



Village of
ESTERO

**VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
JUNE 3, 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
June 3, 2026, 09:30 am

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

1. CALL TO ORDER

INVOCATION

Pastor Kyle Strom Ocean Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. LETTER OF RECOGNITIONS

a. Mayor Joanne Ribble - Florida League of Cities 'Home Rule HERO Award

Attachment: [1 J Ribble Home Rule Heroes Award 2026 Press Release .pdf](#)

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. May 20, 2026 Village Council Meeting Minutes

Attachment: [05202026.pdf](#)

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Sherrill Lane and Luetlich Lane Right of Way Acquisition

Recommended Action

Motion to purchase and accept four quit claim deeds for 30 feet width of right-of-way_ across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Financial Impact

The Village of Estero will pay each property owner \$1,000 for the right-of-way to be quit claimed to the Village. The initial financial impact is \$4,000. Sufficient funds are available in the Fiscal Year 2025-2026 budget for the Broadway West UEP project.

As identified in the February 4, 2026, Agenda Item 7b summary sheet, if accepted, the Village is expected to spend up to \$100,000 in the first year to maintain the roadway. After total reconstruction of these roadways during the construction of the Broadway Avenue West Utility Extension Project, subsequent maintenance costs are expected to be substantially reduced for the following years.

After the utility extension project is completed, the Village will add both roadways to the Village's major roadway resurfacing inventory.

Attachment: [SS Sherrill and Luettich Ln ROW Acquisition.pdf](#)

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

Attachment: [02-Certification of Title.pdf](#)

Attachment: [03-20493 Sherrill Ln QC Deed-Recorded.pdf](#)

Attachment: [04-20499 Sherrill Ln QC Deed-Recorded.pdf](#)

Attachment: [05-20492 Luettich Ln QC Deed-Recorded.pdf](#)

Attachment: [06-20498 Luettich Ln QC Deed-Recorded.pdf](#)

b. Amendment to BERT MOU

Recommended Action

Motion to approve first amendment to BERT intergovernmental cooperation agreement.

Financial Impact

This amendment creates no new costs, it just extends the period of cooperation.

Attachment: [SS Amendment to BERT MOU.pdf](#)

Attachment: [BERT MOA Amendment1 TPL-Collier Edits 5-18-26.pdf](#)

8. FIRST READING AND PUBLIC HEARING

a. First Reading for Approval of Ordinance No. 2026-05 the Annual Capital Improvement Program

An Ordinance of the Village Council of the Village of Estero, Florida, Adopting the Annual Capital Improvement Program for Fiscal Year 2026-2027; Making Related Findings; and Providing for Severability, Codification and an Effective Date.

Recommended Action

Motion to Pass first reading of Ordinance No. 2026-05 and set second reading for June 17, 2025.

Financial Impact

The Capital Improvement Program will set the funding for the Village Capital Improvement project for Fiscal Year 2026-2027 and provide a plan of priorities for the next 5-years. A summary of the proposed capital expenditures for the upcoming fiscal year is as follows:

Roadway	\$ 1,840,000
Intersection	\$ 5,300,000
Bicycle and Pedestrian	\$ 300,000
Landscaping and Beautification	\$ 0
Parks and Recreation	\$ 43,630,000
Stormwater	\$ 350,000
Utility	\$ 5,500,000
Land Acquisition	\$ 19,000,000
 Total Capital Program	 \$ 75,920,000

Attachment: [SS Ord. No. 2026-05 CIP.pdf](#)

Attachment: [01-5-Year CIP 26-27.pdf](#)

Attachment: [02 Ord No 2026-05 FY 26-27 Capital Improvement Plan.pdf](#)

9. SECOND READING AND PUBLIC HEARING

a. Second Reading 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

Approve Ordinance No. 2026-04.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS 06-03-26 Estero Fire District Rezoning.pdf](#)
Attachment: [1 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](#)
Attachment: [3 Estero Fire Rescue Council Hearing.pdf](#)

10.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

11.VILLAGE ATTORNEY'S REPORT

12.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

13.WORKSHOPS

a. Discussion on Conservation Easement "Swap" for West Bay Club

Attachment: [SS Resolution 2026-05 Conservation Easement for West Bay Club.pdf](#)
Attachment: [1 West Bay Club Letter of Explanation.pdf](#)
Attachment: [2 Project Location Map.pdf](#)
Attachment: [3 Photos.pdf](#)

b. CBIZ Comprehensive Annual Audit for the Fiscal Year

Attachment: [SS Tuscan Audit Presentation.pdf](#)
Attachment: [1. Summary of Audit Findings and Management Letter.pdf](#)
Attachment: [2. Draft Annual Comprehensive Financial Report FY 25.pdf](#)

c. Synovus Bond Issue

Attachment: [Summary Sheet.pdf](#)
Attachment: [1. Term Loan Presentation.pdf](#)
Attachment: [2. PRAG Term Loan Memorandum.pdf](#)

14.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, JUNE 3, 2026, 9:30 A.M.

DISCLAIMER:

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

9:30:50AM	[SOUNDING GAVEL]
9:30:53AM	>>Mayor Ribble: I WOULD NOW LIKE TO CALL THE JUNE 3, 2026,
9:30:57AM	9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:30:59AM	WE WOULD LIKE TO REMIND EVERYONE TO PLEASE SET YOUR CELL
9:31:03AM	PHONES ON SILENT.
9:31:04AM	IF YOU COME UP TO THE PODIUM, PLEASE MAKE SURE YOU SPEAK
9:31:07AM	INTO THE MICROPHONE.
9:31:08AM	THIS MORNING WE HAVE PASTOR KEVIN MORRIS FROM ESTERO
9:31:15AM	COMMUNITY CHURCH TO DO THE INVOCATION FOR US.
9:31:18AM	GOOD MORNING, PASTOR KEVIN.
9:31:20AM	>> GOOD MORNING, MADAM MAYOR.
9:31:21AM	MAY WE ALL BOW OUR HEADS IN PRAYER.
9:31:24AM	HEAVENLY FATHER, WE THANK YOU FOR THE GIFT OF THIS DAY AND
9:31:31AM	FOR THE OPPORTUNITY TO GATHER IN SERVICE, SERVICE TO THE
9:31:35AM	PEOPLE OF ESTERO.
9:31:38AM	WE ASK YOUR BLESSING UPON THIS VILLAGE COUNCIL, OUR VILLAGE
9:31:43AM	STAFF, FIRST RESPONDERS, AND ALL WHO WORK TO GUIDE AND
9:31:48AM	STRENGTHEN OUR COMMUNITY AS WELL AS FOR THEIR FAMILIES WHO
9:31:53AM	SUPPORT THEM.
9:31:55AM	GRANT WISDOM, INTEGRITY AND DISCERNMENT TO THOSE ENTRUSTED
9:31:59AM	WITH LEADERSHIP.
9:32:00AM	MAY THEIR DECISIONS BE MARKED BY FAIRNESS, HUMILITY, AND A
9:32:06AM	SINCERE DESIRE TO SEEK THE COMMON GOOD.
9:32:11AM	WE PRAY FOR ALL WHO CALL ESTERO HOME, RESIDENTS, FAMILIES,
9:32:18AM	SENIORS, AND YOUNG PEOPLE.
9:32:20AM	BLESS THOSE WHO WORK IN OUR BUSINESSES, SCHOOLS, HEALTH CARE
9:32:25AM	FACILITIES, CHURCHES, AND PUBLIC SERVICES.
9:32:31AM	WATCH OVER THOSE WHO VISIT OUR VILLAGE, WHETHER FOR WORK,
9:32:34AM	RECREATION, OR FELLOWSHIP.
9:32:38AM	AND MAY THEY EXPERIENCE THE WARMTH AND HOSPITALITY OF THIS
9:32:42AM	GREAT COMMUNITY.
9:32:43AM	LORD, WE REMEMBER THOSE FACING HARDSHIP, ILLNESS,
9:32:49AM	LONELINESS, OR UNCERTAINTY.
9:32:52AM	SURROUND THEM WITH YOUR COMFORT AND PROVIDE STRENGTH FOR THE
9:32:55AM	CARE OF NEIGHBORS AND FRIENDS.
9:32:59AM	AS THIS COUNCIL MEETING BEGINS, HELP US LISTEN RESPECTFULLY,

9:33:06AM SPEAK THOUGHTFULLY, AND WORK COOPERATIVELY.
 9:33:11AM MAY EVERY DISCUSSION AND DECISION CONTRIBUTE TO THE
 9:33:15AM FLOURISHING OF OUR VILLAGE AND THE WELL-BEING OF ALL WHO
 9:33:18AM LIVE, WORK, AND VISIT HERE.
 9:33:21AM WE ASK THESE THINGS IN YOUR HOLY NAME, AMEN.
 9:33:25AM >> AMEN.
 9:33:26AM JUST TAKE A SECOND, PLEASE.

 9:33:50AM >>Mayor Ribble: GOOD MORNING.
 9:33:51AM WOULD YOU PLEASE STAND FOR THE PLEDGE?
 9:33:54AM [PLEDGE OF ALLEGIANCE]
 9:34:11AM >>Mayor Ribble: MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 9:34:13AM HERE.
 9:34:16AM >>Jeff Hunt: HERE.
 9:34:18AM >>Jon McLain: HERE.
 9:34:19AM >>Lori Fayhee: HERE.
 9:34:20AM >>Rafael Lopez: HERE.
 9:34:22AM >>Jim Ward: HERE.
 9:34:23AM >>Vice-Mayor Zalucki: HERE.
 9:34:26AM >>Mayor Ribble: THANK YOU.
 9:34:27AM FOR ITEM 2, VICE-MAYOR, I WILL TURN THIS OVER TO YOU.
 9:34:32AM >>Vice-Mayor Zalucki: ABSOLUTELY.
 9:34:33AM MY PLEASURE, MAYOR.
 9:34:34AM GOOD MORNING, EVERYBODY.
 9:34:51AM DOES ANYBODY KNOW WHAT HOME RULE IS?
 9:34:57AM HOME RULE IS ABILITY FOR A LOCAL MUNICIPALITY, A CITY, A
 9:35:00AM VILLAGE, TO GO AHEAD AND BASICALLY DICTATE HOW THEY WANT TO
 9:35:04AM MANAGE BY MANDATES FROM THE PEOPLE THAT ELECTED THEM.
 9:35:07AM MAYOR RIBBLE HAS BEEN STELLAR IN REPRESENTING THE VILLAGE OF
 9:35:11AM ESTERO WITH STATE LEGISLATORS OVER THE YEARS, AND THIS YEAR,
 9:35:15AM SHE IS BEING RECOGNIZED AS WHAT'S CALLED A HOME RULE HERO
 9:35:19AM RECIPIENT.
 9:35:19AM MAYOR FOR BEING A CHAMPION IN THE DEFENSE AND PROTECTION OF

 9:35:25AM MUNICIPAL HOME RULE, THE FLORIDA LEAGUE OF CITIES PRESENTS
 9:35:28AM YOU WITH THIS WONDERFUL AWARD, 2026, HOME RULE HERO TO MAYOR
 9:35:34AM JOANNE RIBBLE IN THE VILLAGE OF ESTERO.
 9:35:37AM CONGRATULATIONS, MAYOR.
 9:35:38AM [APPLAUSE]
 9:35:38AM NEXT ITEM IS APPROVAL OF THE AGENDA.
 9:36:29AM ARE THERE ANY ADDITIONS OR DELETIONS, COUNCIL?
 9:36:32AM SEEING NONE, MAY I HAVE A MOTION?
 9:36:35AM COUNCILMAN McLAIN, SECONDED BY COUNCILWOMAN FAYHEE.
 9:36:44AM MADAM CLERK, WOULD YOU PLEASE CALL THE ROLL?
 9:36:47AM >>Jeff Hunt: AYE.
 9:36:47AM >>Jon McLain: AYE.
 9:36:48AM >>Lori Fayhee: AYE.
 9:36:50AM >>Rafael Lopez: AYE.

9:36:52AM >>Jim Ward: AYE.
 9:36:53AM >>Vice-Mayor Zalucki: AYE.
 9:36:54AM >>Mayor Ribble: AYE.
 9:36:55AM NEXT ON THE AGENDA, PUBLIC COMMENT ON NON-AGENDA ITEMS.
 9:37:00AM DO WE HAVE ANYONE WISHING TO SPEAK IN.
 9:37:02AM >>Carol Sacco: NO PUBLIC COMMENT BUT WE DID HAVE AN
 9:37:05AM E-COMMENT THAT WAS SENT OUT YESTERDAY.
 9:37:07AM >>Mayor Ribble: YES, THANK YOU.
 9:37:08AM IN THAT CASE, WE WILL GO TO THE CONSENT AGENDA.
 9:37:10AM WHICH IS THE MAY 20, 2026 VILLAGE COUNCIL MEETING MINUTES.
 9:37:16AM DO ANY COUNCIL MEMBERS HAVE COMMENTS OR QUESTIONS?

 9:37:19AM SEEING NONE, MAY I HAVE A MOTION?
 9:37:23AM FROM COUNCIL MEMBER HUNT AND SECONDED BY COUNCIL MEMBER
 9:37:27AM LOPEZ.
 9:37:28AM PLEASE CALL THE ROLL.
 9:37:30AM >>Jim Ward: AYE.
 9:37:32AM >>Rafael Lopez: AYE.
 9:37:33AM >>Lori Fayhee: AYE.
 9:37:35AM >>Jon McLain: AYE.
 9:37:36AM >>Jeff Hunt: AYE.
 9:37:37AM >>Vice-Mayor Zalucki: AYE.
 9:37:38AM >>Mayor Ribble: AYE.
 9:37:39AM NEXT ITEM ON THE AGENDA IS 7A, SHERRILL LANE AND LEUTTICH
 9:37:47AM LANE RIGHT-OF-WAY ACQUISITION.
 9:37:50AM STEVE, WOULD YOU INTRODUCE THIS FOR US, PLEASE?
 9:37:53AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:37:55AM AS THE COUNCIL IS AWARE, THE VILLAGE HAS SECURED THE
 9:38:00AM RIGHT-OF-WAY ALONG SHERRILL AND LEUTTICH BY VIRTUE OF
 9:38:05AM CONTACTING THE ORIGINAL CORPORATION THAT LAID OUT THIS TWO
 9:38:10AM STREET NEIGHBORHOOD.
 9:38:11AM THESE HAVE BEEN HISTORICALLY PRIVATE STREETS.
 9:38:17AM AND I SAY THAT LOOSELY BECAUSE WHEN THIS AREA WAS DEVELOPED,
 9:38:20AM THE STREETS ARE NOT IMPROVED.
 9:38:23AM THEY ARE SIMPLY GRAVEL OR MOSTLY POTHOLES.
 9:38:28AM AND THESE ARE SOME OF THE WORST CONDITIONS -- THEY ARE THE
 9:38:31AM WORST CONDITIONS THAT WE HAVE OF ANY STREETS IN THE VILLAGE

 9:38:37AM OF ESTERO.
 9:38:37AM OUR EFFORT TO TAKE OVER THE STREETS IS SIMPLY TO PROVIDE
 9:38:43AM BETTER ACCESS FOR THE RESIDENTS, BUT IT'S ALSO MADE
 9:38:46AM NECESSARY NOW BY THE SEPTIC TO SEWER PROGRAM THAT WOULD
 9:38:52AM EXTEND BOTH WATER AND SEWER TO ALL OF THESE RESIDENTS.
 9:38:58AM AND YOU'RE AWARE, JUST TO LET THE PUBLIC KNOW, WE'VE GOTTEN
 9:39:03AM OUR STATE AND FEDERAL FEMA GRANTS TO REDO THESE STREETS.
 9:39:08AM SO THIS WILL BE A HUGE, HUGE IMPROVEMENT FOR THE RESIDENTS
 9:39:13AM IN THIS AREA.
 9:39:14AM WE'LL BE INITIATING THAT PROJECT WITH COUNCIL APPROVAL HERE

9:39:18AM IN THE COMING FEW MONTHS.
 9:39:20AM BUT PART OF THAT EFFORT IS, AGAIN, TO SECURE THE
 9:39:23AM RIGHT-OF-WAY.
 9:39:24AM WHEN WE SECURED THE RIGHT-OF-WAY FROM THE ORIGINAL
 9:39:27AM CORPORATION, THE FOUR HOMES AT THE FRONT OF THE STREETS
 9:39:34AM FACING BROADWAY WERE NOT INCLUDED IN THAT PACKAGE.
 9:39:39AM SO WE'RE BRINGING TO YOU THE 30-FOOT EASEMENTS ON THE FRONT
 9:39:47AM THAT BOO ALLOW US THEN TO CONSTRUCT THE WATER, SEWER, AND
 9:39:51AM ROADS.
 9:39:55AM THE COST OF ATTAINING THE EASEMENTS IS FAIRLY NOMINAL, BUT
 9:40:00AM IT THEN ALLOWS US TO DO THE PROJECT WE PLANNED BRINGING
 9:40:04AM FORWARD IN SHORT ORDER.
 9:40:06AM SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
 9:40:11AM IT'S REALLY PART OF THE GREAT NEWS THAT WE'VE GOT REGARDING
 9:40:14AM THIS WHOLE UPGRADE OF THE NEIGHBORHOOD, BUT IT'S A NECESSARY

 9:40:19AM INITIAL STEP IN THE PROCESS.
 9:40:21AM >>Mayor Ribble: ANY COUNCIL QUESTIONS?
 9:40:23AM ALL RIGHT, SEEING NONE, MAY I HAVE A MOTION?
 9:40:29AM >>Carol Sacco: MAYOR --
 9:40:30AM >>Mayor Ribble: I'M SORRY.
 9:40:31AM IS THERE ANY PUBLIC COMMENT?
 9:40:33AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 9:40:35AM >>Mayor Ribble: THANK YOU.
 9:40:35AM MOTION MADE BY COUNCILMAN HUNT AND SECONDED BY COUNCILMAN
 9:40:38AM WARD.
 9:40:39AM WOULD YOU PLEASE CALL THE ROLL, MADAM CLERK.
 9:40:43AM >>Jeff Hunt: AYE.
 9:40:45AM >>Jon McLain: AYE.
 9:40:46AM >>Lori Fayhee: AYE.
 9:40:47AM >>Rafael Lopez: AYE.
 9:40:47AM >>Jim Ward: AYE.
 9:40:49AM >>Vice-Mayor Zalucki: AYE.
 9:40:50AM >>Mayor Ribble: AYE.
 9:40:51AM AGENDA ITEM 7B, AMENDMENT TO THE BERT MEMORANDUM OF
 9:41:04AM UNDERSTANDING.
 9:41:04AM STEVE, AGAIN, WHAT YOU INTRODUCE THIS?
 9:41:07AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:41:09AM THE BERT ACTION HERE IS PART OF THE PARTNERSHIP THAT WE HAVE
 9:41:13AM WITH COLLIER COUNTY AND BONITA SPRINGS, ALONG WITH ESTERO,
 9:41:18AM OF COURSE, TO PURCHASE THE SEMINOLE RAIL LINE FROM ESTERO

 9:41:24AM PARKWAY SOUTH INTO COLLIER COUNTY.
 9:41:28AM THE COUNCIL IS AWARE WE'VE BEEN NEGOTIATING FOR OVER TWO AND
 9:41:33AM A HALF YEARS FOR THE ACQUISITION OF THIS LINE.
 9:41:37AM IT'S BEEN THE SUBJECT OF OUR CAPITAL IMPROVEMENT PROGRAM
 9:41:42AM DISCUSSIONS, AND IT'S BEEN THE TOPIC OF WORKSHOPS AND
 9:41:47AM BRIEFINGS FOR THAT TWO AND A HALF YEAR PERIOD.

9:41:50AM THE ORIGINAL AGREEMENT BETWEEN THE COMMUNITIES WAS TO
 9:41:58AM NEGOTIATE IN PARTNERSHIP.
 9:42:03AM AND THIS AGREEMENT CONTINUES THAT EFFORT AND PARTICULARLY TO
 9:42:07AM FOLLOW THROUGH ON THE APPRAISALS, THE SURVEY OF THE
 9:42:11AM PROPERTY, THE TITLE WORK, AND THE ENVIRONMENTAL ASSESSMENTS
 9:42:15AM AND OTHER RELATED ISSUES NEEDED TO CLOSE ON THE PROPERTY.
 9:42:20AM SO WE HAVE A FINAL AGREEMENT THAT ALLOWS US TO PURCHASE THE
 9:42:27AM PROPERTY.
 9:42:27AM OUR COST WILL BE APPROXIMATELY \$20 MILLION, BUT THE FINAL
 9:42:33AM PURCHASE IS CONTINGENT UPON A VOTE IN THE CITY OF BONITA
 9:42:39AM SPRINGS BY THEIR RESIDENTS TO APPROVE THE PURCHASE AND THE
 9:42:45AM TAXES TO PAY FOR THIS PURCHASE.
 9:42:47AM SO UNTIL THAT VOTE OCCURS IN AUGUST, WE NEED TO DO WORK ON
 9:42:56AM THE APPRAISAL SURVEY, TITLE AND ENVIRONMENTAL ASSESSMENTS IN
 9:42:59AM ORDER TO BE ABLE TO CLOSE IN A TIMELY WAY AFTER THAT AUGUST
 9:43:03AM VOTE BECAUSE THE CLOSING ON THE PROPERTY IS IN OCTOBER.
 9:43:06AM THERE'S NO TIME BETWEEN AUGUST AND -- SO WE NEED TO EXPEND
 9:43:11AM SOME FUNDS, ESTIMATED AT LESS THAN \$250,000, BUT THIS
 9:43:17AM AGREEMENT HAS US ALL WORKING IN CONCERT TO MOVE THIS PROJECT

 9:43:23AM FORWARD.
 9:43:23AM SO COUNCIL MEMBER McLAIN HAS BEEN PART OF THE NEGOTIATIONS
 9:43:31AM AND THE EFFORTS TO SECURE BERT FROM THE OUTSET AND ROB
 9:43:36AM ESCHENFELDER, OUR VILLAGE ATTORNEY, HAS WORKED THROUGH THIS
 9:43:40AM AGREEMENT WITH THE OTHER COMMUNITIES, AND IT COMES TO YOU
 9:43:43AM WITH A RECOMMENDATION FOR APPROVAL.
 9:43:45AM >>Mayor Ribble: ANY QUESTIONS, COUNCIL?
 9:43:46AM COUNCILMAN WARD.
 9:43:49AM >>Jim Ward: JUST A QUICK QUESTION.
 9:43:50AM IS THE DUE DILIGENCE ONGOING CURRENTLY?
 9:43:53AM >>Steven Sarkozy: YES.
 9:43:54AM >>Jim Ward: SO WE'RE NOT WAITING UNTIL AUGUST TO DO THAT.
 9:43:56AM >>Steven Sarkozy: CORRECT, CORRECT.
 9:43:57AM >>Jim Ward: SO IF SOMETHING WENT WRONG WITH BONITA SPRINGS,
 9:44:01AM WOULD THE DUE DILIGENCE BE A COST THAT WE WOULD HAVE
 9:44:04AM INCURRED WITHOUT --
 9:44:05AM >>Steven Sarkozy: YES, YES, IT WILL BE LOST, A LOST EFFORT,
 9:44:09AM UNFORTUNATELY.
 9:44:13AM >>Jon McLain: BUT YOU NEED TO HAVE THOSE THINGS DONE IN
 9:44:15AM ORDER TO CLOSE IN OCTOBER.
 9:44:17AM IT'S A RISK YOU TAKE.
 9:44:18AM >>Mayor Ribble: THAT MEANS THERE'S VERY LIMITED TIME FOR
 9:44:21AM BONITA TO DO THE SAME THING WITH THEIR PORTION.
 9:44:24AM THEY ARE DOING IT NOW.
 9:44:28AM >>Robert Eschenfelder: THEY ARE ALL DOING IT.

 9:44:29AM IT'S JUST THEY ARE WAITING FOR A VOTE.
 9:44:31AM IT'S BETTER IF YOU THINK ABOUT IT IN TERMS OF THE BONITA

9:44:34AM VOTERS TO SEE IT'S ALL COME OUT, IT'S ALL FINE.
 9:44:38AM WE DID JUST THIS MORNING GET A DRAFT SURVEY.
 9:44:43AM IT'S MOVING ALONG.
 9:44:44AM >>Mayor Ribble: GOOD.
 9:44:45AM THANK YOU.
 9:44:47AM >>Jim Ward: HAVE THERE BEEN ANY SURPRISES IN DUE DILIGENCE
 9:44:49AM TO THIS POINT?
 9:44:50AM >>Robert Eschenfelder: NO.
 9:44:51AM I'VE BEEN KEEPING A CLOSE TAB.
 9:44:53AM ALL THE TITLE WORK IS PRETTY MUCH DONE.
 9:44:55AM THAT ALL LOOKS CLEAN.
 9:44:56AM WE'VE GOT ALL THE AGREEMENTS, AS YOU ALL KNOW, IN A BIG,
 9:44:58AM THICK BOOK UPSTAIRS.
 9:45:00AM THE SURVEY IS LOOKING GOOD.
 9:45:02AM SO FAR THERE'S BEEN NO HICCUPS.
 9:45:05AM >>Jim Ward: THANK YOU.
 9:45:06AM >>Mayor Ribble: MADAM CLERK, DO WE HAVE ANY PUBLIC COMMENT?
 9:45:08AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 9:45:11AM >>Mayor Ribble: ALL RIGHT.
 9:45:11AM IN THAT CASE, I WILL NOW ENTERTAIN A MOTION.
 9:45:14AM VICE-MAYOR.
 9:45:16AM AND THE SECOND IS COUNCILMAN McLAIN.
 9:45:21AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?

 9:45:25AM >>Jim Ward: AYE.
 9:45:27AM >>Rafael Lopez: AYE.
 9:45:28AM >>Lori Fayhee: AYE.
 9:45:30AM >>Jon McLain: AYE.
 9:45:31AM >>Jeff Hunt: AYE.
 9:45:31AM >>Vice-Mayor Zalucki: AYE.
 9:45:33AM >>Mayor Ribble: AYE.
 9:45:34AM ITEM 8A, THE FIRST READING FOR APPROVAL OF ORDINANCE NUMBER
 9:45:40AM 2026-05, THE ANNUAL CAPITAL IMPROVEMENT PLAN.
 9:45:44AM STEVE, WOULD YOU ADDRESS THIS PLEASE, FOR US?
 9:45:47AM I'M SORRY, WOULD YOU PLEASE READ THE ORDINANCE?
 9:45:52AM >>Carol Sacco: ORDINANCE 2026-05, AN ORDINANCE OF THE
 9:45:56AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING
 9:45:58AM THE ANNUAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR
 9:46:00AM 2026-2027, MAKING RELATED FINDINGS, AND PROVIDING FOR
 9:46:05AM SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.
 9:46:08AM >>Mayor Ribble: THANK YOU.
 9:46:09AM STEVE, YOU CAN CONTINUE.
 9:46:10AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:46:12AM AS IS OUR TYPICAL BUDGET PROCESS, WE START OUT WITH A REVIEW
 9:46:20AM OF OUR PROPOSED CAPITAL PLAN, AND THIS IS THE CAPITAL PLAN
 9:46:24AM THAT WE BUILD ON EVERY YEAR.
 9:46:28AM THIS IS THE SAME PACKAGE THAT HAS COME TO YOU IN PRIOR
 9:46:31AM DISCUSSIONS.

9:46:32AM THERE ARE NO CHANGES, AND THE IDEA IS TO PUT THIS OUT THERE

9:46:37AM AS THE FIRST PART OF OUR BUDGET PREPARATION PROCESS.

9:46:42AM THE CAPITAL PLAN IS INTENDED TO BE A LIVING DOCUMENT.

9:46:46AM IT'S NOT FIXED IN STONE, AND THERE ARE OBVIOUSLY MANY ISSUES

9:46:52AM THAT MAY AFFECT WHAT IS ULTIMATELY ABLE TO BE CONSTRUCTED BY

9:46:55AM THE VILLAGE.

9:46:56AM BUT THIS COMBINES THE MASTER PLANS THAT WE DO IN ALL OF THE

9:47:01AM FUNCTIONAL AREAS OF RESPONSIBILITY THAT WE HAVE.

9:47:06AM THE COUNCIL THEN SELECTS THE TOP PRIORITIES AND PUTS THOSE

9:47:09AM FORTH IN THIS CAPITAL PLAN.

9:47:11AM THIS CAPITAL PLAN WILL BE SUBJECT, AGAIN, TO THE OUTSIDE

9:47:18AM INFLUENCES.

9:47:21AM YOU'VE SEEN IT IN THE PAPER THIS MORNING THAT THE STATE

9:47:23AM LEGISLATURE IS TAKING ACTION ON THE PROPERTY TAX ISSUES.

9:47:30AM AND THAT MAY, AND CERTAINLY WILL HAVE, A FACTOR IN HOW MUCH

9:47:35AM WE'RE ABLE TO SPEND ON CAPITAL PROJECTS.

9:47:38AM ALSO, ANY KIND OF REVALUATIONS COMING OUT OF THE ASSESSOR'S

9:47:45AM OFFICE WILL AFFECT OUR ABILITY TO FINANCE NEW PROJECTS.

9:47:48AM AT THE SAME TIME, WE'RE LOOKING AT THIS CAPITAL PLAN, WE'VE

9:47:52AM ALSO DISCUSSED BONDING FOR SOME OF THE PROJECTS THAT WE HAVE

9:47:56AM COMING FORWARD, AND THAT WILL BE A CRITICAL PART OF THIS.

9:48:01AM ANY BONDING WE DO AT THIS POINT IS NOT SUBJECT TO VOTER

9:48:05AM APPROVAL OR ANY INCREASE IN OUR TAX RATE.

9:48:10AM BUT THAT ALL GOES INTO OUR ABILITY TO FINANCE THE CAPITAL

9:48:14AM PROGRAM.

9:48:14AM SO WE'RE BRINGING THIS TO YOU IN FIRST READING.

9:48:17AM THE NEXT MEETING WILL HAVE THIS IN SECOND READING.

9:48:20AM AGAIN, IT WILL BE REVIEWED ON AN ONGOING BASIS THROUGHOUT

9:48:23AM THE YEAR AS WE'VE DONE IN THE PAST.

9:48:26AM >>Mayor Ribble: ANY QUESTIONS FROM COUNCIL?

9:48:28AM MR. WARD.

9:48:30AM >>Jim Ward: STEVE, QUICK QUESTION, PLEASE.

9:48:32AM ON THE THREE TRAFFIC SIGNALS THAT ARE BUDGETED, THE FUNDING

9:48:37AM SOURCE IS "OTHER."

9:48:38AM COULD YOU REFRESH MY MEMORY ON WHAT THE OTHER IS?

9:48:42AM >>Steven Sarkozy: WHAT WE TRIED TO DO IS IDENTIFY THE MAJOR

9:48:46AM PROJECTS THAT ARE REALLY PUBLIC ORIENTED AND NOT ALL OF THEM

9:48:53AM REQUIRE LOCAL FUNDING.

9:48:54AM SO THE "OTHER" CATEGORY COULD INCLUDE GRANTS.

9:48:58AM THEY COULD INCLUDE STATE FUNDING FOR SOME OF THE TRAFFIC

9:49:01AM CONTROL, AND IN SOME OF THESE AND MORE IMPORTANTLY ARE THE

9:49:06AM PRIVATE CONTRIBUTIONS BY THE DEVELOPERS WHO WERE RESPONSIBLE

9:49:11AM AS PART OF THEIR REZONINGS TO PUT IN TRAFFIC SIGNALS WHEN

9:49:15AM THE WARRANTS DICTATE.

9:49:18AM >>Jim Ward: THANK YOU.

9:49:19AM >>Mayor Ribble: ANY OTHER QUESTIONS?

9:49:20AM IN THAT CASE, THERE WILL BE NO PUBLIC COMMENT TODAY.
 9:49:24AM AND NO E-COMMENTS.
 9:49:29AM THANK YOU.
 9:49:29AM IN THAT CASE, MAY I HAVE A MOTION TO PASS THE FIRST READING
 9:49:32AM OF THE ORDINANCE NUMBER 2026-05 AND SET THE SECOND READING

 9:49:37AM FOR JUNE 17.
 9:49:39AM MOTION BY COUNCILWOMAN FAYHEE, SECONDED BY COUNCILMAN LOPEZ.
 9:49:45AM WILL YOU PLEASE CALL THE ROLL?
 9:49:47AM >>Jeff Hunt: AYE.
 9:49:50AM >>Jon McLain: AYE.
 9:49:50AM >>Lori Fayhee: AYE.
 9:49:52AM >>Rafael Lopez: AYE.
 9:49:53AM >>Jim Ward: AYE.
 9:49:55AM >>Vice-Mayor Zalucki: AYE.
 9:49:55AM >>Mayor Ribble: AYE.
 9:49:56AM ITEM 9A, THE SECOND READING OF THE ZONING ORDINANCE NUMBER
 9:50:03AM 2026-04, THE ESTERO FIRE DISTRICT REZONING.
 9:50:09AM MADAM CLERK, HAS THE ORDINANCE BEEN PROPERLY ADVERTISED?
 9:50:13AM >>Carol Sacco: YES, MAYOR.
 9:50:14AM >>Mayor Ribble: WOULD YOU PLEASE READ THE TITLE OF THE
 9:50:16AM ORDINANCE?
 9:50:16AM >>Carol Sacco: ORDINANCE 2026-04, AN ORDINANCE OF THE
 9:50:20AM VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING
 9:50:22AM WITH CONDITIONS A REZONING FROM AGRICULTURAL AND CPD,
 9:50:27AM COMMERCIAL PLANNED DEVELOPMENT, TO CFPD, COMMUNITY
 9:50:30AM FACILITIES PLANNED DEVELOPMENT, FOR APPROXIMATELY 9.5 ACRES
 9:50:33AM LOCATED ON THREE OAKS PARKWAY THAT INCLUDES THE EXISTING
 9:50:36AM FIRE STATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN
 9:50:39AM EFFECTIVE DATE.
 9:50:40AM >>Mayor Ribble: THANK YOU.

 9:50:41AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
 9:50:43AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 9:50:46AM THIS IS A SECOND READING FOR A REZONING OF 9.5 ACRES OF
 9:50:50AM PROPERTY IN THE BACK LOT AREA OF THE FIRE DEPARTMENT
 9:50:56AM HEADQUARTERS ON THREE OAKS PARKWAY JUST SOUTH OF CORKSCREW
 9:51:00AM ROAD.
 9:51:01AM I'D LIKE TO CALL ON MARY GIBBS TO PROVIDE AN INTRODUCTION TO
 9:51:08AM THIS ITEM BEFORE WE HEAR FROM THE DEVELOPER, THE OWNER AND
 9:51:14AM THEN THE PUBLIC COMMENT.
 9:51:15AM >>Robert Eschenfelder: MAYOR, I'M NOT GOING TO MAKE YOU ALL
 9:51:17AM SUFFER THROUGH THE TYPICAL QUASI-JUDICIAL THING THAT I READ
 9:51:21AM BECAUSE THIS DOESN'T -- I DON'T THINK IS VERY CONTROVERSIAL.
 9:51:25AM BUT ANYBODY WHO DOES NEED TO PRESENT EVIDENCE TO YOU DOES
 9:51:28AM NEED TO BE SWORN IN.
 9:51:30AM IF WE COULD SWEAR IN ANYBODY.
 9:51:31AM >>Mayor Ribble: ANYONE WHO PLANS TO SPEAK, WOULD YOU PLEASE

9:51:34AM STAND?
 9:51:36AM >>Carol Sacco: DO YOU SWEAR TO TELL THE TRUTH, THE WHOLE
 9:51:38AM TRUTH AND NOTHING BUT THE TRUTH?
 9:51:40AM >> I DO.
 9:51:41AM >>Mayor Ribble: THANK YOU.
 9:51:45AM >>Mary Gibbs: DO WE HAVE TO TALK ABOUT CONFLICTS OF INTEREST
 9:51:47AM OR EX PARTE?
 9:51:49AM >>Robert Eschenfelder: WELL, IT'S ANOTHER GOVERNMENTAL
 9:51:52AM AGENCY.

 9:51:52AM DO YOU ALL HAVE ANY CONFLICTS OF INTEREST TO ANNOUNCE?
 9:51:55AM >> NO.
 9:51:56AM >> NO.
 9:51:56AM >>Robert Eschenfelder: DID ANY OF YOU HAVE ANY EX PARTE
 9:51:59AM COMMUNICATIONS WITH THE FIRE DEPARTMENT ABOUT THIS MATTER?
 9:52:02AM >> NO.
 9:52:03AM >>Robert Eschenfelder: OKAY.
 9:52:03AM ALL RIGHT.
 9:52:04AM >>Mary Gibbs: GOOD MORNING.
 9:52:07AM SO THIS IS THE SECOND READING OF THE PUBLIC HEARING FOR THE
 9:52:10AM ESTERO FIRE DISTRICT REZONING.
 9:52:13AM STEVE EXPLAINED WHERE THE PROPERTY IS.
 9:52:15AM IT IS THE EXISTING FIRE STATION ON THREE OAKS PARKWAY.
 9:52:18AM THE CHIEF OR ACTUALLY THE FIRE DISTRICT BOUGHT THE FOUR-ACRE
 9:52:24AM PROPERTY BEHIND THE EXISTING FIRE STATION SEVERAL YEARS AGO.
 9:52:28AM AND THEY ARE PROPOSING TO CONSTRUCT A STORAGE BUILDING IN
 9:52:32AM THE BACK, 10,000 SQUARE FEET, WITH SOME ASSOCIATED PARKING.
 9:52:36AM THE STORAGE WOULD BE FOR THE EQUIPMENT OF THE FIRE DISTRICT.
 9:52:39AM NOW, THE PROPERTY BEHIND THE EXISTING SITE IS ZONED
 9:52:43AM AGRICULTURE.
 9:52:44AM SO AGRICULTURE DOESN'T ALLOW FIRE STATION USES, AND,
 9:52:47AM THEREFORE, THAT'S WHY THE REZONING IS HERE FOR YOU TODAY.
 9:52:50AM THE FRONT HALF -- IT'S GOT A MIXED ZONING.
 9:52:55AM FRONT HALF OF THE PROPERTY IS ZONED COMMERCIAL PLANNED
 9:52:57AM DEVELOPMENT.

 9:52:58AM THE BACK HALF IS ZONED AGRICULTURE.
 9:53:00AM SO THE INITIAL APPLICATION THAT CAME IN WAS TO REZONE IT ALL
 9:53:03AM TO COMMERCIAL PLANNED DEVELOPMENT.
 9:53:05AM WHEN WE WENT TO THE PLANNING, ZONING AND DESIGN BOARD, SOME
 9:53:08AM OF THE NEIGHBORS CAME TO THE HEARING AND WERE CONCERNED
 9:53:11AM ABOUT COMMERCIAL USES.
 9:53:12AM SO SUBSEQUENT TO THAT, THE APPLICANT CHANGED THE REQUEST TO
 9:53:17AM WHAT WE CALL COMMUNITY FACILITIES PLANNED DEVELOPMENT.
 9:53:19AM SO COMMUNITY FACILITIES IS A ZONING CATEGORY THAT'S DESIGNED
 9:53:23AM STRICTLY FOR GOVERNMENT AND PUBLIC TYPE USES.
 9:53:27AM SO BY DOING THAT, THEY WILL HAVE THE WHOLE PROPERTY ZONED
 9:53:30AM FOR ONE ZONING DISTRICT AND THE USES ARE VERY LIMITED.

9:53:33AM ALONG WITH SOME OTHER CONCESSIONS THEY MADE AFTER PLANNING
 9:53:38AM AND ZONING, YOU'LL SEE THE NEIGHBORS ARE NOT HERE TODAY.
 9:53:41AM I THINK THE WAY THEY CHANGED THE APPLICATION HAS RESOLVED
 9:53:46AM THE CONCERNS AT LEAST MOST OF THE CONCERNS OF THE NEIGHBORS
 9:53:49AM BECAUSE WE HAVE NOT HEARD FROM THEM SINCE THAT HEARING.
 9:53:52AM AGAIN, WE ARE RECOMMENDING APPROVAL WITH 13 CONDITIONS IN
 9:53:58AM THE ORDINANCE AND THE APPLICANT AGREES WITH THE CONDITIONS,
 9:54:03AM SO WE REALLY DON'T HAVE ANYTHING TO DISCUSS UNLESS YOU HAVE
 9:54:09AM PARTICULAR QUESTIONS.
 9:54:09AM BUT THE APPLICANT DOES HAVE A BRIEF PowerPoint THEY KIND
 9:54:12AM OF WANT TO GO THROUGH AND EXPLAIN THE PROJECT.
 9:54:15AM DAN DELISI WILL START IT OFF AND THE FIRE CHIEF IS ALSO HERE
 9:54:23AM IN THE BACK.

9:54:24AM >>Mayor Ribble: WELCOME, MR. DELISI.
 9:54:25AM >>Daniel DeLisi: THANK YOU.
 9:54:28AM GOOD MORNING.
 9:54:28AM FOR THE RECORD, DAN DELISI.
 9:54:30AM I'M A LAND USE PLANNER HERE ON BEHALF OF THE ESTERO FIRE AND
 9:54:35AM RESCUE.
 9:54:36AM WE DO HAVE THE FIRE CHIEF WITH US TODAY AS WELL AS OUR
 9:54:38AM PROJECT ENGINEER, OUR ARCHITECT AND SOMEONE FROM THE
 9:54:42AM LANDSCAPE ARCHITECTURAL FIRM AS WELL.
 9:54:44AM MARY JUST GAVE MY PRESENTATION.
 9:54:48AM THERE'S NOT A WHOLE LOT ELSE TO SAY.
 9:54:52AM YOU ALL KNOW WHERE THE SITE IS.
 9:54:54AM IT'S IN A FUTURE LAND USE CATEGORY THAT ALLOWS FOR
 9:54:57AM RESIDENTIAL DEVELOPMENT.
 9:54:59AM WE'RE OBVIOUSLY NOT PROPOSING TO DO THAT.
 9:55:01AM THE FIRE STATION WAS ORIGINALLY BUILT IN 2001 UNDER AN
 9:55:07AM AGRICULTURAL ZONING.
 9:55:08AM IT WAS THEN REZONED IN 2006 FOR COMMERCIAL PLANNED
 9:55:13AM DEVELOPMENT REALLY IN ORDER TO DO THE MEDICAL OFFICE AND THE
 9:55:17AM ADMINISTRATIVE OFFICE USES.
 9:55:20AM AS MARY SAID, WHEN WE FIRST PROPOSED THIS, WE WERE GOING TO
 9:55:23AM EXTEND THE CPD TO THE WEST AND ENCOMPASS THE ENTIRE PROPERTY
 9:55:28AM JUST TO DO THE STORAGE THAT THE FIRE DISTRICT WANTS TO DO.
 9:55:32AM BUT WE HEARD FROM THE RESIDENTS THEY DON'T WANT COMMERCIAL
 9:55:35AM ZONING EXTENDING FARTHER WEST.

9:55:37AM SO WE CHANGED THAT TO COMMERCIAL FACILITY, COMMUNITY
 9:55:42AM FACILITIES PLANNED DEVELOPMENT.
 9:55:43AM GAVE UP SOME OF THOSE COMMERCIAL USES AND I THINK PEOPLE
 9:55:47AM WERE GENERALLY HAPPY WITH THAT.
 9:55:49AM THIS IS THE EXISTING MASTER CONCEPT PLAN.
 9:55:55AM HERE IS THE PROPERTY.
 9:55:57AM YOU CAN SEE THE PROPERTY HERE.
 9:56:01AM THIS IS THE MASTER CONCEPT PLAN.

9:56:03AM THE STORAGE IS GENERALLY A MUCH LESS INTENSIVE USE THAN AN
 9:56:08AM ACTIVE FIRE STATION.
 9:56:09AM SO THAT'S TO THE WEST OF THE SITE.
 9:56:14AM WE HAVE A VERY SIZABLE BUFFER ON THE WEST SIDE OF THE
 9:56:18AM PROPERTY.
 9:56:19AM WHAT WE'RE DOING IS WE'RE INCORPORATING ALL OF THE EXISTING
 9:56:22AM INDIGENOUS VEGETATION INTO A NICE NATURAL BUFFER AREA TO THE
 9:56:27AM WEST.
 9:56:27AM AND, OF COURSE, TO THE NORTH, WE HAVE TRIBUTARY TO THE
 9:56:31AM ESTERO RIVER AND ALL OF THAT INDIGENOUS MAKES A NICE BUFFER
 9:56:35AM TO THE NORTH AS WELL.
 9:56:37AM TO THE SOUTH WE'RE EXTENDING THE EXISTING BUFFER WITH A WALL
 9:56:42AM TO THE WEST -- TO THE WEST ACROSS THE ENTIRE PROPERTY.
 9:56:48AM AND THE LAST THING WE DID, BASED ON COMMENTS FROM THE
 9:56:52AM RESIDENTS TO THE SOUTH, IS WE DID A LITTLE REORIENTATION OF
 9:56:56AM THE STORAGE FACILITY SO THAT THE DOORS WOULD ONLY FACE
 9:57:00AM NORTH, SO THE DOORS TO THE STORAGE DON'T FACE SOUTH.

9:57:03AM THIS IS THE MASTER CONCEPT PLAN.
 9:57:09AM AND HERE'S SOME PRELIMINARY ARCHITECTURE, IF YOU HAVE ANY
 9:57:13AM QUESTIONS ABOUT THAT, THE ARCHITECT IS HERE.
 9:57:15AM WITH THAT, I'LL JUST OPEN IT UP TO ANY QUESTIONS.
 9:57:20AM >>Mayor Ribble: COUNCIL, ANY QUESTIONS?
 9:57:21AM COUNCILMAN McLAIN.
 9:57:23AM >>Jon McLain: TODAY WE ARE ONLY APPROVING THE ZONING CHANGE.
 9:57:27AM YOU'RE ALMOST A STEP AHEAD OF THAT WITH ALMOST DEVELOPMENT
 9:57:31AM ORDER, AM I CORRECT IN THAT?
 9:57:33AM >>Daniel DeLisi: THAT'S CORRECT.
 9:57:34AM IT'S ONLY THE ZONING.
 9:57:35AM WE HAVE TO COME BACK --
 9:57:36AM >>Mary Gibbs: BUT IN THE ZONING, THERE IS A REQUIREMENT FOR
 9:57:39AM A PATTERN BOOK.
 9:57:40AM SO THEY GAVE US SOME PRELIMINARY ARCHITECTURE SO WE COULD
 9:57:44AM SEE THAT AND MAKE SURE IT WAS CONSISTENT.
 9:57:45AM >>Jon McLain: AND I APPRECIATE THAT.
 9:57:48AM I THINK ONE ISSUE MIGHT BE THE NEIGHBORS AREN'T HERE.
 9:57:51AM WE HEARD THEM A WHILE BACK.
 9:57:55AM SO THERE WILL BE A DEVELOPMENT ORDER REQUIRED AND A
 9:57:58AM PRESENTATION BACK TO US AS TO THE FINAL --
 9:58:04AM >>Mary Gibbs: WHEN THE DEVELOPMENT ORDER COMES IN, THERE
 9:58:06AM WILL BE A PUBLIC HEARING AT PLANNING ZONING DESIGN BOARD.
 9:58:09AM THAT DOESN'T COME BACK TO YOU.
 9:58:10AM YOU APPROVE THE CONCEPT OF THE PATTERN BOOK AND THE WORK OUT

9:58:14AM AND DETAILS WHEN THEY COME IN FOR THE DEVELOPMENT ORDER.
 9:58:16AM >>Jon McLain: HAVE A CHANCE AT THAT MEETING TO BE ABLE TO
 9:58:19AM SAY, YEAH, THEY LIKE THAT TREE OR DON'T LIKE IT.
 9:58:23AM >>Mary Gibbs: THEY CAN'T COME IN AT THE DEVELOPMENT ORDER

9:58:24AM AND COMPLAIN ABOUT THE ZONING BECAUSE TODAY IS THE ZONING
 9:58:28AM HEARING.
 9:58:29AM >>Jon McLain: ALL RIGHT.
 9:58:30AM THANK YOU.
 9:58:30AM >>Mayor Ribble: ANY OTHER QUESTIONS?
 9:58:31AM I WILL NOW OPEN THE HEARING FOR PUBLIC COMMENT.
 9:58:37AM DOES ANYONE WISH TO SPEAK?
 9:58:39AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
 9:58:41AM >>Mayor Ribble: MAY I HAVE A MOTION TO APPROVE ORDINANCE
 9:58:43AM 2026-04?
 9:58:45AM COUNCILMAN LOPEZ, SECONDED BY VICE-MAYOR.
 9:58:49AM WILL YOU PLEASE CALL THE ROLL.
 9:58:53AM >>Jim Ward: AYE.
 9:58:54AM >>Rafael Lopez: AYE.
 9:58:56AM >>Lori Fayhee: AYE.
 9:58:58AM >>Jon McLain: AYE.
 9:58:59AM >>Jeff Hunt: AYE.
 9:59:00AM >>Vice-Mayor Zalucki: AYE.
 9:59:01AM >>Mayor Ribble: AYE.
 9:59:02AM IT'S NOW TIME FOR COUNCIL COMMUNICATIONS.
 9:59:07AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?

 9:59:12AM COUNCILMAN WARD.
 9:59:14AM >>Jim Ward: TWO THINGS.
 9:59:15AM ONE, THIS FRIDAY IS THE ANNUAL DINNER, GREATER ESTERO
 9:59:20AM CHAMBER OF COMMERCE.
 9:59:21AM SO FAR WE HAVE 200 GUESTS SIGNED UP, SO WE'RE LOOKING
 9:59:25AM FORWARD TO A VERY NICE EVENING.
 9:59:28AM SECOND IS, UNFORTUNATELY, I WILL BE UP IN PENNSYLVANIA FOR
 9:59:31AM THE MEETING ON SEPTEMBER 17 FOR A HIGH SCHOOL GRADUATION, SO
 9:59:36AM I WILL NOT BE ABLE TO ATTEND THAT MEETING.
 9:59:40AM >>Mayor Ribble: THANK YOU.
 9:59:41AM ANYONE ELSE?
 9:59:41AM ON MONDAY, I WAS HONORED TO PARTICIPATE IN THE ESTERO HIGH
 9:59:45AM SCHOOL GRADUATION.
 9:59:48AM 371 STUDENTS RECEIVED THEIR DIPLOMA FOR A 99% GRADUATION
 9:59:54AM RATE, WHICH IS AN IMPROVEMENT FOR THE HIGH SCHOOL.
 9:59:57AM SO ON BEHALF OF ALL OF US HERE AT THE VILLAGE, WE WOULD LIKE
 10:00:00AM TO EXTEND OUR CONGRATULATIONS TO ALL THE STUDENTS AND WISH
 10:00:04AM THEM WELL IN THEIR FUTURE ENDEAVORS.
 10:00:06AM LET'S SEE, MR. ESCHENFELDER, DO YOU HAVE ANYTHING FOR US?
 10:00:10AM >>Robert Eschenfelder: NOTHING.
 10:00:11AM >>Mayor Ribble: MR. SARKOZY?
 10:00:12AM >>Steven Sarkozy: NOTHING AT THIS POINT, BUT WE'LL KEEP YOU
 10:00:15AM POSTED ON THE PROPERTY TAX ISSUES AND HOW THEY MIGHT AFFECT
 10:00:18AM THE VILLAGE.
 10:00:18AM >>Mayor Ribble: THANK YOU.

10:00:19AM IN THAT --
 10:00:21AM >>Steven Sarkozy: I DO HAVE ONE.
 10:00:22AM SORRY.
 10:00:23AM THE MEETING DATES FOR THE FINAL BUDGET IN SEPTEMBER.
 10:00:27AM IN THIS CASE, WE HAVE TO ADJUST OUR MEETING DATES IN
 10:00:31AM SEPTEMBER FOR THE APPROVAL OF OUR PROPERTY TAX RATE AND OUR
 10:00:37AM BUDGET.
 10:00:37AM AND WE'RE KIND OF THE LAST IN THE SERIES OF GOVERNMENTAL
 10:00:42AM AGENCIES THAT HAVE PUBLIC MEETINGS FOR THIS PURPOSE.
 10:00:46AM AND WE CANNOT DOUBLE UP AND HAVE OUR MEETINGS ON THE SAME
 10:00:50AM TIME THAT THE SCHOOL DISTRICT OR THE COUNTY DO.
 10:00:53AM SO WE HAVE TO MODIFY OUR AGENDAS ACCORDINGLY.
 10:00:57AM CAROL HAS LOOKED AT THIS AND HAS COME UP WITH A SUGGESTION.
 10:01:01AM CAROL, IF YOU WOULD.
 10:01:02AM >>Carol Sacco: I'M SUGGESTING WE MOVE OUR MEETING FROM
 10:01:04AM SEPTEMBER 2 TO SEPTEMBER 9 AND THEN OUR SECOND MEETING WOULD
 10:01:08AM BE SEPTEMBER 23 FOR THE PROPOSED BUDGET HEARINGS.
 10:01:11AM IT EXTENDS YOUR VACATION A LITTLE BIT TO THE 8th AND THEN
 10:01:19AM WE'LL START BACK IN SEPTEMBER 9.
 10:01:23AM >>Mayor Ribble: AND THE SECOND ONE IS SEPTEMBER 23rd.
 10:01:27AM >>Carol Sacco: YES.
 10:01:27AM >>Mayor Ribble: IN WHICH CASE, YOU DON'T MISS A MEETING --
 10:01:34AM >>Jim Ward: I THOUGHT I MIGHT HAVE -- I MEANT JUNE 17.
 10:01:38AM >>Carol Sacco: YOU SAID JUNE 17.
 10:01:40AM YOU WERE GOOD.

 10:01:40AM >>Mayor Ribble: THANK YOU FOR CLARIFYING THAT.
 10:01:42AM IN THAT CASE, I WILL ADJOURN THE REGULAR MEETING AND GO ON
 10:01:46AM TO THE WORKSHOP.
 10:01:47AM THE FIRST AGENDA ITEM IS DISCUSSION ON THE CONSERVATION
 10:01:50AM EASEMENT SWAP FOR WEST BAY CLUB.
 10:01:52AM STEVE, WOULD YOU LIKE TO INTRODUCE THAT?
 10:01:55AM >>Steven Sarkozy: THIS IS PART OF A SERIES OF DISCUSSIONS
 10:02:00AM ABOUT THE EASEMENTS THAT WEST BAY HAS THAT WERE ADOPTED WHEN
 10:02:06AM THEY WERE ORIGINALLY APPROVED AS A COMMUNITY.
 10:02:12AM THERE ARE A NUMBER OF MOVEMENTS HERE THAT ARE SUBJECT TO
 10:02:17AM VILLAGE COUNCIL APPROVAL.
 10:02:18AM SO I WOULD LIKE TO TURN IT OVER TO MARY TO DISCUSS EACH OF
 10:02:21AM THE MODIFICATIONS THAT IS PROPOSED THAT'S AT THE DISCRETION
 10:02:25AM OF THE VILLAGE COUNCIL.
 10:02:27AM >>Mary Gibbs: GOOD MORNING, AGAIN.
 10:02:29AM I THINK YOU ARE ALL FAMILIAR WITH WEST BAY CLUB, THE
 10:02:32AM RESIDENTIAL GOLF COURSE DEVELOPMENT ON WILLIAMS ROAD AT THE
 10:02:35AM END OF THE ROAD.
 10:02:36AM THE PROPERTY WAS REZONED IN 1996 BY THE COUNTY FOR THE
 10:02:42AM DEVELOPMENT.
 10:02:42AM WHEN THE PROPERTY WAS REZONED, THERE WAS A CONDITION ABOUT A
 10:02:46AM CONSERVATION EASEMENT FOR THE PARTS OF THE PROPERTY THAT HAD

10:02:50AM ENVIRONMENTAL FEATURES.
 10:02:51AM THE CONSERVATION EASEMENT WAS RECORDED IN 1998.
 10:02:54AM SO THIS IS WAY BEFORE THE VILLAGE OF INCORPORATED.

 10:02:57AM THE CONSERVATION EASEMENT IS A LEGAL AGREEMENT THAT PROTECTS
 10:03:02AM ANY LANDS WITH ENVIRONMENTAL VALUE.
 10:03:04AM ON THE WEST BAY PROPERTY, THEY HAVE A BALD EAGLE.
 10:03:08AM THEY HAVE WETLANDS.
 10:03:09AM THEY HAVE SOME UPLANDS IN THE CONSERVATION AREA.
 10:03:11AM THEY HAVE THE HABITAT, GOPHER TORTOISES AND THEN THEY HAVE
 10:03:14AM THE COASTAL SCRUB AREA, WHICH IS REALLY A VERY KIND OF
 10:03:18AM UNIQUE AREA IN SOUTHWEST FLORIDA.
 10:03:20AM IT'S KIND OF A SCRUBBY DESERT-LIKE HABITAT.
 10:03:24AM THEY HAVE DONE A VERY GOOD JOB AT WEST BAY PROTECTING ALL OF
 10:03:27AM THE EASEMENTS OVER THE YEARS.
 10:03:29AM BUT NOW THAT WE'RE INCORPORATED, THIS EASEMENT RUNS IN FAVOR
 10:03:32AM OF THE VILLAGE AND WEST BAY WOULD LIKE TO MODIFY ONE OF THE
 10:03:39AM CONSERVATION EASEMENTS BY THE GOLF DRIVING RANGE.
 10:03:43AM SO IN WEST BAY, THIS IS JUST RIGHT HERE YOU SEE KIND OF THE
 10:03:47AM GENERAL LOCATION OF WEST BAY.
 10:03:49AM THERE ARE NINE DIFFERENT CONSERVATION EASEMENTS IN WEST BAY
 10:03:53AM AND YOU CAN HARDLY SEE IT, BUT THE AREAS THEY ARE MODIFYING
 10:03:57AM HAVE THE ARROWS POINTING TO THEM.
 10:03:59AM THEY ARE PRETTY TINY.
 10:04:00AM BUT THE REASON THEY WANT TO MODIFY THE EASEMENT IS BECAUSE
 10:04:04AM THE DRIVING RANGE IS ON THE SOUTH END OF ONE OF THE
 10:04:07AM CONSERVATION EASEMENTS.
 10:04:08AM THE DRIVING RANGE IS ONLY 250 YARDS LONG.
 10:04:12AM SO BACK IN THE DAY, 250 YARDS WAS KIND OF A STANDARD FOR

 10:04:17AM DRIVING RANGES.
 10:04:18AM NOW IT'S MORE LIKE 300, 325.
 10:04:20AM SO THEY WOULD LIKE TO MODIFY THE EASEMENT AND ELIMINATE THE
 10:04:26AM PART WHERE THE GOLF COURSE DRIVING RANGE INTRUDES AND ALSO A
 10:04:30AM CHIPPING AND PUTTING AREA.
 10:04:32AM THEY HAD SOME SAFETY ISSUES.
 10:04:33AM I'LL SEE IF I CAN SHOW YOU THE PICTURE.
 10:04:36AM YOU SEE THIS IS THE TOWERS, ORCHID BAY AND JASMINE BAY, AND
 10:05:02AM THIS IS THE DRIVING RANGE AREA.
 10:05:03AM THE DRIVING RANGE IS INTERESTING BECAUSE IT'S GOT PLACES AT
 10:05:08AM BOTH ENDS OF THE DRIVING RANGE.
 10:05:09AM YOU CAN HIT TO THE NORTH AND YOU CAN HIT TO THE SOUTH.
 10:05:12AM IF THERE ARE TWO PEOPLE ON BOTH ENDS HITTING, IT'S A LITTLE
 10:05:15AM BIT SCARY, AND THEN THE PEOPLE ON THE SOUTH END ARE HITTING
 10:05:19AM ACTUALLY INTO THE CONSERVATION AREA.
 10:05:21AM WHICH -- IT'S HARD TO SEE, BUT THIS IS THE NORTH END.
 10:05:26AM I WAS OUT THERE ON-SITE WITH THE ECOLOGIST BRIDGET WHO IS
 10:05:29AM SITTING IN THE BACK OF THE ROW, THERE YOU CAN SEE SOME GOLF

10:05:34AM BALLS.
 10:05:34AM IF YOU GO INTO THE CONSERVATION EASEMENT AREA WITH THE
 10:05:37AM SCRUBBY HABITAT, THERE ARE A LOT OF GOLF BALLS IN THERE.
 10:05:40AM IT'S KIND OF CREATING A SAFETY ISSUE.
 10:05:43AM THIS IS ANOTHER VIEW.
 10:05:44AM THE SHORT RANGE AREA IS WAY DOWN BY THE CLUBHOUSE, BUT WHERE
 10:05:48AM YOU ARE HITTING, CHIPPING, AND PUTTING, THERE IS A

 10:05:50AM CONSERVATION EASEMENT RIGHT NEXT TO IT AND THERE ARE A LOT
 10:05:53AM OF BALLS IN THAT AREA, TOO.
 10:05:54AM IT'S BECOME A SAFETY ISSUE FOR WEST BAY BECAUSE WHEN PEOPLE
 10:05:57AM ARE HITTING, THEY'VE HAD SOME NEAR MISSES.
 10:06:00AM THEY ASKED IF THEY CAN ELIMINATE TWO SMALL AREAS AND THEN
 10:06:04AM REPLACE THEM ON THE SOUTHERN PART OF THE PROPERTY ADJACENT
 10:06:06AM TO EXISTING CONSERVATION AREAS.
 10:06:08AM SO YOU'LL SEE, THIS IS THE SOUTH END KIND OF WHERE THEY WANT
 10:06:13AM TO DO REPLACEMENT.
 10:06:14AM THEY HAVE THEM NICELY MARKED SO PEOPLE DON'T GO IN AND MESS
 10:06:17AM WITH THE ENVIRONMENTAL AREAS.
 10:06:18AM AND THEN THERE IS A BOARDWALK.
 10:06:21AM THIS IS NEAR WHERE THEY WANT TO DO A REPLACEMENT EASEMENT.
 10:06:24AM JUST TO GIVE YOU AN OVERVIEW.
 10:06:27AM THE REASON THAT THIS IS HERE AS A WORKSHOP IS WE NEED TO
 10:06:31AM COME BACK FOR AN ACTION ITEM TO ACTUALLY REPLACE THE
 10:06:34AM EASEMENTS.
 10:06:35AM WHEN THEY DO THE EASEMENTS, THEY ARE GOING TO MAKE SURE WE
 10:06:37AM ACTUALLY ARE GOING TO GET MORE ACREAGE BUT EQUIVALENT
 10:06:41AM ENVIRONMENTAL VALUE.
 10:06:43AM THEY WANTED TO MAKE SURE THAT THERE WEREN'T ANY QUESTIONS
 10:06:45AM FOR THE COUNCIL, IF THERE ARE ANY CONCERNS, BECAUSE THEY'VE
 10:06:49AM GOT TO PREPARE LEGAL DESCRIPTIONS FOR ALL THESE EASEMENTS,
 10:06:54AM WHICH IS A LITTLE BIT TIME-CONSUMING AND EXPENSIVE.
 10:06:56AM SO THEY WANTED TO SEE IF THE COUNCIL HAD ANY ISSUES FOR ME

 10:07:00AM TO RELAY TO THEM BEFORE THEY PROCEED WITH THIS.
 10:07:03AM >>Mayor Ribble: ANY QUESTIONS?
 10:07:04AM COUNCILMAN HUNT.
 10:07:05AM >>Jeff Hunt: ALLUDED TO IT EARLIER BUT I WANT TO BE SURE.
 10:07:08AM SOMEONE FROM THE VILLAGE, SOUNDS LIKE IT WAS YOU, AND AN
 10:07:11AM ENVIRONMENTALIST DID A SITE VISIT.
 10:07:13AM YOU WALKED THE PROPERTY AND SEE WHAT THEY ARE GIVING AND
 10:07:16AM TAKING.
 10:07:17AM >>Mary Gibbs: YES.
 10:07:17AM BRIDGETTE THERIAULT FROM PASSARELLA, I DIDN'T RECOGNIZE HER
 10:07:22AM BECAUSE SHE WASN'T IN HER FIELD CLOTHES TODAY, BECAUSE THE
 10:07:25AM AREA AT WEST BAY IS SO BIG, WE WERE FORCED TO USE A GOLF
 10:07:28AM CART TO DRIVE AROUND AND LOOK AT THE DIFFERENT AREAS.
 10:07:32AM BRIDGETTE IS EXCELLENT.

10:07:33AM SHE IS A BIOLOGIST.
 10:07:35AM I KNEW LESS ABOUT WHAT I WAS DOING BUT I KNEW WHERE THE GOLF
 10:07:38AM BALLS WERE.
 10:07:39AM SHE EXPLAINED THE WHOLE COASTAL SCRUB AND THEN THEY DID AN
 10:07:42AM ANALYSIS, WHICH THEY PROVIDED TO US THAT SHOWED US THAT THE
 10:07:45AM AREAS THAT THEY ARE TAKING OUT -- I FORGET -- 2.7 -- TWO AND
 10:07:51AM A HALF ACRES WOULD BE LOST AND THEY ACTUALLY WOULD BE ADDING
 10:07:55AM 3.71 ACRES.
 10:07:56AM SO ACREAGE-WISE, IT IS A LITTLE MORE ACRES, BUT IT'S GOT TO
 10:08:00AM BE EQUIVALENT IN ENVIRONMENTAL VALUE.
 10:08:02AM YOU CAN'T TAKE OUT A BAD PART -- GOOD PART AND REPLACE IT

 10:08:06AM WITH A BAD PART.
 10:08:07AM SO WE DROVE AROUND TO LOOK AT THE REPLACEMENT AREAS WHICH
 10:08:11AM ARE ADJACENT TO SOME WETLANDS AND SOME CONSERVATION AREA.
 10:08:13AM I THINK THEY DID A REALLY NICE JOB WITH THAT.
 10:08:18AM >>Jeff Hunt: I APPRECIATE YOUR ON-SITE VISIT.
 10:08:21AM >>Mary Gibbs: IF IT WASN'T FOR THE GOLF CART, I DON'T THINK
 10:08:23AM I WOULD HAVE MADE IT THE WHOLE WAY.
 10:08:26AM >>Mayor Ribble: ANYONE ELSE?
 10:08:26AM IS THERE ANY PUBLIC COMMENT?
 10:08:29AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
 10:08:32AM >>Mayor Ribble: THANK YOU.
 10:08:32AM THANK YOU, MARY.
 10:08:33AM IN THAT CASE, THE NEXT ITEM IS THE CBIZ COMPREHENSIVE ANNUAL
 10:08:40AM AUDIT FOR THE FISCAL YEAR.
 10:08:42AM STEVE, WOULD YOU PLEASE INTRODUCE THIS?
 10:08:44AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
 10:08:46AM AS YOU'RE AWARE, THE VILLAGE JUST CHANGED OUR AUDITOR FROM
 10:08:52AM THE TUSCAN GROUP TO CBIZ.
 10:08:56AM WE WENT THROUGH THE PROCESS OF SOLICITING AUDITORS, AND THEN
 10:09:04AM HAVING A PANEL OF OUTSIDE INDIVIDUALS THAT INCLUDED
 10:09:11AM ACCOUNTANTS FROM THE PRIVATE SECTOR THAT WAS ALSO CHAIRED
 10:09:17AM THEN BY OUR MAYOR.
 10:09:18AM WE SELECTED CBIZ BASED ON THEIR QUALIFICATIONS, AND THEY
 10:09:23AM HAVE COMPLETED THE FIRST OF THEIR ASSIGNMENTS, WHICH IS THE
 10:09:28AM ANNUAL COMPREHENSIVE FINANCIAL REPORT AND THE AUDIT OF LAST

 10:09:34AM YEAR, LAST YEAR'S FINANCES.
 10:09:35AM OUR POLICIES DICTATE THAT WE REPORT ALL OF THIS OUT TO THE
 10:09:40AM VILLAGE COUNCIL IN A VERY TRANSPARENT WAY.
 10:09:42AM AND MOST SIGNIFICANTLY, WE IDENTIFY ANY FINDINGS OR
 10:09:52AM MANAGEMENT COMMENTS THAT COME FROM THE AUDIT PROCESS.
 10:09:54AM AND THIS IS SOMEWHAT DIFFERENT THAN WHAT OTHER COMMUNITIES
 10:09:57AM DO.
 10:09:58AM WE ACTUALLY PUT THIS ON THE AGENDA AND WE DESCRIBE THINGS
 10:10:02AM VERY SPECIFICALLY SO WE HAVE COMPLETE TRANSPARENCY AND
 10:10:07AM OPENNESS ON OUR AUDIT PROCESS.

10:10:09AM SO THIS IS ONE OF THE CONDITIONS THAT WE HAVE, AND WE THINK
 10:10:13AM IT'S VERY IMPORTANT THAT THE PUBLIC BE AWARE OF WHAT'S GOING
 10:10:18AM ON.
 10:10:19AM WE TRY TO AVOID AT ALL COSTS ANY TYPE OF AUDITS OR TO A
 10:10:25AM LESSER EXTENT THE FINDINGS PARTICULARLY.
 10:10:29AM SO WITH US TODAY, WE HAVE BRANDEN LOPEZ WHO IS THE LEAD ON
 10:10:35AM OUR ACCOUNT AND WAS INTEGRAL TO OUR AUDIT PROCESS TO
 10:10:40AM EXPLAIN.
 10:10:41AM WE DO HAVE ONE AUDIT FINDING, WHICH IS UNCOMFORTABLE, BUT
 10:10:47AM NONETHELESS WE'RE HERE TO REPORT OUT WHAT IT IS.
 10:10:50AM IT APPEARS NOT TO BE A VERY SIGNIFICANT FINDING, BUT
 10:10:53AM NONETHELESS, WE'RE HERE TO EXPLAIN WHAT IT IS FOR THE
 10:10:57AM BENEFIT OF THE COUNCIL AND COMMUNITY.
 10:10:58AM WITH THAT, I WOULD LIKE TO TURN IT OVER TO BRANDEN.
 10:11:03AM >> THANK YOU VERY MUCH, STEVE.

10:11:04AM GOOD MORNING, MAYOR, COUNCIL MEMBERS.
 10:11:05AM MY NAME IS BRANDEN LOPEZ, A PARTNER WITH CBIZ AND WE ARE
 10:11:10AM YOUR EXTERNAL AUDITORS.
 10:11:11AM I AM HERE TODAY TO GO THROUGH THE DRAFT FINANCIAL STATEMENTS
 10:11:14AM FOR THE YEAR ENDING SEPTEMBER 30, 2025.
 10:11:16AM DO YOU HAVE A COPY IN FRONT OF YOU?
 10:11:18AM A PHYSICAL COPY.
 10:11:19AM PERFECT.
 10:11:20AM I'LL BE REFERENCING A COUPLE OF PAGES, KIND OF THE KEY
 10:11:23AM POINTS AND HIGHLIGHTS.
 10:11:24AM IF THERE ARE ANY SPECIFIC QUESTIONS, I WOULD BE MORE THAN
 10:11:27AM HAPPY TO GO THROUGH THEM AND ANSWER THEM FOR YOU.
 10:11:29AM WE'LL GET STARTED.
 10:11:30AM THE MOST IMPORTANT PAGE IS GOING TO BE PRINTED PAGE 1.
 10:11:35AM WHICH GETS US TO THE INDEPENDENT AUDIT REPORT AND PAGE 2 IS
 10:11:40AM WHERE IT STARTS.
 10:11:41AM THIS REPORT, THIS IS WHAT WE AS THE AUDITORS PROVIDE TO THE
 10:11:46AM VILLAGE.
 10:11:47AM IT'S OUR OPINION ON THE OVERALL FINANCIAL STATEMENTS.
 10:11:50AM THAT FIRST PARAGRAPH, IT ESSENTIALLY WHAT IS CALLED AN
 10:11:55AM UNMODIFIED OPINION, A CLEAN OPINION.
 10:11:58AM REALLY THE ONLY OPINION YOU AS A COUNCIL AND VILLAGE WANT TO
 10:12:00AM BE ASSOCIATED WITH.
 10:12:01AM WE'RE VERY HAPPY TO LET THE VILLAGE KNOW THEY RECEIVED AN
 10:12:04AM UNMODIFIED, CLEAN OPINION ON THE FINANCIAL STATEMENTS.

10:12:08AM IT LETS THE READERS KNOW THAT THE NUMBERS REPORTED CAN BE
 10:12:11AM RELIED UPON.
 10:12:12AM THEY ARE MATERIALLY CORRECT.
 10:12:13AM WHAT I ALWAYS LIKE TO MENTION, THE AUDIT IS NOT JUST A
 10:12:18AM FINANCIAL STATEMENT BUT ALSO A COMPLIANCE AUDIT BECAUSE
 10:12:20AM WE'RE FOLLOWING GOVERNMENT AUDITING STANDARDS.

10:12:22AM IT'S VERY INTENSIVE AND A LOT OF WORK THAT GOES INTO IT AND
 10:12:26AM ESPECIALLY OUR FIRST YEAR ON THE ENGAGEMENT, GETTING TO
 10:12:29AM UNDERSTAND THE OPERATIONS OF THE VILLAGE AND THE PROCESSES.
 10:12:33AM SO I ALWAYS WANT TO MAKE SURE I GIVE CREDIT WHERE CREDIT IS
 10:12:36AM DUE.
 10:12:37AM YOU RECEIVED THAT UNMODIFIED OPINION BECAUSE OF THE HARD
 10:12:40AM WORK OF STEVE AND KEVIN AND THE TEAM THAT YOU HAVE HERE AT
 10:12:43AM THE VILLAGE.
 10:12:44AM EVERY TIME THERE IS A REQUEST, EVERY TIME THERE ARE
 10:12:46AM QUESTIONS, THEY WERE THERE TO GIVE US THAT INFORMATION.
 10:12:49AM DEFINITELY WANT TO MAKE SURE I MENTION THAT.
 10:12:50AM THE NEXT SECTION WE GO TO PRINTED PAGE 5.
 10:12:55AM IT'S CALLED MANAGEMENT'S DISCUSSION ANALYSIS.
 10:12:58AM THIS IS A VERY LENGTHY DOCUMENT.
 10:13:00AM IT'S ABOUT A HUNDRED PAGES.
 10:13:02AM I ALWAYS LIKE TO LET THE COUNCIL AND THE READERS KNOW THIS
 10:13:05AM SECTION IS ABOUT 10 OR 12 PAGES.
 10:13:07AM ESSENTIALLY WHAT IT DOES, IT GIVES THE READER AN OVERVIEW OF
 10:13:10AM THE YEAR AND A COMPARISON TO THE PRIOR YEAR.

 10:13:12AM WHAT WERE SOME OF THE FLUCTUATIONS AND WHAT CAUSED THEM?
 10:13:15AM IF YOU READ ANYTHING IN FULL IN DETAIL, THIS DOES A GREAT
 10:13:19AM JOB OF SUMMARIZING THE OVERALL YEAR AND SOME OF THE CHANGES
 10:13:22AM FROM THE PREVIOUS YEAR.
 10:13:23AM IF WE CONTINUE ALONG, WE'LL GO TO PRINTED PAGE 17.
 10:13:29AM AND THIS IS WHERE WE START TO GET INTO THE ACTUAL NUMBERS,
 10:13:32AM THE FINANCIAL STATEMENTS.
 10:13:33AM GOVERNMENTAL ACCOUNTING, IT'S VERY UNIQUE BECAUSE WE HAVE
 10:13:37AM TWO SETS OF ACCOUNTING STATEMENTS.
 10:13:39AM WE HAVE THE -- THE STATEMENT IN FRONT OF YOU CALLED THE
 10:13:42AM GOVERNMENT WIDE.
 10:13:43AM THIS IS MORE LONG TERM.
 10:13:45AM LONG-TERM ASSETS, LONG-TERM LIABILITIES.
 10:13:47AM BUT IF WE FOLLOW THE NEXT PAGES, WE HAVE WHAT IS CALLED THE
 10:13:51AM FUND LEVEL.
 10:13:52AM THIS IS MORE OF A CURRENT RESOURCE PRESENTATION, AND THAT'S
 10:13:56AM WHAT YOU USE TO COMPARE YOURSELF TO THE BUDGET TO MAKE SURE
 10:13:59AM ARE WE IN COMPLIANCE WITH OUR BUDGET, HOW ARE WE DOING IN
 10:14:03AM PERFORMANCE?
 10:14:04AM LIKE STEVE MENTIONED, WE DID HAVE ONE RECOMMENDATION RELATED
 10:14:08AM TO SPECIFICALLY A TRANSACTION REGARDING THE ARPA ACCOUNTING,
 10:14:13AM WHICH IS VERY DIFFERENT THAN THE COMPLIANCE PART OF THE
 10:14:15AM ARPA, WHICH WE'LL GET INTO IN THE COMPLIANCE REPORTS.
 10:14:19AM BUT ON THE ACCOUNTING OF IT, BACK IN 2022, WHEN THOSE FUNDS
 10:14:23AM WERE RECEIVED AT THE FUND LEVEL THEY WERE PROPERLY RECORDED

 10:14:28AM AS UNEARNED BECAUSE YOU EARNED THOSE ONCE YOU MEET THE
 10:14:31AM ELIGIBILITY AND SPEND THE FUNDS.

10:14:33AM BUT AT THE GOVERNMENT-WIDE LEVEL, THERE IS MAYBE SOME
 10:14:36AM CONFUSION AND IT WAS RECOGNIZED AS REVENUE IN THE LONG-TERM
 10:14:41AM VIEW.
 10:14:41AM THERE IS A LITTLE BIT OF A DISCREPANCY.
 10:14:44AM AT THE END OF THE DAY, ALL IT IS IS A TIMING ISSUE BECAUSE
 10:14:48AM THE FUNDS WERE NOW EARNED THIS YEAR AND PRIOR YEAR WHEN THEY
 10:14:51AM WERE SPENT.
 10:14:52AM WE HAVE TO GO BACK AND REVISIT THE BEGINNING NET POSITION,
 10:14:56AM BEGINNING EQUITY.
 10:14:57AM BUT AT THE END OF THE DAY, AS OF SEPTEMBER 30, 2025, WE GET
 10:15:00AM TO THE SAME POINT BECAUSE WE KNOW IT WASN'T RECOGNIZED LAST
 10:15:03AM YEAR.
 10:15:04AM IT'S RECOGNIZED THIS YEAR.
 10:15:05AM BECAUSE OF THAT, WE DID HAVE A RECOMMENDATION SPECIFICALLY
 10:15:10AM WHEN IT COMES TO GRANT AND UNIQUE TRANSACTIONS.
 10:15:15AM WHEN YOU HAVE THESE TYPES OF TRANSACTIONS MAKING SURE THAT,
 10:15:20AM EVEN IF YOU ARE REACHING OUT TO MAYBE AN ADVISOR,
 10:15:22AM ACCOUNTANT, MAKING SURE THAT THE VILLAGE IS ALSO DOING THEIR
 10:15:25AM DUE DILIGENCE TO MAKE SURE THEY AGREE WITH ANY
 10:15:28AM RECOMMENDATION, MAYBE A PREVIOUS AUDITOR MIGHT HAVE.
 10:15:30AM BUT LIKE STEVE MENTIONED, THE REASON WHY IT DOESN'T ESCALATE
 10:15:35AM TO SOMETHING EVEN MORE SIGNIFICANT BECAUSE WHEN WE LOOK AT
 10:15:39AM EVERY OTHER TRANSACTION AS PART OF THE AUDIT PROCESS, NO

 10:15:43AM OTHER ISSUES IDENTIFIED, NO OTHER TRANSACTIONS MORE ROUTINE
 10:15:48AM THAT WE HAVE TO PROVIDE ADJUSTMENTS TO.
 10:15:50AM SPECIFICALLY RELATED TO THE ARPA FUNDING.
 10:15:52AM IT IS A VERY UNIQUE GRANT WHEN IT FIRST CAME OUT IN 2022 AND
 10:15:55AM THE RECORDING OF THAT.
 10:15:56AM EVEN WITH THAT, WE ALWAYS WANT TO MAKE SURE, ESPECIALLY WITH
 10:15:59AM GOVERNMENT AUDITING STANDARDS WHEN WE DO HAVE A
 10:16:01AM RECOMMENDATION AND FINDING, WE REPORT THAT IN WRITING AND
 10:16:07AM COMMUNICATE THAT IN CHARGE OF GOVERNANCE.
 10:16:08AM >>Jim Ward: THE TWO YEARS IMPACTED WERE 22 AND 23?
 10:16:12AM >>Branden Lopez: YES.
 10:16:13AM 22, 23, AND 24 -- ACTUALLY, NO, 23 AND 24 BECAUSE THE FUNDS
 10:16:18AM WERE RECEIVED IN 22, BUT IT ROLLED INTO THE FISCAL YEAR
 10:16:21AM 2023.
 10:16:22AM >>Jim Ward: IF I REMEMBER CORRECTLY, ABOUT \$16 MILLION?
 10:16:26AM >>Branden Lopez: IN TOTALITY, YES, THAT'S CORRECT.
 10:16:30AM >>Jim Ward: STRICTLY A BALANCE SHEET ISSUE OR IMPACT
 10:16:33AM REVENUE?
 10:16:33AM >>Branden Lopez: IT IMPACTED THE PREVIOUS YEAR'S RECOGNITION
 10:16:36AM OF REVENUE, WHICH ULTIMATELY FLOWS INTO YOUR NET POSITION,
 10:16:40AM YOUR EQUITY.
 10:16:41AM WHAT I LIKE TO SPECIFY, IT'S PURELY ONLY ON THE
 10:16:45AM GOVERNMENT-WIDE STATEMENTS, NOT YOUR FUND-LEVEL STATEMENTS.
 10:16:48AM THE FUND LEVEL IS WHAT YOU ARE USING TO COMPARE TO YOUR

10:16:51AM BUDGET, IN FLOWS IN AND OUT.

10:16:53AM SO THERE WAS NO IMPACT THERE BECAUSE AT THAT LEVEL, THE

10:16:56AM VILLAGE PROPERLY RECORDED IT AS UNEARNED BECAUSE WE HADN'T

10:16:59AM SPENT IT.

10:17:00AM IT WAS JUST IN THIS CONVERSION TO THE GOVERNMENT-WIDE WHERE

10:17:03AM THERE WAS THAT DISCREPANCY.

10:17:04AM >>Jim Ward: PURELY A TIME ISSUE.

10:17:08AM >>Branden Lopez: EXACTLY.

10:17:08AM TIME ISSUE.

10:17:09AM SEPTEMBER 30, 2025, WE ARE CORRECTLY AT THE POSITION WHERE

10:17:13AM WE SHOULD BE BECAUSE THOSE FUNDS HAVE BEEN SPENT AND

10:17:16AM PROPERLY EARNED AS OF YEAR END.

10:17:18AM >>Jim Ward: ARE YOU GOING TO COMMENT ON THE CONCERN RELATED

10:17:21AM TO PREPAID ASSETS?

10:17:23AM >>Branden Lopez: YES.

10:17:24AM SAME THING.

10:17:27AM SMALLER AMOUNT, BUT THERE WERE SOME ISSUES ON HOW PREPAIDS

10:17:32AM WERE BEING PRESENTED AND RECORDED.

10:17:34AM ESSENTIALLY, PREPAIDS IS FUNDS THAT WE'VE PAID IN ADVANCE

10:17:36AM THAT RELATE TO THE FOLLOWING YEARS.

10:17:40AM WE NOTED THAT SOME AMOUNTS HAD ALREADY BEEN SPENT AND

10:17:45AM INCURRED.

10:17:45AM SO THEY SHOULD HAVE BEEN EXPENSED BUT A LOT SMALLER OF AN

10:17:49AM AMOUNT.

10:17:49AM >>Jim Ward: THAT IS A REVENUE ISSUE AS WELL.

10:17:52AM >>Branden Lopez: THAT IS AN EXPENSE ISSUE.

10:17:55AM >>Jim Ward: WHAT WAS THE DOLLAR AMOUNT OF THE PREPAID?

10:17:57AM >>Branden Lopez: THE PREPAID WAS ABOUT A HUNDRED THOUSAND

10:17:59AM DOLLARS, I BELIEVE.

10:18:00AM BUT THE SIGNIFICANT NUMBER WAS THE ARPA FUNDING.

10:18:03AM THAT WAS THE LARGE ONE.

10:18:06AM >>Jim Ward: THANK YOU.

10:18:09AM >>Branden Lopez: I WANT TO KEEP GOING FORWARD AND WE'LL GO

10:18:11AM TO THE COMPLIANCE SECTION.

10:18:12AM WE'RE GOING TO GO TO PRINTED PAGE 76.

10:18:19AM BECAUSE WE FOLLOW GOVERNMENT AUDITING STANDARDS AND BECAUSE

10:18:23AM THE VILLAGE RECEIVES FEDERAL AWARDS, WE'RE REQUIRED TO DO A

10:18:26AM COMPLIANCE PROCEDURE.

10:18:28AM MOST IMPORTANTLY IS ARE WE SPENDING THE FUNDS THAT WE'RE

10:18:32AM RECEIVING FROM THESE AGENCIES IN ACCORDANCE WITH THOSE

10:18:35AM AGREEMENTS?

10:18:35AM I'M VERY HAPPY TO LET YOU KNOW THERE WERE NO ISSUES BASED ON

10:18:39AM THE PROCEDURES WE PERFORMED.

10:18:41AM WHEN IT COMES TO COMPLIANCE, EVERYTHING WAS IN ACCORDANCE

10:18:43AM WITH THE TERMS, WHICH TRULY IS ONE OF THE MOST IMPORTANT

10:18:46AM THINGS, ESPECIALLY AS WE COME INTO THESE FUTURE YEARS WHEN

10:18:50AM WE'RE GETTING TO THE CAPITAL EXPENDITURES, TRYING TO GET
 10:18:52AM THOSE GRANTS.
 10:18:53AM I ALWAYS LIKE TO HIGHLIGHT.
 10:18:56AM IF WE GO TO PRINTED PAGE 83, IT IS CALLED THE SCHEDULE OF
 10:18:59AM FINDINGS AND QUESTION COST.

 10:19:01AM THIS GIVES THE READER AN OVERVIEW OF THE YEAR AND THE
 10:19:04AM REPORTS THAT WERE ISSUED.
 10:19:05AM AS YOU SEE UNMODIFIED, UNMODIFIED AND NO COMPLIANCE ISSUES.
 10:19:11AM IT ALSO LETS THE READER KNOW WHICH AWARD, AND WE TESTED ARPA
 10:19:15AM THIS YEAR FOR 2025.
 10:19:16AM THERE ARE A FEW OTHER COMPLIANCE REPORTS THAT ARE IN THE
 10:19:20AM SUBSEQUENT PAGES.
 10:19:21AM AND THOSE ARE THE ONES THAT GET SUBMITTED TO THE FLORIDA
 10:19:24AM AUDITOR GENERAL.
 10:19:25AM THEY REQUIRE US TO DO SOME PROCEDURES.
 10:19:27AM ONE OF THE MOST IMPORTANT ONES IS WHAT IS CALLED A FINANCIAL
 10:19:30AM CONDITION ASSESSMENT WHERE THEY REQUIRE US TO DO THIS
 10:19:33AM ANALYSIS, AND IF THERE ARE ANY ESSENTIALLY RED FLAGS ON THE
 10:19:37AM FINANCIAL CONDITION OF THE VILLAGE, WE WOULD HAVE TO REPORT
 10:19:39AM THAT TO THEM.
 10:19:40AM AND PART OF OUR PROCEDURES, WE TAKE A LOOK AT A FIVE-YEAR
 10:19:44AM TREND OF THE VILLAGE AND ALSO THE FLORIDA AUDITOR GENERAL
 10:19:48AM PROVIDES US BENCHMARKS, SIMILAR MUNICIPALITIES TO COMPARE
 10:19:51AM THE VILLAGE TO.
 10:19:52AM AND BASED ON THOSE PROCEDURES, NO ISSUES WERE IDENTIFIED.
 10:19:55AM SO IN THAT REPORT, WE ESSENTIALLY LET THE FLORIDA AUDITOR
 10:19:59AM GENERAL KNOW NOTHING OF CONCERN TO REPORT, WHICH IS A VERY
 10:20:02AM POSITIVE THING.
 10:20:03AM SO OVERALL, A VERY STRONG YEAR IN TERMS OF OPERATIONS AND
 10:20:12AM ESSENTIALLY OUTCOMES OF THE VILLAGE.

 10:20:14AM WE DID HAVE THAT ONE LITTLE RECOMMENDATION, BUT, AGAIN,
 10:20:17AM ISOLATED TO THAT SPECIFIC AWARD, NOTHING ELSE BASED ON THE
 10:20:21AM PROCEDURES WE PERFORMED.
 10:20:24AM AGAIN, A VERY POSITIVE, CLEAN YEAR FOR THE VILLAGE.
 10:20:26AM I KNOW I WENT OVER A LOT.
 10:20:28AM IT WAS A LOT OF INFORMATION, BUT IF YOU HAVE ANY QUESTIONS,
 10:20:30AM I WOULD BE MORE THAN HAPPY TO ANSWER THEM.
 10:20:32AM >>Mayor Ribble: COUNCIL?
 10:20:36AM >>Vice-Mayor Zalucki: THANK YOU FOR THE PRESENTATION.
 10:20:37AM NICE JOB.
 10:20:37AM >>Branden Lopez: THANK YOU.
 10:20:40AM >>Mayor Ribble: NOTHING ELSE?
 10:20:40AM ALL RIGHT.
 10:20:41AM THANK YOU, BRANDEN.
 10:20:43AM >>Branden Lopez: THANK YOU VERY MUCH.
 10:20:43AM >>Mayor Ribble: APPRECIATE YOU COMING DOWN.

10:20:44AM >>Branden Lopez: TAKE CARE.
 10:20:50AM >>Mayor Ribble: THE NEXT ITEM WILL BE THE SYNOVUS BOND ISSUE
 10:20:55AM --
 10:20:55AM >>Carol Sacco: MAYOR, EXCUSE ME.
 10:20:57AM WE HAVE NO PUBLIC COMMENT OR E-COMMENTS.
 10:20:59AM >>Mayor Ribble: THANK YOU.
 10:20:59AM STEVE, WOULD YOU INTRODUCE THIS?
 10:21:01AM >>Steven Sarkozy: YES, THANK YOU, MAYOR AND MEMBERS OF
 10:21:03AM COUNCIL.

 10:21:03AM THE VILLAGE HAS CHANGED OUR BANKING ARRANGEMENT.
 10:21:11AM AGAIN, THIS LAST YEAR, WE WENT THROUGH WITH BIDS FOR BANKING
 10:21:16AM SERVICES.
 10:21:18AM WE DID AN OPEN SOLICITATION.
 10:21:21AM AS A RESULT OF THAT SELECTED SYNOVUS BANK AS OUR PRIMARY
 10:21:26AM BANKER.
 10:21:26AM THAT WAS SUBJECT TO VILLAGE COUNCIL APPROVAL.
 10:21:30AM YOU APPROVED THAT, AND WE'VE BEEN -- WE HAVE MADE THE
 10:21:33AM TRANSITION OVER TO SYNOVUS.
 10:21:35AM AS PART OF THAT, WE HAVE THE OPPORTUNITY TO HAVE A BANK LOAN
 10:21:43AM THROUGH SYNOVUS THAT WAS PART OF THE ORIGINAL DISCUSSION
 10:21:47AM WHEN THE COUNCIL ADOPTED THIS.
 10:21:49AM AND WHAT WE WOULD LIKE TO TALK ABOUT TODAY IN A WORKSHOP IS
 10:21:56AM THE EXECUTION OF A \$15 MILLION BOND ISSUE THAT WAS FOR THE
 10:22:04AM PURCHASE OF THE THREE OAKS PROPERTY JUST ADJACENT TO THE
 10:22:09AM POST OFFICE.
 10:22:10AM YOU MAY RECALL WHEN WE PURCHASED THAT PROPERTY, 72 ACRES
 10:22:16AM ALONG THREE OAKS PARKWAY, WE PURCHASED THAT FROM THE LEE
 10:22:18AM COUNTY SCHOOL DISTRICT.
 10:22:21AM AND AS PART OF THE PURCHASE, YOU INDICATED THAT WE WOULD
 10:22:27AM HAVE THE OPTION OF INSTEAD OF PAYING THAT OFF AS CASH, ROLL
 10:22:32AM THAT INTO A BOND SO THAT WE WOULD HAVE THE CASH AVAILABLE
 10:22:38AM FOR OTHER CURRENT PROJECTS.
 10:22:39AM THAT'S THE SUBJECT OF THIS DISCUSSION TODAY, AND IT'S ALL
 10:22:46AM PART OF OUR CAPITAL FINANCING PLAN.

 10:22:50AM WE'VE BONDED IN THE PAST FOR THE ACQUISITION OF PROPERTY,
 10:22:54AM AND THE RATIONALE THERE IS PROPERTY IS A GENERATIONAL KIND
 10:22:57AM OF EXPENSE.
 10:23:00AM IT'S REQUIRED OVER A LONG-TERM BASIS, AND IT MAKES SOME
 10:23:06AM SENSE TO HAVE FUTURE GENERATIONS OF THE VILLAGE HELP PAY FOR
 10:23:10AM THE PROPERTY.
 10:23:10AM THE DISCUSSION TODAY WOULD BE FOLLOWED BY ANOTHER FORMAL
 10:23:16AM ACTION ON JUNE 17 WITH FINAL APPROVAL OF THIS ON JUNE 30th
 10:23:25AM AT YOUR LAST MEETING THERE.
 10:23:27AM SO WITH US TODAY -- KEVIN GREENVILLE, OUR FINANCE DIRECTOR,
 10:23:32AM IS NOT ABLE TO BE HERE DUE TO A HEALTH ISSUE, BUT WE HAVE
 10:23:37AM WENDELL GAERTNER AND MICKEY JOHNSTON WHO ARE WITH US TODAY

10:23:42AM FROM PRAG, WHICH IS OUR FINANCIAL CONSULTANT OUT OF
 10:23:47AM ST. PETERSBURG.
 10:23:48AM BY WAY OF BACKGROUND, PRAG IS A WELL-KNOWN FINANCIAL
 10:23:53AM CONSULTANT PARTICULARLY FOR PUBLIC AGENCIES AROUND THE
 10:23:57AM STATE.
 10:23:58AM PRAG HELPED US WHEN WE WERE TRYING TO SECURE OUR BOND
 10:24:02AM RATING.
 10:24:03AM OF COURSE, YOU KNOW THAT WE CAME BACK WITH A TRIPLE-A BOND
 10:24:07AM RATING FROM STANDARD & POOR'S.
 10:24:09AM SO WE'RE UTILIZING AND RELYING ON PRAG'S ADVICE NOT ONLY AS
 10:24:15AM WE MOVE FORWARD ON THIS ISSUE, BUT ALSO ON A LARGER BOND
 10:24:19AM ISSUE THAT'S ANTICIPATED LATER THIS YEAR.
 10:24:23AM SO WITH THAT, I'LL TURN IT OVER TO MICKEY AND GO FROM THERE.

 10:24:32AM >> MICKEY JOHNSTON, SENIOR MANAGING DIRECTOR WITH PRAG,
 10:24:36AM MUNICIPAL ADVISOR TO THE VILLAGE.
 10:24:38AM THE PURPOSE OF THE PROPOSED FINANCING, IT'S NOT TO FUND A
 10:24:41AM NEW EXPENDITURE, BUT INSTEAD, IT'S GOING TO BE TO REIMBURSE
 10:24:44AM THE VILLAGE FOR CASH THAT WAS USED TO ACQUIRE THE PROPERTY
 10:24:47AM THAT STEVE WAS SPEAKING ABOUT.
 10:24:49AM AND TO THEN SPREAD THAT COST OF THIS LONG-TERM ASSET OVER 20
 10:24:52AM YEARS.
 10:24:53AM AS PART OF THE VILLAGE'S BANKING SERVICES PROCUREMENT, STAFF
 10:24:58AM ALSO SOLICITED BANKS TO SUBMIT PROPOSALS FOR 20-YEAR BANK
 10:25:01AM LOANS THAT PROVIDED THE VILLAGE WITH FULL PREPAYMENT
 10:25:05AM FLEXIBILITY.
 10:25:05AM SO WE WERE ASKED TO INDEPENDENTLY REVIEW THE FINANCING TERMS
 10:25:09AM AND PROVIDE OUR OBSERVATIONS REGARDING COST, RISK, AND
 10:25:14AM FLEXIBILITY.
 10:25:14AM THE VILLAGE RECEIVED FOUR LOAN PROPOSALS.
 10:25:18AM FINE MARK AND FIRST HORIZON BANK OFFERED TEN-YEAR LOANS WITH
 10:25:22AM 20-YEAR AMORTIZATIONS.
 10:25:24AM THIS WOULD LEAVE A LARGE PRINCIPAL BALANCE DUE AT THE END OF
 10:25:27AM YEAR TEN, LIKELY REQUIRING A REFINANCING AT THAT POINT.
 10:25:31AM BANK UNITED AND SYNOVUS BY COMPARISON OFFERED FULL
 10:25:34AM AMORTIZING 20-YEAR LOANS WHICH ELIMINATED THE REFINANCING
 10:25:38AM RISK THAT IS ASSOCIATED WITH THE FIRST TWO PROPOSALS.
 10:25:41AM BOTH SYNOVUS AND BANK UNITED CONDITIONED THEIR FINANCING
 10:25:46AM PROPOSALS ON MAINTAINING THE VILLAGE'S BANK DEPOSIT

 10:25:50AM RELATIONSHIP.
 10:25:50AM WHILE WE DIDN'T EVALUATE THE BANKING SERVICES PROPOSALS,
 10:25:53AM STAFF ADVISED US THAT SYNOVUS OFFERED THE STRONGER OVERALL
 10:25:56AM BANKING PACKAGE.
 10:25:57AM BANK UNITED DID OFFER A LOAN STRUCTURE WITH A LOWER INITIAL
 10:26:01AM INTEREST RATE, BUT THAT RATE WOULD RESET EVERY FIVE YEARS,
 10:26:05AM EXPOSING THE VILLAGE TO FUTURE INTEREST RATE RISK.
 10:26:07AM SYNOVUS OFFERED A FIXED RATE FOR THE ENTIRE 20-YEAR TERM

10:26:13AM WHILE STILL ALLOWING THE VILLAGE TO PREPAY THE LOAN AT ANY
 10:26:17AM TIME WITHOUT PENALTY.
 10:26:18AM THIS PROVIDES BUDGET CERTAINTY WHILE PRESERVING FLEXIBILITY
 10:26:21AM SHOULD THE VILLAGE CHOOSE TO REFINANCE OR PAY OFF THE DEBT
 10:26:25AM EARLY.
 10:26:25AM FOR THOSE REASONS, STAFF HAS CHOSEN TO WORK WITH SYNOVUS,
 10:26:29AM AND WE THINK THE PROPOSED LOAN STRUCTURE MEETS THE VILLAGE'S
 10:26:32AM OBJECTIVE 20-YEAR FIXED RATE LOAN WITH FULL PREPAYMENT
 10:26:36AM FLEXIBILITY THAT REPLENISHES THE VILLAGE CASH FOR THE
 10:26:38AM PURCHASE THAT WAS PREVIOUSLY MADE.
 10:26:40AM THE PROPOSED SYNOVUS LOAN WILL BE SECURED BY THE VILLAGE'S
 10:26:44AM COVENANTS TO BUDGET AND APPROPRIATE NON-AD VALOREM REVENUES,
 10:26:47AM AND IT'S ESTIMATED RIGHT NOW AT ABOUT \$12.82 MILLION.
 10:26:51AM THAT'S GOING TO COVER BOTH THE PROPERTY ACQUISITION NET OF
 10:26:55AM ARPA FUNDS THAT WERE USED AND ALSO COST OF ISSUANCE RELATED
 10:26:57AM TO THE LOAN.
 10:27:00AM ANNUAL DEBT SERVICE IS ESTIMATED AT \$1.03 MILLION PER YEAR

 10:27:04AM BASED ON TODAY'S INDICATIVE RATE OF 4.95.
 10:27:07AM THE FINAL RATE WON'T BE SET UNTIL THREE BUSINESS DAYS BEFORE
 10:27:11AM CLOSING.
 10:27:11AM STAFF PLANS TO BRING A LOAN RESOLUTION TO COUNCIL FOR
 10:27:15AM CONSIDERATION AT YOUR JUNE 17 MEETING, AND WITH YOUR
 10:27:19AM APPROVAL, THE LOAN WOULD CLOSE AND FUND ON JUNE 30, AS STEVE
 10:27:23AM MENTIONED.
 10:27:24AM HERE FOR ANY QUESTIONS.
 10:27:27AM >>Mayor Ribble: COUNCIL?
 10:27:28AM MR. WARD.
 10:27:29AM >>Jim Ward: STEVE, JUST A QUESTION RELATED TO OUR ABILITY TO
 10:27:32AM USE DIFFERENT BANKS.
 10:27:34AM WHEN WE WENT THROUGH THE PROCESS A YEAR AGO, WE ASKED EACH
 10:27:38AM OF THE BANKS THAT WE LOOKED AT AS A PRIMARY BANK TO GIVE US
 10:27:44AM A PROPOSAL ON THIS LOAN.
 10:27:46AM EVEN THOUGH WE PICKED SYNOVUS, DID WE HAVE THE ABILITY TO GO
 10:27:49AM BACK AND UTILIZE THE OTHER BANKS OR ARE WE LOCKED INTO
 10:27:53AM SYNOVUS?
 10:27:54AM >>Steven Sarkozy: WELL, THAT'S A GOOD QUESTION.
 10:27:56AM I THINK WE'RE REALLY LOCKED INTO SYNOVUS FOR THIS KIND OF
 10:27:59AM LOAN.
 10:28:00AM BUT WHEN WE PUT OUT A BROADER BOND, A LARGER BOND THAT WE'VE
 10:28:08AM BEEN TALKING ABOUT TO FINANCE THE CIP, THAT WOULD BE SUBJECT
 10:28:11AM TO AGAIN TO AN OPEN SOLICITATION AND BANKS COULD BE
 10:28:15AM INVOLVED.

 10:28:16AM >>Jim Ward: IDENTIFIED SYNOVUS STILL HAD THE BEST --
 10:28:20AM >>Steven Sarkozy: BEST PACKAGE, YES.
 10:28:22AM >>Jim Ward: -- PROPOSAL OF ALL THE BANKS.
 10:28:25AM THEY WERE PRIMARILY THE ONE THAT ISSUED -- OR GAVE US A

10:28:28AM 20-YEAR COMMITMENT.
 10:28:28AM >>Steven Sarkozy: CORRECT.
 10:28:30AM >>Jim Ward: WITH A FIXED RATE.
 10:28:32AM I THINK THAT WAS IMPORTANT.
 10:28:33AM AND LOOKING AT THE 20-YEAR TREASURY AND THE TEN-YEAR
 10:28:37AM TREASURY LAST NIGHT IT LOOKS LIKE THE TEN-YEAR TREASURY
 10:28:41AM ACTUALLY IS A BETTER OPTION RIGHT NOW.
 10:28:46AM >>Mayor Ribble: ANYTHING ELSE?
 10:28:48AM STEVE, ANYTHING ELSE?
 10:28:51AM >>Steven Sarkozy: THAT'S IT.
 10:28:52AM THIS WILL COME BACK TO THE VILLAGE COUNCIL.
 10:28:54AM THIS IS PART OF THE OVERALL PLAN THAT'S BEEN DISCUSSED FOR
 10:28:57AM THE BETTER PART OF A YEAR.
 10:29:01AM YOU'LL HAVE ADDITIONAL OPTIONS TO ASK PRAG, IF YOU WANT TO
 10:29:07AM CONTACT PRAG, INDIVIDUALLY WE WOULD SET UP DISCUSSIONS WITH
 10:29:10AM THEM IF YOU HAVE ANY CONCERNS ABOUT THIS.
 10:29:12AM AT THIS POINT, WE HAVE NO CONCERNS WITH THIS.
 10:29:16AM APPRECIATE PRAG'S EFFORT.
 10:29:17AM >>Mayor Ribble: THANK YOU, MICKEY.
 10:29:18AM APPRECIATE IT.
 10:29:20AM >> ABSOLUTELY.

 10:29:20AM THANK YOU.
 10:29:21AM >>Mayor Ribble: AT THIS TIME, IS THERE ANYTHING ELSE?
 10:29:23AM IN THAT CASE, I WILL ENTERTAIN A MOTION TO ADJOURN.
 10:29:27AM >>Carol Sacco: FOR THE RECORD, THERE IS --
 10:29:30AM >>Mayor Ribble: THERE IS NO PUBLIC COMMENT.
 10:29:31AM [LAUGHTER]
 10:29:33AM >> SO MOVED.
 10:29:34AM >>Mayor Ribble: THANK YOU, COUNCILMAN LOPEZ AND A SECOND,
 10:29:40AM COUNCILWOMAN FAYHEE.
 10:29:41AM WE ARE ADJOURNED.
 10:29:42AM THANK YOU, EVERYONE.

DISCLAIMER:

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





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Mayor Joanne Ribble Honored with 2026 Home Rule Hero Award

Mayor Joanne Ribble official recognized for advocacy efforts during the 2026 Legislative Session

FOR IMMEDIATE RELEASE: May 21, 2026

CONTACT: Steve Sarkozy

sarkozy@estero-fl.gov

Village of Estero, FL – The **Florida League of Cities (FLC)**, the united voice for Florida’s municipal governments, recently recognized Village of Estero Mayor Joanne Ribble with a 2026 Home Rule Hero Award for their hard work and advocacy efforts during the 2026 Legislative Session. Ribble worked tirelessly throughout session to promote local voices making local choices by sharing insights, local data, and real-world examples that helped inform state lawmakers and elevate the voice of Florida’s cities.

“Local voices matter, and during the 2026 Legislative Session, these leaders made sure those voices were heard,” said **FLC Chief of Legislative Affairs Casey Cook**. “By engaging early, often, and thoughtfully, they helped elevate the municipal perspective and reinforce the importance of local decision-making. We sincerely appreciate their dedication and are proud to recognize their advocacy on behalf of Florida’s cities.”

Home Rule is the ability for a city to address local problems with local solutions with minimal state interference. Home Rule Hero Award recipients are local government officials, both elected and nonelected, who consistently responded to the League’s request to reach out to members of the Legislature and help give a local perspective on an issue.

Mayor Joanne Ribble will be recognized for this award at our June 3, 2026 Village Council Meeting.

Currently, she is a member of the Board of Directors of the Florida League of Cities and is the Vice President of the Southwest Florida League Chapter.

Ribble has been a resident of The Colony in Pelican Landing since 2007. She has served as co-chair of the Pelican Landing Unit Owners Committee, served on the Pelican Landing Board of Directors, and was appointed President. In the Colony she served on the Colony Design Review and Standards Committee, Colony Resident Committee and is currently a member of the Colony Foundation Board of Directors.

Her philanthropic experience includes: Ambassador of the Kutztown University Capital Campaign, co-chair of the Children's Hospital Golf Outing at The Colony in Pelican Landing and member of the Estero Forever Foundation.

She is a graduate of Kutztown University with a BS degree in Spanish. She retired from a 30-year career as an educator. She and husband Bill have two daughters and three granddaughters.

###

Founded in 1922, the Florida League of Cities is the united voice for Florida's municipal governments. Its goals are to promote local self-government and serve the needs of Florida's cities, which are formed and governed by their citizens. The League believes in "Local Voices Making Local Choices," which focuses on the impact citizens and city leaders have in improving Florida's communities. For more information, visit flcities.com.



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 20, 2026 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Grace Brooks Estero Church

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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. LETTER OF RECOGNITIONS

- (a) Delaney Felton/Estero High School
- (b) Abbi Morales/Bonita Springs High School

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Approved agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

4. PROCLAMATION

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

Gold Star Mothers
Beth Haley
Katy Errington

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

eComment

Allison Cooksley, West Bay Club

6. CONSENT AGENDA

(a) May 6, 2026 Village Council Meeting Minutes

Motion: Motion to approve consent agenda.

Motion by: Councilmember Hunt

Seconded by: Councilmember Fayhee

Action: Approved consent agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

8. ACTIONS

- (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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Mary Gibbs, Community Development Director

Presentation/Information by

Andrew Coppens, Homeowner

Council Questions or Comments

Councilmember Ward, Vice Mayor Zalucki, and Mayor Ribble

Public Comments

None

Motion: Motion to deny request the applicant's request for partial release of the code enforcement lien.

Motion by: Councilmember Hunt

Seconded by: Councilmember Lopez

Action: Denied request the applicant's request for partial release of the code enforcement lien.

Vote: (Roll Call)

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

Nay:

Abstentions:

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Mary Gibbs, Community Development Director

Council Questions or Comments

Councilmember Hunt

Public Comments

None

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

Motion by: Councilmember Lopez

Seconded by: Councilmember Ward

Action: Approved Interlocal Agreement between the Village of Estero and Lee County for collection of County EMS impact fees.

Vote: (Roll Call)

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

Nay:

Abstentions:

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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-06.

Motion by: Councilmember Hunt

Seconded by: Councilmember Fayhee

Action: Adopted Ordinance No. 2026-06.

Vote: (Roll Call)

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

Nay:

Abstentions:

- (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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments

Mayor Ribble

Public Comments

None

Motion: Motion to adopt Resolution No. 2026-07.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Ward

Action: Adopted Ordinance No. 2026-07.

Vote: (Roll Call)

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

Nay:
Abstentions:

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.

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Council Questions or Comments

None

Public Comments

None

Motion: Motion to pass first reading of Ordinance No. 2026-04 and set second reading and public hearing for June 3, 2026.

Motion by: Vice Mayor Zalucki
Seconded by: Councilmember Lopez

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

Vote: (Roll Call)

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

Nay:

Abstentions:

11. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmember Hunt

12. VILLAGE ATTORNEY'S REPORT

None

13. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:36 am and Convene Workshop Items at 10:36 am

14. WORKSHOP

(a) Fiscal Year 2026-2027 Capital Improvement Plan Review

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmember Ward and Mayor Ribble

Public Comments

None

Council agrees to allow the proposed Fiscal Year 2026-2027 Capital Improvement Plan to be posted on the website and to send to interested parties.

15. ADJOURNMENT at 10:48 am

Motion by Councilmember Fayhee

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____

By: _____

Carol Sacco, CMC, Village Clerk

Joanne Ribble, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Sherrill Lane and Luettich Lane Right of Way Acquisition

Motion to purchase and accept four quit claim deeds for 30 feet width of right-of-way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luettich Lane, 20498 Luettich Lane.

Background:

The Village of Estero has been working for several years to extend water and sewer to the communities along Broadway Ave West. The Village of Estero owns the roadways within Quarterdeck Cove, Estero River Heights and Cranbrook Harbor. The roadways (Sherrill Lane and Luettich Lane) within Broadway Mobile Home Village have been privately owned.

On February 4, 2026, Village Council (Agenda Item 7b) approved the acceptance of the Sherrill Lane and Luettich Lane right-of-way via a quit claim deed, excluding four parcels.. The Village needs to obtain ownership of the remaining right of way parcels to extend water and sewer to the homes along Sherrill Lane and Luettich Lane.

Village Staff and the Village Attorney worked to determine who owns the Sherrill Lane and Luettich Lane rights-of-way. Per the attached title certification, the right-of-way was owned by AMEY, Inc. a Florida dissolved corporation and six private individual property owners near the southern end of the roadways, that own to the right-of-way centerline. A subsequent evaluation of the deeds identified that only four private individual property owners (two on the east side of Sherrill and two on the west side of Luettich) owned to the centerline of the roadways.

Description:

Village Staff has successfully negotiated with the owners of the four remaining parcels and obtained the attached quit claim deeds for the portions of their property that are road right-of-way.

Page 1 of 3

Village is Staff is recommending the Village Council accept ownership of the four right-of-way parcels in anticipation of the utility extension project.

Action Requested:

Motion to purchase and accept four quit claim deeds for 30 feet width of right of way across the frontages of 20493 Sherrill Lane, 20499 Sherrill Lane, 20492 Luetlich Lane, 20498 Luetlich Lane.

Process and Timeline:

If approved, Village staff will provide each parcel owner with a letter acknowledging receipt of their recorded deed, a copy of the recorded deed, and a check in the amount of \$1,000 to complete the transaction. Village Staff will start planning for regular roadway maintenance along Sherrill Lane and Luetlich Lane.

Financial Impact:

The Village of Estero will pay each property owner \$1,000 for the right-of-way to be quit claimed to the Village. The initial financial impact is \$4,000. Sufficient funds are available in the Fiscal Year 2025-2026 budget for the Broadway West UEP project.

As identified in the February 4, 2026, Agenda Item 7b summary sheet, if accepted, the Village is expected to spend up to \$100,000 in the first year to maintain the roadway. After total reconstruction of these roadways during the construction of the Broadway Avenue West Utility Extension Project, subsequent maintenance costs are expected to be substantially reduced for the following years.

After the utility extension project is completed, the Village will add both roadways to the Village's major roadway resurfacing inventory.

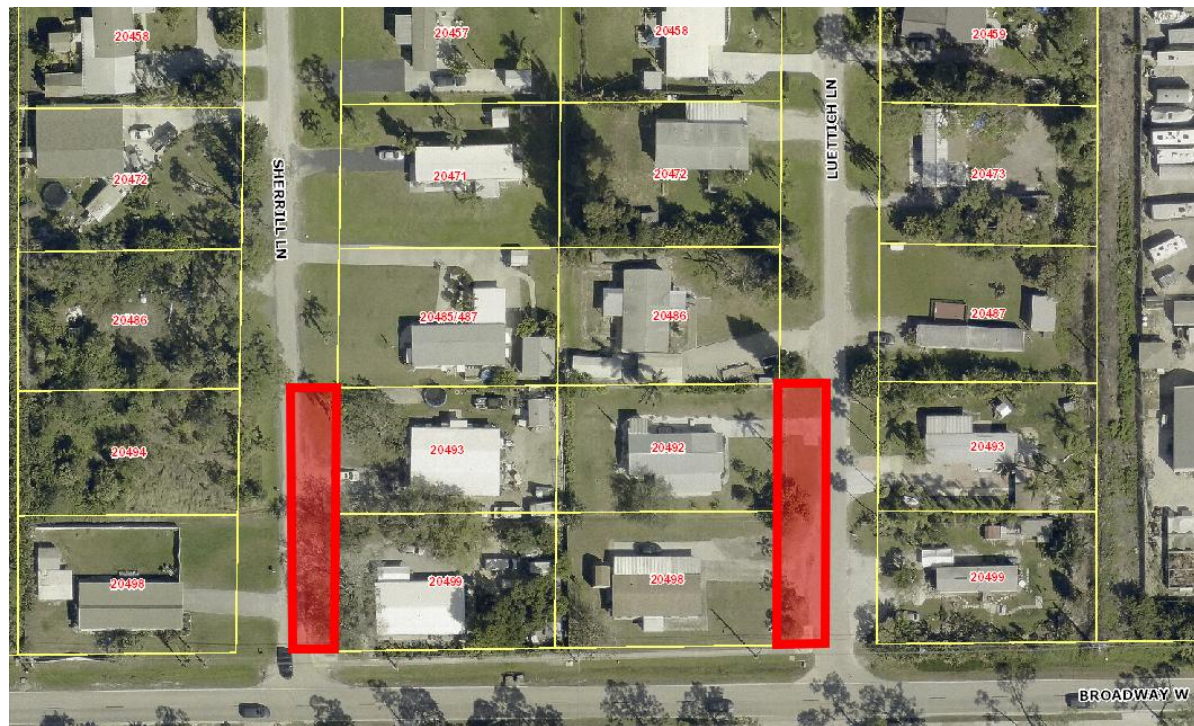
Prepared by: Robert Wiley

Attachments:

1. Location Map
2. Title Certification
3. 20493 Sherrill Lane Deed
4. 20499 Sherrill Lane QC Deed-Recorded
5. 20492 Luetlich Lane QC Deed-Recorded
6. 20498 Luetlich Lane Deed



Location Map





THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S.*
ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT M. ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
JEREMY A. SIMON
MEGAN R. HAMISEVICZ

* Board Certified by the Florida Bar in City, County and Local Government Law

February 8, 2023

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

ATTORNEY'S CERTIFICATION OF TITLE

This is to certify that I, Megan R. Hamisevicz, Esq., have examined the Title Search Report from Attorneys' Title Fund Services, LLC, Fund File No. 1362953, effective date from February 6, 2023, regarding the following described real property (the "Property"):

Sherrill Lane and Luetlich Lane, lying within the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 29, Township 46 South, Range 25 East, Lee County, Florida.

Based upon said Title Search Report, title to the Property is vested in the following:

- (1) *Aukje Brouwer, as Trustee of the Aukje Brouwer Living Trust, dated July 2, 2020*, by Quitclaim Deed recorded as Instrument Number 2020000160066, of the Public Records of Lee County, Florida.
- (2) *Malbec II LLC, a Delaware limited liability company*, by Special Warranty Deed recorded as Instrument Number 2022000121599, of the Public Records of Lee County, Florida.
- (3) *Juvenio Larios, Odaliz Larios and Maria Jose*, by Warranty Deed recorded as Instrument Number 2020000159174, of the Public Records of Lee County, Florida.
- (4) *Jhonatan Reyes Peralta*, by Warranty Deed recorded as Instrument Number 202100397791, of the Public Records of Lee County, Florida.
- (5) *Elizabeth Gonzalez*, by Warranty Deed recorded as Instrument Number 2006000298412, of the Public Records of Lee County, Florida.
- (6) *James Greene and Louise Greene*, by deed recorded as Instrument Number 2009000317306, of the Public Records of Lee County, Florida.

- (7) *Gloria Goddard*, by Warranty Deed recorded as Instrument Number 2021000397810, of the Public Records of Lee County, Florida.
- (8) *Brian Golds and Rayma Rodriguez Alvarez*, by Warranty Deed recorded as Instrument Number 2019000041060, of the Public Records of Lee County, Florida.
- (9) *All property not specifically referenced in the above-referenced deeds belongs to AMEY, INC., a Florida dissolved corporation, per deed recorded in Official Records Book 1716, Page 2266, of the Public Records of Lee County, Florida.*

If you have any questions or concerns, please feel free to contact me.

Respectfully,

TRASK DAIGNEAULT, L.L.P.

Megan R. Hamisevicz

Megan R. Hamisevicz, Esquire

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2026000127081, DocType D, Pages 4, Recorded 5/13/2026 at 8:52 AM, DeputyClerk WMILLER
Rec Fees: \$35.50 Deed Doc: \$0.70 ERECORD

Prepared By:
Jennifer R. Bondy, Esq.
Bondy Law, P.A.
815 N. Magnolia Ave,
Orlando, FL 32803
(407) 720-9350

QUIT CLAIM DEED

THIS INDENTURE is made on the 23rd day of April, 2026 by **JHONATAN REYES PERALTA, a single man**, whose post office address is 20493 Sherrill Lane, Estero, Florida 33928 (hereinafter referred to as "Grantor"), to **VILLAGE OF ESTERO, a municipal corporation of the State of Florida**, whose post office address is 9401 Corkscrew Palms Circle, Estero, Florida 33928 (hereinafter referred to as "Grantee").

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, which property is being conveyed without any warranties of title or otherwise.

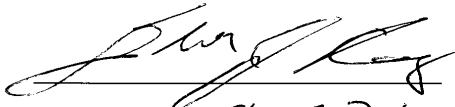
[SIGNATURE PAGE TO FOLLOW]

INSTR# 2026000127081 Page Number: 2 of 4

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

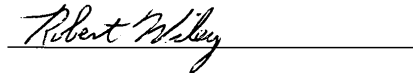
Signed, sealed and delivered in our presence.

JHONATAN REYES PERALTA
Owner



Witness Name: Elior J. Rodriguez

Witness Address: 9401 Corkscrew Palms Cir
Estero, FL 33928



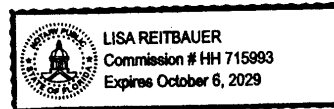
Witness Name: ROBERT WILEY

Witness Address: 9401 Corkscrew Palms Cir
ESTERO, FL 33928

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 23rd day of April, 2026 by Jhonatan Reyes Peralta. He [☐] She [☐] is personally known to me or [☐] has produced a Florida Drivers license as identification.


NOTARY PUBLIC


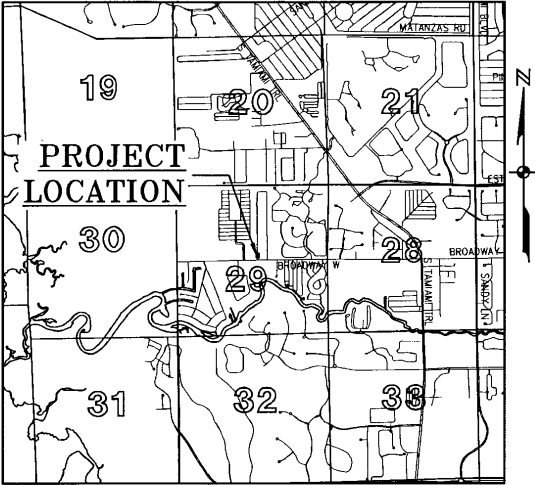
Quit Claim Deed

Page 2

EXHIBIT "A"

SKETCH AND DESCRIPTION:
20493 SHERRIL LANE
RIGHT OF WAY
A PARCEL OF LAND LYING IN
SECTION 29 , TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.



Digitally signed
by Richard G.
Daniels PSM 7229
Date: 2025.11.21
16:14:29 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE DIGITAL
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF BROADWAY WEST WHEREIN SAID LINE BEARS N89°31'17"E.
4. PARCEL CONTAINS 2,550 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORB = OFFICIAL RECORDS BOOK
8. ORI = OFFICIAL RECORDS INSTRUMENT
9. PB = PLAT BOOK
10. PG = PAGE
11. ROW, R/W = RIGHT-OF-WAY
12. SQ. FT. = SQUARE FEET
13. CL = CENTERLINE
14. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.



JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

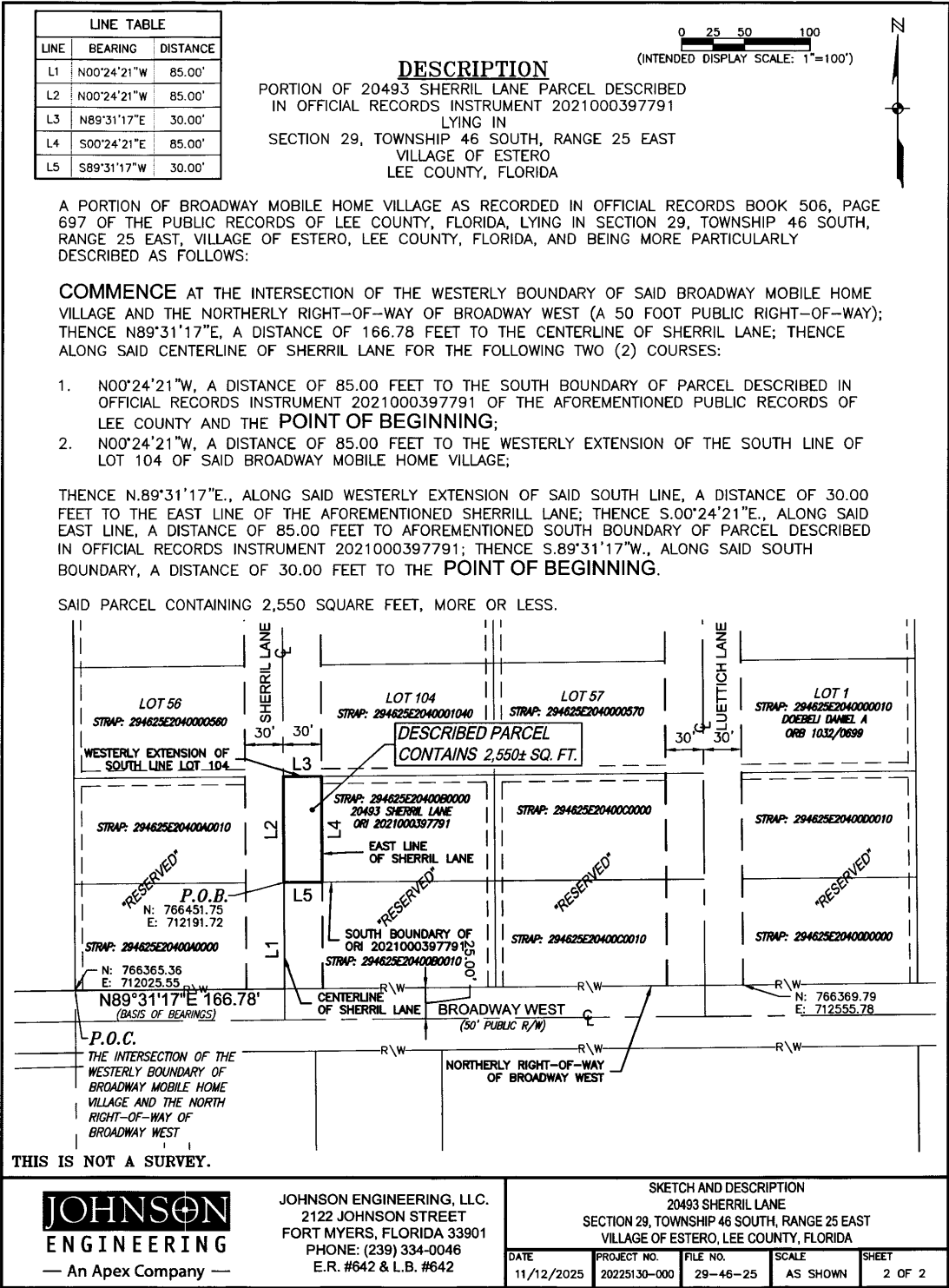
SKETCH AND DESCRIPTION
PORTION OF 20493 SHERRIL LANE
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/12/2025	20225130-000	29-46-25	AS SHOWN	1 OF 2

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

Village Council Meeting - PACKET - (Page 51 of 313)

Page 3 of 4 General Attachment: 03-20493 ... rill Ln QC Deed-Recorded.pdf (Page 3 of 4)



\\FMS01\Drawings\2022\20225130-000\Surveying\Sketches\20225130-000 20493 Sherrill Ln Sketch and Description.dwg (S2) Rick Daniels Nov 21, 2025 - 4:00pm

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2026000138093, DocType D, Pages 6, Recorded 5/26/2026 at 3:51 PM, Deputy Clerk LHINSPETER
Rec Fees: \$52.50 Deed Doc: \$0.70 ERECORD

Prepared By:
Jennifer R. Bondy, Esq.
Bondy Law, P.A.
815 N. Magnolia Ave,
Orlando, FL 32803
(407) 720-9350

QUIT CLAIM DEED

THIS INDENTURE is made on the 28 day of February, 2026, by JUVENCIO LARIOS, ODALIZ LARIOS, AND MARIA JOSE, as joint tenants with full rights of survivorship, whose post office address is 20499 Sherrill Lane, Estero, Florida 33928 (hereinafter referred to as "Grantor"), to VILLAGE OF ESTERO, a municipal corporation of the State of Florida, whose post office address is 9401 Corkscrew Palms Circle, Estero, Florida 33928 (hereinafter referred to as "Grantee").

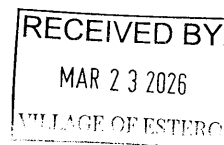
(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, which property is being conveyed without any warranties of title or otherwise.

[SIGNATURE PAGE TO FOLLOW]

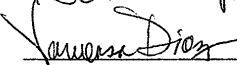


INSTR# 2026000138093 Page Number: 2 of 6

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.

JUVENCIO LARIOS
Owner


Witness Name: Luis Martinez
Witness Address: 12293 Casals Ln
Bonita Springs, FL 34135

Witness Name: Vanessa Diaz
Witness Address: 26755 Old 41 Rd
Bonita Springs, FL 34135

By: Juencio Larios
Juencio Larios

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of February, 2020, by Juencio Larios, He ☐ She ☐ is personally known to me or ☒ has produced a passport from Guatemala as identification. 385 7085 48


NOTARY PUBLIC



CRISTINAL BERNAL
Commission # HH 756833
Expires January 31, 2030

Quit Claim Deed

Page 2

INSTR# 2026000138093 Page Number: 3 of 6

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.

ODALIZ LARIOS
Owner

[Signature]
Witness Name: Luis Martinez

By: [Signature]
Odaliz Larios

Witness Address: 12293 Casals Ln
Bonita Springs, FL 34135

[Signature]
Witness Name: Vanessa Diaz

Witness Address: 26755 Old 41 Rd
Bonita Springs, FL 34135

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of February, 2026, by Odaliz Larios. He ☐ She ☒ is personally known to me or ☐ has produced a US passport # A779954015 as identification.

[Signature]
NOTARY PUBLIC



CRISTINAL BERNAL
Commission # HH 756833
Expires January 31, 2030

Quit Claim Deed

Page 3

INSTR# 2026000138093 Page Number: 4 of 6

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

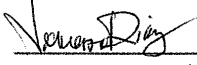
Signed, sealed and delivered in our presence.

MARIA JOSE
Owner


Witness Name: Luis Martinez

By: Maria Jose Antonio
Maria Jose

Witness Address: 1223 Casals Ln
Bonita Springs, FL 34135


Witness Name: Vanessa Diaz

Witness Address: 26255 Old 41 Rd

Bonita Springs, FL 34135

STATE OF FL

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of February 2026, 2025 by Maria Jose. He ☐ She ☒ is personally known to me or ☐ has produced a Consulate ID # as identification. A02486596


NOTARY PUBLIC



CRISTINA L. BERNAL
Commission # HH 756833
Expires January 31, 2030

Quit Claim Deed

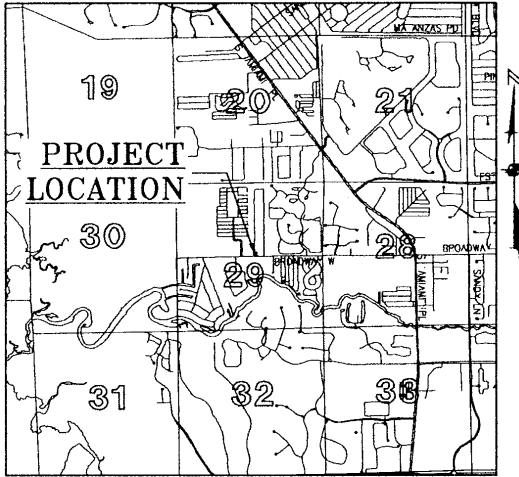
Page 4

EXHIBIT "A"

SKETCH AND DESCRIPTION:
20499 SHERRIL LANE
RIGHT OF WAY

A PARCEL OF LAND LYING IN
SECTION 29 , TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THAT THE LEGAL DESCRIPTION AND
ATTACHED SKETCH WERE PREPARED IN ACCORDANCE
WITH THE APPLICABLE PROVISIONS OF CHAPTER
5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO CHAPTER 472, FLORIDA STATUTES.

NOTES:

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INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN
HEREON ARE IN FEET AND ARE PROJECTED ONTO
THE FLORIDA STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NORTH AMERICAN DATUM OF 1983
(NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE
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4. PARCEL CONTAINS 2,550 SQUARE FEET, MORE OR
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11. ROW, R/W = RIGHT-OF-WAY
12. SQ. FT. = SQUARE FEET
13. CL = CENTERLINE
14. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

Digitally signed
by Richard G.
Daniels PSM 7229
Date: 2025.11.21
16:17:15 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

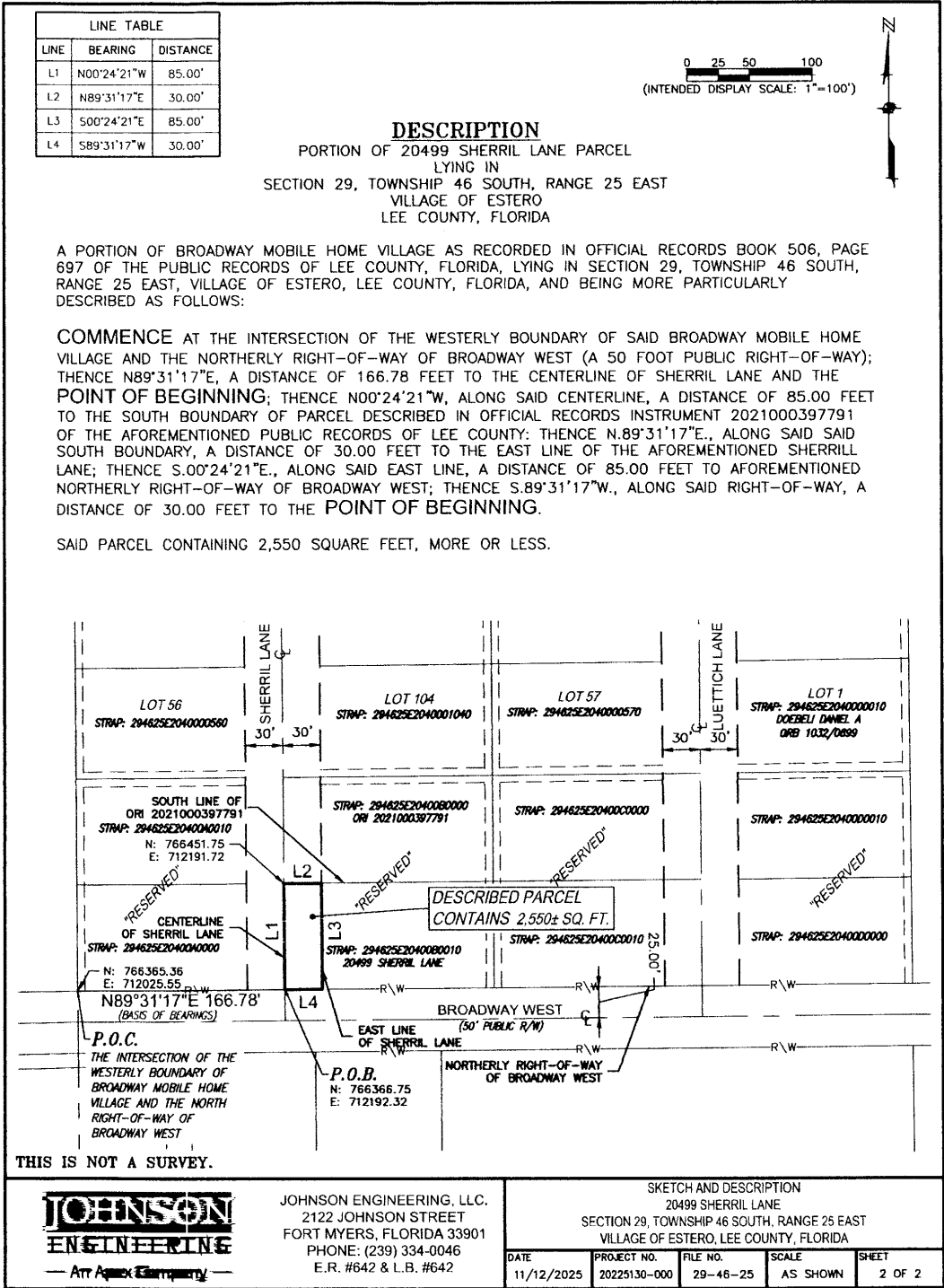
PRINTED COPIES OF THIS DOCUMENT ARE NOT
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.



JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

SKETCH AND DESCRIPTION				
20499 SHERRIL LANE				
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST				
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/12/2025	20225130-000	29-46-25	AS SHOWN	1 OF 2

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.



Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2026000123894, DocType D, Pages 5, Recorded 5/8/2026 at 2:10 PM, DeputyClerk LHINSPETER
Rec Fees: \$44.00 Deed Doc: \$0.70 ERECORD

QUIT CLAIM DEED

THIS INDENTURE is made on the 13th day of February, 2026 by JAMES AND LOUISE GREENE, husband and wife, whose post office address is 20492 Luetlich Lane, Estero, Florida 33928 (hereinafter referred to as "Grantor"), to VILLAGE OF ESTERO, a municipal corporation of the State of Florida, whose post office address is 9401 Corkscrew Palms Circle, Estero, Florida 33928 (hereinafter referred to as "Grantee").

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, which property is being conveyed without any warranties of title or otherwise.

[SIGNATURE PAGE TO FOLLOW]

INSTR# 2026000123894 Page Number: 2 of 5

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.

JAMES GREENE
Owner

By: *[Signature]*

James Greene

Witness Name: *Sarah Tougas*

Witness Address: *3688 Duff Hill Rd*
ENOSBURG FALLS VT 05450

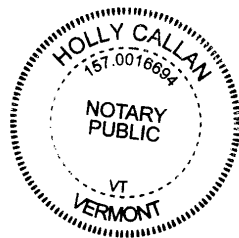
Witness Name: *Sudnea Carpenter*

Witness Address: *140 Main St*
ENOSBURG FALLS VT 05450

STATE OF *Vermont*

COUNTY OF *Franklin*

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this *13* day of *February*, 20*26* by James Greene. He ☒ She ☐ is personally known to me or ☐ has produced a *VT Drivers License* as identification.



[Signature]
NOTARY PUBLIC
Holly Callan
Notary Public Express
01/31/2027

Quit Claim Deed

Page 2

INSTR# 2026000123894 Page Number: 3 of 5

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.

LOUISE GREENE
Owner

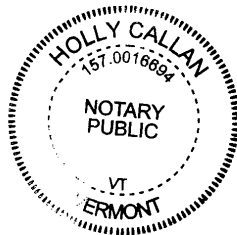
Sarah Tougas
Witness Name: Sarah Tougas
Witness Address: 2688 Duffly Hill Rd
Enosburg Falls VT 05450
Wardlaw C

By Louise Greene
Louise Greene

Witness Name: Sydney Carpenter
Witness Address: 140 Main St
Enosburg Falls VT 05450

STATE OF Vermont
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of February, 2024 by Louise Greene. He ☐ She ☒ is personally known to me or ☐ has produced a VT DRIVER'S License as identification.



Holly Callan
NOTARY PUBLIC
Holly Callan
My Commission Expires
01/31/2027

Quit Claim Deed

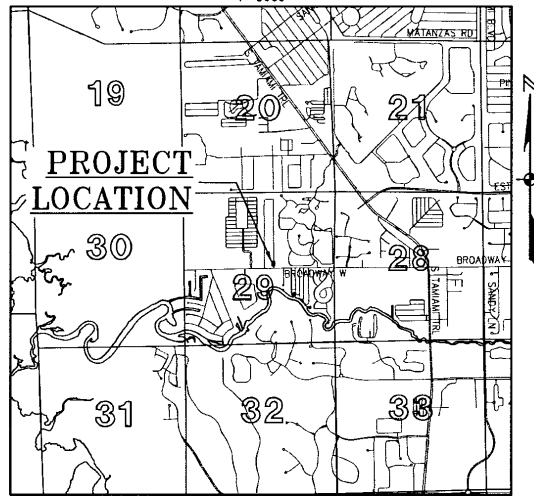
Page 3

INSTR# 2026000123894 Page Number: 4 of 5

SKETCH AND DESCRIPTION: 20492 LEUTTICH LANE RIGHT OF WAY

A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

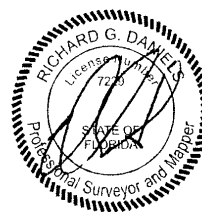
THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

NOTES:

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2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF BROADWAY WEST WHEREIN SAID LINE BEARS N89°31'17"E.
4. PARCEL CONTAINS 2,550 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORB = OFFICIAL RECORDS BOOK
8. ORI = OFFICIAL RECORDS INSTRUMENT
9. PB = PLAT BOOK
10. PG = PAGE
11. ROW, R/W = RIGHT-OF-WAY
12. SQ. FT. = SQUARE FEET
13. C = CENTERLINE
14. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

REVISED 12/08/25 CORRECT ADDRESS IN SKETCH.



Digitally signed
by Richard G.
Daniels PSM 7229
Date: 2025.12.08
15:17:58 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE DIGITAL
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

SKETCH AND DESCRIPTION
20492 LEUTTICH LANE
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/12/2025	20225130-000	29-46-25	AS SHOWN	1 OF 2

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

INSTR# 2026000123894 Page Number: 5 of 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°24'21"W	85.00'
L2	S89°31'17"W	30.00'
L3	N00°24'21"W	85.00'
L4	N89°31'17"E	30.00'
L5	S00°24'21"E	85.00'

0 25 50 100
(INTENDED DISPLAY SCALE: 1"=100')

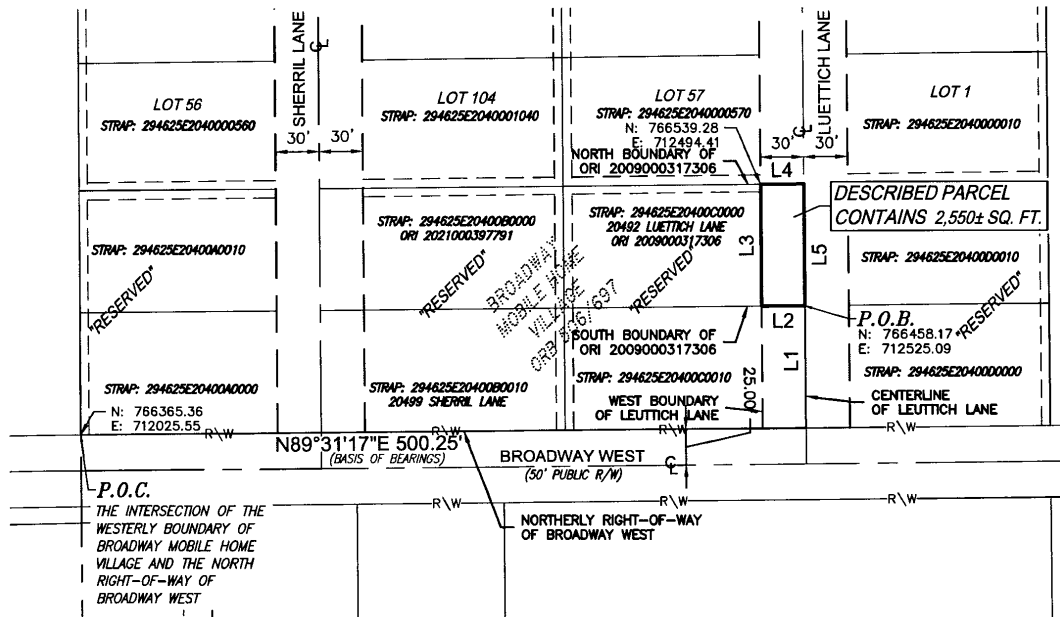
**DESCRIPTION**

PORTION OF 20492 LUETTICH LANE PARCEL
LYING IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

A PORTION OF BROADWAY MOBILE HOME VILLAGE AS RECORDED IN OFFICIAL RECORDS BOOK 506, PAGE 697 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID BROADWAY MOBILE HOME VILLAGE AND THE NORTHERLY RIGHT-OF-WAY OF BROADWAY WEST (A 50 FOOT PUBLIC RIGHT-OF-WAY); THENCE N89°31'17"E, A DISTANCE OF 500.25 FEET TO THE CENTERLINE OF LUETTICH LANE; THENCE N00°24'21"W, ALONG SAID CENTERLINE, A DISTANCE OF 85.00 FEET TO THE SOUTH BOUNDARY OF PARCEL DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2009000317306 OF THE AFOREMENTIONED PUBLIC RECORDS OF LEE COUNTY AND THE **POINT OF BEGINNING**; THENCE S.89°31'17"W., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF THE AFOREMENTIONED LUETTICH LANE; THENCE N.89°31'17"E., ALONG SAID SAID WEST LINE, A DISTANCE OF 85.00 FEET TO THE NORTH BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2009000317306; THENCE S.89°31'17"W., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED LUETTICH LANE; THENCE S.00°24'21"E., ALONG SAID CENTERLINE, A DISTANCE OF 85.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 2,550 SQUARE FEET, MORE OR LESS.



THIS IS NOT A SURVEY.

JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

SKETCH AND DESCRIPTION
PORTION OF 20492 LUETTICH LANE
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/12/2025	20225130-000	29-46-25	AS SHOWN	2 OF 2

\\FMS01\Drawings\2022\20225130-000\Surveying\Sketches\20225130-000 20492 Luettich Ln Sketch and Description.dwg (52) Rick Daniels Dec 08, 2025 - 3:11pm

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2026000062069, DocType D, Pages 5, Recorded 3/11/2026 at 8:30 AM, DeputyClerk LHINSPETER
Rec Fees: \$44.00 Deed Doc: \$0.70 ERECORD

QUIT CLAIM DEED

THIS INDENTURE is made on the 19th day of February, 2026, by ELIZABETH GONZALEZ, as trustee of THE ELIZABETH GONZALEZ REVOCABLE TRUST OF 2024, dated April 26, 2024, whose post office address is 20498 Luettich Lane, Estero, Florida 33928 (hereinafter referred to as "Grantor"), to VILLAGE OF ESTERO, a municipal corporation of the State of Florida, whose post office address is 9401 Corkscrew Palms Circle, Estero, Florida 33928 (hereinafter referred to as "Grantee").

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, which property is being conveyed without any warranties of title or otherwise.

[SIGNATURE PAGE TO FOLLOW]

INSTR# 2026000062069 Page Number: 2 of 5

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.

ELIZABETH GONZALEZ,
Trustee

85

By: Elyz
Elizabeth Gonzalez, Trustee of
THE ELIZABETH GONZALEZ
REVOCABLE TRUST OF 2024

Witness Name: Lisa Baker

Witness Address: 105 Paradise Harbour Blvd
North Palm Beach FL 33408

Witness Name: Garyn Mosley

Witness Address: 830 Seminole Blvd
West Palm beach, FL 33403

STATE OF Florida
COUNTY OF Lee Co.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of February, 2026 ~~2025~~, by Elizabeth Gonzalez, Trustee of The Elizabeth Gonzalez Revocable Trust of 2024. He ☐ She ☒ is personally known to me or ☒ has produced a Drivers License as identification.



Lisa Baker
Comm.: HH 565831
Expires: Jun. 26, 2028
Notary Public - State of Florida

85
NOTARY PUBLIC

Quit Claim Deed

Page 2

INSTR# 2026000062069 Page Number: 3 of 5

EXHIBIT A

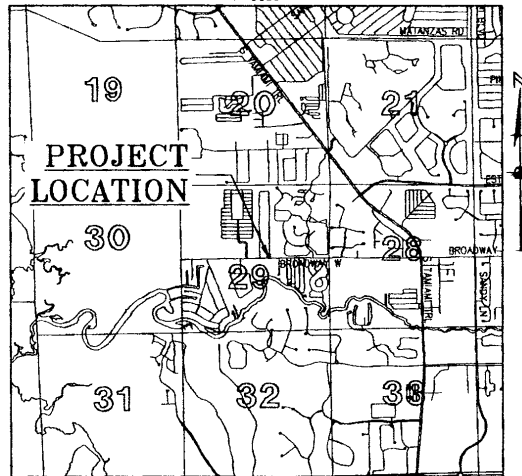
Quit Claim Deed

Page 3

INSTR# 2026000062069 Page Number: 4 of 5

**SKETCH AND DESCRIPTION:
20498 LEUTTICH LANE
RIGHT OF WAY**
A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

VICINITY MAP
1"=5000'



0 1250 2500 5000
(INTENDED DISPLAY SCALE: 1"=5000')

THIS IS NOT A SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

Digitally signed
by Richard G.
Daniels PSM 7229
Date: 2025.11.21
16:12:58 -05'00'

THIS SKETCH HAS BEEN DIGITALLY SIGNED BY:
RICHARD G. DANIELS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7229
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
2. HORIZONTAL DATA AND COORDINATES SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY OF BROADWAY WEST WHEREIN SAID LINE BEARS N89°31'17"E.
4. PARCEL CONTAINS 2,550 SQUARE FEET, MORE OR LESS.
5. P.O.C. = POINT OF COMMENCEMENT
6. P.O.B. = POINT OF BEGINNING
7. ORB = OFFICIAL RECORDS BOOK
8. ORI = OFFICIAL RECORDS INSTRUMENT
9. PB = PLAT BOOK
10. PG = PAGE
11. ROW, R/W = RIGHT-OF-WAY
12. SQ. FT. = SQUARE FEET
13. CL = CENTERLINE
14. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.



JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

SKETCH AND DESCRIPTION
20498 LEUTTICH LANE
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/12/2025	20225130-000	29-46-25	AS SHOWN	1 OF 2

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Amendment to BERT MOU

Action Requested: Motion to approve first amendment to BERT intergovernmental cooperation agreement.

Background: In April of 2025, the Village entered into an agreement with Collier County, Bonita Springs, and the Trust for Public Lands, to allow for the collaborative sharing of costs associated with examination of and due diligence around the acquisition of the tract of railroad land for the Bonita Estero Rails to Trails (BERT) initiative.

The agreement apportioned the costs associated with pre-acquisition due diligence (including appraisals, surveys, title work, environmental assessments, and the like), among the parties, with the parties combining resources for certain work which could be relied upon by all parties, while TPL would cover certain other costs.

The agreement was originally written to expire on June 30th 2026. However, given the timing of finalization of negotiations and the desire of the parties to continue to work collaboratively under the agreement, the attached first amendment allows the agreement's term to be extended through August 18th 2026, which is intended to coincide with the Bonita referendum vote, with the intent that pre-acquisition costs incurred after that date would be borne by the party incurring the expense (as outlined in each governmental party's purchase agreement).

Action Requested: Motion to approve first amendment to BERT intergovernmental cooperation agreement.

Process and Timeline: The parties are continuing to undertake due diligence efforts in order to be prepared to make final decisions on closing within the timeline set forth in each party's acquisition agreement.

Financial Impact: This amendment creates no new costs, it just extends the period of cooperation.

Prepared by: Robert Eschenfelder, Village Attorney

Page 1 of 2

Attachments:

1. First amendment to BERT intergovernmental cooperation agreement

FIRST AMENDMENT-#1

MEMORANDUM OF AGREEMENT
BONITA ESTERO RAIL TRAIL (BERT)
Located within Lee and Collier Counties, Florida

THIS FIRST AMENDMENT TO MEMORANDUM OF AGREEMENT ("First Amendment") is made and entered into effective as of _____, 2026, by and among THE TRUST FOR PUBLIC LAND, a California nonprofit corporation ("TPL"), COLLIER COUNTY, FLORIDA, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("Collier County"), the CITY OF BONITA SPRINGS, a municipal corporation of the State of Florida ("Bonita Springs"), and the VILLAGE OF ESTERO, a municipal corporation of the State of Florida ("Estero").

RECITALS:

WHEREAS, Trust for Public Land ("TPL"), Collier County, a political subdivision of the State of Florida, by and through its Board of County Commissioners ("Collier County"), City of Bonita Springs, a municipal corporation of the State of Florida ("Bonita Springs") and Village of -and Estero, a municipal corporation of the State of Florida ("Estero") entered into a Memorandum of Agreement (the "Agreement") in April, 2025 to collaborate toward the acquisition of an approximately 11.4-mile railroad corridor and associated lands owned by Seminole Gulf Railway, L.P. ("SGLR") located in Lee and Collier Counties as depicted in Exhibit "A" therein (collectively referred to herein as the "Tract"); and

WHEREAS, Estero, Bonita Springs and Collier County have each entered into purchase and sale agreements for the acquisition of the respective portions of the Tract; and

WHEREAS, the parties wish to extend the date when the Agreement terminates to accommodate continuing due diligence, including the expenditure of funding for the completion due diligence products; and

WHEREAS, the parties wish to extend the Agreement Term until the Bonita Springs 2026 primary election date where City of Bonita Springs voters will decide whether to authorize the issuance of general obligations bonds for the acquisition and construction of the Bonita-Estero Rail Trail project within Bonita Springs; and

WHEREAS, in the event a majority of Bonita Springs voters approve the proposed ballot measure to authorize the issuance of general obligation bonds for the acquisition, development and construction of the BERT, the parties express the intent to extend further the termination date and expand the scope of this Agreement to include coordination on development and construction, and other collaborative activities.

NOW, THEREFORE, in consideration of the mutual benefits to Collier County, Bonita Springs, Estero, and TPL it is agreed that:

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Commented [KB1]: Is this a signpost for an other extension in the future?

Commented [DH1R2]: Yes.

Commented [DH1R3]:

1. Paragraph 8. Termination. Is hereby ~~amended as deleted and replaced with the following:~~
“Notwithstanding any provision to the contrary, this Agreement shall terminate no later than ~~August 18, 2026, unless extended by mutual written agreement of the parties following the necessary funding approval or authorization by the participating governmental entities.~~ Any approved Pre-Acquisition Costs incurred by TPL prior to this date will be reimbursed pursuant to the terms herein. Any ~~Pre-Acquisition eCostseests~~ incurred after ~~August 18, 2026~~ will not be reimbursed.”

~~+2. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all which together shall constitute one and the same instrument.~~

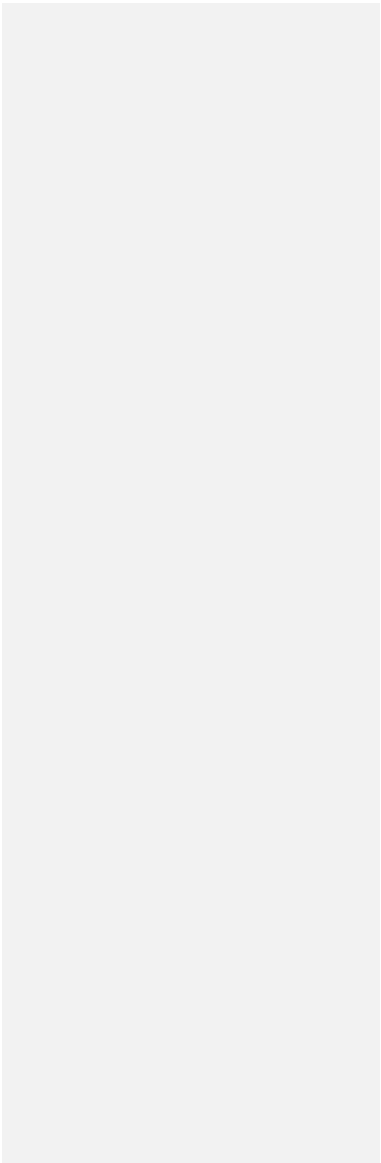
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed for the uses and purposes therein expressed on the day and year first above-written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES FOLLOW]

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THE TRUST FOR PUBLIC LAND, a
California nonprofit corporation
By:



COLLIER COUNTY, FLORIDA

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
_____, Deputy Clerk

By: _____
_____, DAN KOWAL, Chairman

Approved as form and legality:

Sally S. Ashkar
Assistant County Attorney

By: _____
_____, Chair
Board of County Commissioners

ATTEST: _____ APPROVED AS TO FORM

Clerk _____ Collier County Attorney's Office

(SEAL) _____

CITY OF BONITA SPRINGS

ATTEST (By Corporate Officer)

By: _____

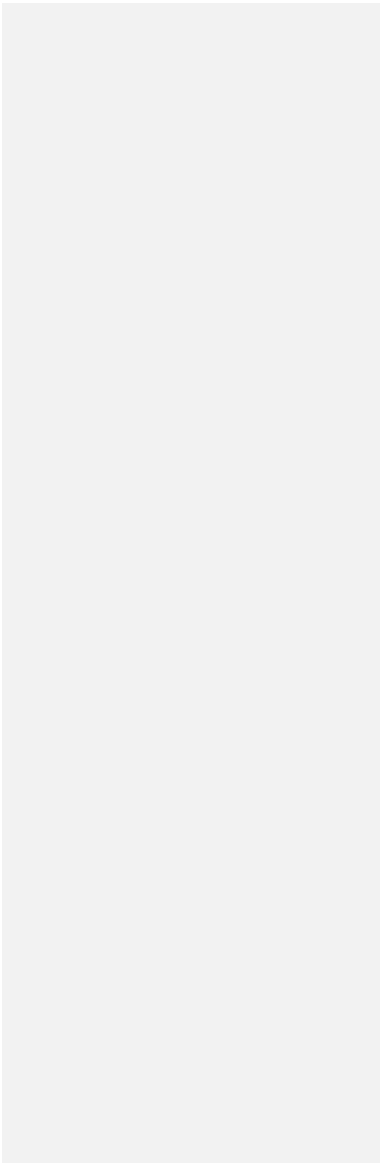
Print: _____

Title: _____

By:

Print:

Title:



VILLAGE OF ESTERO

ATTEST (By Corporate Officer)

By: _____

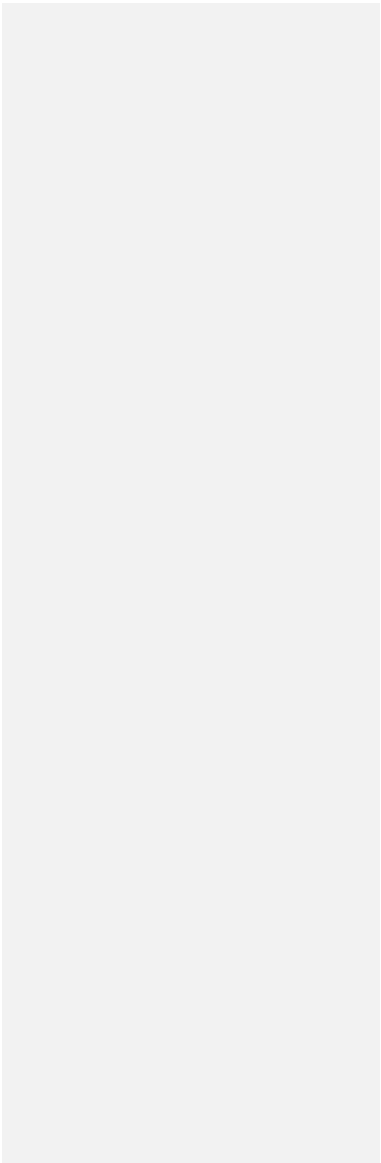
Print: _____

Title: _____

By:

Print:

Title:



AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

First Reading for Approval of Ordinance No. 2026-05 the Annual Capital Improvement Program

Motion to Pass first reading of Ordinance No. 2026-05 and set second reading for June 17, 2025.

Background:

The Village Charter Section 8 (7)(b) requires two public hearings and approval by resolution of the Capital Improvement Program for each fiscal year.

Description:

At a work session during the Council meeting on May 20, 2026, staff introduced the Fiscal Year 2025-2026 Capital Improvement Plan. The two public hearings for the Village's Capital Improvement Program are scheduled for June 3, 2025, and June 17, 2025.

Action Requested:

Motion to Pass first reading of Ordinance No. 2026-05 and set second reading for June 17, 2025.

Process and Timeline:

If Ordinance is adopted on first reading, a public hearing date will be set for the second reading.

Financial Impact:

The Capital Improvement Program will set the funding for the Village Capital Improvement project for Fiscal Year 2026-2027 and provide a plan of priorities for the next 5-years. A summary of the proposed capital expenditures for the upcoming fiscal year is as follows:

Roadway	\$ 1,840,000
Intersection	\$ 5,300,000
Bicycle and Pedestrian	\$ 300,000
Landscaping and Beautification	\$ 0
Parks and Recreation	\$ 43,630,000
Stormwater	\$ 350,000
Utility	\$ 5,500,000
Land Acquisition	<u>\$ 19,000,000</u>
Total Capital Program	\$ 75,920,000

Prepared by: David Willems, P.E.

Attachments:

1. Proposed 5-year Capital Improvement Program
2. Draft Ordinance No. 2026-05 Adopting the Capital Improvement Program for Fiscal Year 2026-2027

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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5/14/2026

	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, 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 (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	

ORDINANCE NO. 2026 - 05**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING THE ANNUAL CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2026-2027; MAKING RELATED FINDINGS; AND PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

WHEREAS, section 8(7)(b) of the Village Charter provides that the Council shall publish in one or more newspapers of general circulation within the Village a summary of the capital program and a notice of at least two public hearings on the capital program, and shall, by resolution, adopt the capital program with or without amendments after the public hearings and on or before the 15th day of August of the then-current fiscal year; and

WHEREAS, notwithstanding the reference to resolution in the Charter, Florida Statutes § 163.3177(3)(b) provides that the “capital improvements element must be reviewed by the local government on an annual basis, and any modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, the Village’s Finance Director has developed the Capital Improvements Program (CIP) set forth in this Ordinance, which CIP has been recommended by the Village Manager; and

WHEREAS, the Village Council has considered the CIP elements set forth in this Ordinance, as well as the recommendations of the Village’s professional management, and finds that the CIP set forth in this Ordinance is in the best interests of the Village, and its residents and businesses.

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

Section 1. The following Capital Improvements Program is hereby adopted for the 2026-2027

fiscal year:

Roadway	\$ 1,840,000
Intersection	\$ 5,300,000
Bicycle and Pedestrian	\$ 300,000
Landscaping and Beautification	\$ 0
Parks and Recreation	\$ 43,630,000
Stormwater	\$ 350,000
Utility	\$ 5,500,000
Land Acquisition	<u>\$ 19,000,000</u>
Total Capital Program	\$ 75,920,000

Section 2. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand

any severed provision, as the Village Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 3. This Ordinance shall not be sent to the Codifier for codification as it does not revise or create any provision of the Village Code.

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

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING by the Village Council of the Village of Estero, Florida on the 3rd day of June, 2026.

ADOPTED ON SECOND AND FINAL READING by the Village Council of the Village of Estero, Florida on the 17th day of June, 2026.

VILLAGE OF ESTERO, FLORIDA

Attest:

By: _____
Joanne Ribble, Mayor

By: _____
Carol Sacco, Village Clerk

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

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

Approve Ordinance No. 2026-04.

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.

The Council's first reading was May 20, 2026.

Action Requested:

Approve Ordinance No. 2026-04.

Process and Timeline:

- Planning Zoning and Design Board hearing April 14, 2026
- Council first reading May 20, 2026
- 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
3. PowerPoint

**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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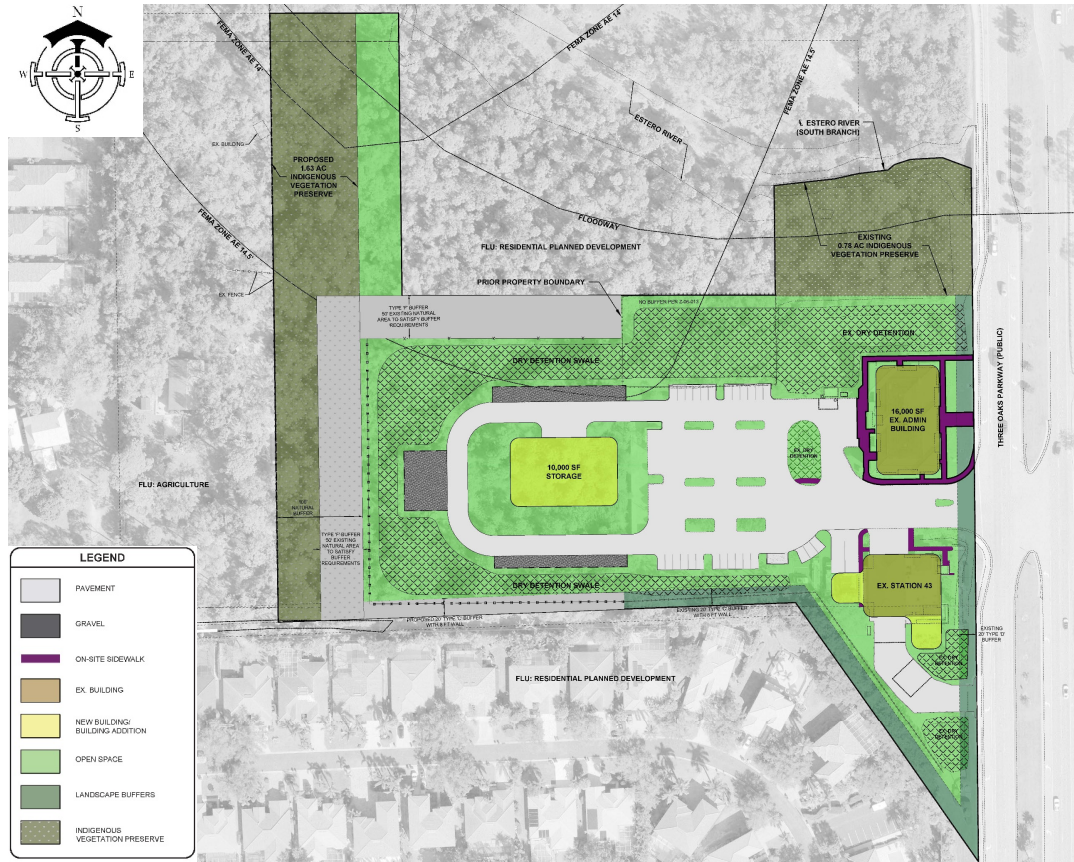


Estero Fire Rescue CFPD



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

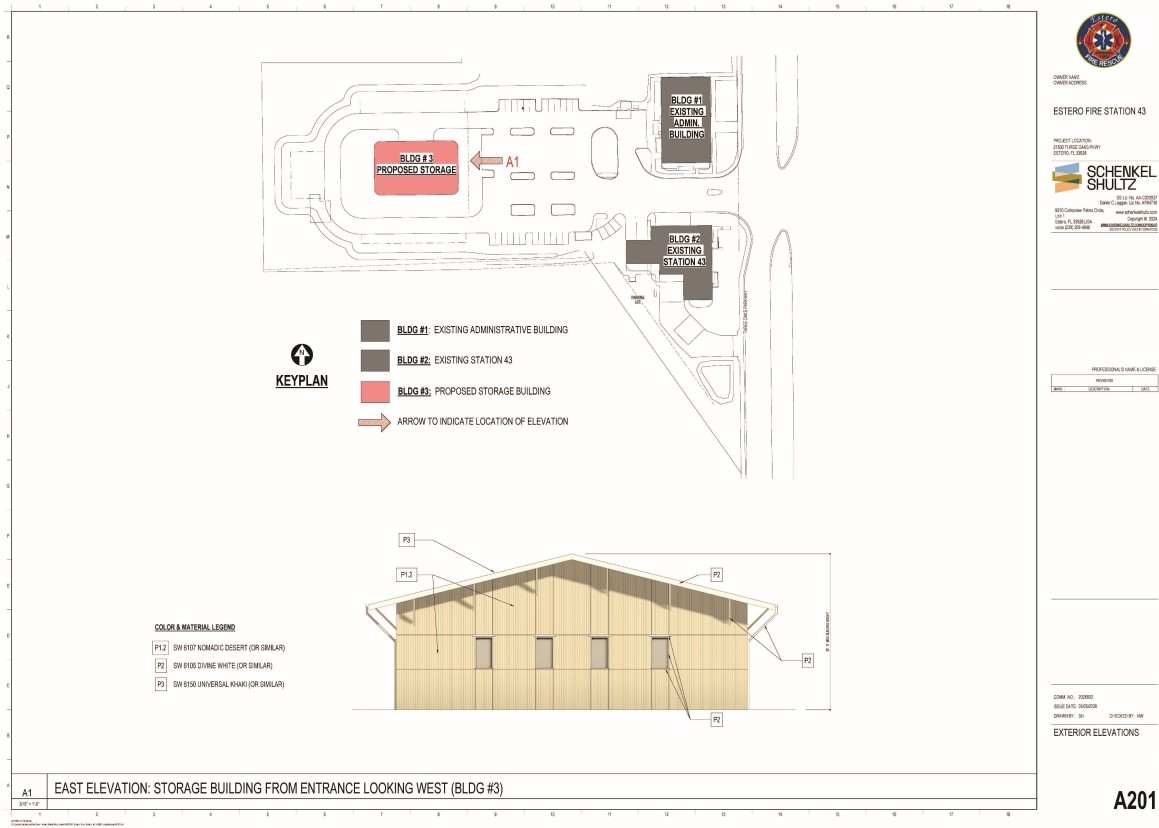
Preliminary Architectural Perspective



MAY 2026

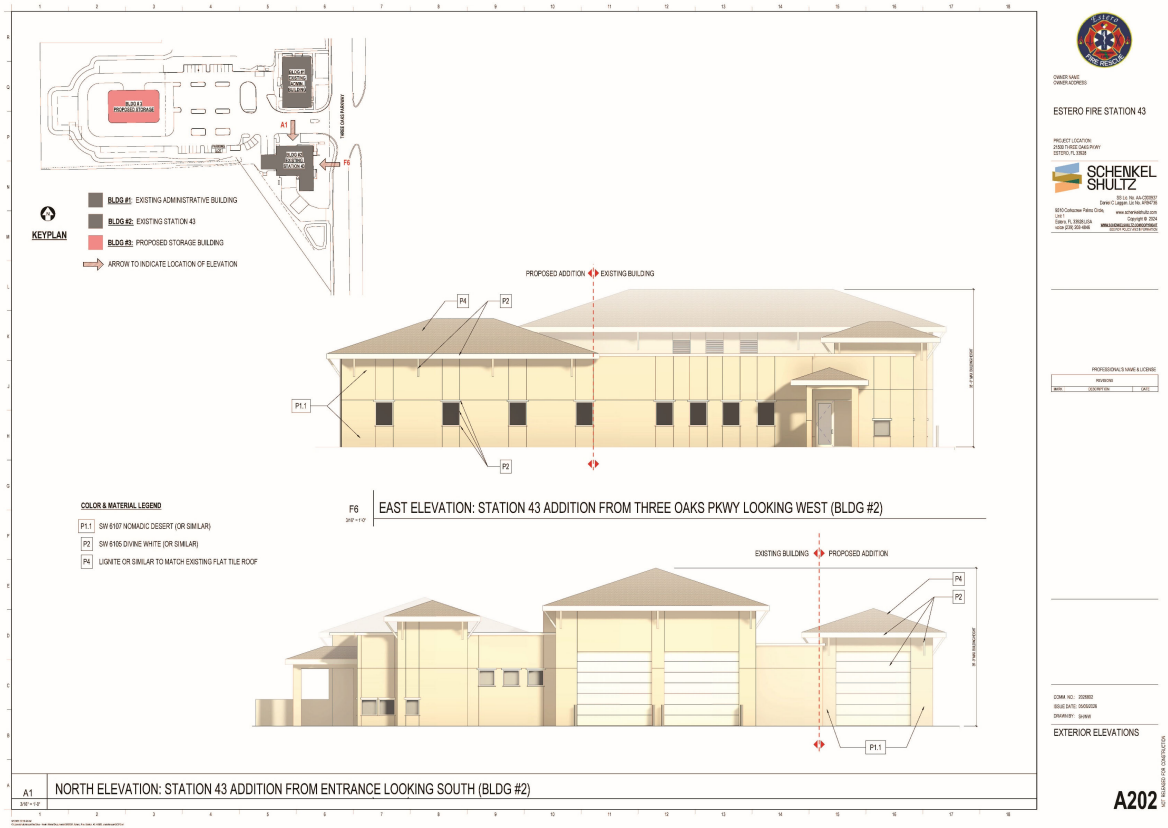
ESTERO FIRE RESCUE CFPD | 4

Preliminary Architectural Elevations



MAY 2026

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 KHAKE (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	10/20/2021	1/8" = 1'-0"	10/20/2021

CSMA NO.: 200802

BLUE PRINT: 000000

PROJECT NO.: 24

DATE: 10/20/2021

COLOR AND MATERIAL
SAMPLES

A600

MAY 2026

ESTERO FIRE RESCUE CFPD | 7



**ESTERO FIRE
STATION 43
EXPANSION**

Estero, FL

ISSUED BY:

ISSUE:

2555 Hendry St., Fort Myers,
FL 33905
Tel: 239-418-0091
Fax: 239-418-0092



ESTERO FIRE RESCUE CFPD | 9

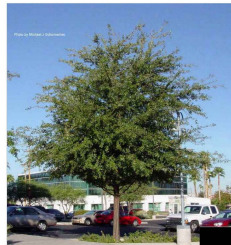
Preliminary Landscape Plan



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
L.A. LICENSE: LC 0000063



CONSULENTE:

DISEASE PROGRESSION:

GREGORY J. DISORD, RKA
RKA DO, RKA

STATE OF FLORIDA

PROJECT NO.	225006
PROJECT NAME	ORCA DISBURS
FILE NAME	ESTIMATED PRG 40EXP. 13
ORCA CODE	0.00
CAD TYPE	0.00
CHECKED BY	0.00
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;

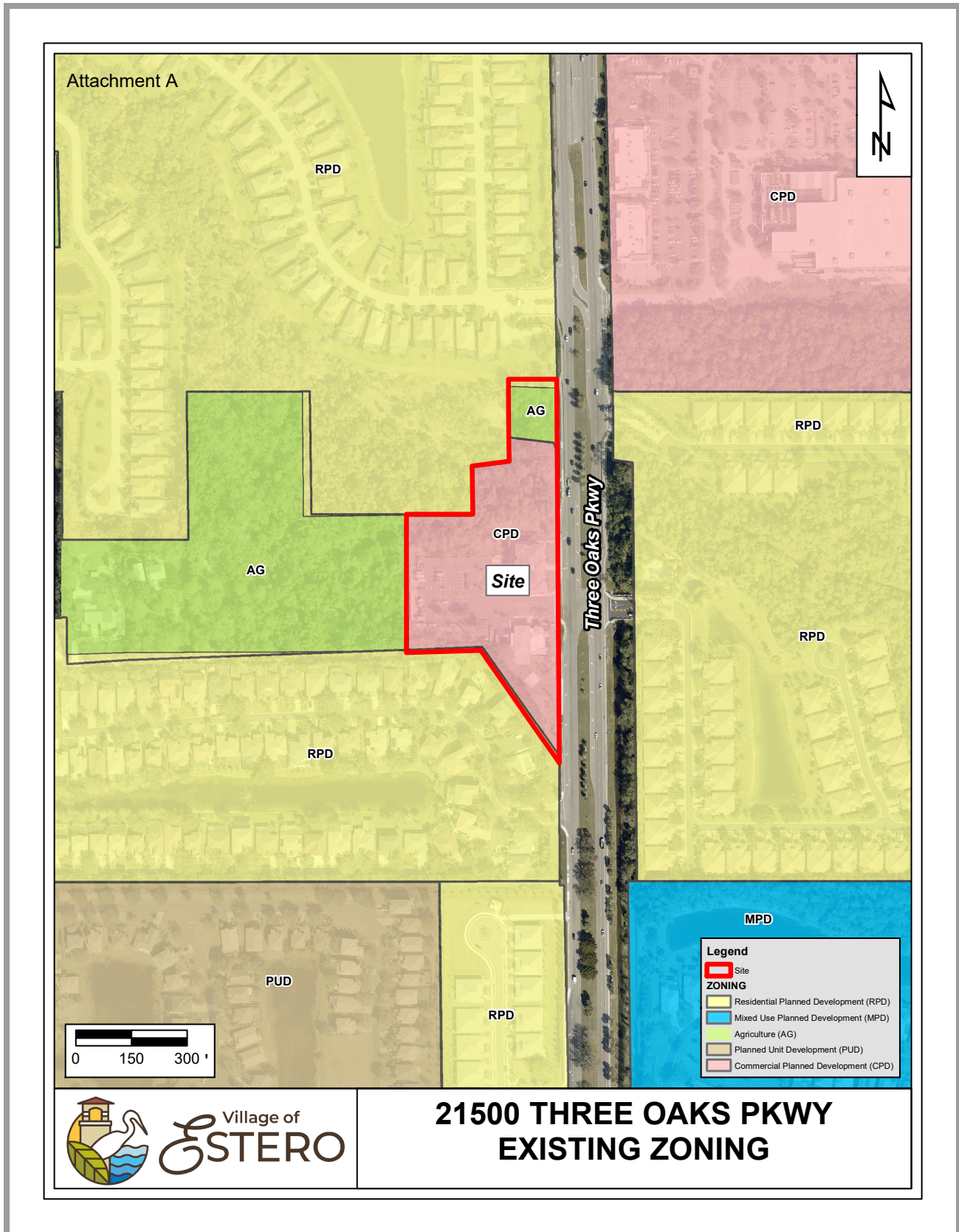
The site includes 2.41 +/- acres of existing preservation areas that will act as natural buffers to the north and west and will help minimize impacts on the natural environment.

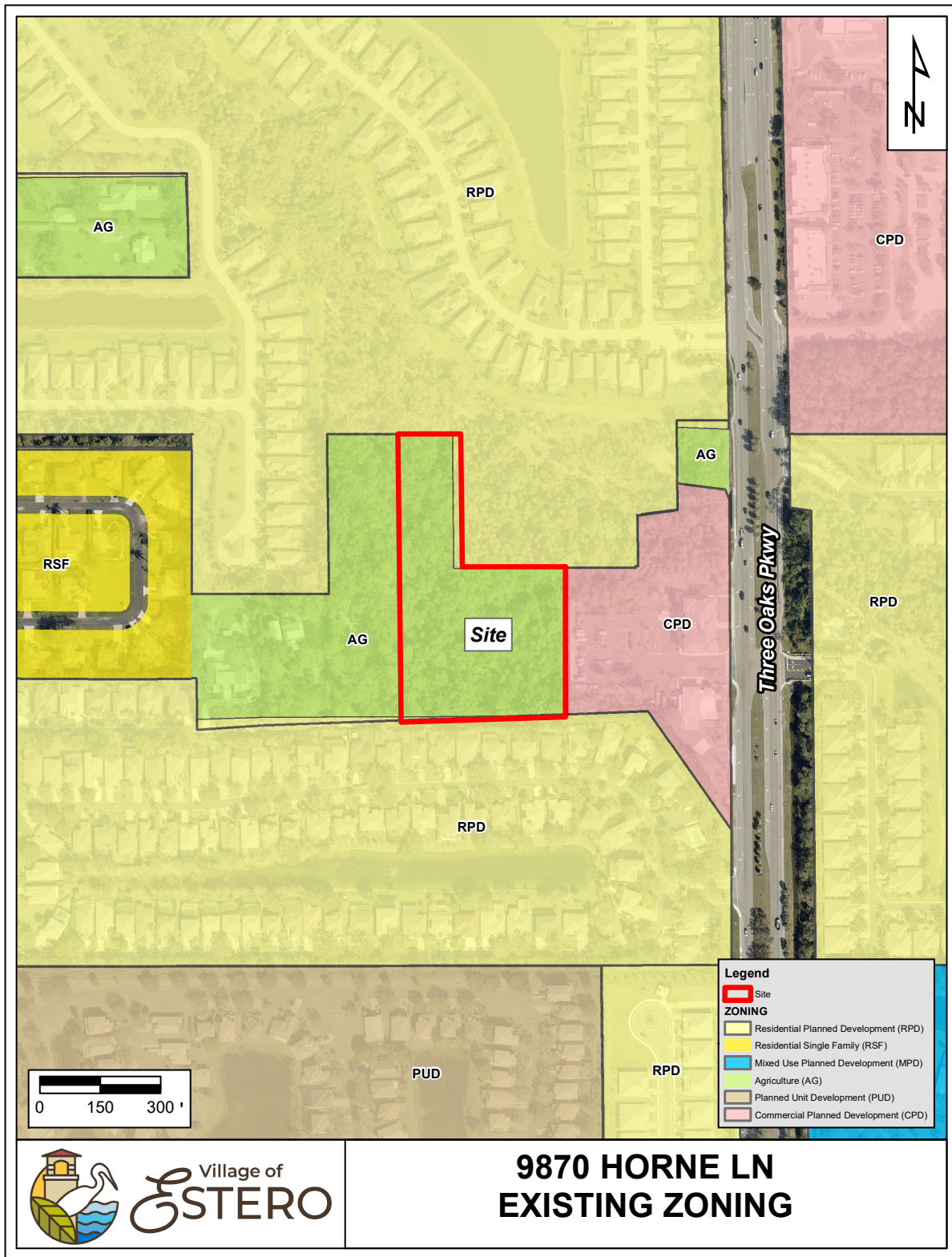
9. The rezoning is compatible with existing or planned uses in the surrounding uses;

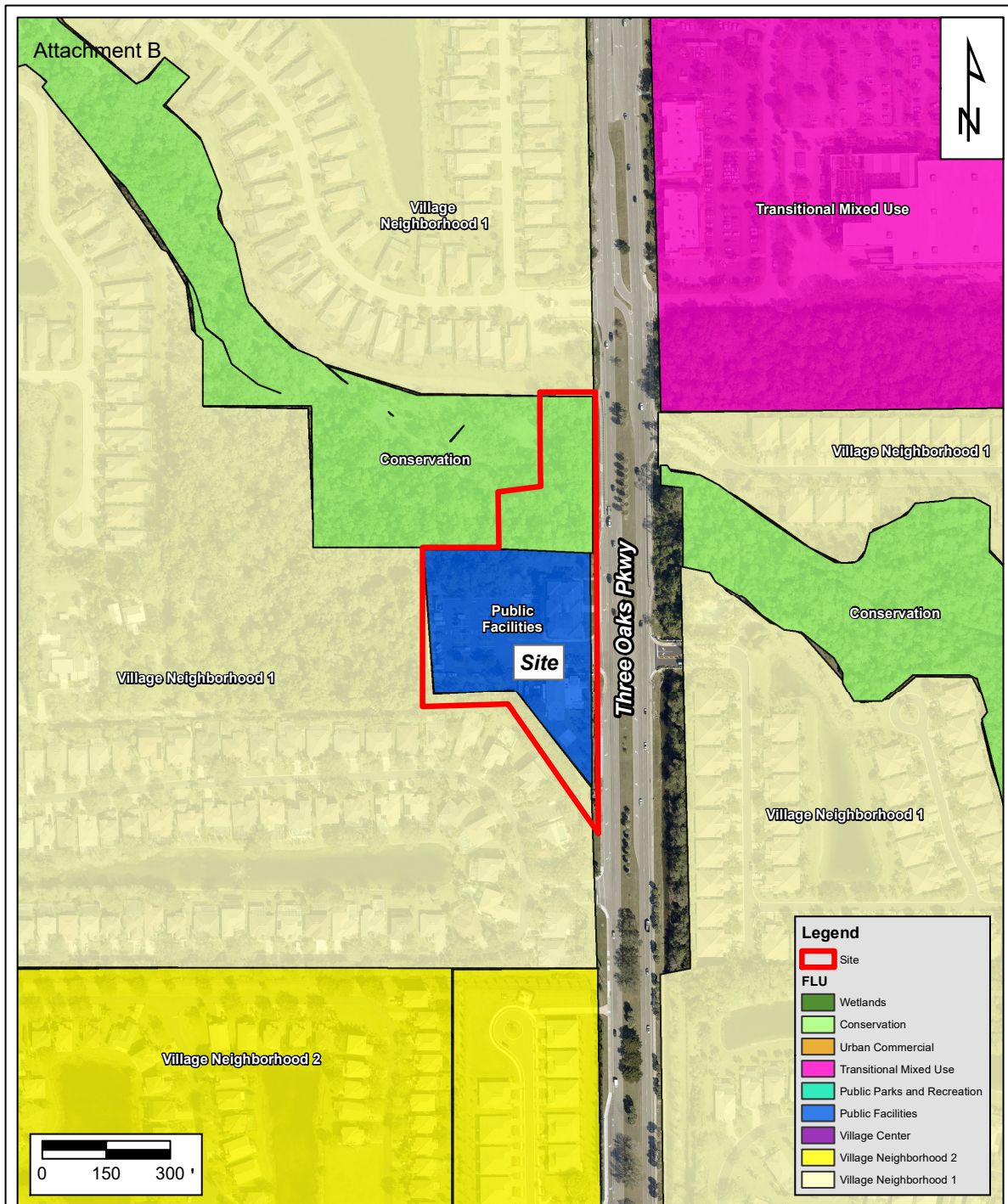
See Finding #4.

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

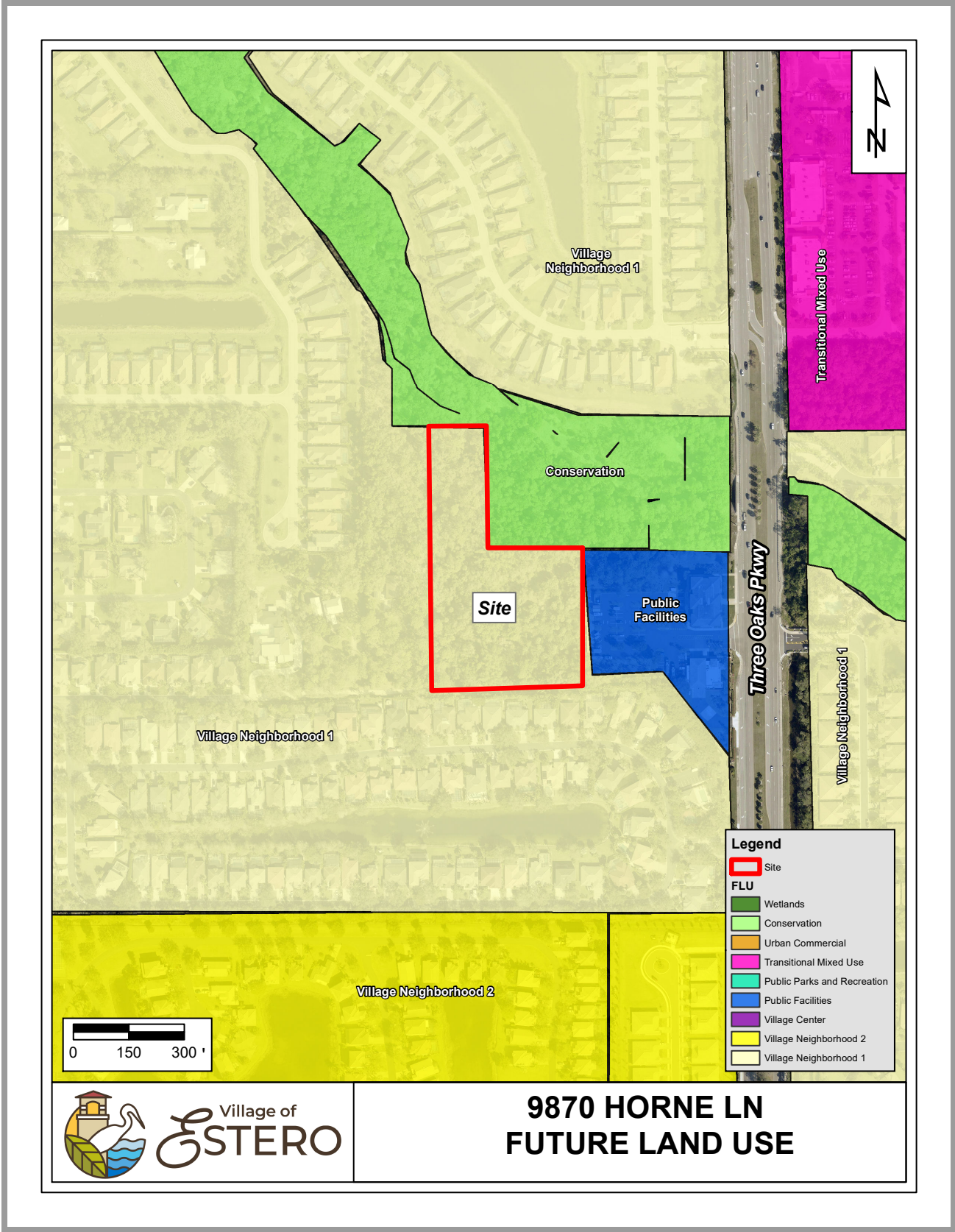






Village of
ESTERO

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:

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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	--	--
430	Oak – Pine – Cabbage Palm	Southeastern American Kestrel	<i>Falco sparverius paulus</i>	--	--	--	--	T
		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>	X	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	--	--	--	E	SSC
510	Estero River	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
		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
530	Wet Detention Area	American alligator	<i>Alligator mississippiensis</i>	--	--	--	SAT	SSC
		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

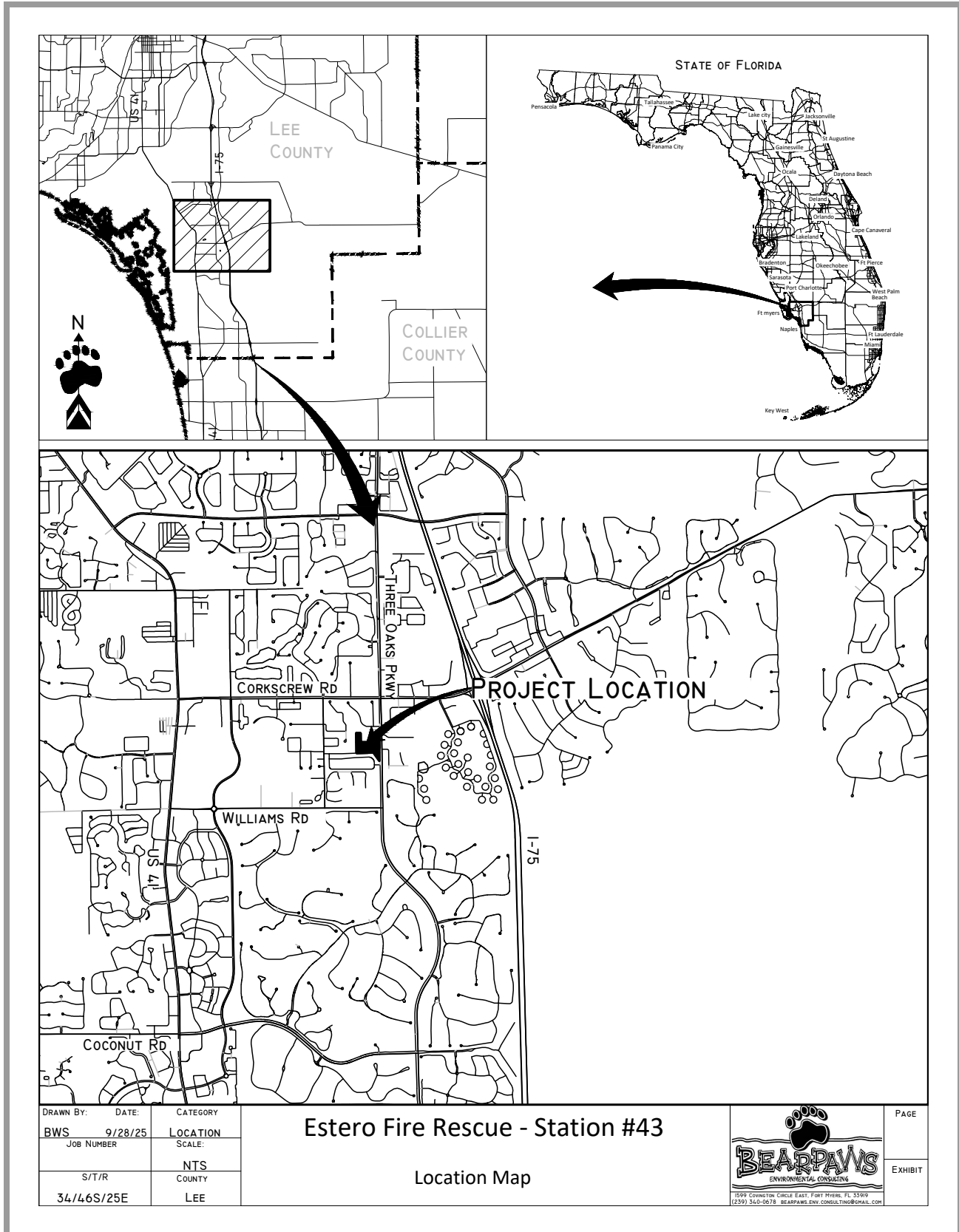


EXHIBIT B

FLUCFCS Map with Aerial

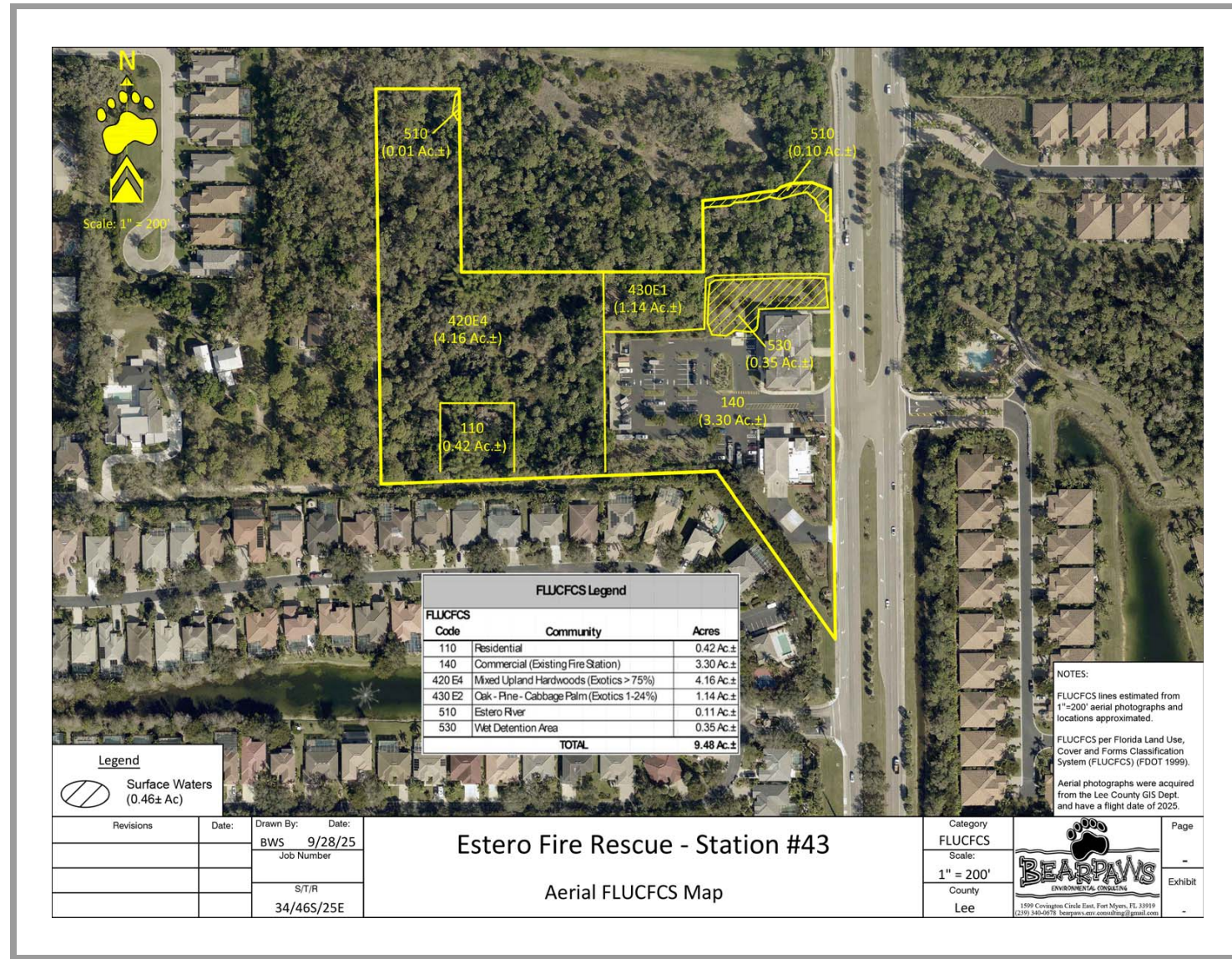


EXHIBIT C

FLUCFCS Map

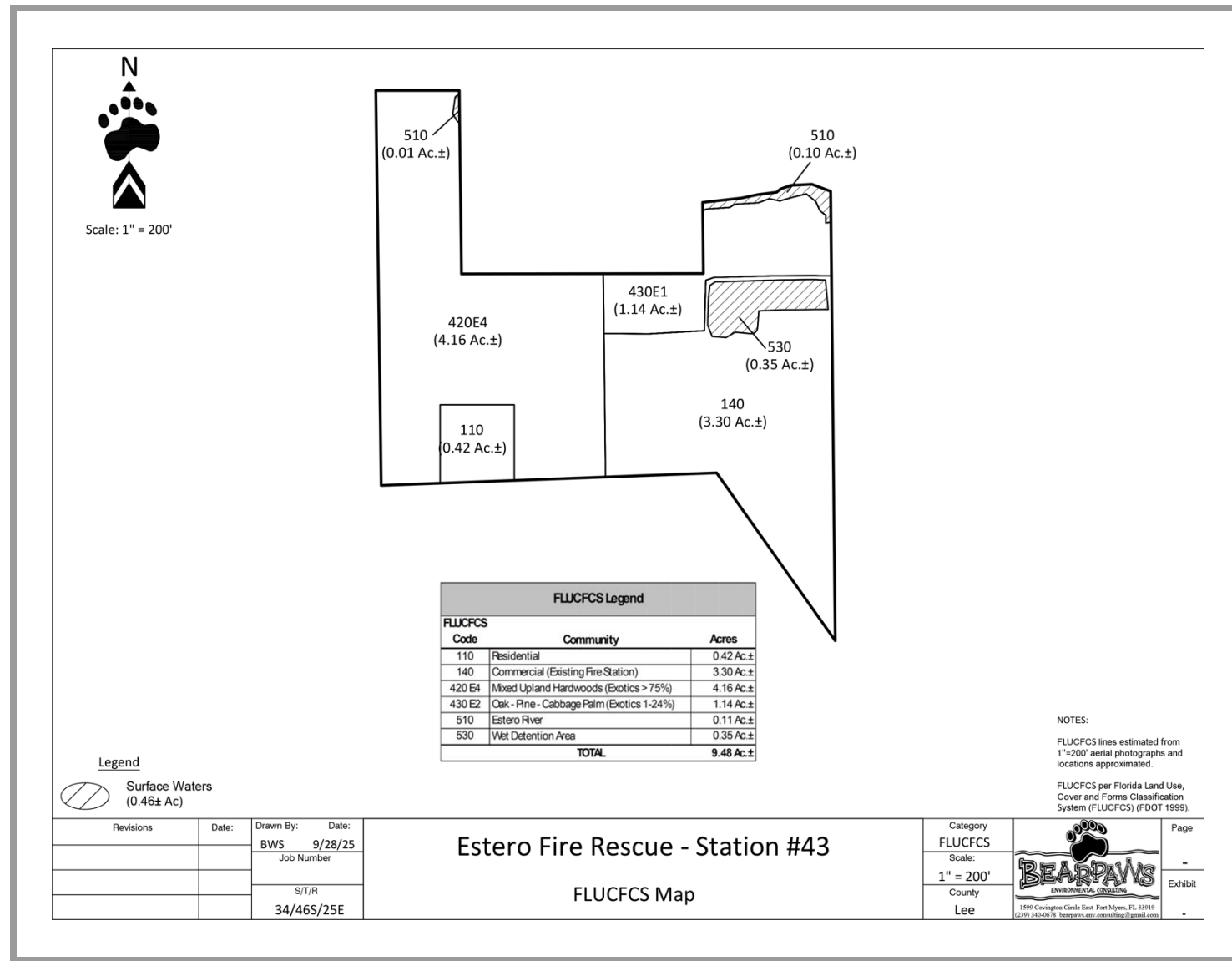


EXHIBIT D

NRCS Soils Map

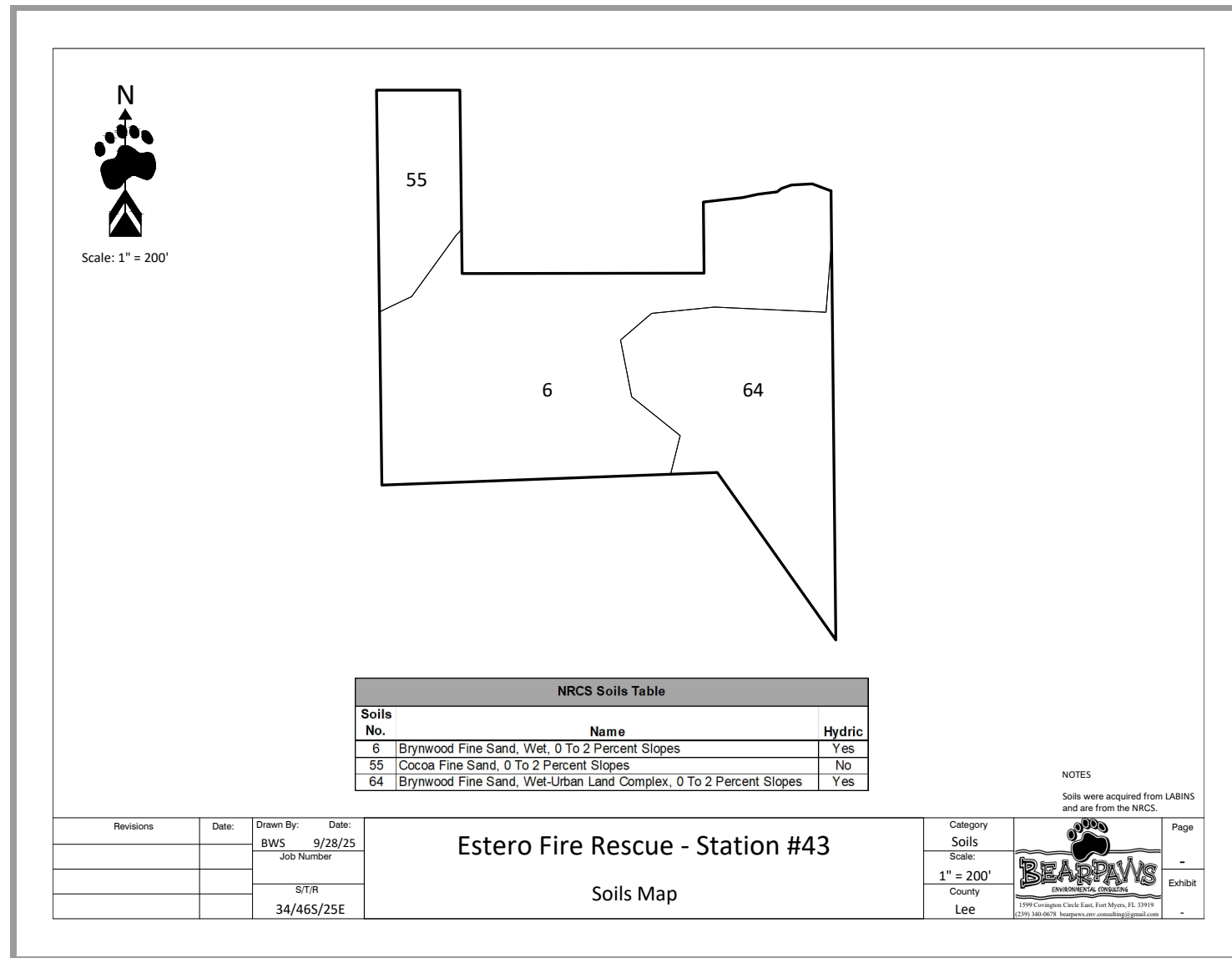
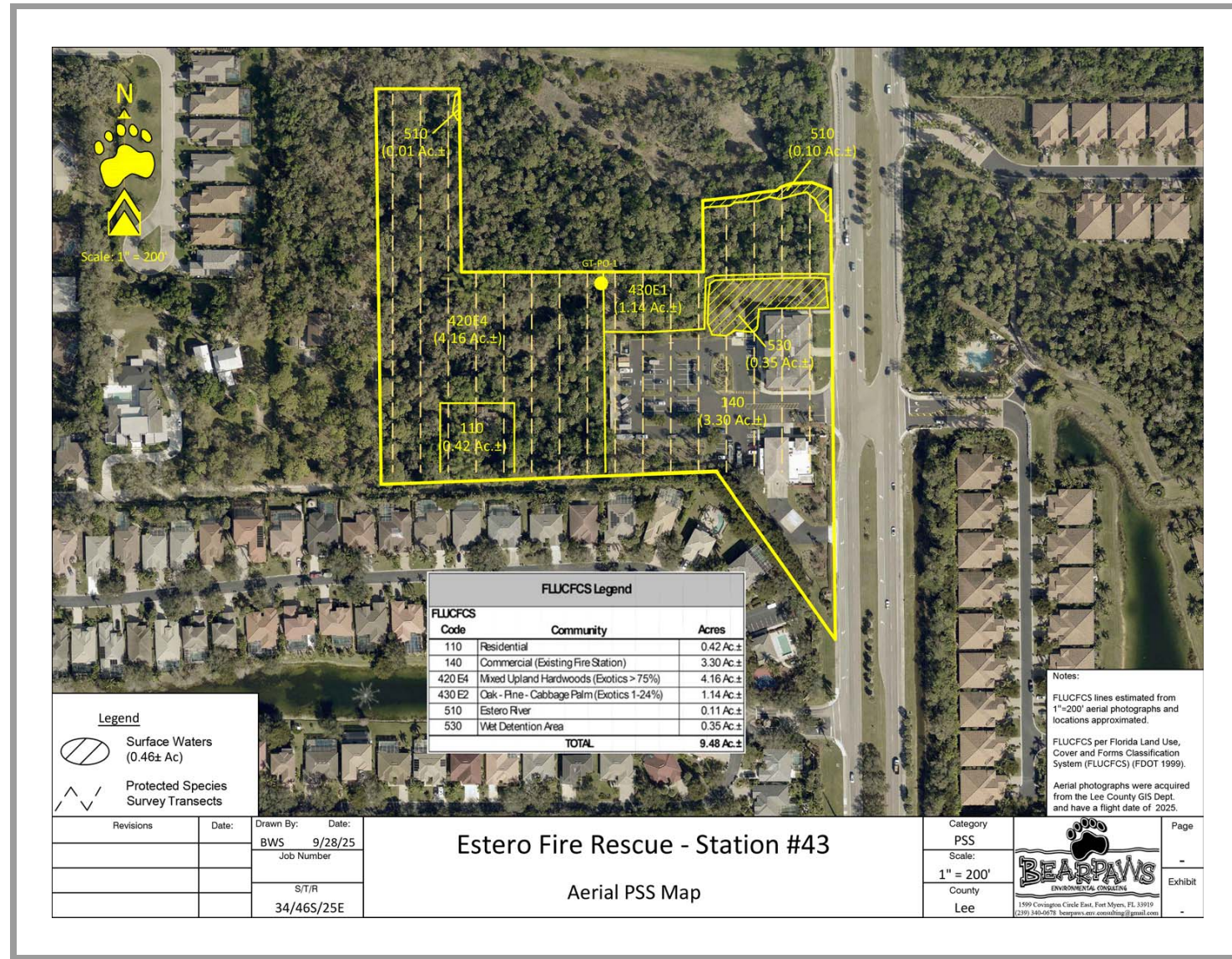


EXHIBIT E

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.

CASE NO: DCI2003-00026

Z-06-013
 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,

CASE NO: DCI2003-00026

Z-06-013
Page 4 of 5

- 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

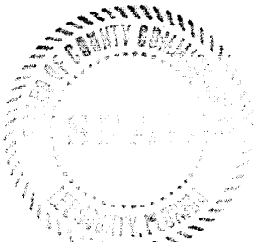
DULY PASSED AND ADOPTED this 1st day of May 2006.

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

Z-06-013
Page 5 of 5

RECEIVED
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.

RECORDED
AUG 26 2003

ZONING COUNTER

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

DCI 2003-00026

EXHIBIT A
(Page 1 of 2)

ZONING INTAKE MAP

1/10/2006

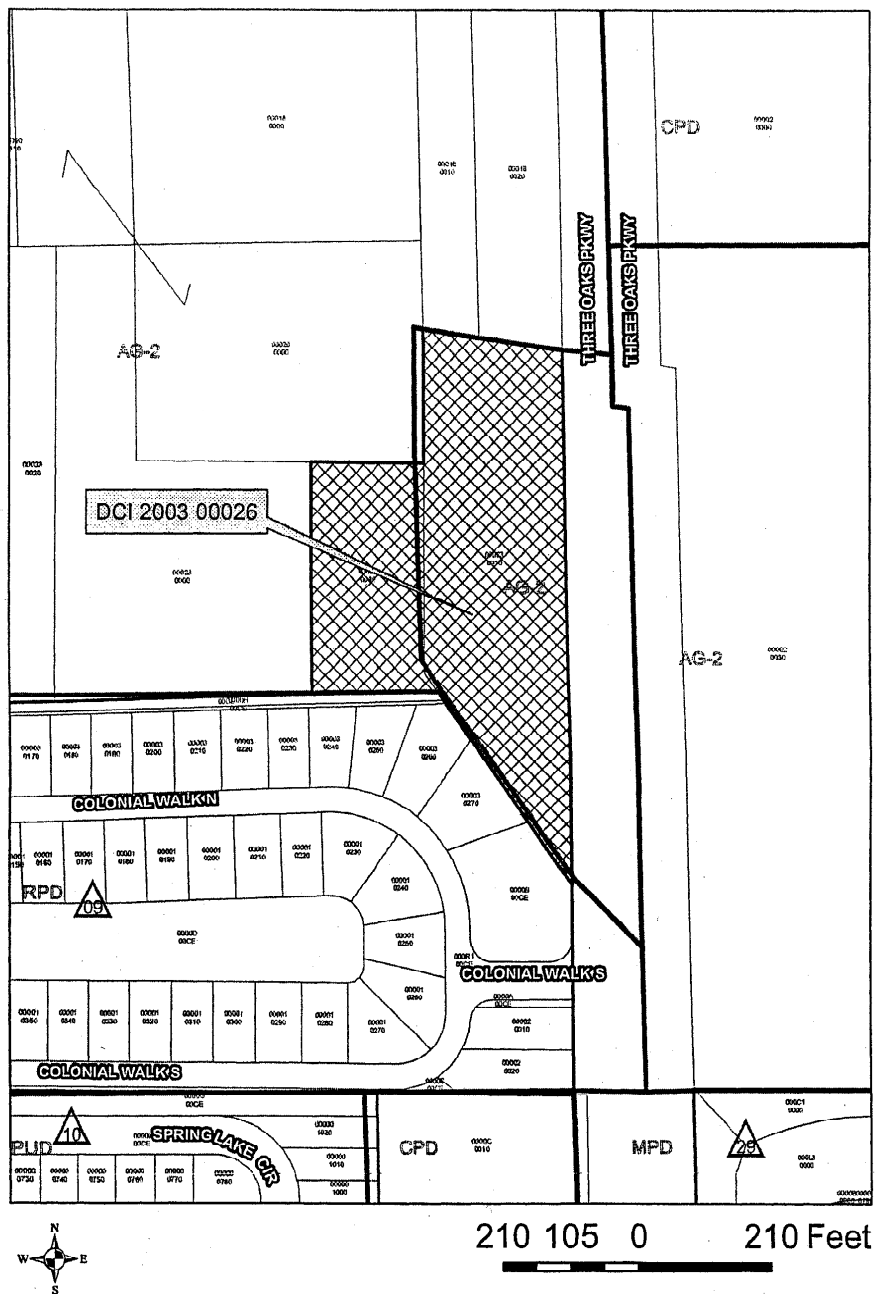
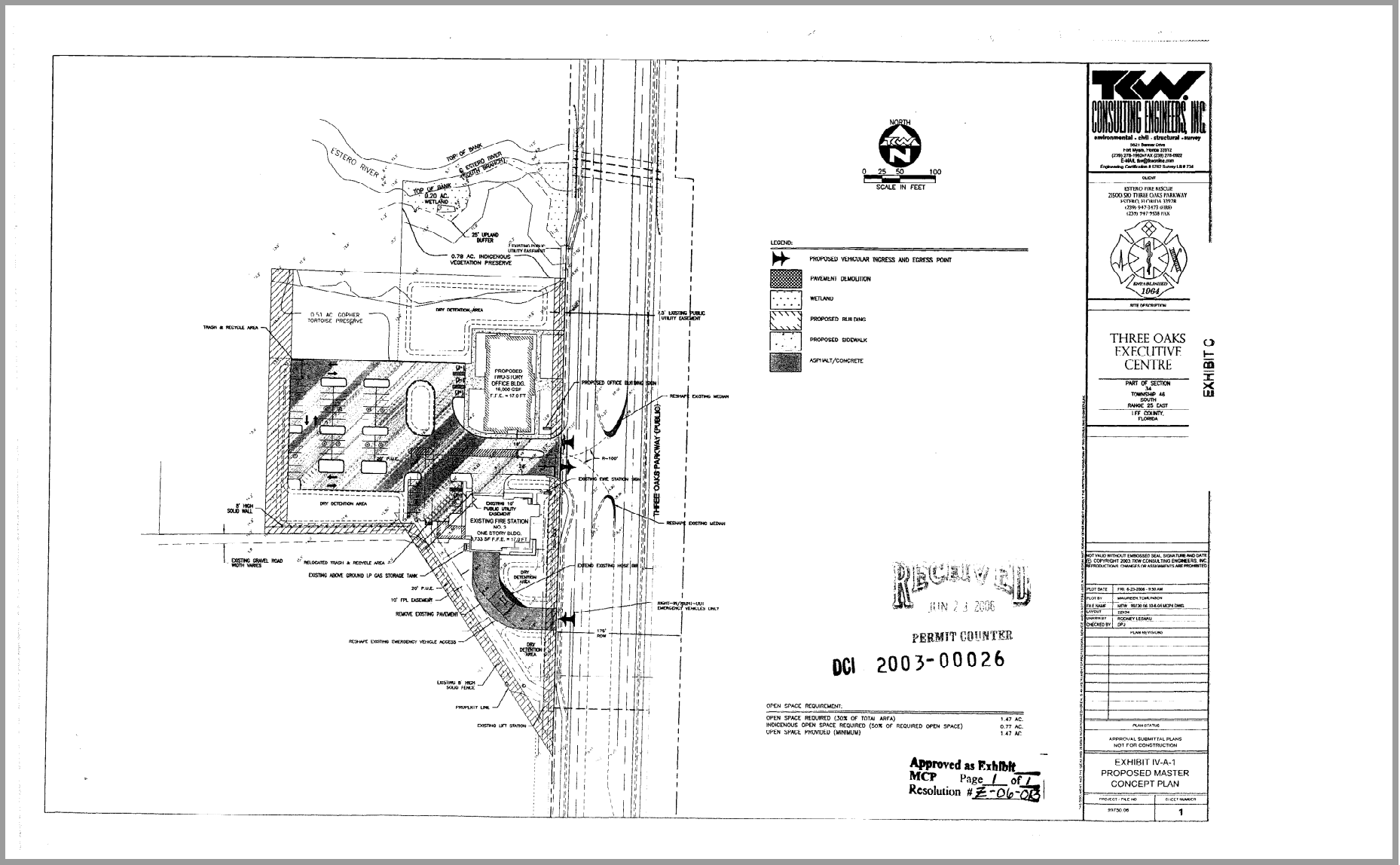


EXHIBIT B



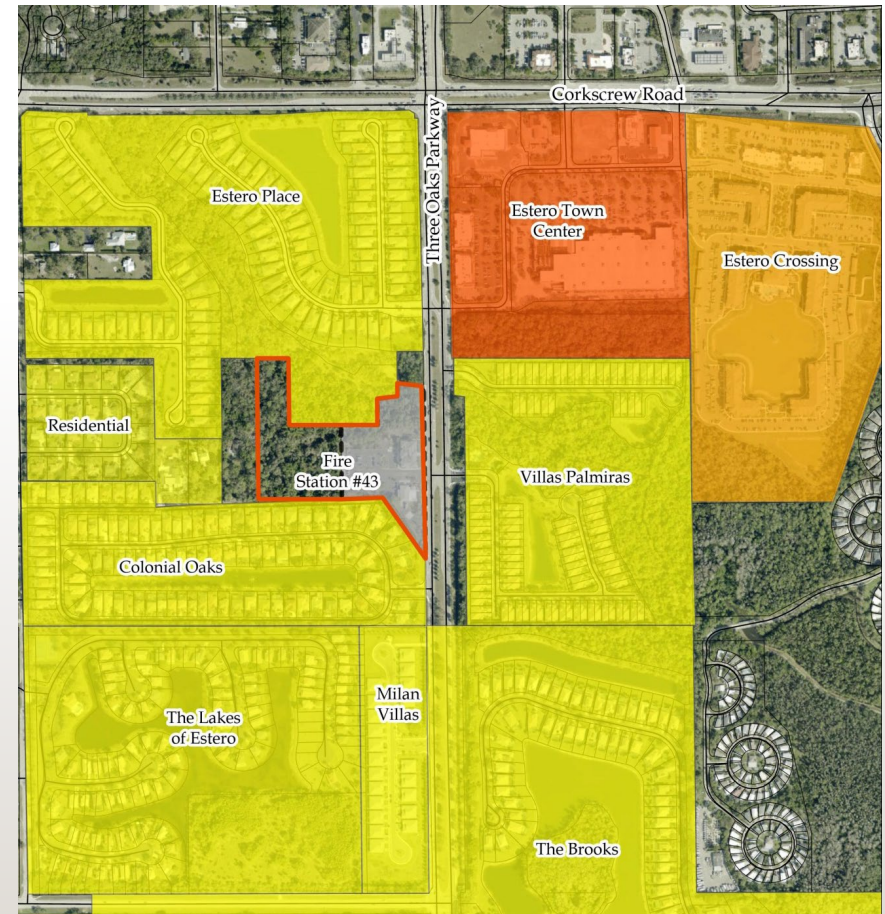
ESTERO FIRE AND RESCUE

VILLAGE COUNCIL HEARING

JUNE 3, 2026

PROPERTY LOCATION

- ❑ South of Corkscrew Road along the west side of Three Oaks Parkway
- ❑ Direct access to arterial road surrounded by the service population
- ❑ Close proximity to service population (necessity to provide adequate service)

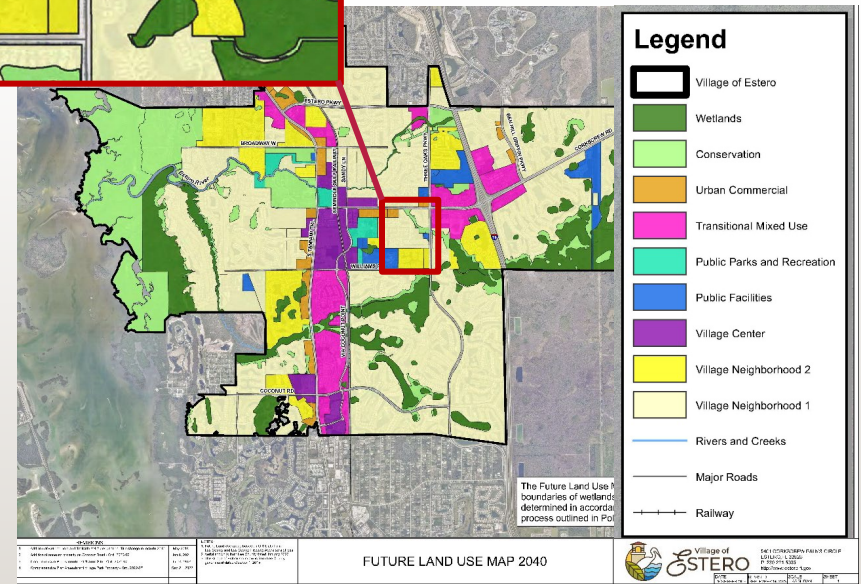
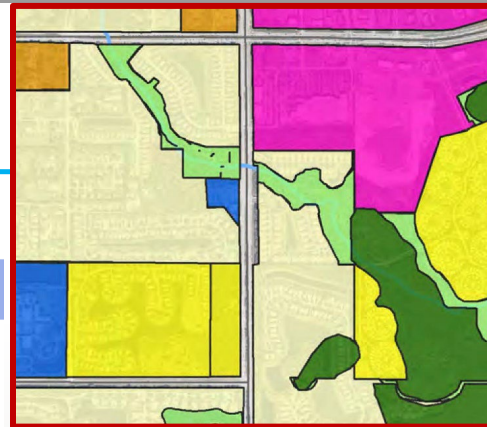


FUTURE LAND USE

FUTURE LAND USE

the Essence

Category	General Uses Allowed <i>See policies for full listing of uses</i>	Max. Density/Intensity	Standards
Public Facilities	Public schools	n/a	
	Libraries, post office, fire station, utility sites, and other governmental facilities	1 FAR	
Village Neighborhood 1	Schools	n/a	Traffic shall not travel through significantly lower density or intensity areas
	Churches	1 FAR	
	Public and quasi-public uses	1 FAR	
	Assisted living facilities	1-4 du/ac, subject to conversion standards in the LDC	Mixed use or single use commercial allowed subject to compatibility standards and public hearing
	Residential	1-4 du / gross residential acre	
	Minor commercial	1 FAR or up to 30,000 s.f., whichever is less	
	Neighborhood commercial	30,000 – 100,000 s.f.	
		Per FLU-1.5	



ZONING HISTORY

- ☐ Eastern portion of the property was Zoned CPD in 2006 for the fire station and other public service uses
- ☐ Medical office and administrative offices (16,000 sq. ft.)
- ☐ At the time of zoning was in the Suburban land use category – Changed under Estero Plan

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.

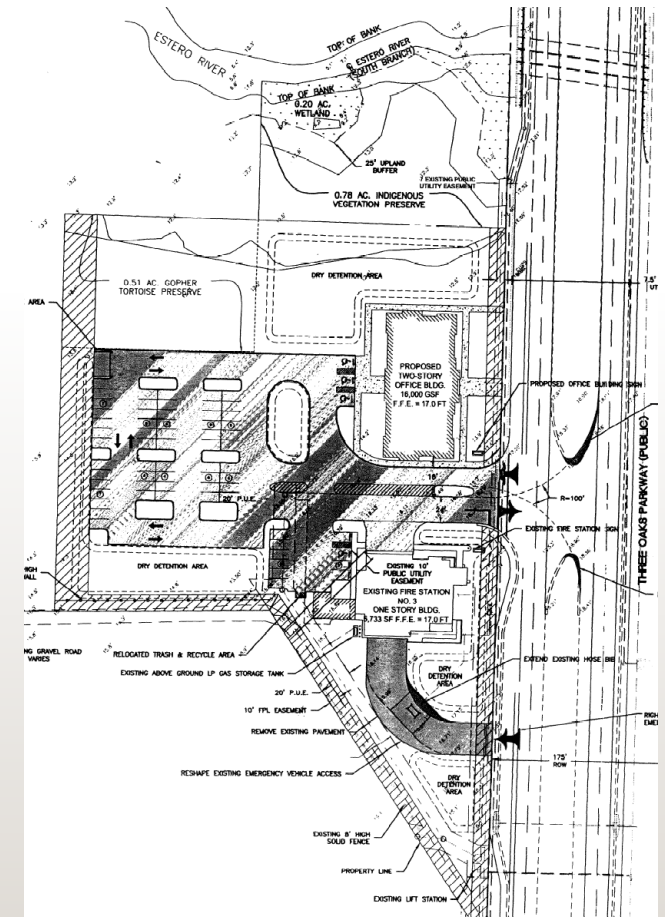
2. The following limits apply to the project and uses:

CASE NO: DCI2003-00026

Z-06-013
Page 1 of 5

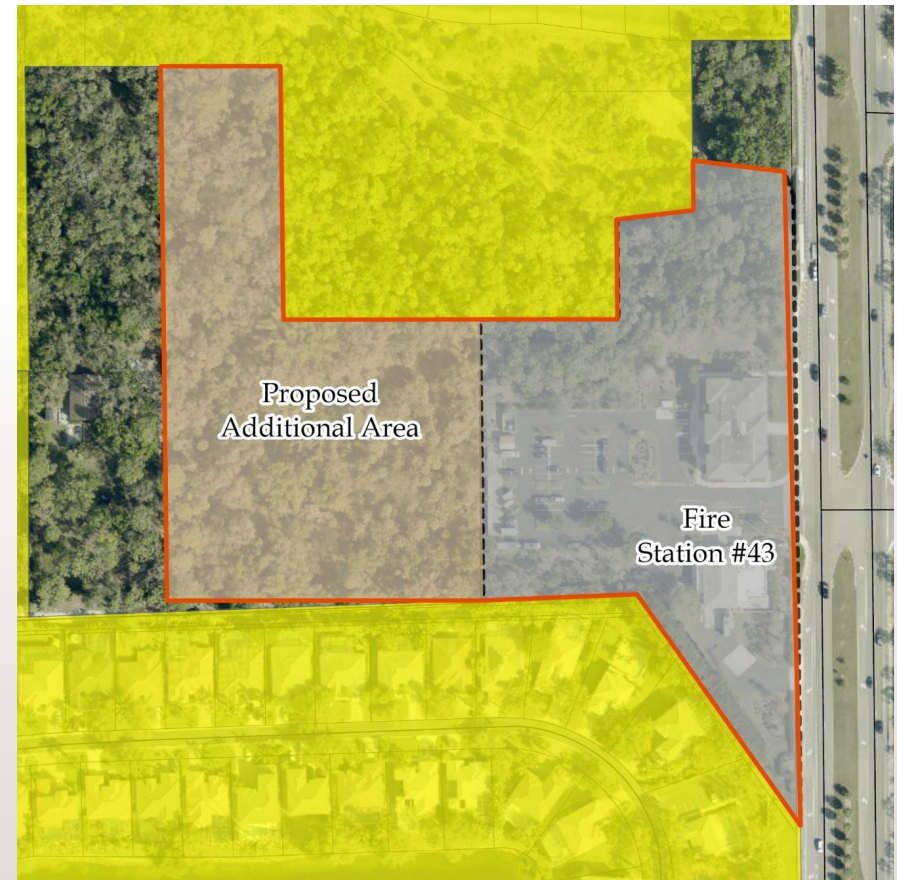
EXISTING CPD

- ❑ MCP showed fire station, parking and administrative offices
- ❑ Parking calculated per fire fighter for fire station – traffic calculated per shift.



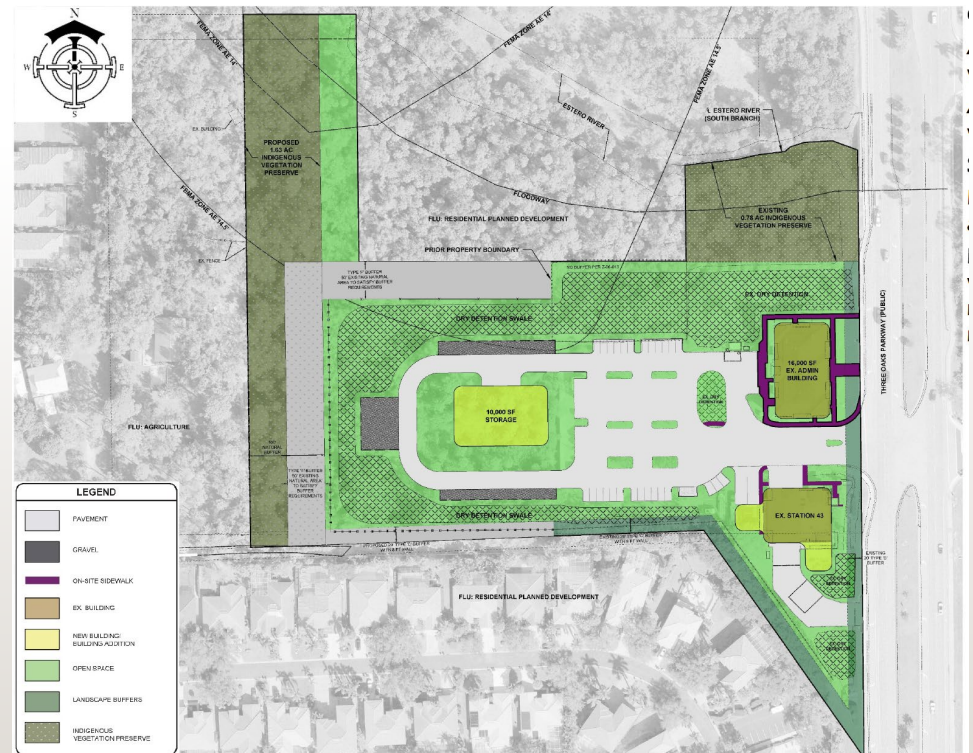
ZONING REQUEST

- ☐ Combine 4.6 acres of AG-2 with CPD for consolidated CFPD (Community Facilities Planned Development)
 - ☐ Through PIM proposed expanding existing CPD – **changed to respond to public comment**
- ☐ Utilize additional area for covered storage and parking
- ☐ Small expansion to fire station
 - ☐ Does not change # of shifts or firefighters



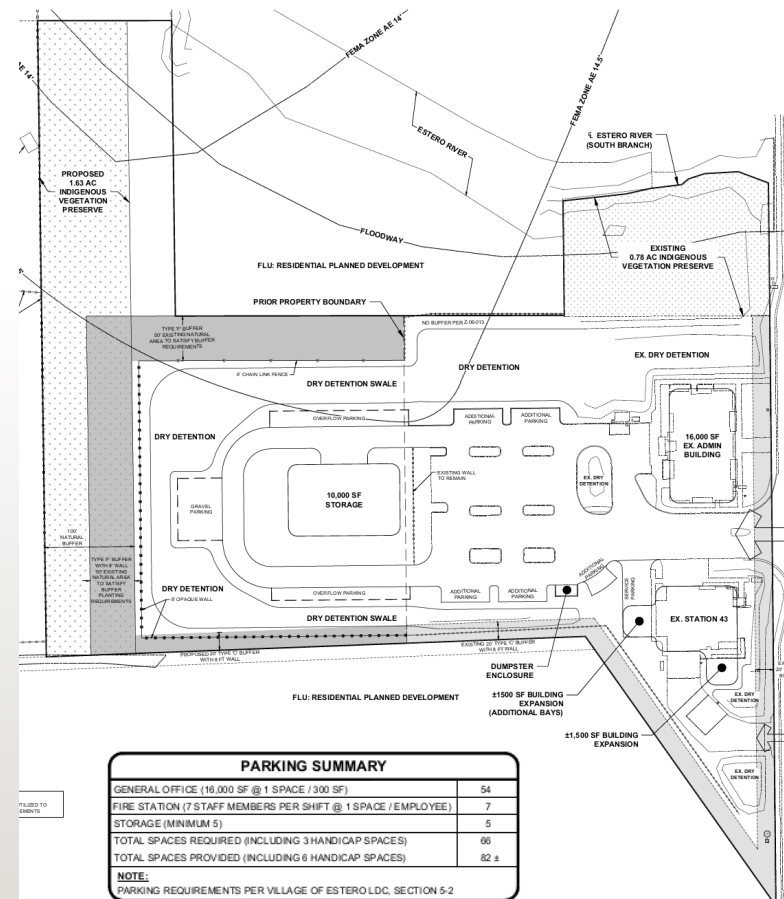
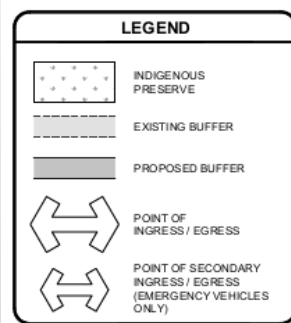
ZONING REQUEST - MASTER CONCEPT PLAN

- ❑ More intensive operations-focused uses remain along Three Oaks Parkway
- ❑ Storage use to the west
- ❑ Large indigenous preserve areas to act as natural buffers
- ❑ Dry detention around the perimeter for additional separation

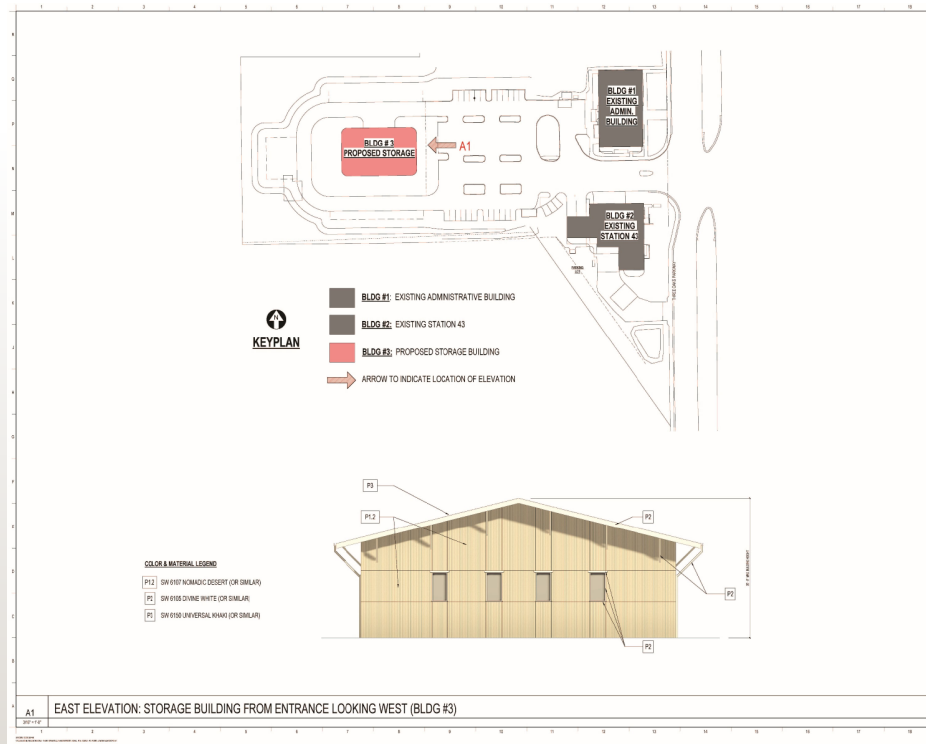


MASTER CONCEPT PLAN

OPEN SPACE SUMMARY		
CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	9.48 AC.	100.0%
OPEN SPACE REQUIRED	2.84 AC.	30.0%
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE)	1.42 AC.	15.0%
OPEN SPACE PROVIDED		
INDIGENOUS VEGETATION PRESERVE	2.41 AC.	25.4%
PERVIOUS	0.43 AC.	4.6%
OPEN SPACE PROVIDED	2.84 AC.	30.0%



PRELIMINARY ARCHITECTURE STORAGE BUILDING



PRELIMINARY ARCHITECTURE FIRE STATION



PRELIMINARY LANDSCAPE PLAN



QUESTIONS?

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Discussion on Conservation Easement "Swap" for West Bay Club. No action to be taken.

Background:

The West Bay community is a large 863-acre residential golf course development located at the end of Williams Road off US 41. The property was rezoned in 1996 by Lee County for 1,121 units, later reduced to 1,016 units.

A conservation easement was granted in favor of the County in association with zoning Resolution Z-96-005. The easement was recorded on April 30, 1998, prior to the Village's incorporation in 2014.

The conservation easement is a legal agreement that protects land which has environmental value, including wetlands and uplands, habitat for bald eagles and gopher tortoises, and coastal scrub areas with "rare and unique" vegetation including protected plants and species.

Upon incorporation by the Village, the easement now runs in favor of the Village, not the County. It should be noted that the South Florida Water Management District and Florida Fish and Wildlife Conservation Commission ("FWC") are third party beneficiaries of the easement.

There are 9 areas that were placed under conservation easements in West Bay.

As the easement now runs in favor of the Village, modifications are subject to review and approval by the Village.

Description:

West Bay Club is requesting the Village release 2.5 acres from Conservation Area 2 (adjacent to the golf driving range and chipping and putting area) in exchange for the

addition of 1.57 acres to Conservation Area 3 and 2.14 acres to Conservation Area 4. The length of the driving range is proposed to be increased from 250 to 300 yards for safety reasons and to meet industry standards. The applicant states in their attached letter that there is a safety concern as explained in the excerpt below:

This conservation easement amendment is needed to address public safety concerns with the West Bay Club golf course. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, the improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot, is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots pitches, and sand shots can be erratic at any level, and West Bay Club has experienced countless near misses and some hits in the area. As such, the driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

The industry standard for a golf driving range is 300-330 yards in depth. Staff conducted a site check with the applicant's environmental consultant and observed numerous golf balls in the conservation areas adjacent to the driving range and short range.

To make up for the loss of 2.5 acres, two new areas will be added in other locations in West Bay to total 3.71 acres, a net increase of 1.21 acres, as shown on the attached map. The areas are equivalent in environmental value.

Financial Impact:

No financial impact

Prepared by: Mary Gibbs

Attachments:

1. West Bay Club Letter of Explanation
2. Project Location Map
3. Photos



January 14, 2026

Ms. Mary Gibbs
Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

RE: Conservation Easement Amendment
West Bay Club
Project No. 25WBC4418

Dear Mary:

Per our meeting with Becky Sweigert and you on October 16, 2025, a conservation easement was granted to Lee County for West Bay Club in association with Lee County Zoning Resolution No. Z-96-005. The conservation easement was recorded on April 30, 1998, prior to the establishment of the Village of Estero (Village). As discussed, West Bay Club is seeking an amendment to the conservation easement.

This conservation easement amendment is needed to address public safety concerns with the West Bay Club golf course. The driving range was made two-sided and totals less than 250 yards in length, which was adequate over 25 years ago when the course was constructed. Now, with improved technology, improved strength and fitness of golfers, and improved golf balls, a 250-yard tee shot is commonplace. As such, there have been multiple instances of golfers reporting nearly being hit by golf balls driven from the opposite side of the range. Similarly, the short game practice area is wedged into a space containing the cart path to the first tee and the practice putting green. Chip shots, pitches, and sand shots can be erratic at any level, and West Bay Club has experienced countless near misses and some hits in this area. As such, the driving range and short-range areas need to be expanded to eliminate an increasingly dangerous situation.

West Bay Club is requesting to amend the conservation easement recorded on April 30, 1998, in which Lee County was the grantee. Specifically, this amendment requests the release of 2.50± acres from Conservation Area No. 2 (CA-2) to expand the golf course driving range to industry and safety standards. To offset the release, West Bay Club proposes adding 1.57± acres to CA-3 and 2.14± acres to CA-4, providing a net increase of 1.21± acres of lands in conservation easement.

Offices in Florida and South Carolina
13620 Metropolis Avenue • Suite 200 • Fort Myers, FL 33912 • Phone: (239) 274-0067 • Fax: (239) 274-0069
www.passarella.net

Ms. Mary Gibbs
January 14, 2026
Page 2

Specifically, this amendment request includes the following:

- Amend Conservation Easement Area No. CA-2 by releasing 1.43± acres (Release Parcel A) associated with the expansion of the driving range. This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats and lies north of the existing driving range that sits between West Bay Boulevard and Chapel Trace.
- Amend Conservation Easement Area No. CA-2 by releasing 1.07± acres (Release Parcel B) associated with the expansion of the chipping range. This area is composed of Palmetto Prairie and Upland Scrub/Pine and Hardwoods habitats and lies east of the existing driving range that sits between West Bay Boulevard and Chapel Trace.
- Amend Conservation Easement Area No. CA-3 by adding 1.57± acres (Additional Parcel A). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It connects to the existing CA-3 to the south.
- Amend Conservation Easement Area No. CA-4 by adding 2.14± acres (Additional Parcel B). This area is composed of Pine Flatwoods and Upland Scrub/Pine and Hardwoods habitats. It lies south of Kings Road and connects to the existing CA-4 to the south.

The proposed new conservation lands will provide like-for-like habitat replacement for the released conservation area. The new conservation easement will be granted to the Village, with third-party enforcement rights to the Florida Fish and Wildlife Conservation Commission and the South Florida Water Management District.

To assist in your review of this proposed amendment, the items listed below are enclosed:

- Copy of Recorded Conservation Easement
- Proposed Conservation Easement Amendment Summary
- Aerial with Release Parcels (Figure 1)
- Aerial with Additional Parcels (Figure 2)

Upon authorization of the existing easement release, the new conservation easement will be recorded with the Village.

Ms. Mary Gibbs
January 14, 2026
Page 3

Should you have any questions or require additional information, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

PASSARELLA & ASSOCIATES, INC.


Kenneth Passarella
President

KP/nh

Enclosures

cc: Ken Kouril, w/enclosures
Daniel Oliverio, w/enclosures
Derek Vachon, w/enclosures
Neal Montgomery, w/enclosures

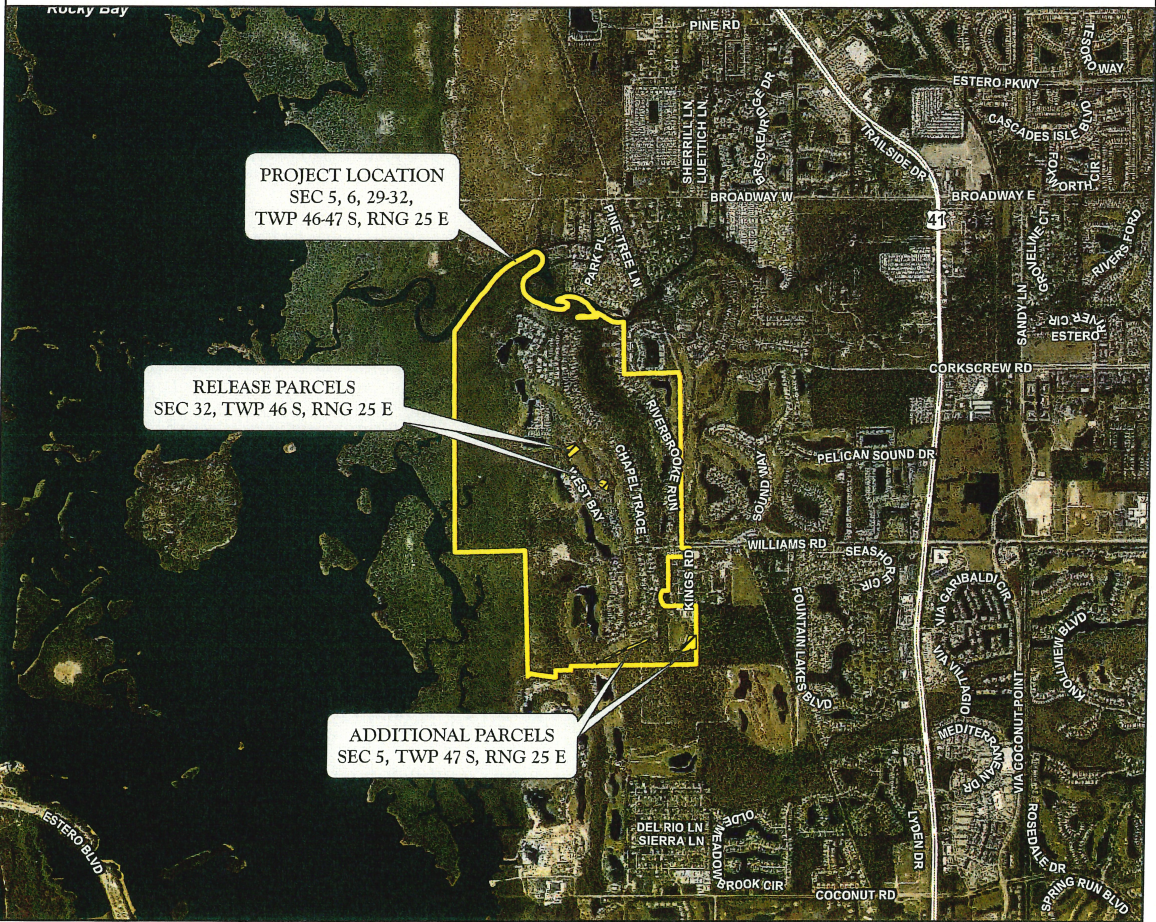
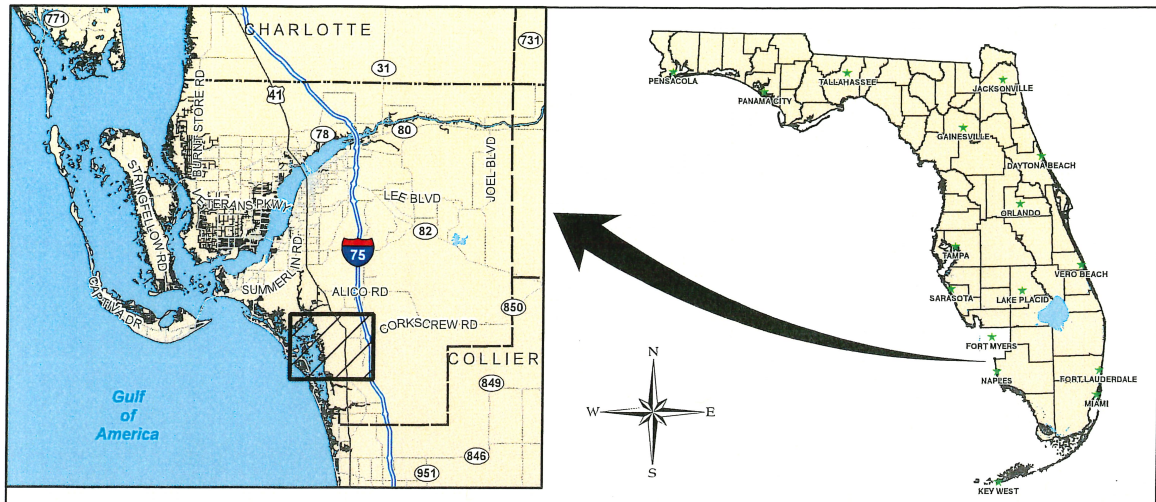


EXHIBIT 1. PROJECT LOCATION MAP
WEST BAY CLUB

DRAWN BY	DATE
C.O.	01/05/26
REVIEWED BY	DATE
B.T.	01/05/26
REVISED	DATE



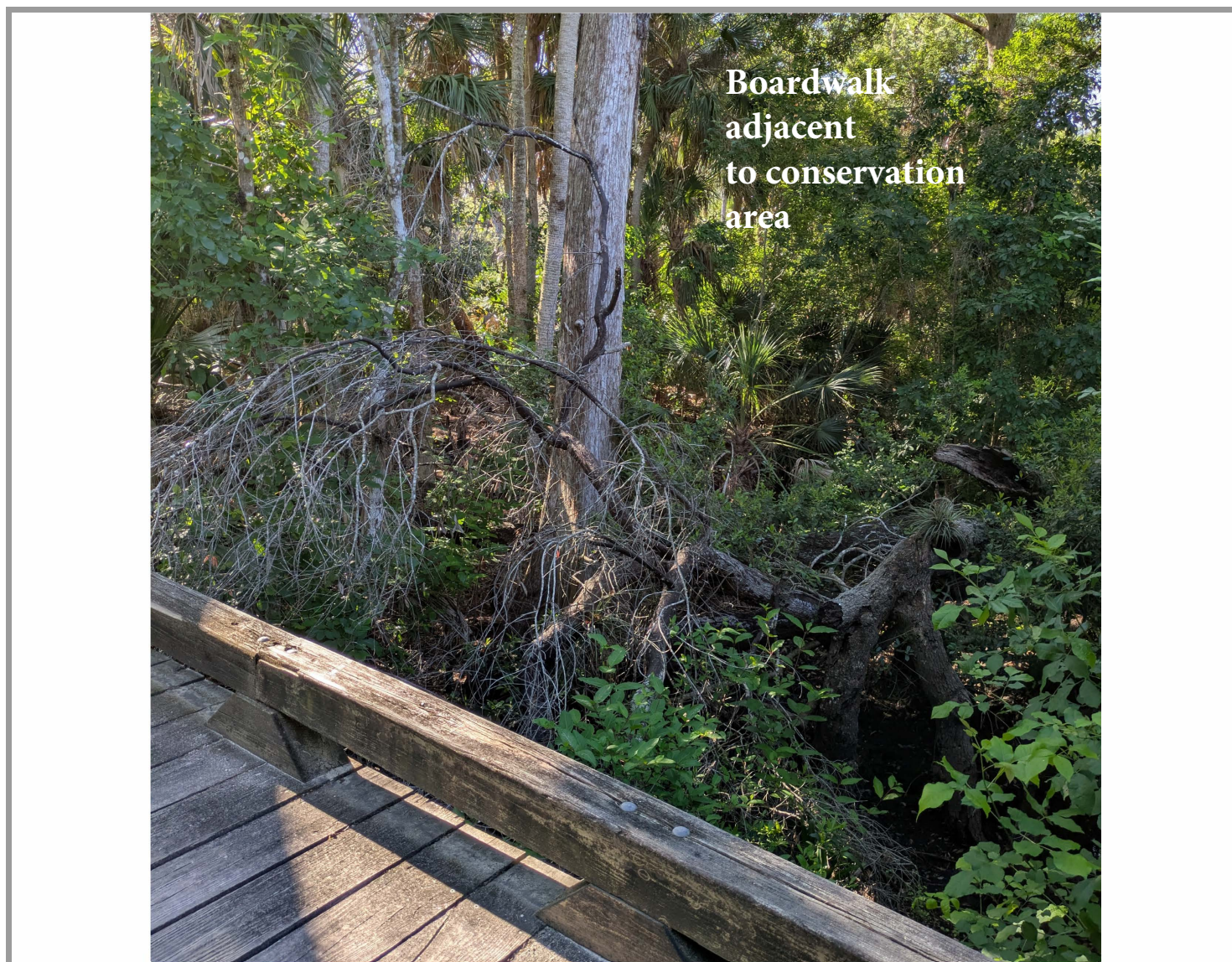


**Golf Balls in
Conservation
Easement**









WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Presentation of the Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025, by Branden Lopez, CPA, CBIZ CPAs P.C.

Description:

In compliance with Florida Statutes 218.39, the Village's financial statements have been independently audited by CBIZ CPAs P.C., a firm of licensed certified public accountants. The report provides details of operations for the twelve (12) months ending September 30, 2024. The independent auditor has issued an unmodified ("clean") opinion on the Village's financial statements for the fiscal year ended September 30, 2025.

The audit report also includes the Government Financial Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Estero for fiscal year ended September 30, 2024. The Village has achieved this prestigious award each fiscal year since inception.

Background & Financial Dashboard:

The Village is committed to maintaining the highest standard of controls and oversight of our financial affairs. The Auditor is provided complete access to any and all records – at their complete discretion. Our objective is to provide the highest level of accountability and integrity in our handling of taxpayers dollars. We also commit to complete transparency and fully disclose any issues. Below is our audit history.

Summary of Audit Findings and Management Letter Comments		
FY	Audit Findings	Mgmt Letter Comments
2014/2015	2	1
2015/2016	0	0
2016/2017	1	0
2017/2018	0	0
2018/2019	0	1
2019/2020	0	0
2020/2021	0	1
2021/2022	0	1
2022/2023	0	2

Page 1 of 3

2023/2024	0	2
2024/2025	1	0

“Findings” represent serious deficiencies in our operation and a “management comment” represents a serious concern that warrants immediate attention. Either represents an opportunity to improve our operation to best preserve the public trust. The expectation is that we never have a “finding” and only rarely have a “management comment”. You can see from our history that we take the audit very seriously and manage in accordance with the highest standards of professional conduct.

Unfortunately, the newly engaged auditors discovered a finding during the current audit. Specifically, the Village recognized American Rescue Plan Act grant funds received as revenue when received in fiscal year 2022 before all eligibility requirements had been met. In addition, the Village recorded prepaid amounts which should have been expensed during the year.

Management concurs with the finding. The accounting treatment related to the recognition of American Rescue Plan Act (ARPA) grant revenues and certain prepaid expenditures was applied consistently in prior fiscal years and was reviewed as part of the Village's annual financial statement audits. During the fiscal year 2025 audit, the Village's newly engaged independent auditors identified that the timing of revenue recognition and classification of certain prepaid expenditures should be revised to better comply with applicable governmental accounting standards.

Management relied upon accounting practices and interpretations that had been accepted in prior years and appreciates the current auditors' recommendations and clarification regarding the appropriate accounting treatment. Upon identification of the issue, management worked with the auditors to record the necessary adjustments and ensure the financial statements were fairly presented.

To prevent similar issues in the future, management has enhanced its year-end financial reporting review procedures, including additional review of grant agreements, eligibility requirements, deferred inflows of resources, and prepaid expenditure classifications. Management believes these procedures will strengthen financial reporting and help ensure continued compliance with applicable GASB standards.

A history of our Audit Findings and Management Letter Comments is attached. Of course, all of the prior issues have been corrected.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report will meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for this certificate.

If there are no recommendations from the Village Council during the workshop, the presented financial statements will be finalized and bound for distribution prior to the June 17 Council meeting. If acceptable, the Village Council will approve the Annual Comprehensive Financial Report at the June 17 Council meeting.

Financial Impact:

There is no financial impact of this report.

Attachments:

1. Summary of Audit Findings and Management Letter Comments (2 pages)
2. Draft Annual Comprehensive Financial Report FY 25

Type	#	Finding	Criteria	Condition	Cause	Effect	Recommendation	View of Responsible Official and Planned Corrective Action
FINDING	2015-001	Segregate Payroll Duties	The basic premise of segregation of duties is that no one person should have access to both physical assets and the related accounting records or to all phases of a transaction. During the audit, we noted a lack of segregation of duties within the payroll process.	One employee maintains the payroll master file, including making changes to it for pay rate changes; prepares the payroll; transmits the payroll; and records the transactions in the general ledger.	The Village's finance staff consists of just one person, the Finance Director.	This lack of segregation of duties in the payroll function increases the risk that an error or irregularity could occur and go undetected.	While the Village Manager reviews and approves a preprocessing payroll report, we recommend that the Village Manager also review a payroll post-processing report and compare it to the approved preprocessing report. In addition, the Village Manager should review a payroll change report each pay period, detailing any changes made to the payroll master file.	Effective November 15, 2015, the Village Manager reviews and approves a post-processing report and agrees it to the approved processing report. The Village Manager also reviews a payroll change report to verify that any changes completed are as authorized. On January 27, 2016, a Finance Clerk began work in the Finance Department. This additional staff will allow for segregation of duties in the payroll process.
FINDING	2015-002	Approve Journal Entries	The proper initiation, authorization, recording, and processing of standard and nonstandard journal entries helps guard against the use of journal entries to obscure fraudulent financial reporting.	One employee prepares and records journal entries, without a review or approval of the entry or supporting documentation.	The Village's finance staff consists of just one person, the Finance Director.	This lack of journal entry review and approval increases the risk that an error or irregularity could occur and go undetected.	We recommend the adopting of a policy whereby a report detailing all journal entries will be reviewed by the Village Manager or other designated member of management each month. The report should be initiated and dated by the preparer and initialed and dated by the management reviewer.	On January 27, 2016, a Finance Clerk began work in the Finance Department. With two financial staff members, Finance Clerk and Finance Director, one staff member will prepare the journal entry and the other staff member will review the journal entry with supporting documentation. From November 2, 2015 through January 27, 2016, the Village Manager reviewed and approved all journal entries.
Mgmt Letter	ML#2015-001	Formal Written Policies	Written policies and procedures should be maintained and updated regularly to establish standard practices, establish procedures to address identifies risks in order to prevent or detect and correct errors or fraud, and establish responsibilities for preparation, review and approval of information.	Our review of internal controls revealed financial policies and procedures for recording transactions were not in formal approved written form.	The Village was created on December 31, 2014 and written policies and procedures have not yet been developed.	Without formal written policies and procedures in place, the Village is vulnerable to errors or fraud that might go undetected.	We recommend formal written policies and procedures be adopted which establish standard practices, establish procedures to address identifies risks in order to prevent or detect and correct errors or fraud, and establish responsibilities for preparation, review and approval of information. Such policies should include string segregation of duties when possible. The policies and procedures should require physical documentation, such as signature/initials and dates, related to preparation, review and approval of information in order to hold those responsible individuals accountable. The policies and procedures should require at least annual updating of the written document in order to address new risks or new procedures required.	Village staff is currently developing formal written policies and procedures for recording transactions an expect those to be completed within the next few months.
FINDING	2017-001	Surcharge Fees	Village management is responsible for establishing and maintaining internal controls over the proper recording of all of the Village's transaction and reconciliation and review of the Village's account balances.	In accordance with State law, the Village is required to calculate and collect certain building surcharge fees on building permits to be remitted to the Florida Department of Business and Professional Regulation and Florida Department of Community Affairs. The Village retains 10% of the surcharge fees and records that amount as revenue in the financial statements. During testing of the permit revenues and associated fees, we noted one instance in which the Florida Department of Business and Professional Regulation and Florida Department of Community Affairs building surcharge fees were assessed on an incorrect total, including certain permit fees not subject to the surcharge fee.	The community development software requires manual calculation of the building surcharge fee base which provides an increased opportunity for error in assessing surcharge fees. The Village does not have internal controls in place to review that the correct surcharge fee base is entered into the system and that the resulting surcharge fee paid by the applicant is calculated correctly.	The Village's revenue is overstated by \$2,428.	We recommend that the Village implement policies and procedures to improve the calculation and monthly reconciliation of the surcharge fees to ensure that the proper amounts are being charged and remitted to the State of Florida.	The Village has requested that the community development software be updated to automate the calculation of the building surcharge fee. The software update is in process and it will be implemented when testing is completed. In addition, the Village has implemented a monthly review of building surcharge fees.
Mgmt Letter	2019-01	Contracted Service Provider Reporting Must be Improved		We noted several programming and administrative issues with the proprietary software developed and maintained by the community development department's contract service provider.		1) Community development staff members were permitted to remove fees an issue permits prior to payment of fees in the software without documentations of approval. 2) Certain administrative fees were set up to calculate incorrectly in the software. 3) A software update allowed multiple credit card payments for the same permit on the public portal; however, fee payments were not recorded in the proprietary community development software. 4) No printable log o historical system errors and/or overrides was stored or available.		
Mgmt Letter	2020-01	Submit Public Depositor Annual Report by November 30		During the year ended September 30, 2021, we noted the Public Depositor Annual Report for fiscal year 2021 was not submitted timely to the Chief Financial Officer. Florida Statute 280.16(1)(d) requires a report of all public deposits must be submitted to the Chief Financial Officer annually by November 30. Therefore, the report for fiscal year 2021 was due by November 30, 2021. The actual report was not submitted until May 31, 2022.				The Village's Interim Finance Director has prepared a list of Financial Reports and Submissions Requirements which includes the Report name, method of submission and due dates. The Village Manager and Village Clerk were provided this schedule. Therefore, if the Finance Director position is vacant or is not aware of certain reporting requirements, the Manager and Clerk will be aware of the deadlines for reporting.

Type	#	Finding	Criteria	Condition	Cause	Effect	Recommendation	View of Responsible Official and Planned Corrective Action
Mgmt Letter	2021-02	Expenditures in excess of the final approved budget		During the audit, we noted that the Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	The Village hired a new Finance Director on October 17, 2022. The new director prepared the year-end budget amendment due within sixty days of the fiscal year-end close on September 30, 2022. The building fund had excess expenditures totaling \$946. This was due to a correcting entry of expenditures performed after the budget amendment was prepared. The driving range fund had excess expenditures totaling \$21,039. The driving range fund was established during the fiscal year. With no historical data, budget amounts were estimated for the driving range.	The Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	We recommend the Village budget its audited carryforward in each fund which will provide a contingency and help to eliminate the potential of an over expenditure. Alternately, expenditures in excess of budget should be monitored and avoided.	At the completion of each annual fiscal year financial audit, the Village will adopt a mid-year budget amendment which will include the audited carryforward in each fund.
Mgmt Letter	2022-01	Expenditures in excess of the final approved budget		During the audit, we noted that the Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	Per last year's management response, the Village adopted a mid-year budget amendment which included the audited carryforward in each fund. The fiscal year ended September 30, 2023, was the first full year of activity within the driving range fund. Expenditures within this fund are primarily pass-through and funded from driving range operational revenue. Due to this, the audited carryforward in this fund was not enough to eliminate an over expenditure.	The Village had expenditures in excess of its final approved budget in two funds; the building fund and the driving range fund. Florida Statute Chapter 166.241 (2) prohibits such excess expenditures.	We recommend the Village continue to budget its audited carryforward in each fund which will provide a contingency and help to eliminate the potential of an over expenditure. Alternately, expenditures in excess of budget should be monitored and the budget amended if circumstances require additional expenditures.	At the completion of each annual fiscal year financial audit, the Village will continue to adopt a mid-year budget amendment which will include the audited carryforward in each fund. Additionally, the Village will complete a year-end budget expenditure reconciliation and amend the budget if required.
Mgmt Letter	2022-02	Three outstanding items in the operating cash account over 12 months old		During the audit, we noted 3 items outstanding in the operating cash account over 12 months old. Per F.S. 717.113 unclaimed items over 12 months old should be properly disposed.	The Village had three checks totaling \$5,274.23 outstanding as of September 30, 2023 that were over 12 months old.	The Village had 3 items outstanding in the operating cash account over 12 months old. Per F.S. 717.113 unclaimed items over 12 months old should be properly disposed.	We recommend that the Village investigate these items and properly dispose of them.	The Village has investigated the three outstanding checks and are now properly disposed. Each month, during the bank reconciliation process, outstanding checks over 12 months will be properly disposed.
Mgmt Letter	2023-01	Late Reporting Submission for Federal Grant CFDA 21.027.		The Federal Grant CFDA 21.027 requires quarterly reporting within last day of the month following quarter end.	The report for the quarter ended December 31, 2023, was filed two (2) days late.	The Federal Grant CFDA 21.027 requires quarterly reporting within last day of the month following quarter end. The report for the quarter ended December 31, 2023, was filed two (2) days late.	We recommend the Village submit all grant reporting on-time.	The Village is aware the report was submitted two days late as the Finance staff was going through an accounting software conversion and had multiple vacant positions. There was no non-compliance as a result and as of today, all subsequent reports have been submitted on time.
Mgmt Letter	2023-02	Journals posted during audit process.		As the result of the software conversion, many journal entries were required during the audit process.	The Village made several entries after the audit began.	This resulted in unbalanced funds and confusion with many large differences being noted and an extended closeout process.	Routinely, we would recommend that the Village cease to post entries once the audit has begun and wait until the end of the audit so to prevent future confusion. However, once these software issues were resolved, this likely won't be an issue in the future.	The Village believes these software issues are resolved and future audits will not include significant adjustment entries.
FINDING	MW2024-001	Prior period adjustment.	GASB Statement No. 100 requires correction of material errors to be reported as prior period adjustments and fully disclosed in the notes to the financial statements. Additionally, internal controls should be in place to ensure that significant accounting errors are prevented or detected and corrected in a timely manner.	An error was identified in the recognition of grant revenues and prepaids in the prior years.	Due to the complex nature of the transaction and reliance on common industry practice, the incorrect accounting standards were applied.	The financial statements for the year ended September 30, 2024, materially understated liabilities by \$10,000,000, overstated assets by \$130,501 which resulted in an overstatement of net position by \$10,130,501.	Given the complexity and first-time implementation of the American Rescue Plan Act ("ARPA") and COVID-related federal grants, we recommend that the Village strengthen controls surrounding the accounting and reporting of these federal grant transactions. For first-time recipients, enhanced procedures and oversight are especially important to ensure proper compliance and accurate financial reporting.	Management relied upon accounting practices and interpretations that had been accepted in prior years and appreciates the current auditors' recommendations and clarification regarding the appropriate accounting treatment. To prevent similar issues in the future, management has enhanced its year-end financial reporting review procedures, including additional review of grant agreements, eligibility requirements, deferred inflows of resources, and prepaid expenditure classifications. Management believes these procedures will strengthen financial reporting and help ensure continued compliance with applicable GASB standards.

Village of Estero, Florida
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2025



Prepared by the Finance Staff



Village of Estero, Florida

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Village of Estero, Florida

**Village of Estero, Florida
Annual Comprehensive Financial Report
For the Fiscal Year Ended September 30, 2025**

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Village of Estero, Florida

Introductory Section



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May XX, 2026

Joanne Ribble
Vice Mayor
District One

Honorable Mayor, Members of Village Council and Citizens of the Village of Estero
Village of Estero
Estero, Florida

Larry Fiesel
District Two

Jon McLain
Mayor
District Three

Dear Mayor, Members of Village Council, and Citizens of the Village of Estero:

Lori Payhee
District Four

We are pleased to present to you the Annual Comprehensive Financial Report (ACFR) of the Village of Estero, Florida (Village) for the fiscal year ended September 30, 2025. Chapter 218.39 Florida Statutes requires that a complete set of financial statements be published within nine months of the fiscal year end. This report is published to fulfill that requirement.

Rafael Lopez
District Five

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement.

Jim Ward
District Six

George Zalucki
District Seven

In addition, the Village maintains budgetary controls. The objective of these controls is to ensure compliance with legal provisions embodied in the annual budget approved by Village Council.

Steve Sarkozy
Village Manager

Robert M.
Eschenfelder, Esq.
Village Attorney

In compliance with the laws of the State of Florida, the Village's financial statements have been independently audited by CBIZ CPAs, P.C., a firm of licensed certified public accountants. The independent auditor has issued an unmodified ("clean") opinion on the Village's financial statements for the fiscal year ended September 30, 2025. The independent auditor's report is presented as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The Village, incorporated on December 31, 2014, is located in the southwest part of the State in Lee County. The Village currently occupies a land area of 30 square miles and serves a population of 42,493. The Village is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by State Statute to extend its corporate limits by annexation, which may occur periodically when deemed appropriate by the governing council.

Village of Estero, Florida

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The Village operates under the Village Council-Manager form of government. Policy-making and legislative authority are vested in a governing Council consisting of the mayor, vice-mayor and five Council members, all elected on a non-partisan basis. For the initial elections, the four Council members that received the highest number of votes served four-year terms and the other three Council members served a two-year term. Thereafter, Council members serve four-year staggered terms, with three or four Council members elected every two years. The mayor, vice-mayor and five Council members are elected-at-large from seven districts. The mayor and vice-mayor are elected by a majority vote of the Council members and serve for a two-year term. The governing Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the Village Manager and Attorney. The Village Manager is responsible for carrying out the policies and ordinances of the governing Council, for overseeing the day-to-day operations of the Village, and for appointing the heads of the various departments.

The Village provides the following services: streets and roads, parks and recreation, community development, code enforcement, and general and administrative services. The Village uses the “government lite” concept of outsourcing Village services to minimize expenditures and provide exemplary services to the community.

Relevant Financial Policies

Budgetary control is established by Section 8 of the Village Charter which requires the adoption of an annual budget and supplemental amendments to increase, decrease or transfer funds within the annual budget framework. Budgetary control throughout the fiscal year is maintained through monitoring estimated purchase amounts. Budgeted amount for goods or services not received by fiscal year- end lapse and must be re-budgeted in the following year.

The Council is required to adopt a final budget by no later than the close of the fiscal year. The annual budget serves as the foundation for the Village’s financial planning and control. The budget is prepared by fund, function (e.g., public safety) and department (e.g., community development).

The Village has an investment policy in place which places a priority on the safety of principal and liquidity.

The Village does not issue debt (long or short term) to finance operational costs. The Village does not have a maximum debt limit. Debt terms are matched with the life of the asset being financed. All debt service requirements are fully funded and paid each year.

Economic condition and outlook

The continued construction of residential, multi-family and commercial property resulted in a 10.37% increase in taxable property values over the prior year. The median home value is projected to increase 10% over the next five years (Lee County Economic Development-Community Profile). The Village has benefitted by the construction of a new 150,000 square foot medical clinic developed by the Lee Health Medical System. In addition, Estero is the epicenter of new residential development with over 15,000 single family homes recently permitted and in various stages of construction on our outskirts. The entirety of this new construction views Estero as their home community. These new facilities are anticipated to provide significant employment opportunities as well as economic support for existing residential, commercial and retail properties. As a result, the Village’s taxable property values are predicted to increase for the next few fiscal years; however, growth may slow as the Village nears build-out of vacant land.

The Village received approximately \$16.9 million from the Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act (ARPA) during fiscal year 2022. These funds are to be

utilized for infrastructure, water quality and capital improvement initiatives within the Village. Funds must be obligated by December 31, 2024, and spent by December 31, 2026.

The national and state economics are key factors in assessing the Village's financial future. Changes in the national, state and local economies can affect both revenues and expenditures due to the impact of tax receipts and the costs of providing Village services. While economic changes at the state and national level can often translate into comparable changes locally, it is important to note that the Village of Estero and the Southwest Florida region often behave differently, showing economic trends and reflecting experience that may lag or precede noticed changes elsewhere.

Long-term financial planning

As a new community, we have had the luxury of establishing a standard protocol for how major spending initiatives are to proceed. In doing so, our protocols or procedures to identify needed community projects are standardized to avoid wide fluctuations in spending and chaotic decision-making.

Specifically, the Village has established a structured approach to identify capital projects. In each of the areas where the Village has functional responsibility for local services a community-wide master planning effort has been conducted to evaluate the current condition of the service being provided, the need for additional public investment and the relative priority of the need. Master Plans have been completed in the following areas:

- Storm Water Master Plan,
- Transportation Master Plan,
- Bike and Pedestrian Master Plan, and
- Parks and Open Space Master Plan.

While each Plan has its own framework and methodology, each was developed with the same general parameters. Each was conducted by an outside consulting firm specializing in the functional area of review. Each included a significant public outreach and specific stakeholder involvement. Each process was entirely transparent with routine postings to our webpage, emails of project updates with current information distributed to various interested parties with postings of all public meetings regarding the project.

Each of the above Master Plans has been completed. As a package, they provide the basis for public policy decision-making. The process is standardized and is embedded as part of the annual budget process.

Based on these studies, the Village has adopted a 5-year Capital Improvement Plan (CIP). The entire plan was first adopted in 2019 and has been reviewed and updated each year as part of the budget process. This five-year capital budget will provide data as to when major cash infusions will be necessary. These infusions may come from the issuance of debt, grants, new revenue sources, impact fees and/or a build-up of fund balance.

In addition, each capital expenditure is accompanied by an appropriate allocation for the annual maintenance of the project being built. The policy direction is to maintain all of our capital investments at the highest level to reflect the quality of our community.

Awards and Acknowledgements

The Government Financial Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Estero for fiscal year ended September 30, 2024. The Village has achieved this prestigious award each fiscal year since inception. In order to be awarded a Certificate of Achievement, the Village must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report will meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for this certificate.

The preparation of this Annual Comprehensive Financial Report would not have been possible without the efficient and dedicated service of the Finance staff. Their continuing effort toward improving the accounting and financial reporting systems advances the quality of information reported to the Village Council, State and Federal Agencies and the citizens of the Village of Estero. Also, special thanks should be expressed to the Finance staff and Village Clerk/Executive Assistant for their support. We sincerely appreciate and commend them for their contributions.

Appreciation is also extended to our external auditors, CBIZ CPAs, P.C., for their assistance and to the Mayor and Village Council members for their unfailing support for maintaining the highest standards of professionalism in the management of the Village of Estero finances.

Respectfully submitted,



Steven R. Sarkozy
Village Manager



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**Village of Estero
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Village of Estero, Florida

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Village of Estero, Florida

VILLAGE OFFICIALS

As of September 30, 2025



Mayor Joanne Ribble, District 1

Vice-Mayor Gerge Zalucki, District 7

Village Council

Jeff Hunt, District 2

Rafael Lopez, District 5

John McLain, District 3

Jim Ward, District 6

Lori Fayhee, District 4

Village Administration

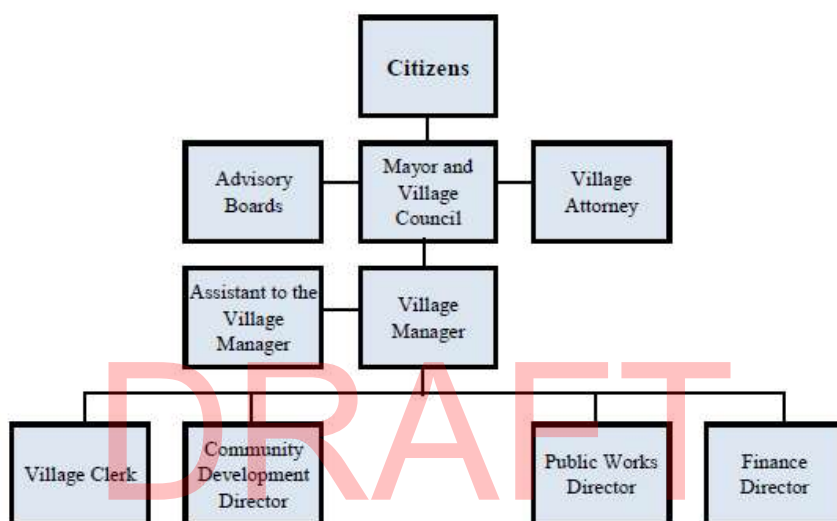
Steven R. Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Carol Sacco, Village Clerk

Village of Estero, Florida

Organizational Chart



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Financial Section

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Independent Auditors' Report

To the Honorable Mayor, Village Council, and Village Manager
Village of Estero, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Estero, Florida (the "Village"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Village, as of September 30, 2025, and the respective changes in financial position, for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 6 through 16, the Budgetary Comparison Schedule – General Fund, Building Fund and related notes, and the Schedule of Changes in Total OPEB Liability and Related Ratios on pages 46 through 49, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required

supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The individual fund statements and schedules as listed in the table of contents and the schedule of expenditures of federal awards, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining financial statements and the schedule of expenditures of state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June XX, 2026 on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Tampa, Florida
June XX, 2026

Management's Discussion and Analysis

As management of the Village of Estero, Florida (the Village), we offer readers of the financial statements this narrative overview and analysis of the Village's financial activities for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which precedes the Management's Discussion and Analysis.

Financial Highlights

- At the close of fiscal year ended September 30, 2025, the Village's assets exceeded its liabilities, resulting in net position of \$152,005,115, all of which is related to governmental activities. Of this amount, \$20,630,439 represents unrestricted net position, which may be used to meet the government's ongoing obligations to citizens and creditors.
- Total net position of the Village's governmental activities increased \$22,454,573, or 17.3%.
- Total general and program revenues were \$36,366,083 and increased by \$9,897,650.
- Total expenses were \$13,911,510 and increased by \$2,594,694.
- The fund balance of the governmental funds increased by \$1,446,773.
- The governmental funds reported total ending fund balance of \$44,423,092 as of September 30, 2025, of which \$23,780,566 was restricted, \$118,353 was non-spendable, \$10,349,500 was committed, and \$10,174,673 was unassigned.
- At the end of the current fiscal year, unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) for the general fund was 101% of total General Fund expenditures and 70% of total General Fund revenue.
- The Village's total long-term debt had a net decrease of \$196,500.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the Village's basic financial statements. The basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. The report also includes supplementary information intended to provide further additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the Village's finances, in a manner similar to a private sector business.

The *Statement of Net Position* presents information that includes all of the Village's assets, liabilities, and deferred inflows/outflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating. Evaluation of the overall economic health of the Village would extend to other nonfinancial factors such as diversification of the taxpayer base or the condition of the Village's infrastructure in addition to the financial information provided in this report.

The *Statement of Activities* presents information showing how the Village's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus revenues and expenses are reported for some items that will only result in cash flows in future periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Village that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities include general government, public safety, physical environment, transportation and human services. The Village does not currently have any business-type activities.

The government-wide financial statements can be found on pages 18-19 of this report.

Fund Financial Statements. A fund is a group of related accounts that are used to maintain control over resources segregated for specific activities or objectives. The Village, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related laws and regulations. All of the funds of the Village are governmental funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The Village has four (4) governmental funds, the General Fund, Building Fee Fund (Special Revenue), Driving Range Fund (Special Revenue), and the Capital Projects Fund. All of which are classified as major funds, except for the Driving Range Fund.

The basic governmental fund financial statements can be found on pages 20-23 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information.

Government-wide Overall Financial Analysis

As noted earlier, overtime net position may serve as a useful indicator of a government's financial position. In the case of the Village, assets exceeded liabilities by \$152,005,115 at the close as of September 30, 2025.

Village of Estero, Florida
Summary of Net Position

	Governmental Activities	
	2025	2024
<i>Assets:</i>		
Current and other assets	\$ 50,522,459	\$ 56,325,669
Noncurrent assets	<u>108,291,670</u>	<u>87,459,680</u>
Total assets	158,814,129	143,785,349
<i>Liabilities:</i>		
Current liabilities	6,288,431	3,395,460
Long-term liabilities	<u>520,583</u>	<u>708,846</u>
Total liabilities	6,809,014	4,104,306
<i>Net position:</i>		
Investment in capital assets	107,589,027	86,580,387
Restricted	23,785,649	21,778,326
Unrestricted	<u>20,630,439</u>	<u>31,322,330</u>
Total net position	<u>\$ 152,005,115</u>	<u>\$ 139,681,043</u>

The largest portion of net position \$107,589,027 (71%) reflects investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, furniture, and infrastructure), less any related debt to acquire those assets that are still outstanding. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

The restricted net position amount of \$23,785,649 (16% of total net position) represents assets that are subject to external restrictions on how they are used. The remaining balance of unrestricted net position \$20,630,439; 13% of total net position), may be used to meet the government's ongoing obligations to citizens and creditors.

At fiscal year ended September 2025, the Village is able to report positive balances in all three categories of net position. The same situation held true for the prior fiscal year.

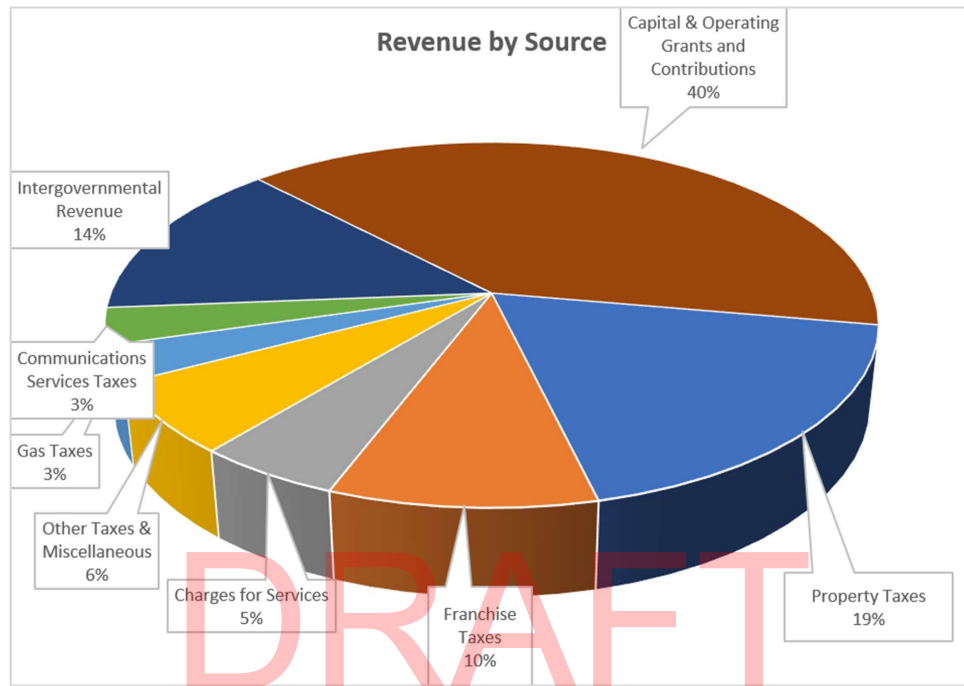
Governmental Activities. The governmental activities increased the Village's total assets by \$15,028,780, increased the Village's total liabilities by \$2,704,708, and increased the total net position by \$22,454,573. The increase in net position resulting from governmental activities is 9% in comparison to the prior fiscal year. The increase in the governmental activities' net investment in capital assets is \$21,008,640, or 24%, in comparison to the prior fiscal year. The increase in net position is primarily the result of land and capital purchases which were funded using current year revenues exceeding operating expenses.

The following schedule compares the key elements of the changes in net position for the primary government for the fiscal years ended September 30, 2025 and 2024:

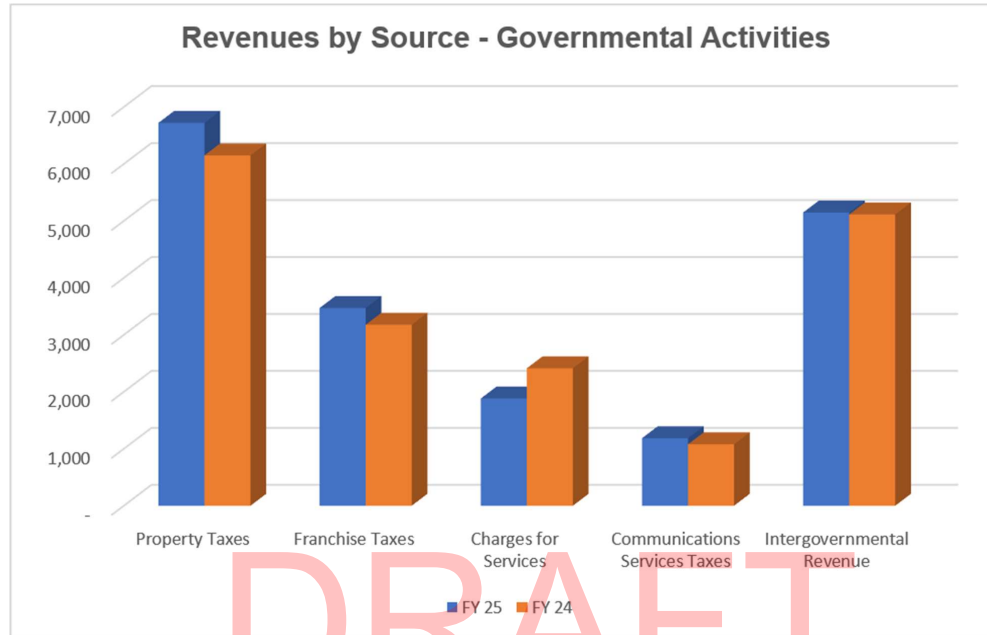
Village of Estero, Florida
Changes in Net Position

	Governmental Activities	
	2025	2024
<i>Revenues:</i>		
Program Revenues:		
Charges for services	\$ 1,881,732	\$ 2,413,273
Operating grants and contributions	262,396	221,747
Capital grants and contributions	14,247,056	4,407,966
General Revenues:		
Property taxes, levied for general purposes	6,720,694	6,150,009
Gas taxes	1,155,554	1,064,479
Franchise taxes	3,470,715	3,176,170
Communications services taxes	1,184,853	1,077,930
Other taxes	19,718	21,977
Intergovernmental revenue	5,146,988	5,113,215
Investment earnings	2,196,798	2,710,200
Miscellaneous	79,579	111,467
Total revenues	36,366,083	26,468,433
<i>Expenses:</i>		
General government	4,680,795	3,818,736
Public safety	2,831,064	1,834,711
Physical environment	257,022	201,820
Transportation	5,231,229	2,444,840
Human services	48,906	77,074
Culture and recreation	808,060	2,907,141
Interest and fiscal charges	54,434	32,494
Total expenses	13,911,510	11,316,816
Increase in net position	22,454,573	15,151,617
Net position - beginning, as restated	129,550,542	124,529,426
Net position - ending	\$ 152,005,115	\$ 139,681,043

The following is a chart of revenues by source for governmental activities with percent of total revenues for fiscal year ended September 30, 2025:



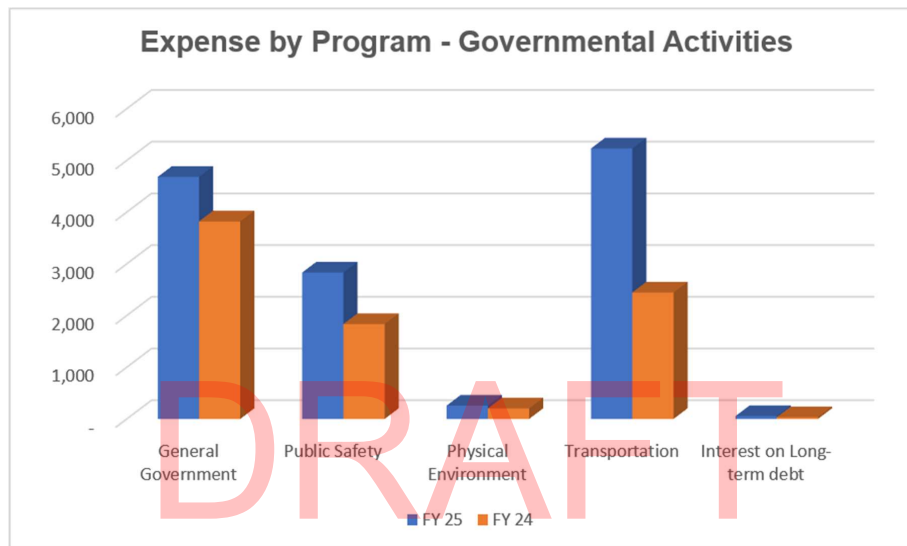
The following chart shows the significant revenues by source for governmental activities for fiscal year ended September 30, 2025 and 2024.



Revenues:

- *Property Taxes* increased in the current fiscal year due to a rise in the assessed valuation of real property within the Village.
- *Intergovernmental revenues* increased significantly in the current year as the Village recognized \$10,000,000 from the Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act (ARPA), for the Corkscrew Road lighting, landscaping, and pathway project.

The following is a chart of significant expenses by program for governmental activities for fiscal year ended September 30, 2025 and 2024.

**Expenses:**

- *General government* expenses increased \$862,059, 23%, primarily related to increased operating expenses for the Sports Park and Entertainment District.
- *Physical environment* expenses increased \$55,202, 27%, as a result of utility and vulnerability consulting services.
- *Transportation* increased \$2,786,389, 114%, as a result of landscaping and maintenance expenses related to roadway projects that were completed in the prior fiscal years.

Financial Analysis of the Village's Governmental Funds

Governmental Funds. The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Village's financial requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the Village itself, or a group or individual that has been delegated authority to assign resources for use for particular purchase by the Village.

Financial Analysis of the Village's Governmental Funds (continued)

Governmental funds reported an ending fund balance of \$44,423,092. \$10,174,673 is unassigned fund balance which is available for spending at the Village's discretion, \$23,780,566 is legally restricted as to use, \$118,353 is non-spendable deposits, and \$10,349,500 was committed.

The total ending fund balance of governmental funds reflects an increase of \$1,446,773. This increase is due to receiving restricted capital funding.

Major Governmental Funds

General Fund-The fund balance of the general fund had a net decrease of \$417,949. Revenues of \$29,395,488 exceeded expenditures of \$9,077,936 which resulted in an excess of revenues over expenditures of \$20,317,556. Additionally, \$20,874,651 was transferred to the Capital Projects Fund and \$139,150 was transferred from the Driving Range.

Building Fee Fund-The fund balance of the building fee activity had a net decrease of \$358,269 as expenditures of \$2,680,227 exceeded the revenues of \$1,571,958. In the current fiscal year, the fund experienced increased expenditures due to a backlog of hurricane related permits and software costs for new permitting software. The building fee funds are restricted for use on building code compliance.

Capital Projects Fund-The fund balance of the capital projects had a net increase of \$2,356,991 as revenues of \$5,479,829 and the transfers in from the general fund of \$23,345,274 were greater than the sum of the expenditures of \$23,247,489.

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General Fund Budgetary Highlights

Final budget compared to Actual Results. The most significant differences between final budget and actual revenues are as follows:

<u>Revenue source</u>	<u>Final budget</u>	<u>Actual revenues</u>	<u>Difference</u>
Intergovernmental revenues	\$ 14,401,900	\$ 15,409,384	\$ 1,007,484
Franchise taxes	3,090,000	3,470,715	380,715
Investment earnings	1,250,000	1,508,171	258,171

- *Intergovernmental Revenues* in the current fiscal year were more than budget primarily as a result of using funds from the Coronavirus State and Local Fiscal Recovery Funds, a part of the American Rescue Plan Act (ARPA) during fiscal year 2025.
- *Franchise taxes* were more than budgeted due to the current fiscal year being the third year of collection for gas franchise taxes. Without historical data, these revenues were budgeted using the best available data.
- *Investment earnings* increased significantly due to a change in investment strategy and an elevated interest rate environment.

The most significant differences between final budget and actual expenditures are as follows:

<u>Expenditures</u>	<u>Final budget</u>	<u>Actual expenditures</u>	<u>Difference</u>
General government	\$ 5,742,955	\$ 4,489,562	(1,253,393)

- *General government* services in the current fiscal year were less than budget primarily as a result of less than anticipated operating costs.

Original Budget Compared to Final Budget

The most significant difference from the original budget as compared to the final budget was a budget amendment to appropriate the available fund balance in all funds.

Capital Assets and Debt Administration

Capital Assets. Non-depreciable capital assets can include land, artwork, and construction in progress. Depreciable assets can include buildings, improvements other than buildings, machinery and equipment, and infrastructure. The following is a schedule of the Village's capital assets as of September 30, 2025 and 2024:

Village of Estero, Florida
Capital Assets

	Governmental Activities	
	2025	2024
Land	\$ 48,763,230	\$ 48,063,072
Buildings and building improvements	1,926,908	1,926,908
Machinery and equipment	188,685	158,285
Infrastructure	40,223,961	37,137,938
Intangible right to use	982,478	982,478
Construction in progress	<u>33,839,702</u>	<u>14,358,656</u>
Total capital assets	125,924,964	102,627,337
Accumulated depreciation	<u>(17,633,294)</u>	<u>(15,167,657)</u>
Total capital assets, net	<u>\$ 108,291,670</u>	<u>\$ 87,459,680</u>

Additional information on the Village's capital assets can be found in Note 5 on page 36.

Debt Administration

As of September 30, 2025, and 2024, \$702,643 and \$879,293 were outstanding, respectively. Additional information on the Village's long-term debt can be found in Note 6 on page 37.

Village of Estero, Florida
Outstanding Debt

	Governmental Activities	
	2025	2024
Lease payable	<u>\$ 702,643</u>	<u>\$ 879,293</u>
	<u>\$ 702,643</u>	<u>\$ 879,293</u>

Economic Factors and Next Year's Budget Rates

The following were factors considered when next year's budget was prepared:

- The Village had the Parks and Recreation Master Plan completed. The Estero Community Park Expansion began in the current year.
- The Village has funded a project on Corkscrew Road that will have path, landscaping, and street lighting improvements which used \$10,000,000 in ARPA funds.
- The Village will improve River Ranch Road. This project includes drainage, roadway and Bike and Pedestrian improvements.
- Bicycle and Pedestrian improvements are scheduled to continue on Williams Road for the Sandy Lane and Broadway in FY 2025-26.
- The Village continues the improvements in stormwater and drainage issues which exist around the Village. Current projects include the Villages of Country Creek Bypass Swale, Dry Creek Bed Sediment Removal, Estero River Sediment Removal and Trailside Drainage Improvements.
- The Village is committed to the "government-light" concept and has budgeted to continue using consultants or interlocal agreements for legal representation, permit issuance, planning and development review, law enforcement, physical environment, and transportation expenditures.
- Several utility extension projects are underway to connect residents to central water and sewer to better protect water resources.
- In FY 2022-23 The Village received funding from the American Rescue Plan Act of 2021 of \$16.9 million to assist with the recovery and fund future infrastructure projects. Through September 30, 2025, the Village has used approximately \$6.9 million dollars towards land acquisition and the remaining \$10,000,000 on the Corkscrew Road project.

Request for Information

This financial report is designed to provide the reader an overview of the Village. Questions regarding any information provided in this report should be directed to: Village of Estero, Finance Department, 9401 Corkscrew Palms Circle, Estero, Florida, 33928, phone (239) 221-5035.

Basic Financial Statements

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Village of Estero, Florida
Statement of Net Position
September 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 46,397,582
Restricted - cash and cash equivalents	247,394
Receivables (net)	2,804,847
Due from other governments	954,283
Prepays	88,028
Deposits	30,325
Total current assets	<u>50,522,459</u>
Noncurrent assets:	
Capital assets:	
Non-depreciable	82,602,932
Depreciable (net)	25,688,738
Total noncurrent assets	<u>108,291,670</u>
Total assets	<u>158,814,129</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	4,832,916
Accrued liabilities	412,621
Due to other governments	606,436
Customer deposits	247,394
Current portion of long-term obligations	189,064
Total current liabilities	<u>6,288,431</u>
Noncurrent liabilities:	
Total OPEB Liability	7,004
Due in more than one year	513,579
Total noncurrent liabilities	<u>520,583</u>
Total liabilities	<u>6,809,014</u>
NET POSITION	
Net investment in capital assets	107,589,027
Restricted for:	
Culture and recreation capital improvements	289,471
Highways and streets capital improvements	23,491,094
Parks and public land acquisition	-
Building code compliance	-
Unrestricted	20,635,523
Total net position	<u>\$ 152,005,115</u>

The notes to the financial statements are an integral part of this statement.

Village of Estero, Florida

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Village of Estero, Florida
Statement of Activities
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Total Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 4,680,795	\$ 322,661	\$ 76,820	\$ -
Public safety	2,831,064	1,559,071	-	-
Physical environment	257,022	-	-	-
Transportation	5,231,229	-	185,576	13,570,857
Human services	48,906	-	-	-
Culture and recreation	808,060	-	-	676,199
Interest and fiscal charges	54,434	-	-	-
Total governmental activities	<u>\$ 13,911,510</u>	<u>\$ 1,881,732</u>	<u>\$ 262,396</u>	<u>\$ 14,247,056</u>
General revenues:				
Taxes:				
Property, levied for general purposes				\$ 6,720,694
Gas				1,155,554
Franchise				3,470,715
Communications services				1,184,853
Local business				19,718
Intergovernmental revenues				5,146,988
Investment earnings				2,196,798
Miscellaneous				79,579
Total general revenues				<u>19,974,899</u>
Change in net position				22,454,573
Net position - beginning, as previously presented				<u>139,681,043</u>
Error Correction (Note 14)				<u>(10,130,501)</u>
Net position - beginning, as restated				<u>129,550,542</u>
Net position - ending				<u>\$ 152,005,115</u>

The notes to the financial statements are an integral part of these statements.

*Village of Estero, Florida***Balance Sheet****Governmental Funds**

September 30, 2024

	General	Special Revenue Building Fee	Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 20,537,867	\$ 59,206	\$ 26,047,903	\$ -	\$ 46,644,976
Restricted cash and cash equivalents	-	-	-	-	-
Receivables (net)	1,046,383	119,548	1,638,916	-	2,804,847
Prepays	79,426	8,602	-	-	88,028
Due from other governments	954,283	-	-	-	954,283
Deposits	14,525	-	15,800	-	30,325
Total assets	<u>\$ 22,632,484</u>	<u>\$ 187,356</u>	<u>\$ 27,702,619</u>	<u>\$ -</u>	<u>\$ 50,522,459</u>
Liabilities:					
Accounts payable	\$ 752,227	\$ 174,436	\$ 3,906,253	\$ -	\$ 4,832,916
Accrued liabilities	412,621	-	-	-	412,621
Due to other governments	589,999	16,437	-	-	606,436
Customer deposits	247,394	-	-	-	247,394
Total liabilities	<u>2,002,241</u>	<u>190,873</u>	<u>3,906,253</u>	<u>-</u>	<u>6,099,367</u>
Fund balances:					
Nonspendable	\$ 93,951	\$ 8,602	\$ 15,800	\$ -	\$ 118,353
Restricted for:					
Culture and recreation capital improvements	-	-	289,471	-	289,471
Highways and streets capital improvements	-	-	23,491,095	-	23,491,095
Parks and public land acquisition	-	-	-	-	-
Building code compliance	-	-	-	-	-
Committed to reserves	10,349,500	-	-	-	10,349,500
Assigned for driving range	-	-	-	-	-
Unassigned	10,186,792	(12,119)	-	-	10,174,673
Total fund balances	<u>20,630,243</u>	<u>(3,517)</u>	<u>23,796,366</u>	<u>-</u>	<u>44,423,092</u>
Total liabilities and fund balances:	<u>\$ 22,632,484</u>	<u>\$ 187,356</u>	<u>\$ 27,702,619</u>	<u>\$ -</u>	<u>\$ 50,522,459</u>

The notes to the financial statements are an integral part of these statements.

*Village of Estero, Florida***Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position**

September 30, 2024

Amounts reported for governmental activities in the statement of net position are different because:

Fund balances - total governmental funds		\$	44,423,092
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Capital assets used in governmental activities are not financial

Non-depreciable capital assets	82,602,932	
Depreciable capital assets	43,322,032	
Less accumulated depreciation	<u>(17,633,294)</u>	
		108,291,670

Long-term liabilities are not due and payable in the current period
and, therefore, are not reported in the governmental funds

Lease liability, due within one year	(189,064)	
Liability, due in more than one year	(513,579)	
Total other postemployment benefit (OPEB) liability	<u>(7,004)</u>	<u>(709,647)</u>

Net position of governmental activities		\$	<u>152,005,115</u>
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The notes to the financial statements are an integral part of these statements.

*Village of Estero, Florida***Statement of Revenues, Expenditures and Changes in Fund Balances****Governmental Funds**

For the Year Ended September 30, 2024

	General	Special Revenue Building Fee	Capital Projects	Nonmajor Governmental Fund	Total Governmental Funds
REVENUES					
Taxes					
Property	\$ 6,720,694	\$ -	\$ -	-	\$ 6,720,694
Gas	669,387	-	486,167	-	1,155,554
Franchise	3,470,715	-	-	-	3,470,715
Communications services	1,184,853	-	-	-	1,184,853
Local business	19,718	-	-	-	19,718
Licenses and permits	3,750	1,548,745	-	-	1,552,495
Impact fees	-	-	3,973,488	-	3,973,488
Intergovernmental revenues	15,409,384	-	-	-	15,409,384
Charges for services	322,661	-	-	-	322,661
Fines and forfeitures	6,576	-	-	-	6,576
Investment earnings	1,508,171	23,213	658,575	6,839	2,196,798
Other income	79,579	-	361,599	-	441,178
Total revenues	<u>29,395,488</u>	<u>1,571,958</u>	<u>5,479,829</u>	<u>6,839</u>	<u>36,454,114</u>
EXPENDITURES					
Current:					
General government	4,489,562	-	-	-	4,489,562
Public safety	243,002	2,591,006	-	-	2,834,008
Physical environment	257,022	-	-	-	257,022
Transportation	3,003,526	-	-	-	3,003,526
Human services	48,906	-	-	-	48,906
Culture and recreation	745,597	-	-	1,689	747,286
Capital outlay	98,521	49,936	23,247,489	-	23,395,946
Debt service					
Principal retirement	146,620	30,031	-	-	176,651
Interest	45,180	9,254	-	-	54,434
Total expenditures	<u>9,077,936</u>	<u>2,680,227</u>	<u>23,247,489</u>	<u>1,689</u>	<u>35,007,341</u>
Excess (deficiency) of revenues over (under) expenditures	<u>20,317,552</u>	<u>(1,108,269)</u>	<u>(17,767,660)</u>	<u>5,150</u>	<u>1,446,773</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	139,150	750,000	23,345,274	-	24,234,424
Transfers out	(20,874,651)	-	(3,220,623)	(139,150)	(24,234,424)
Total other financing sources (uses)	<u>(20,735,501)</u>	<u>750,000</u>	<u>20,124,651</u>	<u>(139,150)</u>	<u>-</u>
Net change in fund balances	(417,949)	(358,269)	2,356,991	(134,000)	1,446,773
Fund balances - beginning	<u>21,048,192</u>	<u>354,752</u>	<u>21,439,375</u>	<u>134,000</u>	<u>42,976,319</u>
Fund balances - ending	<u>\$ 20,630,243</u>	<u>\$ (3,517)</u>	<u>\$ 23,796,366</u>	<u>\$ -</u>	<u>\$ 44,423,092</u>

The notes to the financial statements are an integral part of these statements.

*Village of Estero, Florida***Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities**

September 30, 2024

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 1,446,773
--	--------------

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which expenditures for capital assets exceeded depreciation in the current period.

Expenditures for capital assets	23,297,587	
Depreciation	<u>(2,465,637)</u>	20,831,950

The repayment of the principal of long-term debt consumes the current financial resources of the governmental funds but issuing debt increases long-term liabilities in the statement of net position. Repayments on bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Principal retirement	176,650
----------------------	---------

Other postemployment benefit (OPEB) expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. Change in OPEB Liability.

(800)

Change in net position of governmental activities	<u>\$ 22,454,573</u>
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The notes to the financial statements are an integral part of these statements.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

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*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 1 - Summary of Significant Accounting Policies**Introduction**

The accounting and reporting framework and the more significant accounting principles and practices of the Village of Estero, Florida (“Village”) are discussed in subsequent sections of this note. The remainder of the notes are organized to provide explanations, including required disclosures, of the Village’s financial activities for the fiscal year ended September 30, 2025.

Reporting Entity

The Village was incorporated on December 31, 2014, pursuant to House Bill 1373 and amended on June 30, 2015, by House Bill 983. The Village operates under a Village Council-Manager form of government and consists of seven districts, each represented by an elected council member with each member elected-at-large. The Village Manager is hired by a majority vote of the Council. As of September 30, 2025, the Village of Estero has provided the following services to the Village residents: public works, streets and roads, building permit services, planning and zoning, parks and recreation, code enforcement and general and administrative services.

The Village of Estero uses the “government lite” concept of outsourcing Village services to minimize expenditures and provide exemplary services to the community.

Governmental Accounting Standards Board (GASB) Statement No. 14, *Financial Reporting Entity* as amended requires the financial statements of the Village (the primary government) to include its component units, if any. A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. Blended component units, although legally separate entities are, in substance, part of the government’s operations and so the data from these units are combined with data of the primary government. Based on the criteria established in GASB Statement No. 14 as amended, there are no component units required to be included or included in the Village’s financial statements.

(a) Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the Village as a whole. The primary government and component units are presented separately within the financial statements with the focus on the primary government. Individual funds are not displayed, but the statements distinguish governmental activities, generally supported by taxes and Village general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The Village does not currently have any business-type activities or component units.

Village of Estero, Florida
Notes to the Financial Statements
 September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

(a) Government-wide and Fund Financial Statements (continued)

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity.

Fund financial statements are provided for governmental funds. Major individual governmental funds are reported in separate columns with composite columns for non-major funds, if applicable.

(b) Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting. This generally includes the reclassification or elimination of internal activity (between or within funds). Reimbursements are reported as reductions to expenses. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property tax revenues are recognized in the year for which they are levied, while grants are recognized when grantor eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales and franchise taxes, intergovernmental revenues, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period, if available. All other revenue items are considered to be measurable and available only when cash is received by the Village.

The Village reports the following major funds in the governmental fund financial statements:

The *General Fund* is the operating fund of the Village. It accounts for all financial resources, except those required to be accounted for in another fund. Revenue is derived primarily from property taxes and other governmental revenue. The general operating expenditures, fixed charges and capital outlay costs that are not paid through other funds are paid from the General Fund.

The *Building Fee Fund* is considered as a special revenue fund and accounts for the resources collected for building permits fees levied within the Village's limits. This revenue is restricted for use enforcing the Florida Building Code.

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)**(b) Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

The *Capital Projects Fund* accounts for resources accumulated to provide for capital projects. The capital projects fund accounts for gas tax and road and park impact fees levied within the Village which are restricted for use on road and park capital improvements.

The Village reports the following non-major funds in the governmental fund financial statements:

The *Driving Range Fund* is considered a special revenue fund and accounts for resources collected for operating the Golf Coast Driving Range located on the Village owned property on 9000 Williams Road, Estero, FL 33928. The Driving Range ceased operations in April 2025.

(c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance**Cash and Investments**

Cash and cash equivalents consist of amounts in cash on hand and cash on deposit with financial institutions including certificates of deposit.

In March of 2024, Village Council updated its investment policy to allow management to invest any surplus funds in its control in the following:

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Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Village and Investment Manager Authorized Investment- Sector Type	Minimum Rating Requirement	Maturity Limits	Maximum Allocation	Individual Issuer Limit
Cash and Cash Equivalents	N/A	NA	100%	N/A
United States Government Securities	N/A	5 Years	100%	N/A
United States Government Agencies	N/A	5 Years	50%	N/A
Federal Instrumentalities (United States Government Sponsored Enterprises "GSE")*	N/A	5 Years	75%	40%
Interest Bearing Time Deposit or Savings Accounts	N/A	1 Year	20%	10%
Repurchase Agreements**	N/A	90 Days	25%	10%
Registered Investment Companies (Money Market Mutual Funds)	AAAm (or equivalent)	N/A	20%	10%
Intergovernmental Investment Pools (Stable Net Asset Value)	AAAm (or equivalent)	N/A	80%	N/A
Intergovernmental Investment Pools (Floating Net Asset Value)	AAAf (or equivalent)	N/A	40%	N/A
Florida PRIME Fund	AAAm	NA	25%	N/A
Investment Manager Authorized Investment- Sector Type	Minimum Rating Requirement	Maturity Limits	Maximum Allocation	Individual Issuer Limit
Mortgage Backed Securities "MBS"*	AA	5 Years	20%	15%
State and/or Local Government Taxable and/or Tax-Exempt Debt	Single "A" category by two NRSROs****	5 Years	30%	5%
Commercial Paper***	A-1 by S&P and P-1 by Moody's	270 Days	20%	5%
Corporate Notes***	Single "A" category by any NRSROs****	5 Years	25%	5%
Asset-Backed Securities (ABS)***	Double "A" category by any two NRSROs****	5 Years	20%	5%

*The combined maximum amount of available funds invested in Federal Instrumentalities and mortgage-backed securities will not exceed seventy five percent (75%).

**Securities authorized for collateral are negotiable direct obligations of the United States Government, Government Agencies, and Federal Instrumentalities with maturities under five (5) years and must have a market value for the principal and accrued interest of 102 percent of the value and for the term of the repurchase agreement.

***The maximum amount of corporate investments will not exceed forty percent (40%). Therefore, the total allocation to Commercial Paper, Corporate Notes, and Asset Backed Securities shall not exceed forty percent (40%).

****National Recognized Statistical Rating Organization (NRSRO).

Investments for the Village are reported at amortized cost which approximates fair value.

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

- (c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance
(continued)

Receivables

Receivables as of year-end for the government's general fund are reported net of allowance for uncollectibles. As of September 30, 2025, the allowance for uncollectible receivables was \$0 as management believes all receivables to be fully collectible.

Prepays

Certain payments to vendors reflect costs applicable to future accounting periods and are reported as prepaid items in the government-wide financial statements. In the fund financial statements, the purchases method is used as such expenditures are reported when payments are completed.

Capital Assets

Capital assets include property, buildings, furniture, equipment, vehicles, software, and infrastructure assets. Capital assets used in governmental fund types of the Village are recorded at cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation. Capital assets are reported in the government-wide financial statements in the applicable governmental column. Interest incurred during construction is not capitalized on general capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

The threshold for capitalizing furnishings and equipment is \$5,000 or more and useful lives in excess of one year. The threshold for capitalizing intangible assets is \$25,000 or more and useful lives in excess of one year. The threshold for capitalizing infrastructure and capital improvement projects is \$50,000 or more and useful lives in excess of one year.

Infrastructure assets are defined as public domain capital assets such as roads, bridges, sidewalks, traffic signals, easements and similar items that are immovable and of value only to the governmental unit.

Depreciation and amortization is calculated using the straight-line method over the estimated useful lives of the related assets. The ranges of the useful lives are as follows:

Asset	Years
Buildings and building improvements	5-20
Improvements other than buildings	7-50
Machinery and equipment	3-10
Infrastructure	10-50
Intangible software	3-5
Leases (Right-Of-Use-Assets)	5-20

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

(c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (continued)

Leases (Right-Of-Use Assets)

The Village's leases (right-of-use assets) are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The leases (right-of-use assets) are amortized on a straight-line bases over the life of the related lease.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The Village does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not be* recognized as an inflow of resources (revenue) until that time.

Compensated Absences

Employees can accrue paid time off (PTO). Any unused PTO at September 30 is paid out up to certain stated limits, unused PTO is not paid out at termination, therefore, no such amounts are accrued at September 30.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance Flow Assumption

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as needed. When components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Net Position/Fund Balances

Net position in government-wide fund financial statements are classified as net investment in capital assets; restricted; and unrestricted. Restricted net positions represent constraints on resources that are either a)

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

(c) Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balance (continued)

externally imposed by creditors, grantors, contributors or laws or regulations of other governments or b) imposed by law through State Statute.

The Village has adopted a fund balance policy which includes a minimum level of fund balance of three months of general fund operating expenditures. If the unassigned fund balance falls below the minimum level, the Village Manager will prepare and submit a plan for committed and/or assigned fund balance reduction, expenditure reductions and/or revenue increases to the Council. The Council shall take action necessary to

Net Position/Fund Balances (Continued)

restore the unassigned fund balance to acceptable levels within no more than two years. The Village was in compliance with the fund balance policy at September 30, 2025.

The governmental fund financial statements fund balance is reported in five classifications.

Nonspendable	Nonspendable fund balances include amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact. Including items that are not expected to be converted to cash, such as inventories and prepaid amounts.
Restricted	Restricted fund balances include amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors, grantors, contributors or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The Village's restricted fund balances have constraints placed on the uses of resources by State Statute.
Committed	Committed fund balances are classified as such as a result of Village Council taking formal action and adopting an ordinance which can only be modified or rescinded by subsequent formal action. An ordinance is the Village's highest level of decision-making authority. The Village adopted an ordinance establishing reserve accounts which are presented as committed fund balance.
Assigned	Assigned fund balances are constrained by the Village's intent to be used for specific purposes but are neither restricted nor committed. As part of the budget process, the Village has allocated amounts to debt reduction which are presented as assigned fund balance.
Unassigned	Unassigned fund balance is the residual classification for the general fund. This classification represents spendable fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 1 - Summary of Significant Accounting Policies (Continued)

(d) Revenues and expenditures/expenses

Program Revenues

Amounts reported as program revenues include: (1) charges for services which report fees, fines and forfeitures and other charges to users of the Village's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions, which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported under general revenue.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management of the Village to make estimates and assumptions relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenue and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

GASB Statement No. 101 *Compensated Absences*

GASB Statement No. 101 *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. This Statement was implemented by the Village for the fiscal year ended September 30, 2025; however, there was no material impact to the Village's financial statements.

GASB Statement No. 102 *Certain Risk Disclosures*

GASB Statement No. 102 *Certain Risk Disclosures*, requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact to have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months on the date the financial statements are issued. This Statement was implemented by the Village for the fiscal year ended September 30, 2025; however, there was no material impact to the Village's financial statements.

Note 2 - Cash

As of September 30, 2025, the carrying amount of the Village's deposits was \$13,135,016, and the bank balance was \$13,722,051. The Village's deposits consist of demand deposit accounts. These demand deposits are held by a bank that qualifies as a public depository under the Public Depository Security Act of the State of Florida as required by Chapter 280. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof and, therefore, the Village is not exposed to custodial credit risk.

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 3 - Cash Equivalents

The Village has funds invested in the Florida Cooperative Liquid Assets Securities System (FLCLASS) which the Village considers a cash equivalent. The pool's investments are recorded at amortized cost and total \$33,509,961 and are available for immediate withdrawal.

The Village had restricted cash and cash equivalents of \$247,394 that consists of unearned revenue of customer deposits of \$247,394.

(a) General Description

The FLCLASS is an independent local government investment pool administered by an appointed Board of Trustees comprised of eligible Participants of the FLCLASS program.

In accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, FLCLASS currently does not meet all of the necessary criteria to elect to measure all of the investments in FLCLASS at amortized cost, therefore FLCLASS reports at fair value and is exempt from the GASB Statement No. 72, Fair Value Measurement and Application.

(b) Investment Policies

All FLCLASS investment policies can be found at <https://flclass.com/flclass/>.

Village investment in FLCLASS was made in accordance with the provisions of Section 218.415(17), Florida Statutes "Investment of Local Government Surplus Funds".

(c) Credit Quality Disclosure

FLCLASS is rated by Standards and Poor's. The current rating is AAAm.

(d) Interest Rate Risk Disclosure

The dollar weighted average days to maturity (WAM) of FLCLASS at September 30, 2025, is 42 days. Next interest rate reset dates for floating rate securities are used in the calculation of the WAM. The weighted average life (WAL) of FLCLASS at September 30, 2025, is 85 days.

(e) Foreign Currency Risk Disclosure

FLCLASS was not exposed to any foreign currency risk during the period from October 1, 2024, through September 30, 2025.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 3 - Cash Equivalents (Continued)

(f) Securities Lending Disclosure

FLCLASS did not participate in a securities lending program in the period from October 1, 2024, through September 30, 2025.

(g) Limitations or Restrictions on Withdrawals Disclosure

With regard to the redemption gates relating to FLCLASS, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, and the Investment Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

(h) Liquidity

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for FLCLASS to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

(i) Redemption Fees

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100 percent of their account value.

(j) Financial Statements

FLCLASS provides financial statements for FLCLASS for the fiscal year ended December 31, 2025, and are available at <https://flclass.com/flclass/>.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 4 - Receivables, Prepaids, and Accrued Liabilities

(a) Receivables

Receivables as of September 30, 2025, for the governmental funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	General	Building Fee	Capital Projects	Total Governmental Funds
<i>Receivables:</i>				
Accounts (gross)	\$ 1,046,383	\$ 119,548	\$ 1,638,916	\$ 2,804,847
Allowance for uncollectible receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net total receivables	<u>\$ 1,046,383</u>	<u>\$ 119,548</u>	<u>\$ 1,638,916</u>	<u>\$ 2,804,847</u>

(b) Prepaids

Prepaid assets for the Village total \$88,028 at September 30, 2025.

(c) Accrued Liabilities

Accrued liabilities as of September 30, 2025, are as follows:

	General
<i>Accrued liabilities:</i>	
Wages, benefits and taxes	\$ 73,313
Construction bond deposit	<u>339,308</u>
Total accrued liabilities	<u>\$ 412,621</u>

(d) Customer Deposits

Customer deposits are received in advance for planning and zoning professional services as required by the Village cost recovery program. Deposits are required prior to commencement of the professional services and any amounts received in excess of professional service costs are refunded at completion of planning and zoning process.

Customer deposits as of September 30, 2025, total \$247,394 and are offset by restricted cash.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 5 - Capital Assets

Capital asset activity for the year ended September 30, 2025, is as follows:

	Beginning Balance	Increases	Decreases	Adjustments/ Transfers/ Reclassifications	Ending Balance
<i>Governmental Activities:</i>					
Capital assets not being depreciated:					
Land	\$48,063,072	\$ 700,158	\$ -	\$ -	\$ 48,763,230
Construction in progress	14,358,655	22,567,070	-	(3,086,023)	33,839,702
Total capital assets not being depreciated	62,421,727	23,267,228	-	(3,086,023)	82,602,932
Capital assets being depreciated:					
Buildings and building improvements	1,926,908	-	-	-	1,926,908
Machinery and equipment	158,285	30,400	-	-	188,685
Infrastructure	37,137,938	-	-	3,086,023	40,223,961
Intangible right to use	982,478	-	-	-	982,478
Total capital assets being depreciated	40,205,609	30,400	-	3,086,023	43,322,032
Less accumulated depreciation for:					
Buildings and building improvements	932,200	118,403	-	-	1,050,603
Machinery and equipment	158,285	4,053	-	-	162,338
Infrastructure	13,962,547	2,146,681	-	-	16,109,228
Intangible right to use	114,625	196,500	-	-	311,125
Total accumulated depreciation	15,167,657	2,465,637	-	-	17,633,294
Total capital assets being depreciated, net	25,037,951	(2,435,237)	-	3,086,023	25,688,738
Total governmental activities capital assets, net	\$87,459,679	\$20,831,991	\$ -	\$ -	\$ 108,291,670

Depreciation expense was charged to functions/programs of the primary government for the year ended September 30, 2025, as follows:

	General
General government	\$ 314,903
Physical environment	4,053
Transportation	2,146,681
Total depreciation expense-governmental activities	\$ 2,465,637

Village of Estero, Florida
Notes to the Financial Statements
 September 30, 2025

Note 6 - Long-term Debt

The annual debt service requirements as of September 30, 2025, are as follows:

<u>Years ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	189,064	42,020	231,084
2027	202,346	28,738	231,084
2028	216,567	14,517	231,084
2029	94,666	1,619	96,285
Total	<u>\$ 702,643</u>	<u>\$ 86,894</u>	<u>\$ 789,537</u>

The changes in long-term debt during fiscal year ended September 30, 2025, are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities					
Lease payable	<u>\$ 879,293</u>	<u>\$ -</u>	<u>\$ (176,650)</u>	<u>\$ 702,643</u>	<u>\$ 189,064</u>
Total Governmental Activities	<u>\$ 879,293</u>	<u>\$ -</u>	<u>\$ (176,650)</u>	<u>\$ 702,643</u>	<u>\$ 189,064</u>

The Lease Payable was recalculated upon amendment to the lease on March 1, 2024. The Village used the incremental borrowing rate of 6.81% which was the 30-Year Mortgage rate on March 1, 2024.

Interest expenditures for the year ended September 30, 2025, were \$54,434.

Note 7 - Other Postemployment Benefits (OPEB)

General Information about the OPEB Plan

Plan Description. The Village administers a single-employer defined benefit plan (the "Plan") that provides the opportunity to obtain health insurance to its retired full-time employees and their dependents upon reaching the normal retirement age of 65 and 8 years of service or 33 years of service. Pursuant to the provisions of section 112.0801, Florida Statutes, former employees and eligible dependents who retire from the Village may continue to participate in the Village's fully insured health and hospitalization plan for medical and prescription drug coverage. No assets are accumulated in a trust or otherwise that meets the criteria in paragraph 4 of GASB Statement No. 75.

Benefits provided. The Village does not contribute toward the benefits (insurance premiums) of retired employees and there have been no substantive Plan provision changes since the last full valuation, which was dated October 1, 2020. Therefore, there is no explicit subsidy. An interim valuation was completed for fiscal year ending September 30, 2025, on October 1, 2024.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 7 - Other Postemployment Benefits (OPEB) (Continued)

Employees covered by benefits terms. The Village has 9 full-time active employees with 8 currently covered by the benefit terms, no inactive employees currently receive benefits, and no inactive employees are entitled to receive benefits.

The Village has elected to use the alternative measurement method and engaged an actuary to determine the liability using the alternative measurement method for postemployment healthcare benefits other than pensions as of September 30, 2025, which was the eighth year healthcare benefits were provided to employees.

Funding Policy. The Village OPEB benefits are unfunded and recorded on the “pay as you go” basis. As of September 30, 2025, there are no retirees receiving this benefit, and with the availability of more cost effective health insurance plans, it is not anticipated that there will be future participation that would be a material cost to the Village. This liability, which is no longer considered a likely cost, is not being funded by the Village. Therefore, the Plan does not issue a publicly available financial report and all required disclosures are presented herein.

As required by 112.0801, Florida Statutes, the Village offers the insurance coverage to the retirees at a premium cost of no more than the premium cost applicable to active employees. This results in a Village subsidy of the premium rates paid by retirees as it allows them to participate in the Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees.

The Village’s total OPEB liability of \$7,004 was measured as of September 30, 2025, and was determined by an actuarial valuation as of October 1, 2024. The change in the OPEB liability was a increase of \$801 (OPEB expense), which was recognized during the fiscal year ended September 30, 2025. The General Fund and Building Fee Fund will be used to liquidate the OPEB liability.

Total OPEB Liability

Actuarial Methods and Assumptions. The total OPEB liability as of September 30, 2025, was determined using the following actuarial assumptions and other inputs were applied to all periods included in the measurement:

Valuation Date	October 1, 2024
Measurement Date	September 30, 2025
Inflation	2.4%
Salary increases (payroll growth)	3.25%
Discount rate	4.90% (2025)
Health care trend rates	8.0% for 2025; decreasing 0.25% per year to an ultimate rate of 4.5% for 2040 and later years
Retirees’ share of benefit-related cost	100%
Funding Policy	Pay-as-you-go cash basis
Mortality	Pub 2010 Scale MP-2021

The discount rate was based upon a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 7 - Other Postemployment Benefits (OPEB) (Continued)

The actuarial assumptions used in the valuation represent a reasonable long-term expectation of future OPEB outcomes. As national economic and Village experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated.

The Village subsidizes the premium rates paid by retirees by allowing them to participate at blended premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, retiree claims are expected to result in higher costs to the plan on average than those of active employees.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Per GASB Statement No. 75 paragraph 43(a) since the Village used the alternative measurement method the effects of assumptions are recognized immediately. As such, since the Plan holds no assets their deferred inflows/outflows are zero.

Changes in the total OPEB liability.

	<u>Amounts</u>
Total OPEB liability at beginning of year	\$ 6,203
Changes for the year:	
Service cost	1,192
Interest	300
Changes in assumptions and other inputs	278
Difference between expected and actual experience	<u>(969)</u>
Net change in total OPEB liability (OPEB Credit)	801
Total OPEB liability at end of year	<u><u>\$ 7,004</u></u>

Sensitivity of the total OPEB liability to change in the discount rate. The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be in it were calculated using a discount rate that is 1-percentage-point lower (3.90%) or 1-percentage-point higher (5.90%) than the current discount rate:

	<u>1% Decrease (3.90%)</u>	<u>Discount Rate (4.90%)</u>	<u>1% Increase (5.90%)</u>
Total OPEB Liability	\$ <u>7,512</u>	\$ <u>7,004</u>	\$ <u>6,538</u>

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 7 - Other Postemployment Benefits (OPEB) (Continued)

Sensitivity of the total OPEB liability to change in the healthcare cost trend rates. The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (7.0% decreasing to 3.50%) or 1-percentage-point higher (9.00% decreasing to 5.50%) than the current healthcare cost trend rates:

	1% Decrease (7.00% decreasing to 3.50%)	Healthcare Cost Trend Rates (8.00% decreasing to 4.50%)	1% Increase (9.00% decreasing to 5.50%)
Total OPEB Liability	\$ 6,316	\$ 7,004	\$ 7,797

Note 8 - Retirement Plans

The Village offers a Defined Contribution Retirement 401(a) Plan (the "Plan") to its full-time employees through the Florida Municipal Pension Trust Fund (FMPTF). The Plan is a 401(a) money purchase plan and the Village is a participating employer in the FMPTF trust agreement. The Plan was established on August 31, 2016, with a Village contribution effective date of October 1, 2016.

The Plan's assets are administered by FMPTF and the Plan is operated under a trust agreement which may be amended by the Master Trustees of the FMPTF. The Village does not exercise any control over the Plan assets or the trust agreement.

The Village's Plan provisions and contributions requirements are established and may be amended by the Village Council.

In a defined contribution plan, benefits depend solely on amounts contributed to the Plan plus investment earnings.

The Plan does not have age or service requirements and vesting is immediate for Plan participants. The Plan eligibility provisions require funding percentages applied to the salaries of those participating. The required funding percentages and the Village contribution is determined annually during the budget process by Village Council. Normal retirement age is 70.5.

For fiscal year ended September 30, 2025, the Village's retirement contribution reported as expenditures were \$134,560 or 8.13% of covered payroll. The employee contribution requirement was 2.5% of applicable compensation.

The Village, also, offers a 457(b) Deferred Compensation Plan to all employees through the Florida Municipal Pension Trust Fund (FMPTF). The Village is a participating employer in the FMPTF trust agreement which allows for salary deferrals with no employer contributions.

Further information regarding the Florida Municipal Pension Trust Fund, including financial statements, is available via request to publicrecordstal@flcities.com or in writing to Florida Municipal Pension Trust Fund, Attn: Office of General Counsel, 301 S. Bronough St., Suite 300, Tallahassee, FL 32301.

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 9 - Interfund Transfers

Interfund transfers for the year ended September 30, 2025, consisted of the following:

	<i>Transfers In Funds:</i>				
	General	Capital Projects Fund	Debt Service	Nonmajor Governmental Funds	Total Governmental Funds
<i>Transfers Out Funds:</i>					
General	\$ 139,150	\$ 23,345,274	\$ -	\$ 750,000	\$ 24,234,424
	<u>\$ 139,150</u>	<u>\$ 23,345,274</u>	<u>\$ -</u>	<u>\$ 750,000</u>	<u>\$ 24,234,424</u>

Transfers are used to move unrestricted general fund and debt service proceeds to finance various programs that the government must account for in other funds in accordance with budgetary authorization. These could include amounts provided as subsidies or matching funds for various grant programs, capital projects and debt service payments.

Note 10 - Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The Village participates in the public entity risk pool administered by the Florida League of Cities, Inc. for general/professional liability, property, health insurance and workers compensation. The Village pays an annual premium for these insurance programs. Participation in this risk pool is non-assessable. There were no significant reductions in insurance coverage since the inception of the Village nor were there any settlements that exceed insurance coverage amounts for the fiscal year ended September 30, 2025, or the prior three years.

The Florida League of Cities, Inc. published financial report for the year ended September 30, 2025, can be obtained from the Florida League of Cities, Inc., Public Risk Service, 135 East Colonial Drive, Orlando, Florida 32801.

The Village retains the risk of loss up to a deductible amount (ranging from \$0 to \$35,000) with the risk of loss in excess of this amount transferred to the pool with limits of liability of up to \$5,000,000 per occurrence.

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 11 - Leases – Right of Use (ROU) Asset

The Village is currently committed to various leases for office space and equipment with terms in excess of one year. The lease for office space meets the recording requirements of GASB Statement No. 87. The future minimum rental payments as of September 30, 2025, were as follows:

<u>Years ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	189,064	42,020	231,084
2027	202,346	28,738	231,084
2028	216,567	14,517	231,084
2029	94,666	1,619	96,285
Total	<u>\$ 702,643</u>	<u>\$ 86,894</u>	<u>\$ 789,537</u>

Rent expense for the fiscal year ended September 30, 2025, totaled \$359,517.

At September 30, 2025, the net Lease Intangible Right of Use asset of \$879,293 was amortized by \$196,500 during the year ended September 30, 2025, using an interest rate of 6.81%. The net Lease Payable of \$702,643 was amortized by \$231,084 during the year ended September 30, 2025.

On March 1, 2024, the Village amended the lease agreement for office space which provides a location for the Village administration and community development offices. The lease amendment expanded the square footage and extended the term of the lease to 5 years which expires February 2024. The Village has the option to renew for two additional terms of five years.

As of September 30, 2025, the monthly rent for office space is \$19,257 plus common area maintenance estimated with annual increases of the greater of 2.5% or consumer price index.

Note 12 - Stewardship, Compliance and Accountability

Property Taxes

The billing and collection of all property taxes is performed for the Village by the Lee County Tax Collector. Property taxes are levied after formal adoption of the Village's budget and become due and payable on November 1 of each year. Discounts are allowed for payment of property taxes before March 1 of the following year. Taxes are recognized as revenue when levied to the extent that they result in current receivables. On April 1, any unpaid taxes become delinquent. If the taxes are still unpaid in May, tax certificates are then offered for sale to the general public. The proceeds collected are remitted to the Village.

Key dates in the property tax cycle (latest date, where appropriate) are as follows:

July 1	♦ Assessment roll validated
September 30	♦ Millage resolution approved and taxes levied following certificate of assessment roll
October 1	♦ Beginning of fiscal year for which tax is to be levied
November 1	♦ Property taxes due and payable (levy date) with various discount provisions through March 31
April 1	♦ Taxes become delinquent

*Village of Estero, Florida***Notes to the Financial Statements**

September 30, 2025

Note 12 - Stewardship, Compliance and Accountability (Continued)

June 1

- ♦ Tax certificates sold by Lee County, Florida Tax Collector

For the year September 30, 2025, the total tax rate was 0.73 mils per \$1,000 of assessed taxable property value. For the fiscal year ending September 30, 2024, the levy is based on taxable property values totaling \$9,580,656,300. Property tax revenue is recognized in the fiscal year for which the taxes are levied.

No accruals for the property tax levy becoming due in November 2025 are included in the accompanying financial statements since taxes are levied for the subsequent fiscal year and are not considered available at September 30, 2025.

At September 30, 2025, delinquent property taxes are not material to the basic financial statements of the Village and, therefore, have not been accrued as taxes receivable.

Note 13 - Commitments and Contingencies

Contracts. The Village has outstanding commitments for professional service contracts for planning, engineering and legal services and are reported in the General Fund and Capital Projects Fund at September 30, 2025. The outstanding commitment at September 30, 2025 is as follows:

	Contract Amount	Incurred to Date	Retainage	Balance to Complete, Including Retainage
General Fund				
General government	\$ 262,244	\$ 38,000	\$ -	\$ 224,244
Physical environment	1,772,142	513,342	-	1,258,800
Transportation	1,439,322	839,482	-	599,841
Recreation and culture	1,033,383	704,389	-	328,995
Building Fund	-	-	-	-
Capital Projects Fund	64,317,419	22,802,953	718,427	42,232,892
	<u>\$ 68,824,510</u>	<u>\$ 24,898,166</u>	<u>\$ 718,427</u>	<u>\$44,644,772</u>

Village of Estero, Florida
Notes to the Financial Statements
September 30, 2025

Note 14 - Correction of Error

During fiscal year 2025, there was an error identified in the unearned revenues and prepaids in the Village's 2024 financial statements. Specifically, the September 30, 2024 ending net position was overstated by \$10,130,501. This overstatement was due to the recognition of \$10,000,000 in unearned ARPA funds at the government wide statement of net position in fiscal year 2022. Additionally, it was also identified that \$130,501 in prepaids should have been expensed during the prior years. As a result, the liabilities were understated by \$10,000,000, the assets were overstated by \$130,501 and ending net position was overstated by \$10,130,501 for the fiscal year ended September 30, 2024. The effect of correcting this error is presented in the table below.

	<u>Governmental Activities</u>
Net Position As Previously Reported, 9/30/2024	139,681,043
Error Correction	<u>(10,130,501)</u>
Net Position Beginning, as restated, 9/30/2024	<u>129,550,542</u>

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Required Supplementary Information

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*Village of Estero, Florida***Schedule of Revenues, Expenditures and Changes in Fund Balances****Budget and Actual****General Fund**

For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Taxes				
Property	\$ 6,560,880	\$ 6,710,880	\$ 6,720,694	\$ 9,814
Gas	625,000	625,000	669,387	44,387
Franchise	3,090,000	3,090,000	3,470,715	380,715
Communications services	950,500	950,500	1,184,853	234,353
Local business	27,000	27,000	19,718	(7,282)
Licenses and permits	1,000	1,000	3,750	2,750
Intergovernmental revenues	13,901,900	14,401,900	15,409,384	1,007,484
Charges for services	360,500	360,500	322,661	(37,839)
Fines and forfeitures	250	250	6,576	6,326
Investment earnings	650,000	1,250,000	1,508,171	258,171
Other income	101,000	101,000	79,579	(21,421)
Total current year revenues	26,268,030	27,518,030	29,395,488	1,877,458
Prior year carry forward	27,682,033	21,048,191	-	(21,048,191)
Total revenues	53,950,063	48,566,221	29,395,488	(19,170,733)
EXPENDITURES				
Current:				
General government	5,742,955	5,742,955	4,489,562	1,253,393
Public safety	273,110	273,110	243,002	30,108
Physical environment	577,500	577,500	257,022	320,478
Transportation	3,036,825	3,036,825	3,003,526	33,299
Human services	45,000	45,000	48,906	(3,906)
Culture and recreation	294,560	294,560	745,597	(451,037)
Capital outlay	-	-	98,521	(98,521)
Debt service:				
Principal retirement	-	-	146,620	(146,620)
Interest	-	-	45,180	(45,180)
Carry forward (out)	23,675,498	12,291,656	-	12,291,656
Total expenditures	33,645,448	22,261,606	9,077,936	13,183,670
Excess of revenues over expenditures	20,304,615	26,304,615	20,317,552	(5,987,063)
OTHER FINANCING USES				
Transfers in	-	-	139,150	139,150
Transfers out	(20,304,615)	(26,304,615)	(20,874,651)	5,429,964
Total other financing uses	(20,304,615)	(26,304,615)	(20,735,501)	5,569,114
Net change in fund balances	\$ -	\$ -	(417,949)	\$ (417,949)
Fund balances - beginning			21,048,192	
Fund balances - ending			\$ 20,630,243	

*Village of Estero, Florida***Schedule of Revenues, Expenditures and Changes in Fund Balances****Budget and Actual****Building Fee Fund**

For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Licenses and permits	\$ 1,436,750	\$ 1,546,750	\$ 1,548,745	\$ 1,995
Investment earnings	23,500	23,500	23,213	(287)
Total current year revenues	1,460,250	1,570,250	1,571,958	1,708
Prior year carry forward	443,445	354,752	-	(354,752)
Total revenues	1,903,695	1,925,002	1,571,958	(353,044)
EXPENDITURES				
Current:				
Public safety	1,554,600	2,864,600	2,591,006	273,594
Capital outlay	-	-	49,936	(49,936)
Debt service:				
Principal retirement	-	-	30,031	(30,031)
Interest	-	-	9,254	(9,254)
Carry forward (out)	349,095	60,402	-	60,402
Total expenditures	1,903,695	2,925,002	2,680,227	244,775
Excess of revenues (under) expenditures	-	(1,000,000)	(1,108,269)	(108,269)
OTHER FINANCING USES				
Transfers in	-	1,000,000	750,000	(250,000)
Total other financing uses	-	1,000,000	750,000	(250,000)
Net change in fund balances	\$ -	\$ -	(358,269)	\$ (358,269)
Fund balances - beginning			354,752	
Fund balances - ending			\$ (3,517)	

*Village of Estero, Florida***Notes to Required Supplementary Information**

For the Year Ended September 30, 2025

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America and are legally enacted through passage of a resolution required by Village Charter and as required by the State of Florida.

The level of control whereby expenditures cannot legally exceed the total amount budgeted is at the fund level and the annual budgets serve as the legal authorization for expenditures. The Village Council may establish or terminate departments by ordinance. As of September 30, 2025, the Council has established one department for community development.

For the year ended September 30, 2025, the Village of Estero adopted a budget for the General Fund, Building Fee Fund, Capital Projects Fund, and the Driving Range Fund.

Budget amounts, as shown in the fund financial statements, are as originally adopted and as finally amended by the Council. The Council may, by resolution, provide for the transfer of all or part of any unencumbered appropriations balance from one department, fund, service, strategy or organizational unit to the appropriation for other departments or organizational units or a new appropriation within 60 days after year end. The Village Manager may transfer funds among programs within a department, fund, service, strategy, or organizational unit and shall report such transfers to the Council, in writing, in a timely manner.

The Village has no funds in which expenditures exceeded appropriations.

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*Village of Estero, Florida***Schedule of Changes in the Net OPEB Liability and Related Ratios and Notes to the Schedule**

Last Ten Fiscal Years

	2018	2019	2020	2021	2022	2023	2024	2025
Total OPEB Liability								
Service cost	\$ 2,650	\$ 1,484	\$ 1,653	\$ 2,868	\$ 2,988	\$ 464	\$ 417	\$ 1,192
Interest	580	483	511	762	873	370	369	300
Changes of benefit terms	-	-	-	-	-	-	-	-
Differences between expected and actual experience	(3,719)	-	7,382	600	(28,861)	(30)	(4,764)	278
Changes in assumptions and other inputs	(2,677)	501	6,566	(42)	(636)	(945)	3,030	(969)
Benefit payments	-	-	-	-	-	-	-	-
Net change in total OPEB liability	(3,166)	2,468	16,112	4,188	(25,636)	(141)	(948)	801
Total OPEB liability - beginning	13,326	10,160	12,628	28,740	32,928	7,292	7,151	6,203
Total OPEB liability - ending	<u>\$ 10,160</u>	<u>\$ 12,628</u>	<u>\$ 28,740</u>	<u>\$ 32,928</u>	<u>\$ 7,292</u>	<u>\$ 7,151</u>	<u>\$ 6,203</u>	<u>\$ 7,004</u>
Covered-employee payroll	\$ 706,888	\$ 830,408	\$ 682,386	\$ 715,291	\$ 745,500	\$ 1,079,409	\$ 1,582,835	\$ 1,654,958
Total OPEB liability as a percentage of covered-employee payroll	1.44%	1.52%	4.21%	4.60%	0.98%	0.66%	0.39%	0.42%

Notes to the schedule:

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 .

Changes of assumptions. The actuarial assumptions used in the September 30, 2025 valuation represent a reasonable long-term expectation of future OPEB outcomes. Discount rate changed from 4.15% in 2018 to 3.58% at September 30, 2019 then to 2.41% at September 30, 2020 to 2.43% at September 30, 2021 to 4.77% at September 30, 2022 then to 4.87% at September 30, 2023 then to 4.06% at September 30, 2024 then to 4.90% at September 30, 2025. Health care trend was reset to 8% from 7%. The health care coverage election rate was reduced from 40% to 20%. As national economic and Village experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is compiled, the Village will present information for only those years for which information is available.

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Individual Fund Financial Schedules

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*Village of Estero, Florida***Schedule of Revenues, Expenditures and Changes in Fund Balances****Budget and Actual****Capital Projects Fund**

For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Taxes				
Gas	\$ 415,000	\$ 415,000	\$ 486,167	\$ 71,167
Impact fees	1,908,000	1,908,000	3,973,488	2,065,488
Intergovernmental revenues	16,600,600	16,600,600	-	(16,600,600)
Investment earnings	482,420	482,420	658,575	176,155
Other income	-	-	361,599	361,599
Total current year revenues	2,805,420	2,805,420	5,479,829	2,674,409
Prior year carry forward	16,634,405	21,439,375	-	(21,439,375)
Total revenues	19,439,825	24,244,795	5,479,829	(18,764,966)
EXPENDITURES				
Current:				
Physical environment	-	-	-	-
Transportation	-	-	-	-
Culture and recreation	-	-	-	-
Capital outlay	79,868,914	79,868,914	23,247,489	56,621,425
Carry forward (out)	6,476,126	11,281,096	-	11,281,096
Total expenditures	86,345,040	91,150,010	23,247,489	67,902,521
Excess of revenues over (under) expenditures	(66,905,215)	(66,905,215)	(17,767,660)	49,137,555
OTHER FINANCING SOURCES				
Transfers in	50,304,615	50,304,615	23,345,274	(26,959,341)
Transfers out	-	-	(3,220,623)	3,220,623
Total other financing sources	50,304,615	50,304,615	20,124,651	(23,738,718)
Net change in fund balances	\$ (16,600,600)	\$ (16,600,600)	2,356,991	\$ 18,957,591
Fund balances - beginning			21,439,375	
Fund balances - ending			\$ 23,796,366	

*Village of Estero, Florida***Schedule of Revenues, Expenditures and Changes in Fund Balances****Budget and Actual****Nonmajor Governmental Fund – Driving Range Fund**

For the Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Investment earnings	5,015	5,015	6,839	1,824
Total current year revenues	5,015	5,015	6,839	1,824
Prior year carry forward	145,517	134,000	-	(134,000)
Total revenues	150,532	139,015	6,839	(132,176)
EXPENDITURES				
Current:				
Culture and recreation	10,800	10,800	1,689	9,111
Capital outlay	-	-	-	-
Total expenditures	10,800	10,800	1,689	9,111
Excess of revenues over expenditures	139,732	128,215	5,150	(123,065)
OTHER FINANCING USES				
Transfers out	-	(128,215)	(139,150)	(10,935)
Total other financing uses	-	(128,215)	(139,150)	(10,935)
Net change in fund balances	\$ 139,732	\$ -	(134,000)	\$ (134,000)
Fund balances - beginning			134,000	
Fund balances - ending			\$ -	

Statistical Section

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Village of Estero, Florida
Statistical Section
(unaudited)

This part of the Village of Estero's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

Contents	Page
<i>Financial Trends</i>	57
These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.	
<i>Revenue Capacity</i>	59
These schedules contain information to help the reader assess the Village's most significant local revenue source, the property tax.	
<i>Debt Capacity</i>	61
These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and the Village's ability to issue additional debt in the future.	
<i>Demographic and Economic Information</i>	69
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place.	
<i>Operating Information</i>	71
These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

Village of Estero, Florida
Net Position by Component
 Last Ten Fiscal Years
 (accrual basis of accounting)
 (unaudited)

Schedule 1

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental/Primary Government Activities										
Investment in capital assets	\$ 471,087	\$ 25,896,783	\$ 24,798,963	\$ 29,089,008	\$ 38,568,728	\$ 41,861,098	\$ 64,858,901	\$ 67,213,387	\$ 86,580,387	\$ 107,589,027
Restricted	2,312,410	5,514,939	9,714,291	12,243,096	11,742,357	11,753,713	13,236,213	17,062,050	21,778,326	23,785,649
Unrestricted	5,503,844	13,155,253	21,312,574	23,550,463	24,724,400	29,681,636	32,457,673	40,253,989	31,322,330	20,630,439
Total governmental activities/ primary government net position	<u>\$ 8,287,341</u>	<u>\$ 44,566,975</u>	<u>\$ 55,825,828</u>	<u>\$ 64,882,567</u>	<u>\$ 75,035,485</u>	<u>\$ 83,296,447</u>	<u>\$ 110,552,787</u>	<u>\$ 124,529,426</u>	<u>\$ 139,681,043</u>	<u>\$ 152,005,115</u>

Village of Estero, Florida
Changes in Net Position
 Last Ten Fiscal Years
 (accrual basis of accounting)
 (unaudited)

Schedule 2

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental activities:										
General government	\$ 2,289,683	\$ 2,617,224	\$ 2,788,737	\$ 3,401,752	\$ 3,203,219	\$ 3,782,713	\$ 3,198,109	\$ 10,528,425	\$ 3,818,736	\$ 4,680,795
Public safety	887,642	1,317,701	1,196,671	1,085,537	1,322,971	1,298,406	1,324,224	1,469,973	1,834,711	2,831,064
Physical environment	306,643	436,856	345,096	115,558	191,691	1,625,322	363,253	227,947	201,820	257,022
Transportation	2,548,077	2,237,548	2,196,698	2,412,108	2,904,122	2,494,198	3,513,673	4,300,921	2,444,840	5,231,229
Human services	48,428	48,428	22,756	33,879	37,932	49,523	41,972	11,348	77,074	48,906
Culture and recreation	-	-	-	129,032	88,794	72,756	147,500	606,970	2,907,141	808,060
Interest and issuance cost	-	-	-	608,273	762,353	692,018	479,239	7,959	32,494	54,434
Total governmental activities/primary government expenses	6,080,473	6,657,757	6,549,958	7,786,139	8,511,082	10,014,936	9,067,970	17,153,543	11,316,816	13,915,110
Program Revenues										
Governmental activities:										
Charges for services:										
General government	168,073	313,409	279,144	195,212	200,901	250,390	389,657	398,437	360,483	322,661
Public safety	685,873	1,306,426	1,334,561	1,021,456	1,188,320	1,011,972	1,152,376	1,457,972	1,780,755	1,559,071
Culture and recreation	-	-	-	-	-	-	13,146	32,1004	272,035	-
Operating grants and contributions	-	176,414	177,777	176,336	212,849	723,146	155,768	7,129,720	221,747	262,396
Capital grants and contributions	143,198	29,267,345	3,322,274	1,830,982	3,360,893	732,890	2,175,135	4,114,318	4,407,966	14,247,056
Total governmental activities/primary government program revenues	2,285,864	31,063,594	5,113,756	3,223,986	4,962,963	2,718,398	3,886,082	13,421,451	7,042,986	16,319,184
General Revenues										
Governmental activities:										
Taxes										
Property, levied for general purposes	4,589,279	4,699,042	4,819,043	4,955,863	5,054,886	5,109,211	5,280,762	5,723,923	6,150,009	6,720,694
Gas	892,944	734,682	749,468	759,317	686,769	932,098	982,493	1,105,622	1,064,479	1,155,554
Franchise	1,713,134	2,224,309	2,288,523	2,333,614	2,280,032	2,319,395	2,670,762	3,159,064	3,176,170	3,470,715
Communication services	340,416	719,940	794,969	866,260	909,318	869,653	972,497	1,012,911	1,077,930	1,184,853
Local business taxes	22,640	22,028	22,561	23,047	19,624	20,919	20,997	32,508	21,977	19,718
Intergovernmental revenues	3,329,066	3,326,662	3,522,911	3,894,401	4,241,552	6,190,304	21,696,901	5,232,920	5,113,215	5,146,988
Investment earnings	18,481	119,081	407,796	680,027	319,602	8,284	69,708	1,291,986	2,710,200	2,196,798
Gain on sale of capital assets	-	-	-	-	86,685	-	-	-	-	-
Miscellaneous	4,456	28,053	89,784	106,363	102,569	107,636	879,952	149,797	111,467	79,579
Total governmental activities/primary government	10,910,416	11,873,797	12,695,055	13,618,892	13,701,037	15,557,500	32,574,072	17,708,731	19,425,447	19,974,899
Change in Net Position										
Total governmental activities/primary government	\$ 7,115,807	\$ 36,279,634	\$ 11,258,853	\$ 9,056,739	\$ 10,152,918	\$ 8,260,962	\$ 27,392,184	\$ 13,976,639	\$ 15,151,617	\$ 22,454,573

Village of Estero, Florida

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Village of Estero, Florida
Fund Balances of Governmental Funds
 Last Ten Fiscal Years
 (modified accrual basis of accounting)
 (unaudited)

Schedule 3

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Non-spendable	\$ 14,533	\$ 14,633	\$ 14,633	\$ 14,633	\$ 15,201	\$ 14,945	\$ 14,625	\$ 14,525	\$ 14,525	\$ 93,951
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	-	-	-	5,124,700	6,044,700	6,266,700	3,840,100	4,505,700	9,669,400	10,349,500
Unassigned	5,568,981	13,118,237	21,257,077	14,625,120	14,228,047	18,042,232	16,133,361	23,161,808	11,364,266	10,186,792
Total General Fund	\$ 5,583,514	\$ 13,132,870	\$ 21,271,710	\$ 19,764,453	\$ 20,287,948	\$ 24,323,877	\$ 19,988,086	\$ 27,682,033	\$ 21,048,191	\$ 20,630,243
All Other Governmental Funds										
Non-spendable, reported in:										
Capital projects fund							\$ 15,800	\$ 15,800	\$ 15,800	
Restricted	\$ 2,312,410	\$ 5,514,939	\$ 9,714,291	\$ 12,243,096	\$ 11,742,357	\$ 11,753,713	\$ 13,236,213	\$ 17,062,050	\$ 21,778,327	23,780,566
Assigned, reported in:										
Debt service fund	-	- 0	-	4,040,555	4,179,199	5,304,466	-	-	-	-
Driving range fund	-	-	-	-	-	-	123,261	145,517	134,000	-
Unassigned	(101,439)	-	-	-	-	-	-	-	-	(12,119)
Total all other governmental funds	\$ 2,210,971	\$ 5,514,939	\$ 9,714,291	\$ 16,283,651	\$ 15,921,556	\$ 17,058,179	\$ 13,359,474	\$ 17,223,367	\$ 21,928,127	\$ 23,784,247

Village of Estero, Florida
Changes In Fund Balances of Governmental Funds
 Last Ten Fiscal Years
 (modified accrual basis of accounting)
 (unaudited)

Schedule 4

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	\$ 7,558,413	\$ 8,576,415	\$ 8,852,341	\$ 9,114,437	\$ 9,121,444	\$ 9,251,276	\$ 9,927,511	\$ 11,034,028	\$ 11,490,565	\$ 12,551,534
Licenses and permits	685,873	1,306,158	1,854,018	1,020,666	1,187,400	1,011,429	1,152,046	1,457,755	1,780,562	1,552,495
Impact fees	1,431,918	2,596,943	2,802,274	1,830,982	1,432,917	441,935	1,977,097	4,094,405	4,031,441	3,973,488
Intergovernmental	3,329,066	3,326,662	3,522,911	3,894,401	4,241,552	6,955,483	9,742,576	12,362,640	7,589,398	15,409,384
Charges for services	167,589	313,409	279,144	195,212	200,901	250,390	402,803	719,441	632,518	322,661
Fines and forfeitures	484	268	543	790	920	543	330	217	193	6,576
Investment earnings	18,481	119,081	407,796	680,027	319,602	8,284	69,708	129,198	2,710,202	2,196,798
Contributions from private sources	-	-	-	-	89,307	290,954	53,695	-	-	-
Miscellaneous					\$ -					
Other	4,456	28,053	89,784	106,363	102,570	107,636	879,952	169,710	487,991	441,178
Total revenues	13,196,280	16,266,989	17,808,811	16,842,878	16,696,613	18,317,930	24,205,718	31,130,182	28,722,870	36,454,114
Expenditures										
General government	2,264,950	2,534,379	2,737,183	3,225,843	2,964,950	3,664,593	3,009,102	10,366,015	3,578,756	4,489,562
Public safety	875,992	1,300,626	1,177,337	1,064,991	1,305,996	1,285,350	1,315,941	1,470,180	1,834,711	2,834,008
Physical environment	306,643	436,856	433,352	112,001	191,691	241,108	359,372	225,316	201,820	257,022
Transportation	2,548,077	1,021,378	457,090	784,925	1,243,529	2,216,002	1,567,819	2,174,350	2,681,986	3,003,526
Human services	48,428	48,428	22,756	33,879	37,932	49,523	41,972	11,348	77,074	48,906
Culture/recreation	-	-	-	129,032	128,094	71,846	147,655	610,866	481,713	747,286
Capital outlay	497,614	71,998	642,901	25,371,816	9,247,823	4,225,884	7,945,956	4,526,587	2,158,895	23,395,946
Debt service					\$ -					
Principal	-	-	-	768,416	1,641,295	670,459	17,091,587	179,721	180,503	176,651
Interest and issuance cost	-	-	-	289,872	770,588	720,613	760,810	7,959	32,494	54,434
Total expenditures	6,541,704	5,413,665	5,470,619	31,780,775	17,531,898	13,145,378	32,240,214	19,572,342	30,651,952	35,007,341
Excess (deficiency) of revenues over expenditures	6,654,576	10,853,324	12,338,192	(14,937,897)	(835,285)	5,172,552	(8,034,496)	11,557,840	(1,929,082)	1,446,773
Other Financing Sources (Uses)										
Transfers in	-	90,849	494,611	30,546,595	11,178,860	4,925,024	19,778,472	3,620,030	-	24,234,424
Transfers out	-	(90,849)	(494,611)	(30,546,595)	(11,178,860)	(4,925,024)	(19,778,472)	(3,620,030)	-	(24,234,424)
Proceeds from debt	-	-	-	20,000,000	996,685	-	-	-	-	-
Total other financing sources	-	-	-	20,000,000	996,685	-	-	-	-	-
Net change in fund balances	\$ 6,654,576	\$ 10,853,324	\$ 12,338,192	\$ 5,062,103	\$ 16,140	\$ 5,172,552	\$ (8,034,496)	\$ 11,557,840	\$ (1,929,082)	\$ 1,446,773
Debt service as a percentage of noncapital expenditures	-	-	0.00%	16.5%	29.1%	15.6%	73.5%	12%	2.3%	2.0%

Village of Estero, Florida

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Village of Estero, Florida
Assessed Value and Estimated Actual Value of Taxable Property
 Last Ten Fiscal Years
 (unaudited)

Schedule 5

Fiscal Year Ended September 30	Real Property			Personal Property	Less: Allowable Exemptions ¹	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Market (Just) Value	Taxable Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Other Property						
2016	5,962,856,036	690,966,701	158,665,392	150,308,030	1,284,789,616	5,675,825,842	0.8398	6,960,615,458	81.54%
2017	6,443,023,813	782,939,531	192,602,734	166,973,374	1,459,920,847	6,097,421,427	0.7998	7,557,342,274	80.68%
2018	6,889,049,163	741,778,217	213,442,459	180,814,659	1,539,523,465	6,484,202,557	0.7798	8,023,726,022	80.81%
2019	6,869,267,079	741,713,355	206,437,254	189,025,467	1,386,361,871	6,649,259,073	0.7750	8,035,620,944	82.75%
2020	6,916,404,302	762,528,773	352,626,099	203,210,714	1,474,537,084	6,808,708,418	0.7726	8,283,245,502	82.20%
2021	6,948,839,857	780,170,014	369,099,608	219,883,673	1,460,850,590	6,906,637,833	0.7726	8,367,488,423	82.54%
2022	7,317,007,658	840,319,265	406,615,395	235,269,948	1,667,873,721	7,189,827,701	0.7700	8,857,701,422	81.17%
2023	9,478,859,306	907,458,934	440,550,316	244,564,824	3,202,792,112	7,929,707,459	0.7500	11,132,499,571	71.23%
2024	11,898,000,521	1,100,427,418	445,210,424	275,930,231	5,100,424,298	8,680,149,665	0.7400	13,780,573,963	62.99%
2025	12,807,694,917	1,110,296,409	368,512,663	309,287,979	5,084,238,280	9,580,656,300	0.7300	14,664,894,580	65.33%

Source: Lee County Property Appraiser.

Note: Real property is reassessed every year.

¹ Allowable exemptions include the assessment differential value of capped parcels which is more commonly known as the "Save our Homes" and exemptions.

*Village of Estero, Florida***Property Tax Rates – Direct and Overlapping Governments**

(Per \$1,000 of Assessed Value)

Last Ten Fiscal Years

(unaudited)

Schedule 6

Fiscal Year	Village of Estero, Florida			Overlapping Rates ¹								Total Direct & Overlapping Rates
	Debt		Total	Lee County			School			Estero		
	Operating Millage	Service Millage	Village Millage	General Revenue	Library Fund	Total Lee Cty	Local Board	State Law	Total School	Fire District ²	Other ³	
2016	0.8398	-	0.8398	4.1506	0.5956	4.7462	2.2480	5.0370	7.2850	2.1881	0.6605	14.8798
2017	0.7998	-	0.7998	4.0506	0.5956	4.6462	2.2480	4.7410	6.9890	2.1500	0.6361	15.2211
2018	0.7798	-	0.7798	4.0506	0.5956	4.6462	2.2480	4.4310	6.6790	2.1300	0.6542	14.8892
2019	0.7750	-	0.7750	4.0506	0.4956	4.5462	2.2480	4.1530	6.4010	2.1300	0.6205	14.4727
2020	0.7726	-	0.7726	4.0506	0.4956	4.5462	2.2480	3.8990	6.1470	2.1300	0.5958	14.1916
2021	0.7726	-	0.7726	4.0506	0.4956	4.5462	2.2480	3.8100	6.0580	2.1300	0.5729	14.0797
2022	0.7700	-	0.7700	3.8623	0.4714	4.3337	2.2480	3.6430	5.8910	2.1300	0.5640	13.6887
2023	0.7500	-	0.7500	3.7623	0.4714	4.2337	2.2480	3.3090	5.5570	2.1300	0.5220	13.1927
2024	0.7400	-	0.7400	3.7623	0.4714	4.2337	2.2480	3.1820	5.4300	2.1600	0.5212	13.0849
2025	0.7300	-	0.7300	3.7623	0.0436	3.8059	2.2480	3.0380	5.2860	2.2880	0.5095	12.6194

Source: Lee County Property Appraiser.

Note: The Village's operating millage tax rate may be increased only by a majority vote of the Village Council.

¹ Overlapping rates are those of the local and county governments that apply to property owners within the Village of Estero. Not all overlapping rates apply to all Village of Estero property owners.

² The Village of Estero has three Fire Districts within its boundaries. Estero Fire Rescue District, 2.1300 millage rate, San Carlos Park Fire District, 2.7500 millage rate, and Bonita Springs Fire District 1.9466 millage rate.

³ Other consists of Lee County Mosquito Control, Lee County Hyacinth Control, South Florida Water Management District and West Coast Inland Navigation District.

*Village of Estero, Florida***Principal Property Taxpayers**Current Fiscal Year and Nine Fiscal Years Ago
(unaudited)**Schedule 7**

Taxpayer	2025			2016 ¹		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Coconut Point Developers LLC	\$ 107,873,659	1	1.24%	-	-	-
Miromar Outlet West LLC	72,203,199	2	0.83%	-	-	-
Fort Myers Reef Acquisitions	67,443,131	3	0.78%	-	-	-
CV Fort Myers Borrower LLC	55,902,000	4	0.64%	-	-	-
Lee Everblades LLC	53,840,797	5	0.62%	-	-	-
Hertz Corporation	48,698,807	6	0.56%	-	-	-
Reserve At Coconut Point LLC	45,024,553	7	0.52%	-	-	-
Lee Terracap LLC	37,565,475	8	0.43%	-	-	-
Coconut Road Estero Apartments	33,212,363	9	0.38%	-	-	-
Continental 305 Fund LLC	28,523,584	10	0.33%	-	-	-
Total	<u>\$ 550,287,568</u>		<u>6.33%</u>	<u>\$ -</u>		<u>0.00%</u>

Source: Lee County Property Appraiser.

¹ Information is not available from the Lee County Property Appraiser for 2016.

Village of Estero, Florida
Property Tax Levies and Collections
 Last Ten Fiscal Years
 (unaudited)

Schedule 8

Fiscal Year Ended Sep 30	Total Tax Levy For Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount ¹	Percentage of Levy		Amount	Percentage of Levy
2016	4,876,718	4,588,424	94.09%	(14,372)	4,574,052	93.79%
2017	5,056,381	4,699,042	92.93%	(29,960)	4,669,082	92.34%
2018	5,153,176	4,819,043	93.52%	44,332	4,863,375	94.38%
2019	5,260,408	4,954,539	94.21%	1,324	4,955,863	94.21%
2020	5,336,068	4,956,095	92.87%	(232)	4,955,863	92.87%
2021	5,310,460	5,109,211	96.21%	(155)	5,109,211	96.21%
2022	5,536,495	5,280,762	95.36%	(1,114)	5,279,648	95.36%
2023	5,947,281	5,696,704	96.24%	27,219	5,723,923	96.24%
2024	6,423,311	6,150,009	95.75%	-	6,150,009	95.75%
2025	6,993,879	6,720,694	96.09%	-	6,720,694	96.09%

Source: *Lee County Tax Collector.*

¹ Property taxes are levied on November 1 of each year, and are due and payable upon receipt of the notice of the levy. A 4% discount is allowed if the taxes are paid in November, with the discount declining by 1% each month thereafter. Accordingly, taxes collected will not be 100% of tax levy. Taxes become delinquent on April 1 of each year, and tax certificates for the full amount of any unpaid taxes and assessments are sold at public auction prior to June 1 of each year. The proceeds collected are remitted to the Village.

Village of Estero, Florida
Ratios Of Outstanding Debt by Type
 Last Ten Fiscal Years
 (unaudited)

Schedule 9

Fiscal Year	Governmental Activities				Total Primary Government	Percentage of Personal Income ¹	Per Capita ¹
	General Obligation Bonds	Revenue Bonds	Notes, Loans and Agreements Payable	Lease Payable			
2016	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-
2019	-	-	19,231,584	-	19,231,584	0.0%	-
2020	-	-	17,590,289	-	17,590,289	0.0%	531
2021	-	-	16,919,830	-	16,919,830	0.0%	455
2022	-	-	-	257,039	257,039	0.0%	7
2023	-	-	-	77,318	77,318	0.0%	2
2024	-	-	-	879,293	879,823	0.0%	20
2025	-	-	-	702,643	702,643	0.0%	16

Note: When applicable, details regarding the Village's outstanding debt can be found in the notes to the financial statements.

¹ See schedule 13 for personal income and population data. These ratios are calculated using personal income and population for prior calendar year.

Village of Estero, Florida
Ratios of General Bonded Debt Outstanding
 Last Ten Fiscal Years
 (unaudited)

Schedule 10

Fiscal Year	General Bonded Debt Outstanding			Percentage of Estimated Actual Taxable Value of Property	Per Capita
	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total		
2016	-	-	-	0.00%	-
2017	-	-	-	0.00%	-
2018	-	-	-	0.00%	-
2019	-	-	-	0.00%	-
2020	-	-	-	0.00%	-
2021	-	-	-	0.00%	-
2022	-	-	-	0.00%	-
2023	-	-	-	0.00%	-
2024	-	-	-	0.00%	-
2025	-	-	-	0.00%	-

Note: When applicable, details regarding the Village's outstanding debt can be found in the notes to the financial statements.

*Village of Estero, Florida***Direct And Overlapping Governmental Activities Debt**

As of September 30, 2024

(unaudited)

Schedule 11

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes			
Lee County	\$ 221,085,000 ¹	16.6% ²	\$ 36,700,110
Village direct debt			<u>702,643</u>
Total direct and overlapping debt			<u><u>\$ 37,402,753</u></u>

¹ Lee County Clerk of Court, Finance Division² Determined by dividing:

"Total Taxable Assessed Valuation" from Schedule 5	\$ 9,580,656,300
by the "Total Taxable Assessed Value" of Lee County	\$ 57,688,615,000

³ See Schedule 9 herein.⁴ Lee County Property Appraiser

Village of Estero, Florida
Legal Debt Margin Information
Last Ten Fiscal Years
(unaudited)

Village of Estero, Florida
Legal Debt Margin Information
Last Ten Fiscal Years

Schedule 12

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Legal debt limit ¹	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total net debt applicable to limit	-	-	-	19,231,584	17,590,289	16,919,830	-	257,039	77,318	189,064
Legal debt margin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

¹ No legal debt limit has been established for the Village.

Village of Estero, Florida
Demographic And Economic Statistics
 Last Ten Fiscal Years
 (unaudited)

Schedule 13

Fiscal Year	Population		Lee County ¹	Village of Estero		Lee County ¹	Village of Estero
	Village of Estero ¹	Lee County ¹	Total Personal Income (in thousands) ²	Per Capita Personal Income ¹	Median Age ¹	School Enrollment ³	Unemployment Rate ³
2016	30,565	680,255	29,738,708	43,717	60.2	79,446	4.5%
2017	30,945	698,185	35,534,824	50,896	60.2	79,446	4.6%
2018	31,806	713,618	37,787,500	52,952	61.0	79,446	4.0%
2019	32,412	734,890	39,146,855	53,269	61.7	79,446	3.4%
2020	33,120	750,493	40,284,963	53,678	64.2	95,578	6.4%
2021	37,213	782,579	46,647,969	59,608	65.8	95,023	4.0%
2022	37,842	802,178	50,725,726	63,235	59.9	97,264	3.0%
2023	42,943	822,453	52,007,815	63,235	60.0	100,169	3.9%
2024	42,943	840,698	58,375,547	69,437	48.0	101,369	3.1%
2025 ⁴	42,943	840,698	58,375,547	69,437	48.0	101,369	3.1%

Data Sources:

¹ Lee County Economic Development

² Determined by multiplying population by per capita income.

³ Lee County School Board Impact Report

⁴ Estero Economic Data for 2025 was not available at the time of financial statement issuance.

Village of Estero, Florida
Principal Employers ²
 Current Fiscal Year and Nine Fiscal Years Ago
 (unaudited)

Schedule 14

2025				2016			
		Percentage of Total County Employment				Percentage of Total County Employment	
Employer	Employees	Rank		Employer	Employees	Rank	
Lee Health	16,506	1	6.23%	Lee Memorial Health Systems	10,900	1	3.66%
Lee County Public Schools	12,264	2	4.63%	Lee County School Board	10,600	2	3.56%
Lee County Local Government	9,959	3	3.76%	Publix Super Markets	2,584	3	1.68%
Publix Asset Management Company	5,730	4	2.16%	Lee County Government	5,007	4	0.87%
Walmart Inc	3,357	5	1.27%	Wal-Mart Corporation	2,507	5	0.84%
Amazon.com Inc	2,365	6	0.89%	Home Depot	1,783	6	0.60%
Herc Rentals	2,213	7	0.84%	City of Cape Coral	1,654	7	0.56%
Gartner Inc	2,000	8	0.76%	Chico's FAS Inc.	1,642	8	0.55%
Florida Gulf Coast University	1,943	9	0.73%	Lee County Sheriff's Office	1,585	9	0.53%
Shell Point Retirement Community	1,563	10	0.59%	United States Postage Service	1,477	10	0.50%
Total	<u>57,900</u>		<u>0</u>		<u>39,739</u>		<u>13.35%</u>

Source: Florida Gulf Coast University

¹ Information listed is for Lee County as statistics for Village of Estero are unavailable.

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Village of Estero, Florida

Full-Time Equivalent Village Government Employees by Function

Last Ten Fiscal Years

(unaudited)

Schedule 15

Function	Full-time Equivalent Employees as of September 30									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government	7	8.5	10.5	11.0	12.0	12.0	12.0	12.0	12.0	12.0
Total	7.0	8.5	10.5	11.0	12.0	12.0	12.0	12.0	12.0	12.0

Source: *Village of Estero Annual Budget as amended.*

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Village of Estero, Florida
Operating Indicators by Function ²
Last Ten Fiscal Years
(unaudited)

Schedule 16

Function	Fiscal Year									
	2016 ¹	2017 ¹	2018 ¹	2019 ¹	2020 ¹	2021 ¹	2022 ¹	2023 ¹	2024 ¹	2025 ¹
General Government	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

Note: Operating Indicators are not available for General Government function.

Source: Various Village of Estero Departments

¹ *The Village does not maintain Operating Indicators by Function; therefore, data is not available.*

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Village of Estero, Florida
Capital Asset Statistics by Function ¹
Last Ten Fiscal Years
(unaudited)

Schedule 17

Function	Fiscal Year									
	2016 ¹	2017 ¹	2018 ¹	2019 ¹	2020 ¹	2021 ¹	2022 ¹	2023 ¹	2024 ¹	2025 ¹
General Government	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

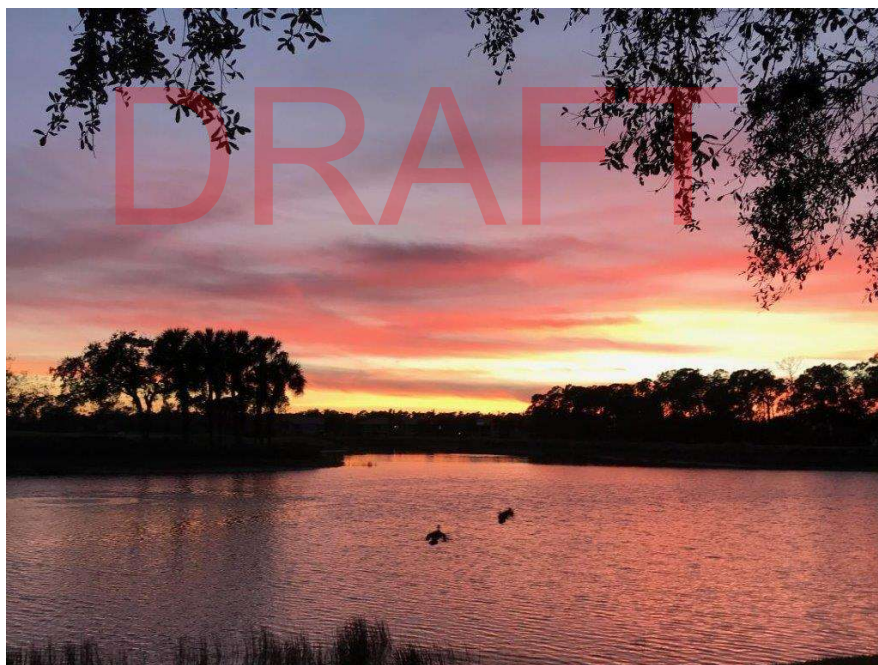
¹ The Village does not maintain Capital Asset Statistics by Function; therefore, data is not available.

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Single Audit Report



**Independent Auditor's Report on Compliance on Internal Control over Financial Reporting and on
Compliance and Other Matters based on audit of Basic Financial Statements performed in
Accordance with Government Auditing Standards**

DRAFT

To the Honorable Mayor, the Village Council and Village Manager
Village of Estero, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (“*Government Auditing Standards*”), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Village of Estero, Florida (the “Village”) as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Village’s basic financial statements, and have issued our report thereon dated **June XX, 2026**.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Village’s internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Village’s financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item MW2025-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Village’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Village's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Village's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Village's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Tampa, Florida
June XX, 2026

DRAFT

**Independent Auditors' Report on Compliance for the Major Federal
Program and Report on Internal Control over Compliance
Required by the Uniform Guidance**

To the Honorable Mayor, Village Council and Village Manager
Village of Estero, Florida

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the Village of Estero, Florida (the "Village") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Village's major federal program for the fiscal year ended September 30, 2025. The Village's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Village complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the fiscal year ended September 30, 2025.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Village's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Village's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Village's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Village's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Village's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Village's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in*

internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal controls over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Tampa, Florida
June XX, 2026

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VILLAGE OF ESTERO, FLORIDA**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS****FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Federal Agency, Pass-Through Entity Federal Program	ALN	Grant Number/ Pass-through Entity Identifying Number	Total Expenditures	Passed Through to Subrecipients
FEDERAL AWARDS				
U.S. Department of Homeland Security				
Passed through State of Florida, Division of Emergency Management				
Disaster Grants - Public Assistance (Presidentially Declared Disaste	97.036	Z3375	\$ 70,320	\$ --
Total U.S. Department of Homeland Security			<u>70,320</u>	<u>--</u>
U.S. Department of Housing and Urban Development				
Passed through Lee County Florida, Board of County Commissioners				
Community Development Block Grants/Entitlement Grants	14.218	DR10159	<u>6,500</u>	<u>--</u>
Total Community Development Block Grant Cluster			<u>6,500</u>	<u>--</u>
Total U.S. Department of Housing and Urban Development			<u>6,500</u>	<u>--</u>
U.S. Department of Treasury				
Passed through Florida Department of Emergency Management				
Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5280	<u>6,197,700</u>	<u>--</u>
Total U.S. Department of Treasury			<u>6,197,700</u>	<u>--</u>
Total Expenditures of Federal Awards			<u>\$ 6,274,520</u>	<u>\$ --</u>

See notes to schedule of expenditures of federal awards.

VILLAGE OF ESTERO, FLORIDA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal award activity of the Village of Estero, Florida (the “Village”) for the fiscal year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Village, it is not intended to and does not present the financial position, or the changes in net position of the Village.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 3 – INDIRECT COST RATE

The Village has elected not to use the de minimus indirect cost rate as allowed under the Uniform Guidance.

VILLAGE OF ESTERO, FLORIDA**SCHEDULE OF FINDINGS AND QUESTIONED COSTS****FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025****SECTION I – SUMMARY OF AUDITORS' RESULTS*****FINANCIAL STATEMENTS***

Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP:

Unmodified Opinion

Internal control over financial reporting:

Material weakness(es) identified?

X Yes No

Significant deficiency(ies) identified?

 Yes None Reported

Noncompliance material to financial statement noted?

 Yes X No***FEDERAL AWARDS***

Internal control over its major federal program:

Material weakness(es) identified?

 Yes X No

Significant deficiency(ies) identified?

 Yes X None Reported

Type of auditor's report issued on compliance over major federal program:

Unmodified Opinion

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

 Yes X No***IDENTIFICATION OF MAJOR FEDERAL PROGRAM***

Federal Program

AL No.

Coronavirus State and Local Fiscal Recovery Funds

21.027

Dollar threshold used to distinguish between Type A and Type B Federal programs:

\$ 1,000,000

Auditee qualified as low-risk auditee?

X Yes No

VILLAGE OF ESTERO, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

SECTION II – FINANCIAL STATEMENT FINDINGS

MATERIAL WEAKNESSES

MW2024-001 –INTERNAL CONTROLS OVER FINANCIAL REPORTING

Criteria

Generally accepted accounting principles (“GAAP”), as promulgated by the Governmental Accounting Standards Board (“GASB”), require that financial statements present fairly, in all material respects, the financial position, changes in financial position, and, where applicable, cash flows in conformity with GAAP. GASB Statement No. 100 requires correction of material errors to be reported as prior period adjustments and fully disclosed in the notes to the financial statements. Additionally, internal controls should be in place to ensure that significant accounting errors are prevented or detected and corrected in a timely manner.

Condition

During the audit of the financial statements ended September 30, 2025, an error was identified in the recognition of grant revenues and prepaids in the prior years related to the American Rescue Plan Act (“ARPA”). Specifically, the Village recognized the grant funds received as revenue when received in fiscal year 2022 before all eligibility requirements had been met. In addition, the Village recorded prepaid amounts which should have been expensed during the year.

Cause

Due to the complex nature of the transaction and reliance on common industry practice, the incorrect accounting standards were applied.

Effect

The financial statements for the year ended September 30, 2024, materially understated liabilities by \$10,000,000, overstated assets by \$130,501 which resulted in a overstatement of net position by \$10,130,501.

Recommendation

Given the complexity and first-time implementation of the American Rescue Plan Act (“ARPA”) and COVID-related federal grants, we recommend that the Village strengthen controls surrounding the accounting and reporting of these federal grant transactions. For first-time recipients, enhanced procedures and oversight are especially important to ensure proper compliance and accurate financial reporting.

VILLAGE OF ESTERO, FLORIDA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

SECTION II – FINANCIAL STATEMENT FINDINGS (CONTINUED)

MATERIAL WEAKNESSES (CONTINUED)

MW2024-001 – INTERNAL CONTROLS OVER FINANCIAL REPORTING (CONTINUED)

View of Responsible Officials and Planned Corrective Action

See accompanying corrective action plan.

SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None

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VILLAGE OF ESTERO, FLORIDA

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

I. PRIOR YEAR FINANCIAL STATEMENT FINDINGS

None

II. PRIOR YEAR FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None

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**Management Letter in Accordance with the Rules of the
Auditor General of the State of Florida**

To the Honorable Mayor, Village Council and Village Manager
Village of Estero, Florida

Report on the Financial Statements

We have audited the financial statements of the Village of Estero, Florida (the “Village”), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated **June XX, 2026**.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors’ Report on Compliance for the Major Federal Program; Report on Internal Control over Compliance; and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance; Schedule of Findings and Questioned Costs; Summary Schedule of Prior Audit Findings; and Independent Accountants’ Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated **June XX, 2026**, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the prior year that required corrective actions.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 of the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Village met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Village did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Village. It is management's responsibility to monitor the Village's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. The financial condition assessment was performed as of the fiscal year end.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Program

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Village's geographical boundaries during the fiscal year under audit. There was no PACE Program operating within the Village.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component unit that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, Village Council, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Tampa, Florida
June XX, 2026

DRAFT

**Independent Accountants' Report on Compliance Pursuant to
Section 218.415, Florida Statutes**

To the Honorable Mayor, Village Council and Village Manager
Village of Estero, Florida

We have examined the Village of Estero, Florida (the "Village") compliance with Section 218.415, Florida Statutes, Local Government Investment Policies, for the fiscal year ended September 30, 2025. Management of the Village is responsible for the Village's compliance with the specified requirements. Our responsibility is to express an opinion on the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Village complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Village complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Village's compliance with specified requirements.

In our opinion, the Village complied, in all material respects, with Section 218.415, Florida Statutes for the fiscal year ended September 30, 2025.

This report is intended solely to describe our testing of compliance with Section 218.415, Florida Statutes and it is not suitable for any other purpose.

Tampa, Florida
June XX, 2026



May 29, 2026

Joanne Ribble
District One

HSC/Tuscan & Company, PA
12621 World Plaza Lane, Building 55
Fort Myers, FL 33907

Larry Fiesel
District Two

Re: Management Letter for Fiscal Year Ended September 30, 2025

Jon McLain
Vice Mayor
District Three

This letter will confirm receipt of your management letter reviewed by us.

Katy Errington
Mayor
District Four

Current Year Finding: During the audit of the financial statements ended September 30, 2025, an error was identified in the recognition of grant revenues and prepaids in the prior years related to the American Rescue Plan Act ("ARPA"). Specifically, the Village recognized the grant funds received as revenue when received in fiscal year 2022 before all eligibility requirements had been met. In addition, the Village recorded prepaid amounts which should have been expensed during the year.

Jim Boesch
District Five

Jim Ward
District Six

Current Year Management's Response: Management concurs with the finding. The accounting treatment related to the recognition of American Rescue Plan Act (ARPA) grant revenues and certain prepaid expenditures was applied consistently in prior fiscal years and was reviewed as part of the Village's annual financial statement audits. During the fiscal year 2025 audit, the Village's newly engaged independent auditors identified that the timing of revenue recognition and classification of certain prepaid expenditures should be revised to better comply with applicable governmental accounting standards.

Jim Wilson
District Seven

Steve Sarkozy
Village Manager

Robert D. Pritt
Interim
Village Attorney

Management relied upon accounting practices and interpretations that had been accepted in prior years and appreciates the current auditors' recommendations and clarification regarding the appropriate accounting treatment. Upon identification of the issue, management worked with the auditors to record the necessary adjustments and ensure the financial statements were fairly presented.

To prevent similar issues in the future, management has enhanced its year-end financial reporting review procedures, including additional review of grant agreements, eligibility requirements, deferred inflows of resources, and prepaid expenditure classifications. Management believes these procedures will strengthen financial reporting and help ensure continued compliance with applicable GASB standards.

Steven R. Sarkozy
Village Manager

Kevin Greenville, CPA
Village Finance Director

DRAFT



April 28, 2026

Joanne Ribble
Mayor
District One

Jeff Hunt
District Two

Jon McLain
District Three

Lori Fayhee
District Four

Rafael Lopez
District Five

Jim Ward
District Six

George Zalucki
Vice Mayor
District Seven

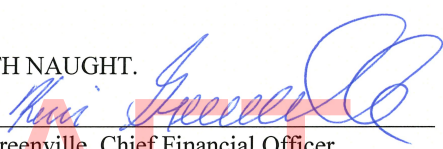
Steve Sarkozy
Village Manager

Robert M.
Eschenfelder, Esq.
Village Attorney

BEFORE ME, the undersigned authority, personally appeared Kevin Greenville, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the Village of Estero which is a local government entity of the State of Florida;
2. The governing body of the Village of Estero adopted Ordinance No. 2018-09 and No. 2018-10 implementing an impact fee; and
3. The Village of Estero has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.


Kevin Greenville, Chief Financial Officer

STATE OF FLORIDA
COUNTY OF LEE

SWORN TO AND SUBSCRIBED before me this 28 day of April
2026.


Notary Public

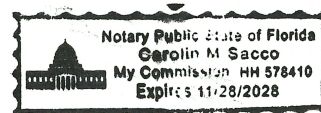
Print Name: Carolin Sacco

Personally known ☒ or produced identification _____

Type of identification produced:
Known time

My Commission Expires:

11/28/2028



WORKSHOP ITEM AGENDA SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 3, 2026

Agenda Item:

Synovus Bond Issue

Background:

As part of the Village's Capital Improvement Plan (CIP), the Village acquired approximately 69.4 acres located on Three Oaks Parkway for stormwater and park and recreation purposes. The total acquisition cost was \$15,000,000, of which \$2,254,436.40 was funded through ARPA funds. Prior to the acquisition, Village Council adopted Resolution No. 2024-02 expressing its intent to reimburse eligible acquisition costs through future tax-exempt debt proceeds.

The Village engaged Public Resources Advisory Group, Inc. (PRAG), an independent registered municipal advisor, to assist in evaluating financing alternatives and developing a financing plan for reimbursement of eligible acquisition costs associated with the property purchase.

Description:

As part of the Village's Banking Services RFP, financial institutions were asked to provide financing proposals for approximately \$12.75 million of eligible acquisition costs associated with the property purchase.

The Village received proposals from BankUnited, FineMark National Bank & Trust, First Horizon Bank, and Synovus Bank.

After review of the financing alternatives, staff identified Synovus Bank as the preferred financing provider due to its fully amortizing 20-year structure, fixed-rate financing, ability to prepay at any time without penalty, compatibility with the Village's banking services relationship, and competitive overall financing costs.

The proposed financing is expected to total approximately \$12.8 million and will be secured by the Village's covenant to budget and appropriate legally available non-ad valorem revenues. Loan proceeds will reimburse the Village for previously incurred property acquisition costs and pay related issuance expenses.

Page 1 of 2

Based on current market conditions, average annual debt service is estimated at approximately \$1.03 million with a final maturity of May 1, 2046.

Action Requested:

Workshop discussion only. No formal action is requested at this time.

Process and Timeline:

- June 3, 2026 – Council Workshop discussion.
- June 17, 2026 – Anticipated Council consideration of the Note Resolution and Loan Agreement.
- June 30, 2026 – Anticipated loan closing, subject to Council approval and market conditions.

Financial Impact:

The proposed financing amount is estimated at approximately \$12.8 million. Based on current indicative rates, average annual debt service is estimated at approximately \$1,029,452 over a 20-year repayment period. Final debt service will be determined based on market conditions at the time of closing.

Prepared by: Kevin Greenville, CPA

Attachments:

1. Term Loan Presentation
2. PRAG Term Loan Memorandum

Special Obligation Revenue Note, Series 2026

Village of Estero Council Workshop

June 2026

Background

- Village acquired 69.4 acres on Three Oaks Parkway for stormwater and park/recreation purposes
- Purchase price: \$15.0 million
- \$2.25 million funded with ARPA funds
- Resolution 2024-02 authorized reimbursement with future tax-exempt debt proceeds

Financing Objective

- Reimburse the Village for eligible property acquisition costs
- Restore cash reserves used for the acquisition
- Maintain flexibility to prepay debt at any time
- Match long-term asset costs with future beneficiaries

Bank Solicitation Process

- Financing proposals requested through the Village's Banking Services RFP
- Target financing amount: approximately \$12.75 million plus issuance costs
- Requested 20-year term with no prepayment penalty
- Four banks submitted loan proposals

Loan Proposals Received

- BankUnited
- FineMark
- First Horizon
- Synovus

Only BankUnited and Synovus proposed fully amortizing 20-year structures.

Evaluation Summary

- FineMark and First Horizon: 10-year maturities with balloon risk
- BankUnited: Lower initial rate option but resets every 5 years
- Synovus: Fixed-rate 20-year structure with no prepayment penalty
- Staff and PRAG determined Synovus best meets Village objectives

Recommended Financing Structure

- Estimated loan amount: \$12.82 million
- Approximate term: 20 years
- Security: Covenant to budget and appropriate legally available non-ad valorem revenues
- Prepayment: Allowed at any time without penalty

Estimated Financial Impact

- Indicative interest rate: approximately 4.95% (subject to market changes)
- Average annual debt service: approximately \$1.03 million
- Final maturity: May 1, 2046
- Interest rate set three business days before closing

Use of Loan Proceeds

- Reimburse eligible costs associated with the Three Oaks property acquisition
- Replenish cash previously used for the purchase
- Support ongoing Capital Improvement Plan funding capacity
- Preserve financial flexibility for future capital projects

Projected Schedule

- June 17, 2026: Council consideration of Note Resolution and Loan Agreement
- Late June 2026: Interest rate locked
- June 30, 2026: Anticipated closing
- Funds deposited to Village accounts upon closing

Council Action

Discussion and direction regarding the proposed Special Obligation Revenue Note, Series 2026.



2002 NORTH LOIS AVENUE, SUITE 120
TAMPA, FLORIDA 33607
TEL: (727) 822-3339

PUBLIC RESOURCES ADVISORY GROUP

MEMORANDUM TO: Village of Estero, Florida
FROM: Public Resources Advisory Group, Inc. ("PRAG")
SUBJECT: Special Obligation Revenue Note, Series 2026 (the "2026 Loan")
DATE: May 29, 2026

Background

The Village of Estero, Florida (the "Village") has engaged PRAG as an independent registered municipal advisor to assist the Village in developing and implementing a financing plan for the Village's Capital Improvement Plan ("CIP"). As part of its CIP, the Village purchased approximately 69.4 acres of land located on Three Oaks Parkway (the "Property") for stormwater and/or park and recreation purposes. The acquisition cost of the property was \$15 million with approximately \$2.25 million funded with American Rescue Plan Act ("ARPA") funds. Prior to the acquisition, the Village adopted Resolution No. 2024-02 expressing its intent to reimburse costs of the purchase with tax-exempt debt proceeds.

As part of an April 2025 Request for Proposals ("RFP") for banking services, staff solicited proposals from financial institutions to provide a tax-exempt term loan to the Village that would serve to reimburse the Village for the property purchase net of ARPA funds utilized. Staff asked the finalists to bring to their evaluation a term loan proposal that meets the Village's needs as follows:

*"In January of 2024, the Village purchased land for \$15,000,000. Of this amount, \$2,254,436.40 was funded through State and Local Fiscal Recovery Funds authorized by the American Rescue Plan Act. Federal law prohibits the use of these funds for any debt issuance. The remaining \$12,745,563.60 is eligible for debt especially considering a reimbursement resolution was adopted by Village Council prior to the purchase. The Village is seeking proposals by each bank to finance the eligible amount above. **Terms of the funding should be for twenty years and allow for prepayment with no penalty.**"*

The anticipated 2026 Loan will be secured by the City's covenant to budget and appropriate legally available Non-Ad Valorem Revenues as described in the Loan Agreement and Note Resolution. The 2026 Loan will restore cash utilized to purchase the Property and pay for issuance costs. The 2026 Loan will allow the Village to spread the cost over generations that benefit from the Property while retaining the ability to pay it off early if the Village desires to.

At staff's direction, PRAG has reviewed the loan proposals received. PRAG did not review the respective banks' responses to the Village's request for depository/banking services.

Village Bank RFP Results

As part of the RFP, the Village received term loan proposals from the following financial institutions:

- Bridge Funding Group, a BankUnited Company ("BankUnited")
- FineMark National Bank & Trust ("FineMark")
- First Horizon Bank ("First Horizon")
- Synovus Bank ("Synovus")

INDEPENDENT FINANCIAL ADVISORS



Village Bank RFP Results (continued)

- A summary of the terms submitted to the Village as part of its solicitation process for bank loans is attached as Exhibit A hereto.
- FineMark and First Horizon both proposed loans with a *10-year* maturity with prepayment flexibility. These proposals included loan amortization over a 20-year period; however, unless the Village exercised its prepayment option in advance, the outstanding balance of the respective loan would come due at the 10-year maturity.
- Banks that provided options for a *fully-amortizing, fixed-rate 20-year loan* with prepayment flexibility included BankUnited and Synovus. Both banks conditioned their offers to lend on the premise that the Village keeps its deposits with the respective bank during the term of the loan.
 - **BankUnited 20-Year Options:**
 1. 20-year facility. No prepayment until Year 10 anniversary.
 - Indicative rate: 4.93% (5/28/26)
 2. 20-year facility with 5-year resets. Prepayment at anytime with no penalty.
 - Indicative rate: 4.50% (5/28/26) **but required to be reset every five (5) years.**
 - **Synovus 20-Year Options:**
 1. 20-year facility. Prepayment at anytime with no penalty.
 - Indicative rate: 4.95% (5/28/26)
- BankUnited charges \$15,000 for lender's counsel fees; Synovus charges \$8,500 for lender's counsel fees and a 15 basis-point (0.15%) commitment fee (\$19,227).

Conclusions and Timing

- Staff has selected Synovus to provide the Village its banking services and an estimated \$12,817,800 loan with an approximate 20-year term and the ability to prepay at any time with no penalty.
- BankUnited's Option 2 offered a lower interest cost for the first five years of the loan; however, the Village would assume interest rate risk as the rate resets every five years. The Village would have the ability to prepay the loan with no penalty in five years, but potentially at higher market rates.
- Staff expects to bring a Note Resolution and form of Loan Agreement to the Village Council for approval on June 17, 2026.
- The interest rate is subject to change based on the bank's formula and will be set three business days prior to closing. With Village Council approval, the loan is expected to close on June 30, 2026.
- Based on today's indicative rate, the average annual debt service on the 2026 Loan is estimated to be \$1,029,452. The 2026 Loan will be structured with substantially level annual debt service and a final maturity of May 1, 2046.



Exhibit A

Summary of Bank Terms

VILLAGE OF ESTERO, FL
RFP for approx. \$13 million Tax-Exempt Loan
Summary of Bank Loan Terms Submitted

Lender ---->	BankUnited (Bridge Funding)	FineMark	First Horizon	Synovus Bank
Date of Original Term Sheet	June 20, 2025	April 24, 2025	June 25, 2025	July 25, 2025
Contact	Michele Palmo	John M. Kozak	Frank Sulen	Carlton Fleming
Final Maturity	Option 1 & 2: 20 years; Option 3: 10 years	10-year term (20-year amortization w/ balloon) / separate 2-year LOC proposal	10-year term with 20-year amortization	20 years, fully amortizing; 15 year option, fully amortizing option
Principal Payments	Monthly P&I based on 20-year amortization	P&I based on 20-year amortization	Amortizing over 20 years	Annual principal beginning 5/1/2027
Interest Payments	Monthly	Monthly; LOC interest-only	Not specified	Semi-annual
Interest Rate	Opt.1: 79% (10Y Tsy +175bps); Opt.2: 79% (5Y Tsy +150bps) reset every 5 years; Opt.3: 79% (10Y Tsy +160bps) (10-year facility/20-year amort.) - all options rate fixed at closing	Variable tax-exempt equivalent to 30-day SOFR +200bps taxable rate; illustrative 5.25%	As of June 25, 2025 4.42% fixed for 10 years (no interest rate reset formula provided)	Opt.1: 79% of 20-Year Treasury Constant Maturity + 98 bps (fixed 3 days before closing) Opt. 2: 79% of 10-Year Treasury Constant Maturity + 124 bps (fixed 3 days before closing)
Interest Rate Lock:	Set on closing date; Option 2 resets every 5 years	Variable; adjusts with 30-day SOFR	Fixed 10 years but no reset formula provided	Ability to lock at specified date; reset 3 days prior to closing if delayed
Security	Covenant to budget & appropriate Non-Ad Valorem Revenues	Covenant to budget & appropriate legally available non-ad valorem revenues	Unsecured	Covenant to budget & appropriate Non-Ad Valorem Revenues
Anti-Dilution	1.25x ADS coverage test on additional debt	No new debt >\$2M without consent; minimum 1.0x DSCR	Not specified	1.5x MADS coverage; total debt <=25% of Governmental Fund Revenues
Lender's Counsel	Weiss Serota Helfman Cole & Bierman	Not specified	Not specified	Greenspoon Marder
Lender Fees	No commitment fee; legal est. \$15,000	No fee; legal <=\$8,000	\$0 commitment fee	15 bps commitment fee (\$19,500); legal est. <=\$8,500
Prepayment Provisions	Opt.1: No prepayment years 1-10; no penalty after year 10; Opt.2: prepay anytime without penalty; Opt.3: On/before Year 1, 3% penalty; On/before Year 2, 2% penalty; On/before Year 3, 1% penalty; 0% penalty thereafter	Anytime without penalty (swap breakage if swap executed)	No penalty	Callable anytime without penalty
Escrow Account/Depository Relationship/Auto-Debit	BankUnited to remain QPD/depository	Not specified	Not specified	Full deposit relationship & treasury services while bank holds 51%+
Due Diligence/Documentation	Patriot Act; customary due diligence; annual audited financial statements to lender within 270 calendar days after FYE; budget and CIP within 30 days after start of FY	Attorney opinion; audited financials; quarterly balance sheet and income statements	Financial statements & underwriting review required	Opinion of counsel; Patriot Act; customary due diligence
Other Items	n/a	Option to execute interest rate swap	Village agrees not to pledge vacant land elsewhere	Transfer only to accredited investor/QIB
Taxable Events	Not specified	Converts to taxable if borrower loses tax-exempt authority	Not specified	Rate converts to taxable equivalent if tax-exempt status lost due to action/inaction of borrower only
Events of Default	Customary remedies under financing documents	Not specified	Not specified	Customary payment, covenant, insolvency & judgment defaults
Default Rate	Existing rate +2%	Not specified	Not specified	Lesser of Prime +5% or maximum legal rate
Assignment	Not specified	Not specified	Not specified	Permitted in whole only to accredited investor/QIB

Exhibit A