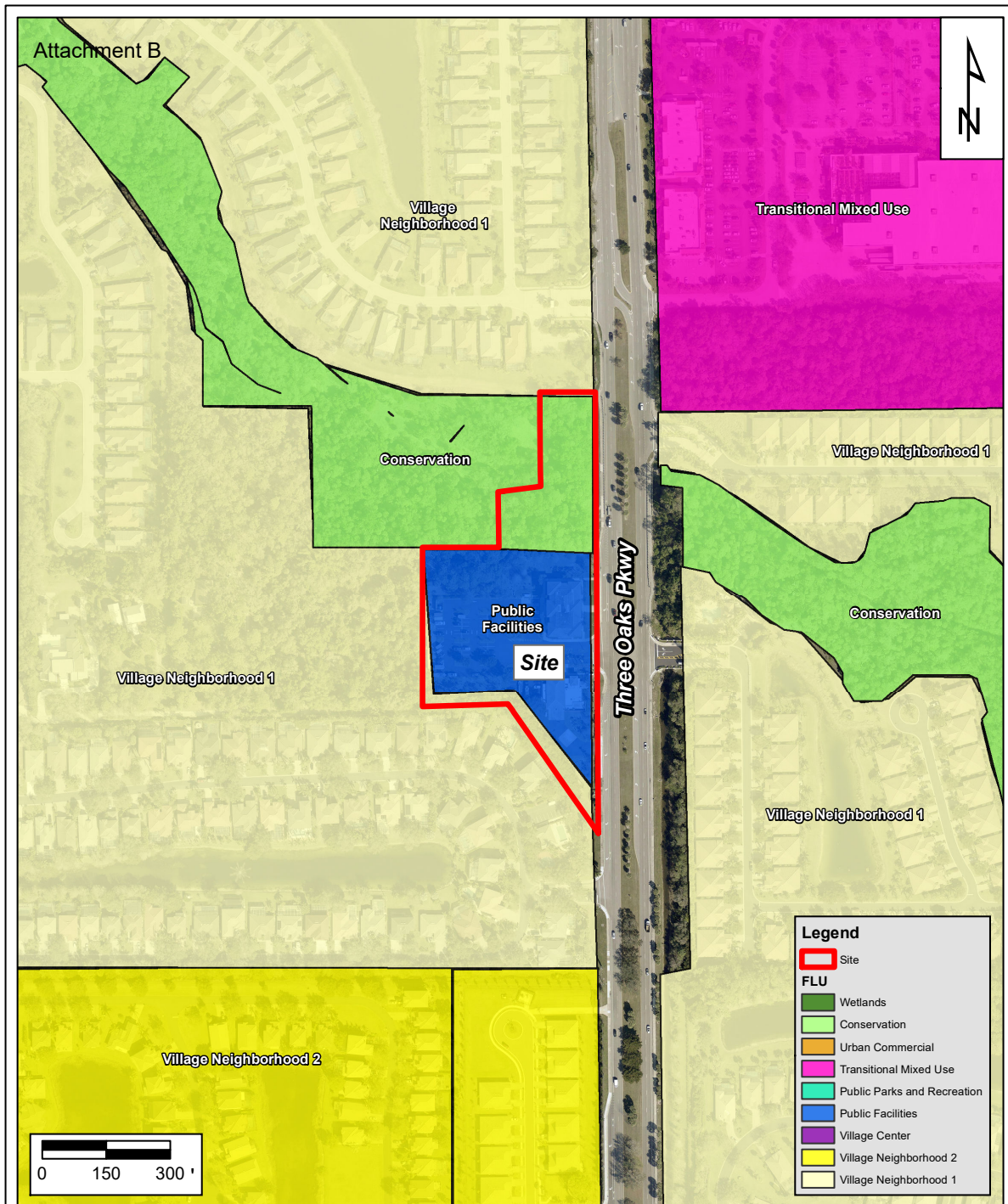
See Finding #4.

ATTACHMENTS

- A. Zoning Map
- B. Future Land Use Map
- C. Master Concept Plan
- D. Environmental Assessment & Species Survey Report
- E. Zoning Resolution Z-06-013

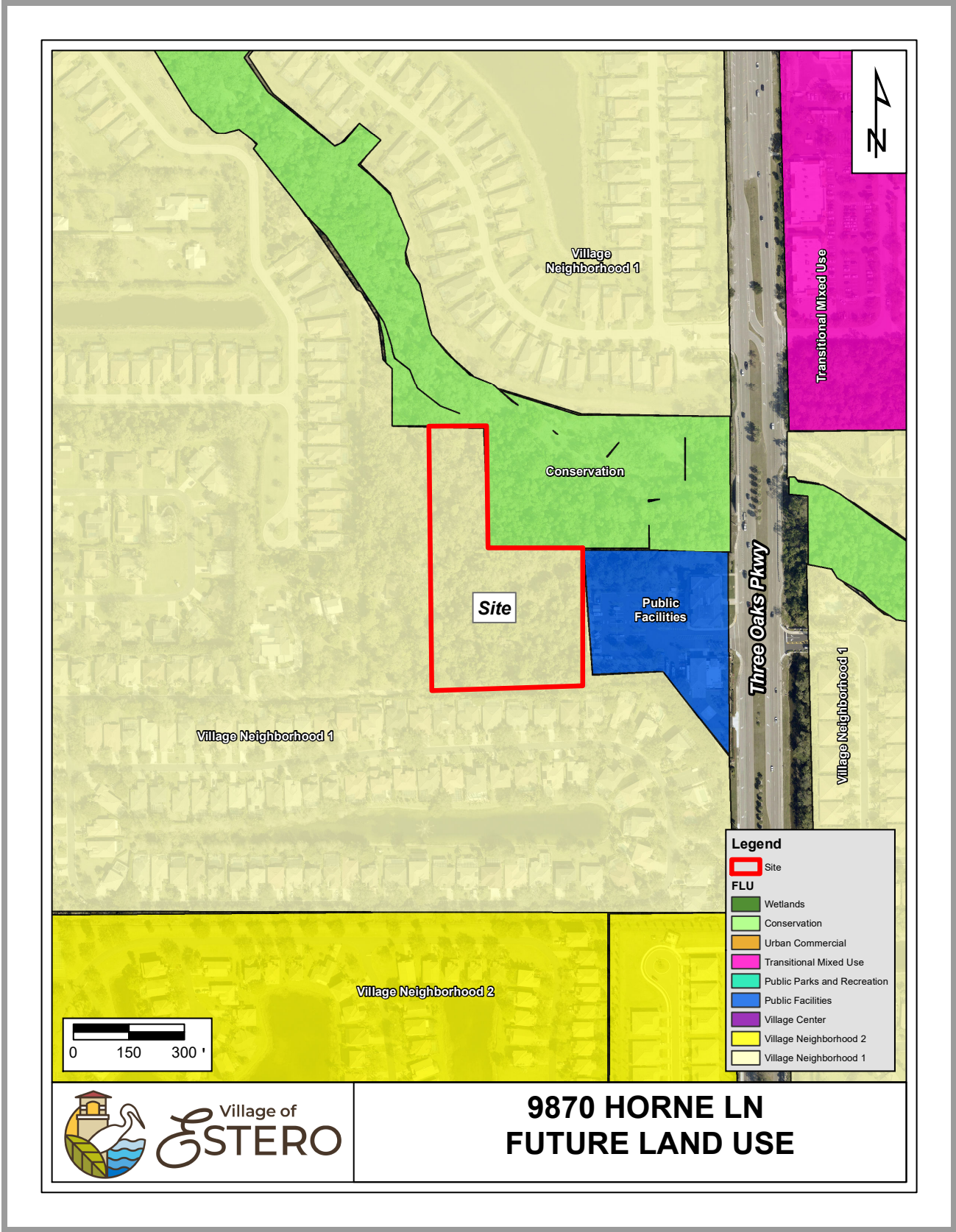






Village of
ESTERO

21500 THREE OAKS PKWY FUTURE LAND USE



[illegible]

Attachment D

ESTERO FIRE RESCUE - STATION #43

**ENVIRONMENTAL ASSESSMENT &
SPECIES SURVEY REPORT**

Lee County STRAP #: 34-46-25-E3-U2118.2314

September 2025

Prepared For:

Chief Scott Vanderbrook
Estero Fire Rescue
21500 Three Oaks Pkwy.
Estero, Florida 33928
c/o: RESPEC Company, LLC - John Wojdak, P.E.
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
Phone: (239) 418-0691
Email: john.wojdak@respec.com

Prepared By:



BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and species survey was conducted on the Estero Fire Rescue Station #43 on August 27, and September 24, 2025. The 9.48± acre site is located in Section 34, Township 46S, and Range 25E, of Lee County, Florida. More specifically, the site is located immediately north of Horne Lane, west of Three Oaks Parkway, and east of River Ranch Road in Estero, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*) burrows, as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial developments, and undeveloped forested land. The survey was conducted throughout the day; the temperatures were in the mid to upper 80's, with light breezes, and partly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Species Survey Methodology

The protected species survey methodology consisted of overlapping parallel transects performed for all FLUCFCS communities on-site. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum coverage requirements. This method is comprised of a several step process; the vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the County's Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-20 feet apart, depending upon both the thickness of vegetation and visibility, as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Existing Site Conditions

Boundary – The project boundary was obtained from Respec and is assumed to be approximately 9.48± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Brynwood Fine Sand, Wet (NRCS #6; hydric), Cocoa Fine Sand (NRCS #55; non-hydric), and Brynwood Fine Sand, Wet-Urban Land Complex (NRCS #64; hydric). Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. There were no wetlands and 0.46± acres of other surface waters identified within the property boundary.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions*Uplands*

The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.

FLUCFCS 110 Residential – 0.42± Acres

This single-family residential home-site occupies approximately 0.42± acres of the site. This community would be considered as uplands by regulatory agencies.

FLUCFCS 140 Commercial (Existing Fire Station) – 3.30± Acres

This commercial, existing fire facility, associated parking, and water management areas, occupies approximately 3.30± acres of the site. This community would be considered as uplands by regulatory agencies.

FLUCFCS 420 E4 Mixed Upland Forests (Exotics >75%) – 4.16± Acres

This upland habitat type occupies the approximately 4.16± acres of the property. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), java plum (*Syzygium cumini*), mimosa tree (*Albizia julibrissin*), and royal poinciana (*Delonix regia*), with scattered clumps of dragon bamboo (*Dendrocalamus giganteus*). The sub-canopy contains cabbage palm (*Sabal palmetto*), carrotwood (*Cupaniopsis anacardioides*), and firebush (*Hamelia patens*). The ground cover includes caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), John Charles (*Condea verticillate*), Siam weed (*Chromolaena odorata*), arrowhead vine (*Syngonium podophyllum*), moose in the cradle (*Tradescantia spathacea*), ragweed (*Ambrosia artemisiifolia*) and other various opportunistic weedy species. Commonly observed vines include air potato (*Dioscorea bulbifera*), grapevine (*Vitis rotundifolia*), and greenbriar (*Smilax* spp.). This community would be considered uplands by the regulatory agencies.

FLUCFCS 430 E1 Oak-Pine-Cabbage Palm (Exotics 1-24%) – 1.14± Acres

This upland habitat type occupies approximately 1.14± acres of the property. The canopy is dominated by live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), java plum (*Syzygium cumini*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guianensis*), wild coffee (*Psychotria nervosa*), and beauty-berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*), and Caesar weed (*Urena lobata*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Estero River – 0.11± Acres

This “other surface water” habitat type occupies approximately 0.11± acres of the property. This community includes the Estero River. The canopy and sub-canopy are open with widely scattered live oak (*Quercus virginiana*), with slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*) along the edges. The ground cover is mostly open. This community would be considered “other surface waters” by the regulatory agencies.

FLUCFCS 530 Wet Detention Area – 0.35± Acres

This “other surface water” (OSW) communities occupy approximately 0.35± acres of the property. The canopy contains bald cypress (*Taxodium distichum*), with scattered laurel oak (*Quercus laurifolia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), and wax myrtle (*Myrica cerifera*). The ground cover contains bahia grass (*Paspalum notatum*), frog fruit (*Phyla nodiflora*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), tickseed (*Coreopsis floridana*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), and other opportunistic weedy species. This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands; however, since this area is being utilized as a reservoir, this community is artificially created and would be considered “other surface waters” by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
110	Residential	Upland	0.42± Ac.
140	Commercial (Existing Fire Facility)	Upland	3.30± Ac.
420 E4	Mixed Upland Forest (>75% Exotics)	Upland	4.16± Ac.
430 E1	Oak-Pine-Cabbage Palm (<25% Exotics)	Upland	1.14± Ac.
510	Estero River	OSW	0.11± Ac.
530	Dry Detention	OSW	0.35± Ac.
Total			9.48± Ac.

Species Survey Results

During the field survey for protected species on the property, there was a single potentially occupied gopher tortoise (*Gopherus polyphemus*) burrow identified. The burrow was adjacent to the existing gopher tortoise preserve area and the preserve area abutting northern property boundary. A buffer of at least twenty-five feet must be established, otherwise, a gopher tortoise relocation permit be obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoise; either to the on-site preserve area or off-site to an FWC approved recipient site.

There were several other burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified; there was no evidence that these burrows were being used by gopher tortoises. There were no other protected species or signs thereof observed; there were no nest-like structures or tree cavities noted while conducting the protected species survey on-site.

There were several non-listed species identified while conducting the protected species survey, among those were a black racer (*Coluber constrictor*), grey squirrel (*Sciurus carolinensis*), and mockingbird (*Mimus polyglottos*). There was indirect evidence that the site was being utilized by other non-listed species (i.e. game trails). The various

listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table. Please see the attached Protected Species Map (Exhibit E).

Mitigation Discussion

Generally, the ACOE and/or DEP do not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP consider if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

- 1) Avoidance (i.e. can these wetland impacts be completely avoided)
- 2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
- 3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. This parcel lies within the service area of several mitigation banks; currently, credits are going for \$200,000 to \$250,000 depending on whether they are herbaceous or forested credits, and freshwater or saltwater.

Summary

In general, this site does not contain much native, undisturbed community types in which protected species would typically inhabit. Due to the disturbed nature of the site, level of exotic infestation, and the surrounding land uses, it is unlikely that this site supports or would provide habitat for protected species. A single gopher tortoise burrow was identified within the property boundary, adjacent to existing preserve areas. A twenty-five foot buffer must be provided; otherwise, a gopher tortoise relocation permit will be obtained from Florida Fish and Wildlife for the safe relocation of the gopher tortoise; either to the preserve area or off-site to an FWC approved recipient site.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment conforms to the standards and generally accepted practices in the environmental field and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	USDA	FDA&CS	FWS	FWC
110	Residential	N/A	N/A	--	--	--	--	--
130	Commercial	N/A	N/A	--	--	--	--	--
420	Mixed Upland Hardwoods	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
		Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	--	E	E	E	--
430	Oak – Pine – Cabbage Palm	Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	--	--	--	SAT	T
		Florida coontie	<i>Zamia floridana</i>	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	X	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	--	--	T	--	--
		Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
		American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
510	Estero River	Limpkin	<i>Aramus guarana</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC
		American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
530	Wet Detention Area	Everglades mink	<i>Mustela vison evergladensis</i>	--	--	--	--	T
		Limpkin	<i>Aramus guarana</i>	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaia ajaja</i>	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	--	--	--	--	SSC

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A
Project Location Map

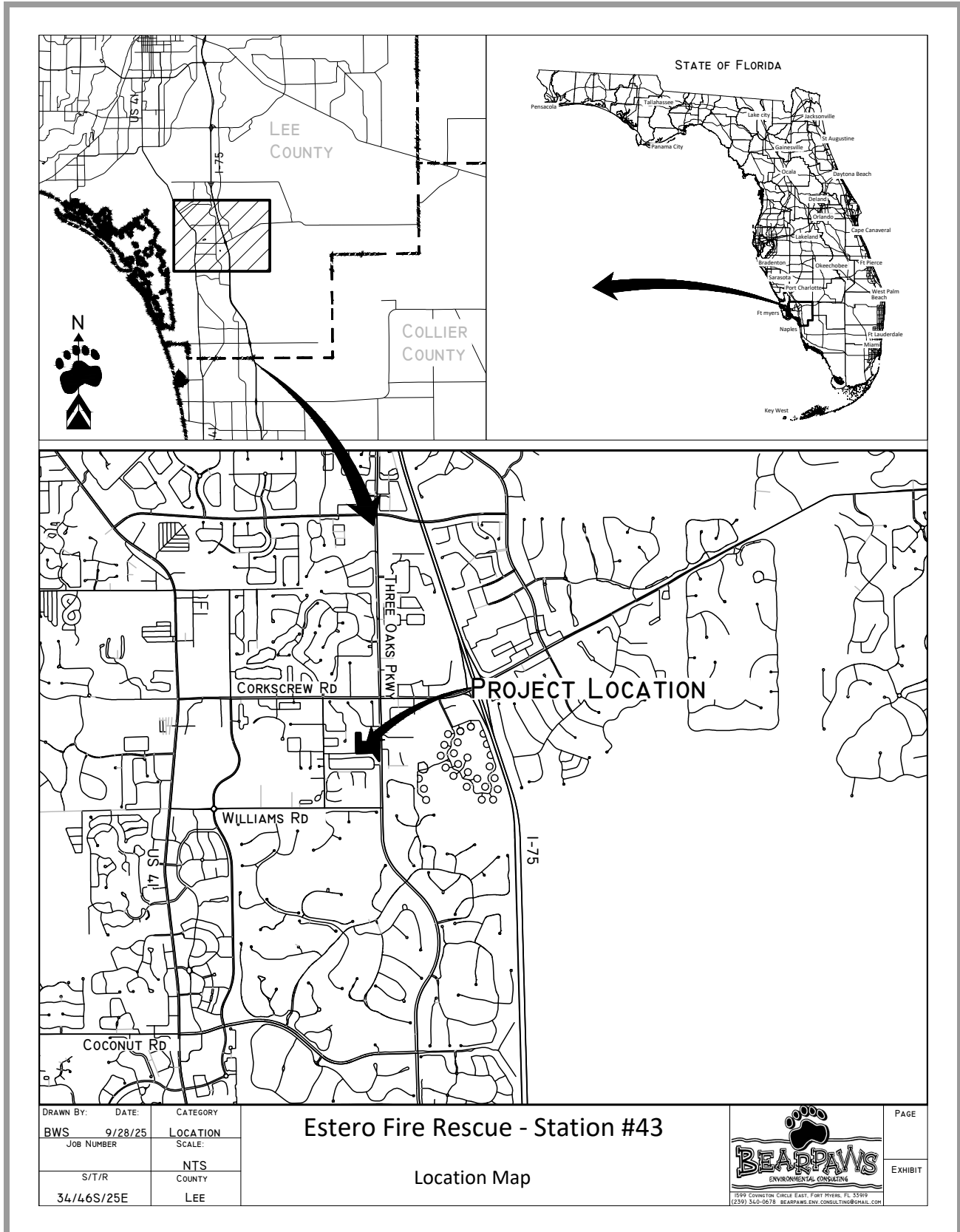


EXHIBIT B

FLUCFCS Map with Aerial

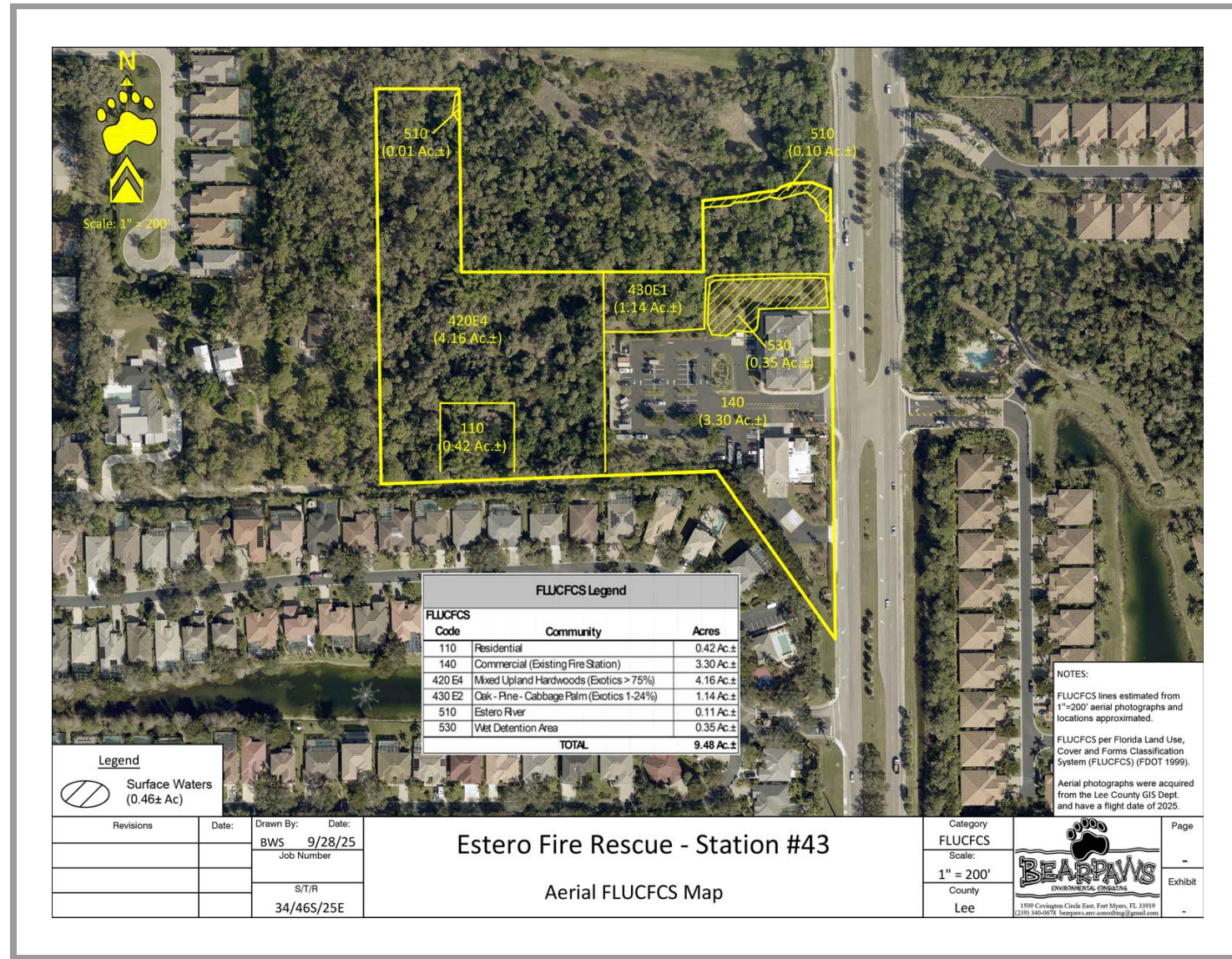


EXHIBIT C

FLUCFCS Map

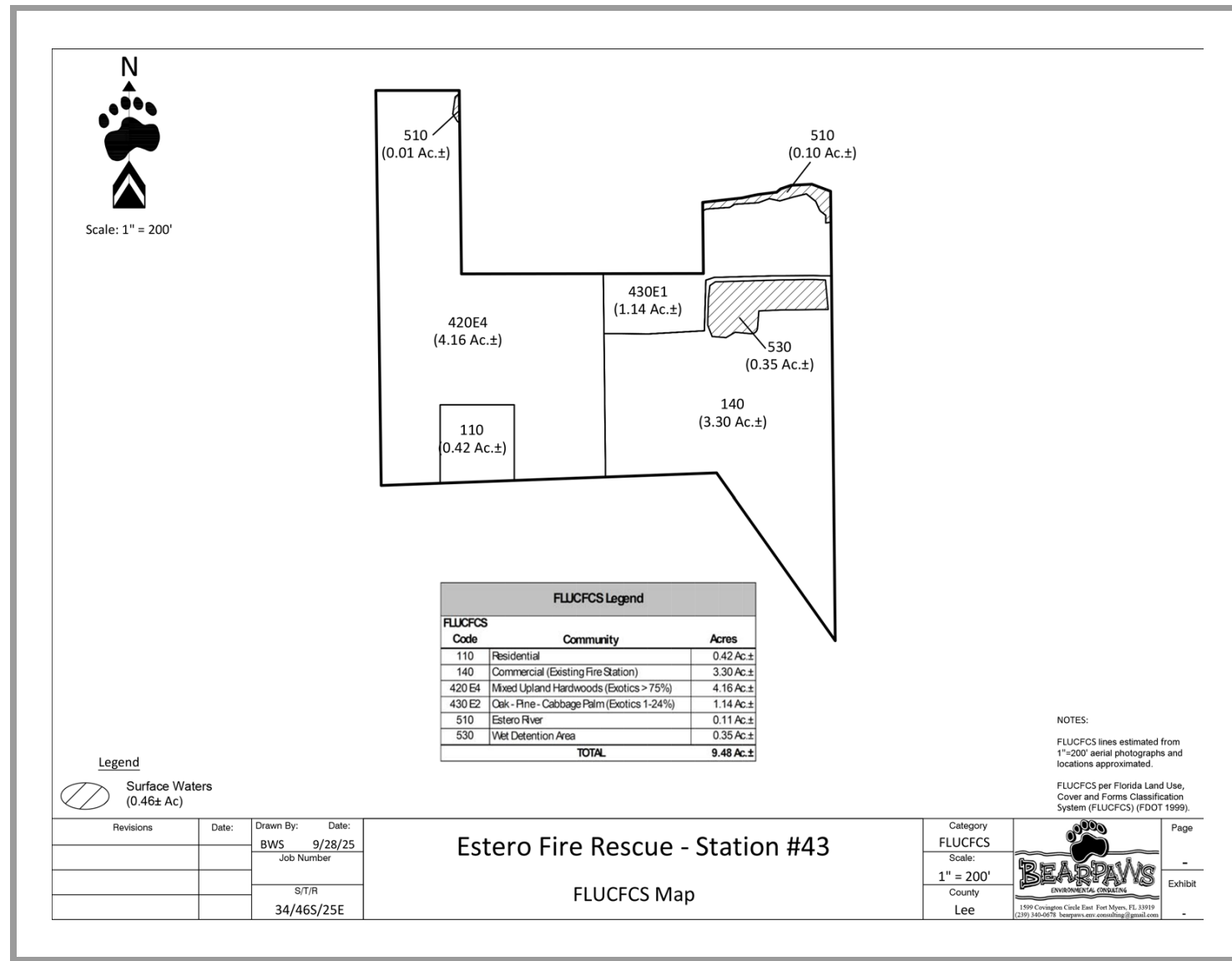


EXHIBIT D

NRCS Soils Map

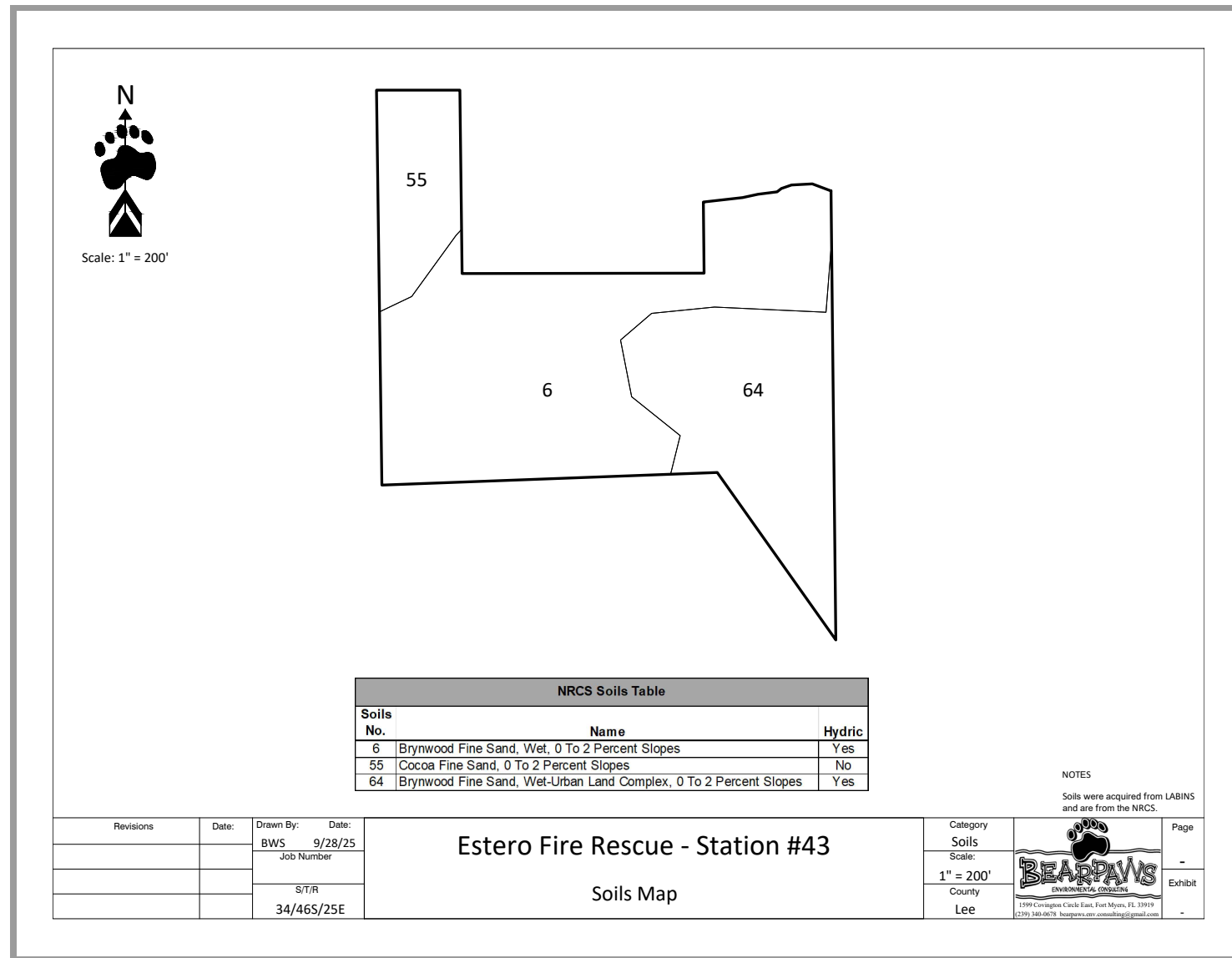
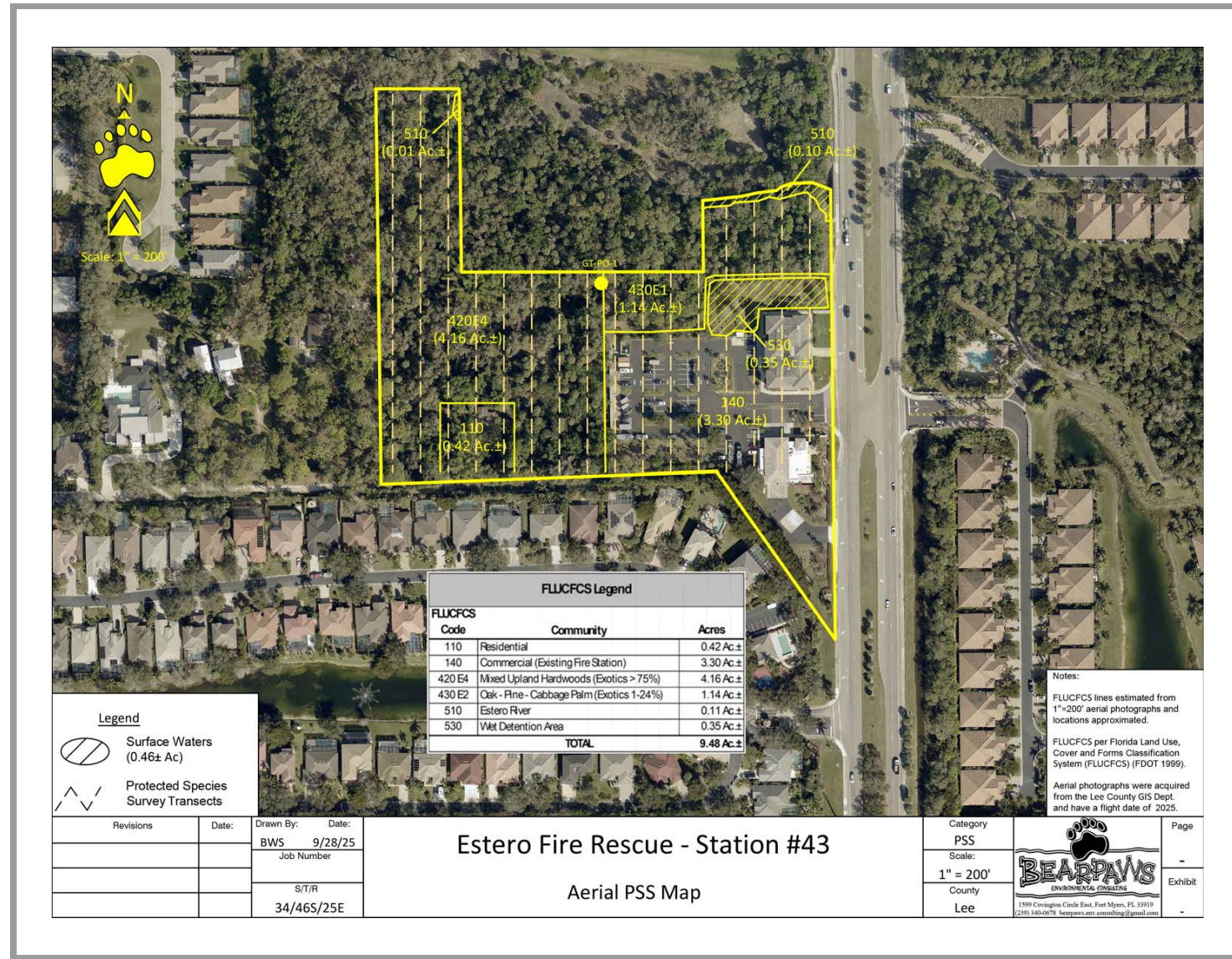


EXHIBIT E

Protected Species Survey Map



Attachment E

RESOLUTION NUMBER Z-06-013

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Estero Fire Rescue, to rezone a 4.90+/- acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to Estero Fire Rescue CPD; and,

WHEREAS, a public hearing was advertised and held on February 17, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00026; and

WHEREAS, a second public hearing was advertised and held on May 1, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 4.90+/- acre parcel from AG-2 to CPD, to allow Administrative Offices, Fire Station, Medical Offices, Sheriff's Station, and an Emergency Operation Center. The property is located in the Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Three Oaks Executive Centre," Sheet 1 of 1, stamped received JUN 23 2006 by Community Development, last revised 6-23-2006, except as modified by the conditions below.

This development must comply with all requirements of the Lee County LDC at time of local development order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

CASE NO: DCI2003-00026

Z-06-013
Page 1 of 5

a. Schedule of Uses

Accessory Uses and Structures
 Administrative Offices
 Business Services:
 Group I
 Communication Facility, Wireless (Special Exception required)
 Contractors and Builders,
 Group I
 Cultural Facilities
 Day Care Center, Child, Adult
 Dormitory, Accessory and Subordinate to Fire Rescue, EMS and Law Enforcement activities only
 Emergency Operation Center
 EMS, Fire and Sheriff's Station
 Essential Services
 Essential Service Facilities:
 Group I
 Excavation, with no blasting: Water Retention
 Fences, Walls
 Gasoline Dispensing System, Special
 Government Maintenance Facility
 Healthcare Facilities:
 Group I
 Group II
 Group III
 Insurance Companies
 Medical Office
 Nonstore Retailers, All Groups
 Parking Lot:
 Accessory
 Temporary
 Personal Services:
 Group III
 Group IV (Except Dating Services, Escort Services, Palm Readers, Fortune Tellers, Card Readers, and Tattoo Parlors).
 Printing and Publishing
 Research and Development Laboratories:
 Group I
 Group II
 Group III
 Wholesales, when clearly incidental and subordinate to a permitted principal use on the same premises
 Signs, in accordance with Chapter 30 of the Lee County LDC
 Social Services: Group I
 Storage: Indoor only
 Studios

CASE NO: DCI2003-00026

Z-06-013
 Page 2 of 5

Temporary Uses: Estero Fire Rescue temporary offices
 Transportation Services: Group II

b. Site Development Regulations

Minimum lot area 7,500 square feet
 Minimum lot width 45 feet
 Minimum lot depth 100 feet

Minimum Setbacks:

Street 25 feet
 Side yard 15 feet
 Rear yard 25 feet
 Water body 25 feet
 CPD boundary 25 feet

Maximum height 35 feet (two habitable stories)

Maximum lot coverage 40 percent

Parking requirements:

General office 1 space per 300 square feet of gross floor area
 Medical office 1 space per 200 square feet of gross floor area
 Fire station 1 space per fire fighter

3. Environmental Conditions - Prior to local development order approval:

- a. The development order plans must delineate a .50-acre gopher tortoise preserve in substantial compliance with the Master Concept Plan, and a single row hedge of native shrubs (minimum 3-gallon container size, 24-inch height at planting; maintained at a minimum 3-foot height) must be delineated along the south side of the gopher tortoise preserve and adjacent dry retention area to prevent gopher tortoises from entering the parking lot.
- b. The gopher tortoise preserve must be managed in perpetuity as gopher tortoise habitat, and the gopher tortoise preserve must not be utilized as a surface water management area (i.e., dry retention). A gopher tortoise management plan must be submitted for review and approval by the Division of Environmental Sciences Staff.
- c. The development order plans must delineate the .78-acre preserve including the Estero River, wetlands and oak/sabal palm hammock as shown on the Master Concept Plan.

4. Agricultural use is not approved as part of this rezoning and may not be established in the future, absent rezoning to an agricultural land use district.

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 Page 3 of 5

5. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Lee County LDC Chapter 2 and the Lee County Comprehensive Plan. The Developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
6. Approval of this rezoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
7. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.
8. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
9. All permitted temporary structures located on the subject parcel shall be permanently removed, upon the issuance of a Certificate of Occupancy/Completion for the two story office structure described herein.

SECTION C. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
 Exhibit B: Zoning Map (with the subject parcel indicated)
 Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:
 34-46-25-00-00023.0010 & 34-46-25-00-00023.0030

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

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- c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

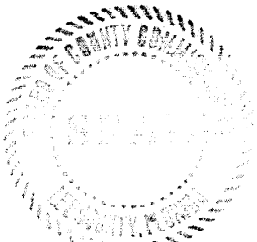
DULY PASSED AND ADOPTED this 1st day of May 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Lisa Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *T Hall*
Tammara Hall
Chairwoman



CASE NO: DCI2003-00026

Approved as to form by:

Robert P. Janes
County Attorney's Office

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Page 5 of 5

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MINUTES OFFICE

**EXHIBIT II-B-1.A
LEGAL DESCRIPTION**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, AND OFFICIAL RECORDS BOOK 2517, PAGE 2666, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT C-30, FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION, PLAT BOOK 1, PAGE 59, SAID PUBLIC RECORDS, BEING THE SOUTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877; THENCE N.33°43'43"W. ALONG THE COMMON BOUNDARY OF SAID PARCEL AND OF COLONIAL OAKS, A SUBDIVISION AS RECORDED IN PLAT BOOK 71, PAGE 60, SAID PUBLIC RECORDS, FOR 368.95 FEET TO THE NORTHEAST CORNER OF SAID COLONIAL OAKS; THENCE S.89°24'11"W., ALONG THE NORTH LINE OF SAID COLONIAL OAKS AND THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, FOR 200.02 FEET; THENCE N.00°58'25"E., FOR 366.04 FEET; THENCE S.88°30'37"E., ALONG THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 2666, FOR 180.01 FEET; THENCE N.00°58'25"E., ALONG THE WEST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, FOR 127 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ESTERO RIVER; THENCE NORTHEASTERLY ALONG SAID CENTERLINE, FOR 239 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3234, PAGE 1877, THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, AND THE WEST RIGHT OF WAY LINE OF THREE OAKS PARKWAY; THENCE S.00°58'25"W., ALONG SAID EAST LINE AND SAID RIGHT OF WAY LINE, FOR 821 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 213,268 SQUARE FEET OR 4.90 ACRES, MORE OR LESS.

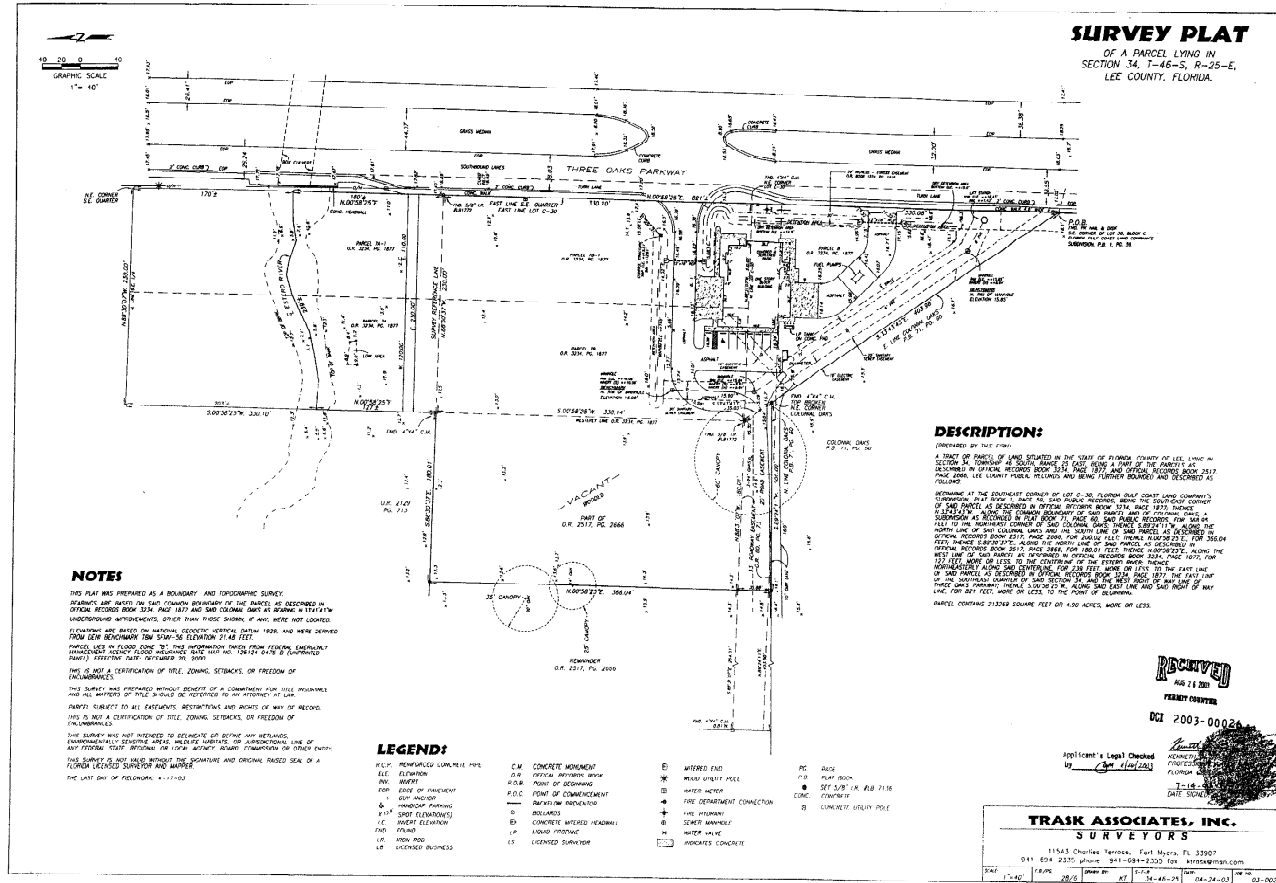
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ZONING COUNTER

Applicant's Legal Checked
by Cam 8/26/2003

DCI 2003-00026

EXHIBIT A
(Page 1 of 2)

EXHIBIT A
(Page 2 of 2)

ZONING INTAKE MAP

1/10/2006

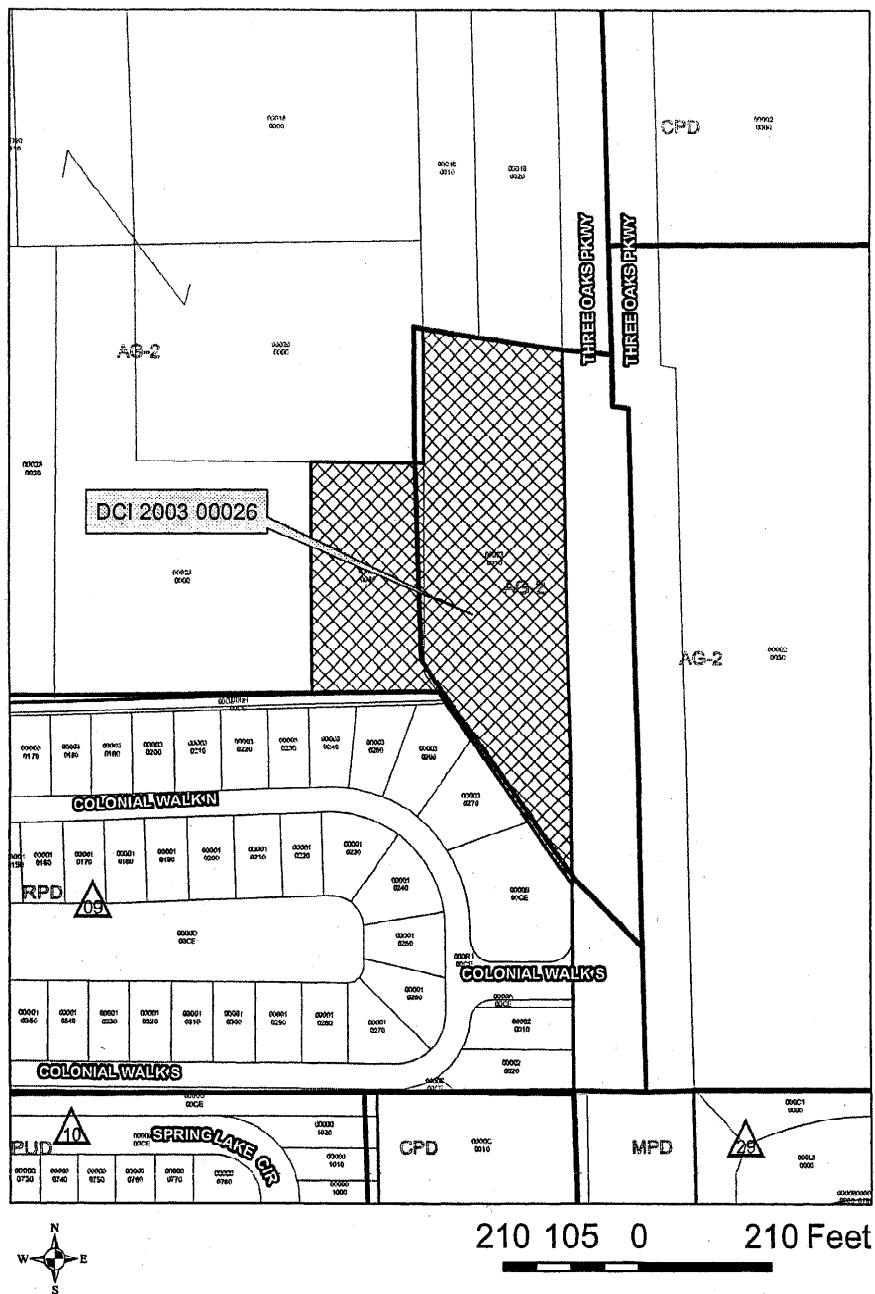


EXHIBIT B



WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
May 20, 2026

Agenda Item:

Fiscal Year 2026-2027 Capital Improvement Plan Review

Description:

Village of Estero Staff will present the first draft of the Fiscal Year 2026-2027 five-year Capital Improvement Plan.

Financial Impact:

The Capital Improvement Plan outlines the Village's plan for completing capital projects over the next five years.

Approval of the plan will occur at a future Village Council Meeting.

Prepared by: David Willems, P.E.

Attachments:

1. 5-Year Capital Improvement Plan

5- Year Capital Improvement Plan Assumptions

Funding Details/Assumptions:

Available funds includes \$12.75 M loan

Available funds includes \$69.0 M bond (net proceeds, actual bond amount will be higher)

Available funds includes estimated bond payments starting in 2026-2027 Fiscal Year (\$5.0 M/yr)

Additional bonds will be required for resident share of UEP

Fund Balance Available after FY 30-31:

Estero Road Impacts Fees	\$ 3,200,119
Estero Gas Tax	\$ 2,205,301
Estero General Fund	\$ 2,112,397
Park Impact Fee	\$ 1,936,887

5- Year Capital Improvement Projects - 2026/05/07				
	Project Name	Project Cost	Funding Source	Total Cost
Roadway Improvements				
3	Broadway W. Improvements (Road, Bike/Ped, Drainage)	\$ 12,500,000	GT	\$ -
			RIF	\$ -
			Grant - Reimburse	\$ (11,800,000)
			GF	\$ 12,500,000
10	Via Coconut Point Railroad Crossing	\$ 650,000	GF	\$ 250,000
			GT	\$ -
Village of Estero Sub-total (all funding sources)				\$ 12,840,000
Intersection Improvements				
1	US-41 - Pelican Colony Traffic Signal	\$ 1,280,000	Developer	\$ 1,100,000
2	Williams Road-Atlantic Gulf Drive Intersection	\$ 3,270,000	RIF	\$ -
			GT	\$ -
			GF	\$ 4,000,000
			Grant - Reimburse	\$ (800,000)
4	US 41 Via Rapallo/Fountain Lakes Traffic/Signal Study	\$ 275,000	RIF	\$ -
			GT	\$ -
			GF	\$ 150,000
5	US 41 Via Rapallo/Fountain Lakes Traffic Signal, Roadway & Intersection Improvements	\$ 3,500,000	Other	\$ 3,500,000
6	Wildcat Run Traffic Signal	\$ 1,800,000	Other	\$ 1,800,000
7	Wildblue/River Creek Traffic Signal	\$ 2,800,000	Other	\$ 2,800,000
8	River Ranch Road Improvements (Turn lanes at Williams Rd & Ped Crossings)	\$ 1,350,000	RIF	\$ -
			GT	\$ 1,350,000
			GF	\$ -
10	Estero Parkway-US 41 Turn Lanes (extend westbound left turn lanes)	\$ 3,200,000	Other	\$ -
			RIF	\$ -
			GT	\$ -
			GF	\$ 350,000
Village of Estero Sub-total (all funding sources)				\$ 5,850,000

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	Project Name	Project Cost	Funding Source	Total Cost
Bike-Pedestrian Improvements				
2	Sandy Lane Bike-Ped Improvements	\$ 7,450,000	GF	\$ 300,000
			RIF	\$ -
			Grant - Reimburse	\$ -
5	Coconut Rd Sidewalk (Oakwilde to Via Coconut)	\$ 1,085,000	GF	\$ -
			RIF	\$ -
			FDOT	\$ 830,000
9	Via Coconut Point Roundabouts Improvements	\$ 1,675,000	GF	\$ -
			RIF	\$ -
			FDOT	\$ 1,279,000
14	SUN Trail Estero Parkway South	\$ 7,000,000	GF	\$ -
			RIF	\$ 7,000,000
			Grant - Reimbursed	\$ (3,500,000)
Village of Estero Sub-total (all funding sources)				\$ 7,300,000
Landscaping Improvements				
Village of Estero Sub-total (all funding sources)				\$ -
Parks & Recreation				
1	Estero SportsPark Phase 2	\$ 42,669,600	PIF	\$ -
			GF	\$ 26,900,000
7	Estero SportsPark Driving Range	\$ 5,000,000	Partner	\$ -
			PIF	\$ -
			RIF	\$ -
			GF	\$ 5,000,000
8	Village Sports Park Future Partners	\$ 10,000,000	Partner	\$ -
			PIF	\$ -
			RIF	\$ -
			GF	\$ 10,000,000
9	Estero RiverPark Phase 1 & 2 Improvements	\$ 12,000,000	GF	\$ 8,500,000
			RIF	\$ -
			PIF	\$ -
10	River Oaks Preserve	\$ 2,950,000	GF	\$ 2,500,000
			PIF	\$ -
			Grant - Reimburse	\$ (2,500,000)
11	Project Management	\$ -	GF	\$ 3,650,000
Village of Estero Sub-total (all funding sources)				\$ 56,550,000

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	Project Name	Project Cost	Funding Source	Total Cost
Stormwater Improvements				
1	Estero River North Branch Drainage Improvements	\$ 15,000,000	GF	\$ 15,000,000
			Grant - Reimburse	\$ (12,000,000)
Village of Estero Sub-total (all funding sources)				\$ 15,000,000
Utility Improvements				
9	Sandy Ln UEP (Phase 1) (Along Broadway Ave East)	\$ 3,500,000	Grant - Reimburse	\$ (800,000)
			PA	\$ (750,000)
			MRM	\$ 1,500,000
			GF	\$ 2,000,000
12	See See Street UEP	\$ 2,000,000	Grant - Reimburse	\$ (800,000)
			PA	\$ (900,000)
			MRM	\$ 850,000
			GF	\$ 1,150,000
				\$ 5,500,000
Building Facilities				
Village of Estero Sub-total (all funding sources)				\$ -
Land Acquisition				
1	BERT	\$ 19,000,000	GF	\$ 19,000,000
			RIF	\$ -
			Debt	\$ -
Village of Estero Sub-total (all funding sources)				\$ 19,000,000
	Total			\$ 95,849,000
	Village total			\$ 122,040,000

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Projects Not In 5-year CIP - 2026/05/14				
	Project Name	Project Cost	Funding Source	Total Cost
Roadway Improvements				
2	River Ranch Road Improvements (Drainage, Road, Bike/Ped)	\$ 9,100,000	RIF	\$ -
			GF	\$ -
			GT	\$ -
4	Williams Road Widening (US41 - Via Coconut)	\$ 6,800,000	RIF	\$ -
			GT	\$ 90,000
10	Via Coconut Point Railroad Crossing	\$ 650,000	GF	\$ 250,000
			GT	\$ -
Intersection Improvements				
3	Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements (add east & southbound turn lanes, & north bound right turn lane)	\$ 1,800,000	LDOT	\$ -
			GF	\$ -
10	Estero Parkway-US 41 Turn Lanes (extend westbound left turn lanes)	\$ 3,200,000	Other	\$ -
			RIF	\$ -
			GT	\$ -
			GF	\$ 350,000
11	Williams Rd-Three Oaks Parkway Turn Lanes (extend eastbound left turn lane)	\$ 1,500,000	RIF	\$ -
			GT	\$ -
			GF	\$ -
12	Estero Parkway-Cascades/Reserve	\$ 2,500,000	RIF	\$ -
			GT	\$ -
			GF	\$ -
13	Stoneybrook Golf Blvd-Corkscrew Rd Turn Lane	\$ 1,300,000	RIF	\$ -
			GT	\$ -
			GF	\$ -
Bike-Pedestrian Improvements				
1	Williams Road Bike-Ped Improvements (East of Via Coconut)	\$ 6,250,000	GF	\$ -
			RIF	\$ -
2	Sandy Lane Bike-Ped Improvements	\$ 7,450,000	GF	\$ 300,000
			RIF	\$ -
			Grant - Reimburse	\$ -

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	Project Name	Project Cost	Funding Source	Total Cost
Landscaping Improvements				
1	I-75 Monument Signs	\$ 816,000	GF	\$ -
3	Corkscrew Road Monument Sign	\$ 160,000	GF	\$ -
5	Ben Hill Griffin Pkwy Landscape Improvements	\$ 3,150,000	GF	\$ -
6	Corkscrew Rd Landscaping (Corkscrew Woodlands to Ben Hill Griffin)	\$ 2,800,000	GF	\$ -
10	Estero Parkway Reuse Main - Phase 1 (Corkscrew Rd to Rookery Point)	\$ 1,605,000	GF	\$ -
			Grant - Reimbursed	\$ -
11	Estero Parkway Reuse Main - Phase 2 (Rookery Point to Cascades)	\$ 2,300,000	GF	\$ -
			Grant - Reimbursed	\$ -
12	Estero Parkway Reuse Main - Phase 3 (Cascades to east of railroad tracks)	\$ 1,900,000	GF	\$ -
			Grant - Reimbursed	\$ -
Parks & Recreation				
1	Estero SportsPark Phase 2	\$ 42,669,600	PIF	\$ -
			GF	\$ 26,900,000
2	Estero SportsPark Phase 3	\$ 15,000,000	PIF	\$ -
			RIF	\$ -
			GF	\$ -
3	Estero SportsPark Phase 4	\$ 6,000,000	PIF	\$ -
			RIF	\$ -
			GF	\$ -
4	Estero SportsPark Phase 5	\$ 15,000,000	PIF	\$ -
			RIF	\$ -
			GF	\$ -
Stormwater Improvements				
2	Estero River Sediment Removal (West of US 41)	\$ 2,000,000	GF	\$ -

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	Project Name	Project Cost	Funding Source	Total Cost
Utility Improvements				
3	Estero Bay Village UEP	\$ 2,425,200	Grant - Reimburse	\$ -
			PA	\$ -
			GF	\$ -
4	Estero River Heights UEP	\$ 13,680,000	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
5	Charring Cross UEP	\$ 6,840,000	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
6	Sherrill & Luetich UEP	\$ 9,287,502	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
7	Trailside UEP	\$ 6,840,000	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
8	Broadway E-Highlands UEP	\$ 4,200,000	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
10	Groves UEP	\$ 4,334,400	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
11	Tanglewood UEP	\$ 1,440,000	Grant - Reimburse	\$ -
			PA	\$ -
			MRM	\$ -
			GF	\$ -
Building Facilities				
1	Village Hall	\$ 4,914,000	GF	\$ -
Land Acquisition				

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5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Roadway Improvements									
1	Corkscrew Rd Paths, Landscaping & Street Lighting	\$ 21,700,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			LDOT-Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	River Ranch Road Improvements (Drainage, Road, Bike/Ped)	\$ 9,100,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Broadway W. Improvements (Road, Bike/Ped, Drainage)	\$ 12,500,000	GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimburse	\$ (1,500,000)	\$ (10,300,000)	\$ -	\$ -	\$ -	\$ (11,800,000)
			GF	\$ 1,500,000	\$ 11,000,000	\$ -	\$ -	\$ -	\$ 12,500,000
4	Williams Road Widening (US41 - Via Coconut)	\$ 6,800,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000
5	Corkscrew Rd Widening (US41-Ben Hill Griffin)		LDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Three Oaks Parkway Widening (Williams-Corkscrew)		LDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Ben Hill Griffin Parkway Widening (Estero Pkwy-Corkscrew Rd)		LDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Via Coconut Point Railroad Crossing	\$ 650,000	GF	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ 1,840,000	\$ 11,000,000	\$ -	\$ -	\$ -	\$ 12,840,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Intersection Improvements									
1	US-41 - Pelican Colony Traffic Signal	\$ 1,280,000	Developer	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000
2	Williams Road-Atlantic Gulf Drive Intersection	\$ 3,270,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ 2,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 4,000,000
			Grant - Reimburse	\$ (800,000)	\$ -	\$ -	\$ -	\$ -	\$ (800,000)
3	Corkscrew Rd-Three Oaks Pkwy. Intersection Improvements (add east & southbound turn lanes, & north bound right turn lane)	\$ 1,800,000	LDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	US 41 Via Rapallo/Fountain Lakes Traffic/Signal Study	\$ 275,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
5	US 41 Via Rapallo/Fountain Lakes Traffic Signal, Roadway & Intersection Improvements	\$ 3,500,000	Other	\$ -	\$ 1,750,000	\$ 1,750,000	\$ -	\$ -	\$ 3,500,000
6	Wildcat Run Traffic Signal	\$ 1,800,000	Other	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -	\$ 1,800,000
7	Wildblue/River Creek Traffic Signal	\$ 2,800,000	Other	\$ -	\$ -	\$ 2,800,000	\$ -	\$ -	\$ 2,800,000
8	River Ranch Road Improvements (Turn lanes at Williams Rd & Ped Crossings)	\$ 1,350,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	US41-Coconut Road Intersection Improvements (extend westbound left turn lanes)	\$ 1,650,000	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Estero Parkway-US 41 Turn Lanes (extend westbound left turn lanes)	\$ 3,200,000	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
11	Williams Rd-Three Oaks Parkway Turn Lanes (extend eastbound left turn lane)	\$ 1,500,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Estero Parkway-Cascades/Reserve	\$ 2,500,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Stoneybrook Golf Blvd-Corkscrew Rd Turn Lane	\$ 1,300,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ 1,300,000	\$ -	\$ -	\$ -	\$ -	\$ -
14	Broadway Ave-US 41 Turn Lanes (add east and westbound left turn lanes)	\$ 1,500,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Corkscrew Road-US 41 Turn Lanes (add dedicated westbound through lane)	\$ 1,900,000	LDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Williams Road-US 41 Turn Lanes (add westbound right turn lane)	\$ 600,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Coconut Road - Coconut Shores Roundabout	\$ 1,725,000	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	US 41-Pelican Sound Intersection (prevent eastbound left turn)	\$ 650,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Via Coconut Pt-Corkscrew Rd Turn Lane (extend southbound left turn lane)	\$ 700,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	US41-Pelican Sound Traffic Signal	\$ 2,325,000	Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Coconut Road - Meadowbrook Roundabout	\$ 1,625,000	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	North Point Railroad Crossing	\$ 450,000	RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Coconut Road - El Dorado Roundabout	\$ 1,625,000	Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ 5,300,000	\$ 1,850,000	\$ -	\$ -	\$ -	\$ 5,850,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Bike-Pedestrian Improvements									
1	Williams Road Bike-Ped Improvements (East of Via Coconut)	\$ 6,250,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Sandy Lane Bike-Ped Improvements	\$ 7,450,000	GF	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Broadway Ave. East Bike-Ped Improvements	\$ 6,250,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Corkscrew Road Shared Use Path (Three Oaks-Sandy)	\$ 10,300,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Coconut Rd Sidewalk (Oakwilde to Via Coconut)	\$ 1,085,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FDOT	\$ 330,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 830,000
6	Coconut Sidewalk (Via Coconut to U S41)	\$ 815,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Corkscrew West Bike/Ped (Koreshan to U S 41)	\$ 954,900	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Corkscrew Palms Blvd. Sidewalks	\$ 300,000	County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Via Coconut Point Roundabouts Improvements	\$ 1,675,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			FDOT	\$ 524,000	\$ 755,000	\$ -	\$ -	\$ -	\$ 1,279,000
10	Corkscrew Rd Bike-Ped Improvements (E of US41)	\$ 19,250,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Lee County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Coconut Rd Shared Use Path	\$ 4,450,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Williams Rd West Bike-Ped Improvements (West of US41)	\$ 3,650,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
13	Broadway E. Shared Use Path (Sandy Ln to Three Oaks & Estero Pkwy)	\$ 4,420,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	SUN Trail Estero Parkway South	\$ 7,000,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 7,000,000
			Grant - Reimbursed	\$ -	\$ -	\$ (1,750,000)	\$ (1,750,000)	\$ -	\$ (3,500,000)
15	SUN Trail Estero Parkway North	\$ 4,820,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	FPL Shared Use Path (East I-75)	\$ 4,940,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Utility Shared Use Path (West US 41)	\$ 10,621,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ 300,000	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ 7,300,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Landscaping Improvements									
1	I-75 Monument Signs	\$ 816,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Ben Hill Griffin Monument Sign	\$ 100,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Corkscrew Road Monument Sign	\$ 160,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Via Coconut Point Landscape Improvements (Williams - Coconut)	\$ 5,900,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Ben Hill Griffin Pkwy Landscape Improvements	\$ 3,150,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Corkscrew Rd Landscaping (Corkscrew Woodlands to Ben Hill Griffin	\$ 2,800,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	US41 Shoulder Landscape Improvements	\$ 5,350,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Three Oaks Parkway Landscape Improvements (Excluding Brooks)	\$ 4,090,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Corkscrew Road Landscape Improvements West (US-41 to I-75)	\$ 4,360,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Estero Parkway Reuse Main - Phase 1 (Corkscrew Rd to Rookery Point)	\$ 1,605,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Estero Parkway Reuse Main - Phase 2 (Rookery Point to Cascades)	\$ 2,300,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Estero Parkway Reuse Main - Phase 3 (Cascades to east of railroad tracks)	\$ 1,900,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimbursed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Parks & Recreation									
1	Estero SportsPark Phase 1	\$ 22,039,327	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Estero SportsPark Phase 2	\$ 42,669,600	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ 26,900,000	\$ -	\$ -	\$ -	\$ -	\$ 26,900,000
2	Estero SportsPark Phase 3	\$ 15,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Estero SportsPark Phase 4	\$ 6,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Estero SportsPark Phase 5	\$ 15,000,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Estero SportsPark Entertainment Site Work	\$ 11,360,000	PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Estero SportsPark High 5	\$ 6,125,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Estero SportsPark Driving Range	\$ 5,000,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
8	Village Sports Park Future Partners	\$ 10,000,000	Partner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ 10,000,000
9	Estero RiverPark Phase 1 & 2 Improvements	\$ 12,000,000	GF	\$ 8,500,000	\$ -	\$ -	\$ -	\$ -	\$ 8,500,000
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	River Oaks Preserve	\$ 2,950,000	GF	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
			PIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grant - Reimburse	\$ (2,500,000)	\$ -	\$ -	\$ -	\$ -	\$ (2,500,000)
11	Project Management	\$ -	GF	\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ 730,000	\$ 3,650,000
	Village of Estero Sub-total (all funding sources)			\$ 43,630,000	\$ 5,730,000	\$ 5,730,000	\$ 730,000	\$ 730,000	\$ 56,550,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Stormwater Improvements									
1	Estero River North Branch Drainage Improvements	\$ 15,000,000	GF	\$ 350,000	\$ 14,650,000	\$ -	\$ -	\$ -	\$ 15,000,000
			Grant - Reimburse	\$ -	\$ (12,000,000)	\$ -	\$ -	\$ -	\$ (12,000,000)
2	Estero River Sediment Removal (West of US 41)	\$ 2,000,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Estero River Sediment Removal (Railroad to Sandy Ln)	\$ 1,415,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ 350,000	\$ 14,650,000	\$ -	\$ -	\$ -	\$ 15,000,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Utility Improvements									
1	Broadway W UEP Design & Permitting	\$ 1,475,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	Broadway E UEP Design & Permitting	\$ 1,550,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Cypress Park UEP Design & Permitting	\$ 311,650	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Estero Bay Village UEP	\$ 2,425,200	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Estero River Heights UEP	\$ 13,680,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Charring Cross UEP	\$ 6,840,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Sherrill & Luetich UEP	\$ 9,287,502	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
7	Trailside UEP	\$ 6,840,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Broadway E-Highlands UEP	\$ 4,200,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Sandy Ln UEP (Phase 1) (Along Broadway Ave East)	\$ 3,500,000	Grant - Reimburse	\$ (800,000)	\$ -	\$ -	\$ -	\$ -	\$ (800,000)
			PA	\$ -	\$ (750,000)	\$ -	\$ -	\$ -	\$ (750,000)
			MRM	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
			GF	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
10	Groves UEP	\$ 4,334,400	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Tanglewood UEP	\$ 1,440,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	See See Street UEP	\$ 2,000,000	Grant - Reimburse	\$ (800,000)	\$ -	\$ -	\$ -	\$ -	\$ (800,000)
			PA	\$ -	\$ (900,000)	\$ -	\$ -	\$ -	\$ (900,000)
			MRM	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 850,000
			GF	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000
13	Cypress Park UEP	\$ 1,820,000	Grant - Reimburse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			MRM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000

5- Year Capital Improvement Plan - 2026/05/14									
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Building Facilities									
1	Village Hall	\$ 4,914,000	GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Performing Arts Center	\$ 20,000,000	Private	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			GF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Land Acquisition									
1	BERT	\$ 19,000,000	GF	\$ 19,000,000	\$ -	\$ -	\$ -	\$ -	\$ 19,000,000
			RIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ 19,000,000	\$ -	\$ -	\$ -	\$ -	\$ 19,000,000
	Project Name	Project Cost	Funding Source	Budget FY 26-27	Budget FY 27-28	Budget FY 28-29	Budget FY 29-30	Budget FY 30-31	Total Cost
Information Technology									
1	Community Development Software	\$ -	Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Village of Estero Sub-total (all funding sources)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Village total			\$ 75,920,000	\$ 33,230,000	\$ 9,230,000	\$ 4,230,000	\$ 730,000	\$ 122,040,000

5- Year Capital Improvement Plan - 2026/05/14		
Funding Details/Assumptions:		Available funds includes \$12.75 M loan Available funds includes \$69.0 M bond (net proceeds, actualy bond amount will be higher) Available funds includes estimated bond payments starting in 2026-2027 Fiscal Year (\$5.0 M/yr) Additional bonds will be required for resident share of UEP
Fund Balance Available after FY 30-31		
Estero Road Impacts Fees		\$ 3,200,119
Estero Gas Tax		\$ 2,205,301
Estero General Fund		\$ 2,112,397
Park Impact Fee (include public land acqu		\$ 1,936,887
Non-Estero Funding Source		
Major Road Maintenance Reserve		
Property Assessment (funds back into General Fund in following year)		
Building Fund		