

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
OCTOBER 7, 2026, 09:30 AM

www.Estero-fl.gov

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
October 7, 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 Steven Knight Turning Point Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. CONSENT AGENDA

a. September 23, 2026 Village Council Meeting Minutes

Attachment: 09232026.pdf

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

6. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

7. VILLAGE ATTORNEY'S REPORT

8. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

9. WORKSHOP

a. Update on Development Projects in Estero

Attachment: SS dev projects workshop.pdf

Attachment: 1 Village Council October 2026- Project Updates vFInal for Council10.07.2026.pdf

b. S & P Credit Rating for Village of Estero Bond Issue

Attachment: SS S _ P Credit Rating for Village of Estero Bond Issue.pdf
Attachment: Estero 2026 Bonds_Timetable_26.10.07.pdf

c. Timetable for Bond Sale

Attachment: SS Timetable for VOE Bond Issue_.pdf
Attachment: 1 Estero 2026 Bonds_ALTERNATE _Dec. 8 close__Timetable_26.09.30.pdf

d. Legislative Update

Attachment: SS Legislative Update.pdf
Attachment: 1 Legislative presentation to VOE Council 10-7-2026.pdf

10.ADJOURNMENT

General Attachments

- Transcipt.pdf

ESTERO VILLAGE COUNCIL MEETING
WEDNESDAY, OCTOBER 7, 2026, 9:30 A.M.

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ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

9:30:44AM [SOUNDING GAVEL]
9:30:46AM >>Mayor Ribble: I'D NOW LIKE TO CALL THE OCTOBER 7, 2026,
9:30:49AM 9:30 A.M. VILLAGE COUNCIL MEETING TO ORDER.
9:30:51AM I WOULD LIKE TO REMIND YOU ALL TO PLEASE PUT YOUR CELL
9:30:54AM PHONES ON MUTE.
9:30:56AM IF YOU COME UP TO SPEAK TO COUNCIL, PLEASE BE CLOSE TO THE
9:31:01AM MICROPHONE.
9:31:01AM THANK YOU.
9:31:01AM THIS MORNING, WE HAVE PASTOR STEVEN KNIGHT FROM TURNING
9:31:06AM POINT CHURCH WHO WILL DELIVER THE INVOCATION FOR US.
9:31:09AM PASTOR KNIGHT, PLEASE, WOULD YOU COME FORWARD?
9:31:12AM GOOD MORNING.
9:31:15AM >> GOOD MORNING, EVERYONE.
9:31:16AM THANK YOU FOR THE OPPORTUNITY TO COME AND PRAY.
9:31:19AM [MICROPHONE NOT ON]
9:31:22AM COME BEFORE THE LORD IN PRAYER TOGETHER.
9:31:24AM LORD, WE ARE JUST COMING TOGETHER THIS MORNING, THANKFUL FOR
9:31:29AM ANOTHER DAY.

9:31:30AM GOD, YOU'VE BLESSED US SO MUCH IN SO MANY WAYS.
9:31:33AM WE THANK YOU FOR YOUR LOVE.
9:31:35AM WE THANK YOU FOR YOUR FAITHFULNESS TO US.
9:31:37AM WE THANK YOU FOR THIS OPPORTUNITY WE HAVE TO CONTINUE TO
9:31:42AM COME TO GATHER AND THINK OF WAYS TO JUST CONTINUE TO BLESS
9:31:45AM THIS GROWING COMMUNITY.
9:31:47AM LORD, WE THANK YOU FOR THIS CITY COUNCIL.
9:31:50AM WE ASK FOR YOUR BLESSING FIRST AND FOREMOST IN EACH OF THEIR
9:31:53AM LIVES.
9:31:53AM GOD, I PRAY THAT YOU WOULD JUST CONTINUE TO WORK IN THEIR
9:31:57AM LIVES IN INCREDIBLE WAYS AND THAT YOU WOULD CONTINUE TO WORK
9:32:00AM IN THIS CITY IN INCREDIBLE WAYS, TOO, LORD.
9:32:03AM WE THANK YOU FOR THIS OPPORTUNITY THIS MORNING TO GATHER.
9:32:07AM I ASK THAT YOU'D GIVE THE COUNCIL WISDOM AS WE PREPARE FOR
9:32:11AM THIS TIME TOGETHER AND CONTINUE TO WORK THROUGH THEM JUST TO
9:32:16AM GUIDE OUR COMMUNITY FORWARD AND TO BE A PLACE THAT IS AN
9:32:20AM INCREDIBLE PLACE TO LIVE, TO WORK, TO PLAY, AND TO SPEND
9:32:23AM TIME TOGETHER IN COMMUNITY, LORD.

9:32:25AM WE THANK YOU FOR THIS MORNING.
9:32:27AM ASK FOR YOUR BLESSING ON IT.
9:32:28AM IN JESUS NAME WE PRAY, AMEN.
9:32:31AM THANK YOU.
9:32:31AM >>Mayor Ribble: THANK YOU.
9:32:32AM HAVE A GREAT DAY.
9:32:33AM WOULD YOU PLEASE STAND FOR THE PLEDGE?

9:32:35AM [PLEDGE OF ALLEGIANCE]
9:32:48AM MADAM CLERK, WILL YOU PLEASE CALL THE ROLL?
9:32:55AM HERE.
9:32:57AM >>Jeff Hunt: HERE.
9:32:58AM >>Jon McLain: HERE.
9:33:01AM >>Lori Fayhee: HERE.
9:33:02AM >>Rafael Lopez: HERE.
9:33:03AM >>Jim Ward: HERE.
9:33:05AM >>Vice-Mayor Zalucki: HERE.
9:33:06AM >>Mayor Ribble: NEXT ON THE AGENDA IS THE APPROVAL OF THE
9:33:08AM AGENDA.
9:33:09AM DOES ANYONE HAVE ANY ADDITIONS, DELETIONS, OR CHANGES?
9:33:12AM SEEING NONE, MAY I HAVE A MOTION TO ACCEPT THE AGENDA?
9:33:17AM >>Lori Fayhee: SO MOVED.
9:33:18AM >>Mayor Ribble: THANK YOU.
9:33:19AM COUNCILWOMAN FAYHEE.
9:33:20AM AND A SECOND, COUNCIL MEMBER LOPEZ.
9:33:22AM WOULD YOU PLEASE CALL THE ROLL?
9:33:24AM >>Jeff Hunt: AYE.
9:33:26AM >>Jon McLain: AYE.
9:33:27AM >>Lori Fayhee: AYE.
9:33:28AM >>Rafael Lopez: AYE.
9:33:30AM >>Jim Ward: AYE.
9:33:31AM >>Vice-Mayor Zalucki: AYE.
9:33:32AM >>Mayor Ribble: AYE.

9:33:33AM MADAM CLERK, DO WE HAVE ANYONE FOR PUBLIC COMMENT?
9:33:39AM >>Carol Sacco: WE HAVE NO PUBLIC COMMENT, BUT THERE WAS AN
9:33:41AM E-COMMENT SENT OUT YESTERDAY.
9:33:42AM >>Mayor Ribble: THAT WE ALL RECEIVED.
9:33:44AM >>Carol Sacco: YES.
9:33:45AM >>Mayor Ribble: THANK YOU SO MUCH.
9:33:46AM ALL RIGHT.
9:33:47AM NEXT ON THE AGENDA IS THE CONSENT AGENDA.
9:33:50AM TODAY, WE HAVE THE COUNCIL MEETING MINUTES FROM SEPTEMBER
9:33:55AM 23.
9:33:56AM DOES ANYONE HAVE ANY COMMENTS OR QUESTIONS REGARDING THE
9:33:59AM MINUTES?
9:34:00AM IN THAT CASE, MAY I HAVE A MOTION?
9:34:05AM >>Carol Sacco: NO PUBLIC COMMENT.

9:34:06AM >>Mayor Ribble: THANK YOU.
9:34:06AM COUNCILMAN HUNT AND SECOND COUNCILMAN LOPEZ.
9:34:13AM WOULD YOU PLEASE CALL THE ROLL?
9:34:16AM >>Jim Ward: AYE.
9:34:16AM >>Rafael Lopez: AYE.
9:34:18AM >>Lori Fayhee: AYE.
9:34:20AM >>Jon McLain: AYE.
9:34:21AM >>Jeff Hunt: AYE.
9:34:22AM >>Vice-Mayor Zalucki: AYE.
9:34:23AM >>Mayor Ribble: AYE.
9:34:24AM THAT CONCLUDES OUR ITEMS ON THE AGENDA.

9:34:32AM I WILL NOW GO TO COUNCIL COMMUNICATIONS.
9:34:35AM DOES ANYONE HAVE ANYTHING FOR THE GOOD OF THE VILLAGE?
9:34:37AM COUNCILMAN McLAIN.
9:34:41AM >>Jon McLain: JUST A QUICKIE.
9:34:43AM I ASK THE BOARD HERE IF THEY WOULD LIKE TO HAVE MAYBE A
9:34:48AM REVIEW FROM THE AIRPORT COMMISSION RELATIVE TO HOW THE NEW
9:34:53AM TERMINAL IS ACTUALLY GOING ON.
9:34:55AM I THINK EVEN MORE IMPORTANT -- AND I'D LIKE TO HAVE AN
9:34:57AM UPDATE ON THE SOUTH RUNWAY THAT'S A FUTURE PLAN.
9:35:03AM I DON'T KNOW EXACT DATES ON WHEN THAT WILL BE.
9:35:06AM IT ACTUALLY WILL BE ONE MILE SOUTH OF THE CURRENT RUNWAY,
9:35:10AM WHICH IS -- COULD BE A CONCERN.
9:35:14AM I'D LIKE TO HAVE WHAT'S THE STATUS OF THAT, THE FUNDING, AND
9:35:17AM ALSO WHAT THE FUTURE FLIGHT PATHS MIGHT LOOK LIKE SO WE MAY
9:35:22AM BE ABLE TO -- IF THERE'S SOME CONSIDERATION ON THAT WE MAY
9:35:25AM BE ABLE TO HAVE SOME FORWARD VOICES ON THAT BEFORE IT'S
9:35:28AM FINALIZED.
9:35:29AM THAT'S ALL I'VE GOT.
9:35:30AM >>Mayor Ribble: THANK YOU.
9:35:32AM >>Rafael Lopez: SPEAKING OF THE AIRPORT, ON OCTOBER 10,
9:35:35AM HONOR FLIGHT WILL BE FLYING 38 KOREAN WAR AND VIETNAM WAR
9:35:40AM VETERANS TO WASHINGTON, D.C. FOR THEIR DAY TO WATCH THE
9:35:44AM MEMORIALS.
9:35:45AM AND AT 7:30 TO 8:30 AT NIGHT, WE WILL ARRIVE.
9:35:50AM IF YOU HAVE NEVER BEEN AT A WELCOME HOME CELEBRATION FOR

9:35:54AM THESE VETERANS, IT IS THE MOST PATRIOTIC EVENT YOU'LL EVER
9:35:58AM ATTEND.
9:35:58AM I WELCOME EVERYONE TO COME AND COME CHEER ON ALL THESE
9:36:02AM VETERANS.
9:36:04AM >>Jon McLain: ARE YOU GOING TO GO ON THE FLIGHT YOURSELF?
9:36:06AM >>Rafael Lopez: YES.
9:36:07AM >>Jon McLain: COULD YOU KEEP US INFORMED?
9:36:09AM I KNOW SOMETIMES THEY GET DELAYED.
9:36:11AM GET A TEXT ALERT SO WE DON'T GET THERE AT 7:30 AND YOU SHOW
9:36:15AM UP AT 11, PAST MY BEDTIME.

9:36:19AM >>Mayor Ribble: COULD YOU JUST LET US KNOW WHAT THE FLIGHT
9:36:21AM NUMBER IS AND WE CAN TRACK IT, AIRLINE FLIGHT NUMBER.
9:36:25AM THAT WOULD BE EASIER THAN YOU TRYING TO FIGURE IT OUT FROM
9:36:27AM THE PLANE.
9:36:28AM >>Rafael Lopez: THAT WOULD BE GOOD.
9:36:29AM MY PHONE WILL BE ON AIRPLANE MODE ANYWAY.
9:36:33AM GOOD POINT.
9:36:34AM >>Mayor Ribble: SEND US THE FLIGHT.
9:36:36AM ANYONE ELSE?
9:36:36AM IN THAT CASE, I WILL ADJOURN THE MEETING AND WE WILL MOVE ON
9:36:42AM TO THE WORKSHOPS -- OH, EXCUSE ME.
9:36:44AM VILLAGE ATTORNEY, DO YOU HAVE ANYTHING FOR US?
9:36:47AM >>Robert Eschenfelder: I DON'T.
9:36:48AM >>Mayor Ribble: OKAY.
9:36:48AM MR. SARKOZY, DO YOU HAVE ANYTHING FOR US?

9:36:50AM >>Steven Sarkozy: JUST A QUICK COMMENT.
9:36:52AM WE HAVE A RELATIVELY LIGHT MEETING TODAY.
9:36:54AM HOWEVER, RECALL THAT THE LAST MEETING THAT WE HAD MIGHT HAVE
9:36:58AM BEEN ONE OF THE LARGER MEETINGS THAT -- MORE SIGNIFICANT
9:37:02AM MEETINGS THAT WE'VE HAD IN THE HISTORY OF THE VILLAGE WHERE
9:37:06AM YOU NOT ONLY DID THE BUDGET, PASSED THE TAX RATE, AGAIN,
9:37:12AM LOWEST IN THE STATE, BUT ALSO THEN APPROVED THE $65 MILLION
9:37:18AM BOND ISSUE AND ACQUISITION OF THE BERT LINE.
9:37:20AM WHAT'S COMING UP IS -- IT'S NOT AS IF, YOU KNOW, WE'RE
9:37:28AM HITTING A LULL, BUT ACTIVELY BEHIND THE SCENES RIGHT NOW
9:37:32AM WE'RE IMPLEMENTING THE BUDGET AND PREPARING FOR OUR NEXT
9:37:35AM YEAR'S AUDIT.
9:37:36AM BUT REGARDING THE BERT LINE, WE'RE DEEPLY INVOLVED IN THE
9:37:41AM FINAL DUE DILIGENCE ON ALL OF THE ISSUES THAT WILL COME BACK
9:37:46AM TO THE COUNCIL AT YOUR NEXT MEETING.
9:37:48AM SO AT THE COUNCIL MEETING OF OCTOBER 28, THE DUE DILIGENCE
9:37:54AM INCLUDES THE SURVEY, THE TITLE WORK, AND THEN I THINK
9:38:00AM PROBABLY MOST IMPORTANTLY IS THE ENVIRONMENTAL ASSESSMENT ON
9:38:04AM THE PROPERTY.
9:38:06AM WE'LL HAVE BRIEFINGS ON THIS IN THE DAYS BEFORE THE COUNCIL
9:38:09AM MEETING AND THEN A FULL DISCUSSION AND REPORT FROM THE FIELD
9:38:16AM TESTING TEAMS THAT ARE OUT THERE CURRENTLY.
9:38:20AM SO WE'RE NOT ONLY TESTING ALONG LINES, THEY HAVE BEEN OUT
9:38:24AM THERE IN THE COMMUNITY YESTERDAY AND TODAY, BUT WE'RE ALSO
9:38:28AM TESTING OFF-SITE TO UNDERSTAND BETTER THE AMBIENT LEVELS OF

9:38:33AM THE SOIL COMPOSITION.
9:38:38AM SO SOME BIG THINGS COMING UP.
9:38:40AM THE NEXT MEETING IS SIGNIFICANT ON THE 28th BECAUSE WE
9:38:44AM NEED A FINAL SIGN-OFF ON THE ACQUISITION OF THE BERT LINE ON
9:38:49AM OCTOBER 29th.
9:38:51AM SO THERE IS QUITE A BIT OF ACTIVITY GOING ON DESPITE THE

9:38:57AM LACK OF ACTION ITEMS ON THE AGENDA.
9:39:02AM >>Jim Ward: QUESTION ON THE BERT LINE AND THE ENVIRONMENTAL
9:39:05AM STUDY.
9:39:05AM IF THERE WERE ENVIRONMENTAL ISSUES THAT CAME ABOUT THROUGH
9:39:08AM THE STUDY, WOULD THE STATE REQUIRE SEMINOLE TO CLEAN UP THAT
9:39:15AM AREA?
9:39:16AM >>Steven Sarkozy: TYPICALLY, NO.
9:39:17AM AGAIN, IT DEPENDS ON WHAT IS FOUND.
9:39:20AM IF THERE ARE THINGS THAT ARE CONTAMINANTS THAT MIGHT GET
9:39:24AM INTO THE WATER SUPPLY, POSSIBLY.
9:39:26AM BUT MOST OF THE CONTAMINATION THAT MIGHT OCCUR ON RAIL
9:39:32AM LINES -- AND THIS IS PRETTY TYPICAL AS YOU GO ACROSS THE
9:39:36AM COUNTRY.
9:39:37AM YOU CAN ANTICIPATE WHAT MIGHT BE FOUND IN THE LINES.
9:39:40AM THE CONTAMINATION AS A RESULT OF THE SPRAYING THAT THE RAIL
9:39:49AM LINES DO TO DEFOLIATE THE AREAS ALONG THE LINE AND THE
9:39:54AM CHEMICALS THAT ARE IN THAT DEFOLIANT BIND WITH THE SOIL.
9:40:02AM SO ALONG WITH AN ENVIRONMENTAL REVIEW COMES THE CAPPING
9:40:09AM PLAN, OR THE REMEDIATION PLAN.

9:40:13AM THOSE ARE PRETTY TYPICAL.
9:40:16AM YOU KNOW, WE'RE NOT ANTICIPATING THE MOVEMENT OF A LOT OF
9:40:19AM THE DIRT, AND IT'S NOT THE KIND OF AREA WHERE WE'RE GOING TO
9:40:28AM HAVE PLAYGROUNDS OR THINGS LIKE THAT WHERE KIDS WOULD BE
9:40:31AM PLAYING IN THE DIRT.
9:40:32AM WHATEVER IS THERE WE'LL KNOW ABOUT IT, AND IT'S NOT OUR
9:40:40AM FAULT, BUT WE'LL BE BETTER ABLE TO PROTECT THE RESIDENTS AS
9:40:44AM A RESULT OF OUR ACTIONS.
9:40:46AM >>Jim Ward: THANK YOU.
9:40:48AM >>Robert Eschenfelder: THE ISSUE IS THE STATE RIGHT NOW
9:40:52AM WOULD CONSIDER IT, IT'S NOT DISTURBED.
9:40:56AM SO IF THERE'S NO, AS THE MANAGER INDICATED, IF THERE'S NO
9:41:01AM SIGNIFICANT POLLUTION ACTIVITY THAT'S GOING TO IMPACT THE
9:41:04AM GROUNDWATER WHICH HAS NOT EVER BEEN DETERMINED, THEN IT
9:41:07AM WOULD BE ON US FINANCIALLY TO PAY FOR IT BECAUSE WE WOULD BE
9:41:11AM THE DISTURBER OF THE DIRT.
9:41:13AM AND REALLY THE STATE WOULD COME IN AND JUST SAY THAT
9:41:16AM PORTIONS OF THE DIRT THAT HAS CONTAMINATION THAT YOU'RE
9:41:20AM GOING TO DISTURB TO BUILD OUT THE TRAIL, THAT'S WHAT YOU
9:41:23AM NEED TO REMEDIATE AND HERE'S HOW YOU DO IT.
9:41:26AM IF WE THEORETICALLY BOUGHT IT AND JUST NEVER DID ANYTHING,
9:41:28AM WE WOULDN'T HAVE TO PAY TO REMEDIATE IT EITHER.
9:41:31AM IT IS THE TURNING OF THE DIRT THAT THEN WILL REQUIRE
9:41:34AM SOMETHING TO BE DONE.
9:41:35AM AND WHAT THAT SOMETHING IS, IS STILL TO BE DETERMINED.

9:41:39AM >>Jim Ward: THANK YOU.
9:41:43AM >>Jeff Hunt: PRIOR TO THE VOTE ON THE 29th, IF THERE IS

9:41:46AM SOMETHING FOUND, WILL THERE BE A REMEDIATION PLAN THAT'S
9:41:49AM PRESENTED TO US SO WE KIND OF KNOW THE ENTIRE PICTURE?
9:41:54AM >>Steven Sarkozy: YES, THAT'S WHAT WE'RE ACTIVELY WORKING ON
9:41:56AM RIGHT NOW.
9:41:57AM >>Mayor Ribble: ANYTHING ELSE?
9:41:58AM ALL RIGHT.
9:42:00AM IN THAT CASE, WE HAVE FOUR WORKSHOPS TODAY.
9:42:02AM THE FIRST ONE IS AN UPDATE ON THE DEVELOPMENT PROJECTS IN
9:42:06AM ESTERO.
9:42:07AM STEVE, WOULD YOU LIKE TO INTRODUCE THIS, PLEASE?
9:42:09AM >>Steven Sarkozy: YES, THANK YOU, MAYOR AND MEMBERS OF
9:42:11AM COUNCIL.
9:42:12AM THERE'S A LOT GOING ON IN ESTERO, A LOT OF CONSTRUCTION
9:42:16AM ACTIVITY.
9:42:17AM WE THOUGHT IT WOULD BE A GOOD OPPORTUNITY TO PRESENT TO
9:42:23AM COUNCIL KIND OF AN OVERVIEW OF SOME OF THE PROJECTS THAT ARE
9:42:26AM OUT THERE AND ANSWER ANY QUESTIONS THAT THE COUNCIL MAY
9:42:29AM HAVE.
9:42:31AM MARY GIBBS, OUR COMMUNITY DEVELOPMENT DIRECTOR, HAS PUT
9:42:33AM TOGETHER KIND OF A SLIDE UPDATE THAT DESCRIBES SOME OF THE
9:42:37AM PROJECTS.
9:42:39AM AND SOME OF THESE WILL BE COMING BACK TO THE PLANNING AND
9:42:43AM ZONING BOARD OR THE COUNCIL, DEPENDING UPON ANY MID SCHEDULE

9:42:50AM CHANGES THAT MIGHT BE ANTICIPATED.
9:42:54AM >>Mayor Ribble: GOOD MORNING, MARY.
9:42:55AM >>Mary Gibbs: GOOD MORNING.
9:42:56AM CAN EVERYBODY HEAR ME?
9:42:58AM >>Mayor Ribble: YES.
9:42:59AM >>Mary Gibbs: IF YOU HAVE DRIVEN AROUND ESTERO LATELY, THERE
9:43:02AM IS A LOT GOING ON, LIKE STEVE SAID.
9:43:04AM I THINK FOR SOME OF OUR SEASONAL RESIDENTS THAT ARE NOW
9:43:07AM COMING BACK TO TOWN ARE PROBABLY GOING, "WHAT THE HECK IS
9:43:11AM HAPPENING?
9:43:11AM EVERY TIME I DRIVE BY I SEE SOMETHING UNDER CONSTRUCTION."
9:43:15AM WE THOUGHT THIS WOULD BE A GOOD TIME.
9:43:17AM USUALLY DO IT IN JANUARY, BUT THOUGHT IT WOULD BE A GOOD
9:43:20AM TIME TO HELP THE RESIDENTS UNDERSTAND WHAT'S GOING ON AND
9:43:22AM ALSO TO GIVE COUNCIL LIKE THE STATUS OF WHAT'S HAPPENING
9:43:25AM WITH SOME OF THESE PROJECTS.
9:43:29AM I'LL START WITH THE PROJECTS THAT HAVE RECENTLY BEEN
9:43:32AM COMPLETED AND THEN I'LL GO ON TO THE ONES UNDER
9:43:34AM CONSTRUCTION, AND THEN WE HAVE A FEW THAT YOU ALWAYS ASK
9:43:37AM ABOUT WHAT'S HAPPENING WITH THESE PROJECTS.
9:43:38AM SOME OF THEM ARE NOT GOING FORWARD.
9:43:40AM SO I WANT TO COVER THAT.
9:43:41AM WE'VE GOT SOME PROPOSED PROJECTS COMING UP THAT STEVE
9:43:44AM MENTIONED THAT WILL BE COMING FORWARD TO YOU ALL IN PUBLIC

9:43:47AM HEARINGS.

9:43:47AM SO I'M GOING TO TOUCH ON THOSE.
9:43:49AM AND THEN AT THE END I'LL DO SOME COMPARISONS, WHICH IS KIND
9:43:52AM OF THE FUN PART.
9:43:54AM MAYBE A LITTLE AUDIENCE PARTICIPATION.
9:43:55AM YOU HAVE TO PAY CLOSE DESTINATION.
9:43:57AM SO THE FIRST PROJECT IS ESTERO CROSSINGS, WHICH IS ALSO
9:44:01AM KNOWN AS CORSA.
9:44:04AM THAT PROJECT IS ON CORKSCREW ROAD OVER BY THE LOWE'S PLAZA.
9:44:10AM JUST AS A REFRESHER FOR EVERYBODY, THIS IS A PROJECT THAT
9:44:13AM WAS ACTUALLY APPROVED BY THE COUNTY MANY YEARS AGO FOR A
9:44:17AM LARGE COMMERCIAL DEVELOPMENT.
9:44:19AM IT WAS IN WHAT THE COUNTY CALLS THE GENERAL INTERCHANGE
9:44:21AM AREA, WHICH MEANS IT COULD BE A COMMERCIAL ANYTHING.
9:44:26AM COULD BE FAST-FOOD RESTAURANTS, GAS STATIONS, 24 HOUR
9:44:30AM OPERATIONS, JUST HEAVY COMMERCIAL USES.
9:44:33AM AND STOCK DEVELOPMENT APPLICATION AT THE COUNTY, BUT WE
9:44:39AM INHERITED THE APPLICATION.
9:44:40AM WE MET WITH STOCK AND BASICALLY TOLD THEM WE DON'T WANT --
9:44:43AM THEY WANTED TO DO JUST THE APARTMENTS.
9:44:45AM WE'RE LIKE, WE WANT A MIXED USE PROJECT HERE.
9:44:47AM WE DON'T WANT A LOT OF HEAVY COMMERCIAL INTERCHANGE USES,
9:44:51AM BUT WE DON'T WANT JUST STRICTLY APARTMENTS.
9:44:53AM WE WOULD LIKE TO SEE A NICE MIXED USE PROJECT THAT'S
9:44:56AM INTEGRATED.
9:44:56AM WE WORKED WITH THEM.

9:44:58AM AGAIN, IT TOOK SOME TIME BECAUSE THEY HAD TO REDO THEIR PLAN
9:45:01AM TO CONFORM WITH OUR COMPREHENSIVE PLAN, AND THEY HAVE COME
9:45:03AM UP WITH A PROJECT THAT'S GOT THE COMMERCIAL IN THE FRONT AND
9:45:06AM THE APARTMENTS IN THE BACK.
9:45:07AM THEY REDUCED THE HEIGHT OF THE BUILDINGS FROM FOUR STORY TO
9:45:11AM THREE AND CREATED THESE PASEOS, OUTSIDE SEATING AREAS AND A
9:45:16AM NICE LINEAR PARK THAT YOU CAN WALK TO, CONNECTING THE
9:45:19AM RESIDENTIAL APARTMENTS WITH THE COMMERCIAL.
9:45:22AM AGAIN, IT TOOK A LITTLE TIME TO GET THERE, BUT I THINK A
9:45:25AM PROJECT THAT THE COUNCIL CAN BE PROUD OF.
9:45:27AM THROUGH THE REVIEW WITH OUR DESIGN REVIEW BOARD AND COUNCIL,
9:45:30AM WE ENDED UP WITH SOMETHING THAT EVERYBODY IS PROUD OF,
9:45:34AM INCLUDING STOCK DEVELOPMENT.
9:45:35AM THAT ONE, STOCK, THAT'S PRETTY MUCH FINISHED NOW.
9:45:40AM YOU PROBABLY WON'T SEE IT ON THE NEXT SLIDE SHOW.
9:45:42AM AND THEN RIVERCREEK ON EAST CORKSCREW ROAD, THIS WAS A
9:45:46AM PROJECT, AGAIN, THAT WAS APPROVED BY THE COUNTY MANY YEARS
9:45:51AM AGO.
9:45:51AM IT WAS NOT DEVELOPED, BUT THEY ACTUALLY APPROVED IT FOR
9:45:53AM ABOUT 800 MULTIFAMILY UNITS.

9:45:55AM THEY CAME TO US WHEN WE INCORPORATED AND WE SAID, WE'D
9:46:01AM PREFER TO SEE SOMETHING LESS INTENSIVE OUT THERE.
9:46:04AM THEY SAID WE'D LIKE TO DO SINGLE-FAMILY.
9:46:06AM THEY ACTUALLY DOWN-ZONED THIS PROPERTY TO DO THE
9:46:09AM SINGLE-FAMILY HOMES.

9:46:12AM AND THEN THERE WERE SOME WETLANDS THEY PRESERVED, 200 ACRES.
9:46:15AM AND ALONG THE REVIEW, THEY WERE GOING TO IMPACT A FEW
9:46:18AM WETLAND ACRES.
9:46:19AM WE WORKED OUT AN ARRANGEMENT WITH THEM THAT THEY ACTUALLY
9:46:23AM PAID US $750,000, WHICH WE USE THAT MITIGATION MONEY TO
9:46:27AM PURCHASE THE TEN ACRE PROPERTY AT THE END OF BROADWAY.
9:46:30AM SO THAT ENDED UP BEING SOMETHING THAT WAS BETTER THAN WHAT
9:46:33AM THE COUNTY HAD APPROVED AND WE ENDED UP WITH ANOTHER PROJECT
9:46:37AM AND ANOTHER NICE PROPERTY AT THE END OF BROADWAY, TEN ACRES.
9:46:40AM GL HOMES ENDED UP BUYING THAT AND THAT TURNED OUT, AGAIN, TO
9:46:46AM BE A MUCH IMPROVED PROJECT.
9:46:48AM THAT ONE -- THEY JUST ISSUED THE LAST CERTIFICATE OF
9:46:51AM OCCUPANCY, SO THAT PROJECT IS ESSENTIALLY BUILT OUT NOW.
9:46:53AM MOVING ON TO A NEWER PROJECT, BUT THIS PROJECT, MARKETPLACE,
9:46:59AM IS PART OF THE COCONUT POINTE DRI.
9:47:02AM THIS WAS A TEN-ACRE PARCEL IN FRONT OF RAPALLO.
9:47:07AM IT WAS SUPPOSED TO BE AT ONE TIME A LUCKY'S GROCERY STORE,
9:47:11AM BUT LUCKY'S WENT OUT OF BUSINESS SO THEY WEREN'T THAT LUCKY.
9:47:14AM THEY CAME IN AND SAID WE WANT TO DO A KIND OF COMMERCIAL
9:47:17AM PROJECT WITH THE MILLER'S ALE HOUSE AND PICCOLO BUCO AND
9:47:22AM McDONALD'S.
9:47:23AM THROUGH THE REVIEW BY THE PLANNING, ZONING DESIGN BOARD WE
9:47:26AM ENDED UP WITH REALLY NICE ARCHITECTURE.
9:47:29AM PROBABLY THE NICEST McDONALD'S YOU'VE SEEN.
9:47:32AM IT'S WALKABLE TO RAPALLO, WHO INITIALLY DIDN'T LIKE IT THAT

9:47:35AM MUCH, BUT I THINK THEY GO OVER AND ENJOY THE SENIOR COFFEE
9:47:38AM NOW SOMETIMES.
9:47:39AM AND YOU SEE IT WALKABLE.
9:47:40AM YOU CAN ACTUALLY RIDE YOUR VESPA.
9:47:43AM I SEE A CUSTOMER THERE THAT PULLED UP ON THE VESPA.
9:47:46AM LOOKS SOMEWHAT FAMILIAR, YES.
9:47:49AM GOT TO HAVE A LITTLE FUN WITH THESE.
9:47:51AM THIS IS PRETTY MUCH BUILT OUT NOW.
9:47:54AM I THINK THERE ARE A FEW COMMERCIAL UNITS THAT THEY ARE STILL
9:47:56AM USING.
9:47:57AM TAMMY, THERE IS A WEIRD THING.
9:48:02AM CAN YOU HELP ME GET RID OF THE WEIRD THING?
9:48:05AM TALK ABOUT REDEVELOPMENT PROJECTS FOR A LITTLE BIT.
9:48:08AM THESE ARE A LITTLE TRICKY.
9:48:09AM IF YOU REMEMBER THE OLD POST OFFICE ON BROADWAY, NOT THE
9:48:13AM PRETTIEST BUILDING YOU'VE EVER SEEN.

9:48:15AM AND FOR YEARS, WE HAD PEOPLE COME IN AND SAY, WE WANT TO
9:48:18AM JUST OCCUPY THIS BUILDING AND GO DO OUR OFFICES.
9:48:22AM WE TOLD THEM, NO, YOU CAN'T JUST GO IN AND OCCUPY IT BECAUSE
9:48:26AM YOU'LL NEVER UPGRADE IT.
9:48:27AM THEY ARE LIKE, OH, WE MIGHT UPGRADE IT AT SOMETIME IN THE
9:48:30AM FUTURE.
9:48:30AM NO, IT NEEDS TO BE UPGRADED -- RETROFITTED.
9:48:33AM IT SAT VACANT FOR A WHILE UNTIL WE GOT THE RIGHT PEOPLE THAT
9:48:38AM BOUGHT IT.

9:48:38AM THE PRUITTS PURCHASED IT, AND THEY HAVE REDONE IT INTO AN
9:48:44AM OFFICE BUILDING.
9:48:45AM AND YOU CAN SEE, IF YOU LOOK WHERE IT SAYS "PROPOSED," THAT
9:48:45AM WAS AN ARCHITECTURAL RENDERING THAT THEY TOOK TO PLANNING
9:48:49AM AND ZONING BOARD.
9:48:50AM THAT WAS APPROVED.
9:48:50AM ON THE LEFT-HAND SIDE IS THE ACTUAL BUILDING ITSELF THAT IS
9:48:53AM FINISHED NOW.
9:48:54AM YOU CAN SEE IT IS A HUNDRED PERCENT BETTER, MAYBE A THOUSAND
9:48:58AM PERCENT BETTER THAN THE EXISTING BUILDING.
9:49:00AM REDEVELOPMENT IS A LITTLE TRICKY BECAUSE YOU CAN'T GET LIKE
9:49:03AM A BRAND-NEW FROM SCRATCH PROJECT, SO YOU DO WHAT YOU CAN TO
9:49:07AM MAKE IT BETTER.
9:49:08AM DAY CARE, MAYBE AN INTERESTING FACT THAT PEOPLE DIDN'T KNOW,
9:49:15AM BUT THERE ARE CHILDREN IN ESTERO.
9:49:16AM SOME OF THEM NEED TO GO TO DAY CARE.
9:49:18AM WE HAVE A DAY CARE RIGHT BEHIND OUR BUILDING, RIGHT OUTSIDE
9:49:23AM THE WINDOW.
9:49:24AM GODDARD SCHOOL OVER AT THREE OAKS AND CORKSCREW WANTED TO
9:49:28AM BUILD A DAY CARE.
9:49:31AM THAT'S PICTURES OF IT.
9:49:32AM IT'S OPEN NOW.
9:49:33AM IT TURNED OUT PRETTY NICELY AS WELL.
9:49:36AM NOW, UNDER CONSTRUCTION WE'VE PROBABLY GOT MORE THAN A DOZEN
9:49:41AM PROJECTS.

9:49:42AM I'LL FLIP THROUGH THOSE A LITTLE BIT QUICKLY SO YOU CAN SEE
9:49:45AM WHAT'S HAPPENING.
9:49:46AM BROADWAY CROSSING IS THE LENNAR PROPERTY.
9:49:49AM THIS IS VERY CLOSE TO THE PRUITT BUILDING ON BROADWAY AND
9:49:53AM SANDY LANE.
9:49:54AM IT WAS GOING TO BE A CHURCH WITH 180 STUDENT DAY CARE CENTER
9:49:59AM THAT WAS A LITTLE TOO INTENSE FOR THE PROPERTY AND THEN
9:50:02AM LENNAR BOUGHT IT.
9:50:03AM THEY ARE BUILDING 17 SINGLE-FAMILY HOMES.
9:50:07AM I LIKE THE PICTURE.
9:50:09AM IT'S UNDER CONSTRUCTION NOW.
9:50:10AM I LIKE THIS PICTURE.

9:50:12AM THERE WAS A GOPHER TORTOISE ON THE PROPERTY.
9:50:14AM IF YOU SEE IN THE CORNER, IT SAYS OWEN.
9:50:16AM WE THOUGHT THE TORTOISE'S NAME WAS OWEN.
9:50:19AM IT TURNS OUT TO BE THE ENVIRONMENTAL CONSULTANT COMPANY
9:50:21AM NAME.
9:50:22AM WE KIND OF AFFECTIONATELY NAMED THE TURTLE OWEN AND DRIVE BY
9:50:26AM EVERY DAY, BUT THE TORTOISE HAD TO BE MOVED TO HIS NEW HOME
9:50:29AM AT FISHEATING CREEK WHERE HE'S AROUND OTHER TURTLES AND MUCH
9:50:33AM HAPPIER NOW.
9:50:34AM OWEN ISN'T THERE ANYMORE, BUT THE HOMES ARE.
9:50:36AM AND THEY ARE UNDER CONSTRUCTION, AS I'VE SAID.
9:50:39AM LUMIO ESTERO WAS CALLED VIA COCONUT BUT THEY RENAMED IT.
9:50:46AM EVERYBODY HAS TO HAVE A NICE ITALIAN NAME I THINK.

9:50:48AM LUMIO, OF COURSE, IS RIGHT ACROSS THE STREET FROM GENOVA.
9:50:52AM IF YOU DRIVE DOWN VIA COCONUT, YOU'LL SEE IT.
9:50:54AM IT'S HEAVILY UNDER CONSTRUCTION RIGHT NOW.
9:50:56AM IT'S A MIXED USE.
9:50:57AM IT'S 330 APARTMENTS, BUT THERE'S ALSO IN THE MIDDLE A MAIN
9:51:00AM STREET AREA THAT IS SUPPOSED TO HAVE COMMERCIAL AND
9:51:03AM RESIDENTIAL, MIXED USE.
9:51:06AM TWO STORY BUILDINGS.
9:51:06AM IF YOU DRIVE BY NOW, YOU'LL SEE THEY HAVE BEEN PAINTED SO
9:51:10AM YOU CAN SEE WHAT THEY ARE GOING TO LOOK LIKE.
9:51:11AM AT THE NORTH END, THEY ARE DONATING AN ACRE TO THE VILLAGE
9:51:15AM FOR A PUBLIC PARK, A LITTLE AT THE CORNER OF CORKSCREW ROAD.
9:51:19AM AND AT THE SOUTH END, THEY'LL HAVE A DOG PARK.
9:51:22AM THEY JUST GOT THE PERMITS TO DO THE FISHING PIER ON THE LAKE
9:51:25AM AND SOME FUTURE COMMERCIAL USES.
9:51:28AM THAT ONE IS COMING ALONG PRETTY QUICKLY.
9:51:32AM WE MET WITH THE INVESTORS FROM THE OWNERS FROM RIVERSIDE.
9:51:36AM THEY ARE FROM CHICAGO, AND THEY COME DOWN EVERY ONCE IN A
9:51:39AM WHILE TO CHECK ON IT.
9:51:40AM AND THEY ARE WORKING WITH US TO FIGURE OUT, THEY THINK THEY
9:51:44AM ARE GOING TO BE READY TO LEASE UNITS AND MOVE PEOPLE IN
9:51:47AM AROUND SPRINGTIME.
9:51:49AM THAT'S THE SCHEDULE FOR THAT.
9:51:50AM DOWNTOWN ESTERO IS ON THE SLOWER SCHEDULE, AS YOU PROBABLY
9:51:56AM KNOW.

9:51:57AM THAT'S THE PROPERTY AT BROADWAY AND 41.
9:52:00AM KIND OF A DIRT PIT RIGHT NOW.
9:52:02AM THEY HAVE GOT THE INFRASTRUCTURE UNDER CONSTRUCTION.
9:52:03AM THEY ARE WORKING ON SOME UNDERGROUND CONDUIT.
9:52:08AM SOME FILL PADS FOR THE VERTICAL BUILDINGS, BUT IT'S GOING
9:52:12AM PRETTY SLOWLY.
9:52:13AM WE TALKED TO THEM ABOUT THAT.
9:52:15AM THEY HAD A COUPLE OF PROJECTS IN NAPLES THAT WERE HIGHER ON

9:52:19AM THEIR PRIORITY LIST.
9:52:20AM WE KEEP TELLING THEM, LET'S GET MOVING, LET'S GET MOVING.
9:52:23AM ACTUALLY, THEIR PERMITS ARE STILL ACTIVE BECAUSE IT TOOK
9:52:26AM THEM A LONG TIME TO PICK UP THE PERMITS, BUT THE PERMITS ARE
9:52:28AM GOOD FOR SIX MONTHS.
9:52:30AM SO THEY JUST ASKED FOR AN EXTENSION.
9:52:32AM WE TOLD THEM WE NEED TO KNOW WHAT A VALID REASON IS SO WE
9:52:37AM CAN GET THAT MOVED ALONG.
9:52:38AM WE DID TALK TO THEM ABOUT HOW BAD IT LOOKED FROM 41.
9:52:44AM THEY WENT OUT AND KIND OF TRIMMED THE WEEDS AND FLATTENED IT
9:52:49AM OUT A LITTLE BIT.
9:52:50AM SO IT'S SLIGHTLY BETTER, BUT IT'S STILL KIND OF A DIRT PIT.
9:52:53AM WOODFIELD, ANOTHER ONE THAT'S REALLY UNDER CONSTRUCTION AT
9:52:57AM 41 AND COCONUT ROAD.
9:52:59AM THAT IS OUR MIXED USE DEVELOPMENT.
9:53:01AM THE PARAMETERS I PUT UP HERE, BUILD-OUT WITH THE OFFICE,
9:53:06AM RETAIL, DINING, HOTEL, AND THE 600 APARTMENTS UNITS, AND

9:53:09AM THEN THEY'VE GOT A CENTRAL GREEN AND A PARK.
9:53:11AM THEY ARE DOING PHASE ONE RIGHT NOW.
9:53:13AM SO THOSE ARE THE APARTMENT UNITS CLOSEST TO U.S. 41 ON THE
9:53:18AM FRONT OF THE PROPERTY.
9:53:19AM ALL THE INFRASTRUCTURE, ALL THE BUFFERS ARE GOING IN, AND
9:53:22AM SOME OF THE MIXED USE KIND OF AT THE SOUTH END.
9:53:25AM AND THEN IN PHASE ONE, PEOPLE KEEP ASKING WHAT ABOUT THE
9:53:28AM ROUNDABOUT, THAT IS IN PHASE ONE.
9:53:30AM IF YOU HAVE DRIVEN BY THERE RECENTLY YOU'LL SEE THEY HAVE
9:53:33AM THE CONES AND EVERYTHING UP ON COCONUT ROAD SO THEY ARE
9:53:36AM PREPPING TO DO THE ROUNDABOUT.
9:53:37AM THEY SAID THEY WANT TO COME IN WITH PHASE TWO SOON BUT I
9:53:42AM THINK THE ONE GOT STARTED ON THE ROUNDABOUT AND SO THEY HAVE
9:53:46AM BEEN VERY ACTIVE.
9:53:50AM >>Vice-Mayor Zalucki: I KNOW THEY WENT TO PLANNING AND
9:53:52AM ZONING TRYING TO GET THE GROCERY STORE IN OVER THERE AS AN
9:53:57AM AMENDMENT TO THE ORIGINAL PLAN.
9:53:58AM CAN YOU LET US KNOW WHERE THAT STANDS RIGHT NOW?
9:54:01AM >>Mary Gibbs: YEAH, THEY WENT FOR INFORMATION MEETING WITH
9:54:03AM PLANNING AND ZONING LAST MONTH AND SAID THEY ARE LOOKING FOR
9:54:07AM A TYPE OF GROCER IN THE NORTHEAST CORNER OF THE PROPERTY,
9:54:10AM WHICH IS JUST IN THE CORNER PIECE.
9:54:13AM THEY GOT COMMENTS FROM PLANNING AND ZONING.
9:54:18AM SINCE THEN THEY SUBMITTED AN APPLICATION JUST FOR THE PUBLIC
9:54:22AM HEARING WHICH WILL COME BACK I THINK TO PLANNING AND ZONING

9:54:25AM AND COUNCIL, BUT THEY DIDN'T -- THEY ARE STILL WORKING ON
9:54:28AM THEIR SITE PLAN.
9:54:29AM I GOT AN INCOMPLETE APPLICATION.
9:54:31AM THERE IS NOTHING TO REVIEW RIGHT NOW.

9:54:33AM SO THEY ARE WORKING ON THE SITE PLAN.
9:54:34AM I THINK WE HAVE SCHEDULED A MEETING WITH THEM TO TALK ABOUT
9:54:37AM IT SOMETIME SOON.
9:54:40AM IT'S KIND OF IN PROGRESS RIGHT NOW.
9:54:43AM WEST BAY IS THE HIGH-RISE, 23 STORY BUILDING AT THE END OF
9:54:52AM WILLIAMS ROAD.
9:54:54AM IT'S HEAVILY UNDER CONSTRUCTION.
9:54:56AM I'M NOT SURE IF THEY'VE GOT ALL THE FLOORS DONE YET, BUT
9:55:00AM IT'S VERY CLOSE.
9:55:00AM THIS PICTURE WAS FROM AUGUST.
9:55:03AM IT'S COMING ALONG AS WELL.
9:55:05AM OF COURSE, THEY ARE TRYING TO COMPETE WITH BONITA, WHICH HAS
9:55:08AM A LOT OF HIGH-RISES.
9:55:10AM THIS IS REALLY OUR ONLY HIGH-RISE, OTHER THAN THE TWO,
9:55:14AM JASMINE AND ORCHID ALREADY IN WEST BAY.
9:55:18AM MORE APARTMENTS AT THE BROOKS TOWN CENTER.
9:55:23AM THIS YOU RECALL WAS THE WINN DIXIE PLAZA.
9:55:26AM THE WINN DIXIE WAS DEMOLISHED.
9:55:29AM THIS IS ANOTHER ONE THAT WAS APPROVED BY THE COUNTY MANY
9:55:32AM YEARS AGO TO ALLOW APARTMENT UNITS IN THE TOWN CENTER WHICH
9:55:36AM WAS KIND OF A SURPRISE TO US.

9:55:38AM WE ENDED UP IN A LAWSUIT WITH THEM, WITH THE OWNER, AND THEN
9:55:43AM WE SETTLED THAT, BUT THEN THE NEIGHBORS FILED A LAWSUIT AND
9:55:47AM THEN THAT ENDED UP GETTING SETTLED.
9:55:49AM THIS WENT ON FOR THREE YEARS.
9:55:52AM THE LAWSUIT SETTLEMENT, WE GOT SOME CONCESSIONS FOR SOME OF
9:55:55AM THE ARCHITECTURE, LANDSCAPING, AND SOME EXTRA THINGS THAT WE
9:55:59AM WOULDN'T HAVE GOTTEN.
9:56:01AM BUT, AGAIN, WE WERE CONSTRAINED.
9:56:03AM THIS IS THE PROBLEM, AND I THINK SOMETIMES RESIDENTS DON'T
9:56:06AM REALLY UNDERSTAND THAT.
9:56:07AM THEY THINK YOU CAN SAY NO TO EVERYBODY.
9:56:10AM BUT WE'RE CONSTRAINED WITH A LOT OF THESE PRIOR APPROVALS
9:56:13AM BECAUSE THESE PRIOR APPROVALS, THESE THINGS RUN WITH THE
9:56:16AM LAND.
9:56:16AM THEY DON'T EXPIRE.
9:56:17AM SO YOU'RE KIND OF STUCK.
9:56:21AM YOU HAVE TO DO SOMETIMES THE BEST THAT YOU CAN.
9:56:23AM BUT THE UNITS ARE ALMOST BUILT.
9:56:28AM WE TALKED TO THE OWNER WHO WANTS TO START LEASING OUT SOME
9:56:31AM UNITS WITHIN THE NEXT COUPLE OF MONTHS.
9:56:33AM IF YOU HAVE DRIVEN BY LATELY, IT'S ALMOST FINISHED.
9:56:38AM TOLL BROTHERS IS RIGHT ACROSS THE STREET.
9:56:44AM WE GET TO SEE IT EVERY DAY.
9:56:46AM JUST ACROSS FROM GENOVA.
9:56:48AM 20-ACRE SITE.

9:56:49AM THIS WAS A SITE THAT WAS APPROVED BY THE VILLAGE YEARS AGO
9:56:53AM WHEN WE FIRST INCORPORATED BUT IT WAS SUPPOSED TO BE A
9:56:56AM CONTINUING CARE ALF, AND THEN THAT KIND OF WENT BELLY UP, SO
9:57:01AM DIDN'T HAPPEN.
9:57:01AM TOLL BROTHERS CAME IN AND SAID THEY WANTED TO DO THE
9:57:03AM TOWNHOMES, 154 UNITS.
9:57:06AM WE WORKED WITH THEM.
9:57:07AM I THINK THE PLANNING AND ZONING AND THE COUNCIL HAD A LOT OF
9:57:10AM CONCESSIONS.
9:57:11AM THERE WERE SOME THINGS ABOUT THE SITE PLAN THAT NEEDED TO BE
9:57:14AM IMPROVED AND SOME THINGS ABOUT THE BUILDINGS.
9:57:17AM I THINK IN BETWEEN THE COUNCIL AND THE PLANNING AND ZONING
9:57:20AM AND DESIGN BOARD, THERE WERE A LOT OF CHANGES MADE TO THE
9:57:22AM PLAN.
9:57:23AM AND IN THE SOUTHWEST CORNER THERE'S LIKE A LITTLE KIND OF A
9:57:26AM POCKET PARK THAT KIND OF WILL BE COMPLEMENTARY TO THE PARK
9:57:31AM AT LUMIO ACROSS THE STREET.
9:57:33AM A LITTLE GREEN AREA INSTEAD OF JUST DEVELOPING EVERY CORNER.
9:57:38AM AND THAT ONE, NOW THAT THE MODEL HOMES ARE OPEN NOW, SO IF
9:57:41AM YOU DRIVE BY, YOU CAN GO PURCHASE YOUR UNIT.
9:57:44AM ACROSS FROM COCONUT POINTE MALL, THERE WAS A HOTEL THAT WAS
9:57:51AM APPROVED.
9:57:52AM IT'S RIGHT NEXT TO MARSH LANDING.
9:57:55AM THEY HAD TO MAKE CONCESSIONS BECAUSE MARSH LANDING PEOPLE
9:57:58AM HAD SOME CONCERNS.

9:57:59AM ONCE IT GOT APPROVED, THE DEVELOPER SAID HE WASN'T GOING TO
9:58:02AM DO IT BUT HE SOLD IT TO ANOTHER DEVELOPER WHO IS DOING THE
9:58:06AM EXACT SAME THING.
9:58:07AM IT'S UNDER CONSTRUCTION NOW.
9:58:09AM NOT A WHOLE LOT OF VERTICAL CONSTRUCTION COMING OUT OF THE
9:58:12AM GROUND, BUT THERE IS UNDER CONSTRUCTION.
9:58:14AM IT'S 122 ROOMS.
9:58:16AM I THINK IT'S LIKE AN EXTENDED STAY.
9:58:18AM AND THE StudioRes I THINK IS A MARRIOTT BRAND.
9:58:25AM INTERNAL TO SHADOW WOOD, UNLESS YOU LIVE THERE, YOU DON'T GO
9:58:30AM IN THERE OFTEN.
9:58:31AM THEY CAME IN WITH THAT LIFESTYLE CENTER.
9:58:34AM THEY WANTED TO DO INDOOR PICKLEBALL.
9:58:36AM WE ALWAYS HAVE TO HAVE A PICKLEBALL PROJECT IN OUR
9:58:39AM PRESENTATION.
9:58:39AM THEY ARE DOING THE SIX INDOOR PICKLEBALL COURTS, THE
9:58:43AM RESTAURANT, AND THEN THE TENNIS COURTS ARE BEING RELOCATED
9:58:45AM AND THEY'VE GOT THE OUTDOOR POOL AND BATH HOUSE.
9:58:49AM JUST TO SHOW YOU A FEW PICTURES OF THE CONSTRUCTION ACTIVITY
9:58:53AM FROM LAST MONTH.
9:58:54AM IT'S COMING ALONG QUITE NICELY.
9:58:56AM ALDI'S.

9:58:59AM LET'S TALK ABOUT ALDI'S OUT BY STONEYBROOK.
9:59:02AM THAT WAS APPROVED.
9:59:04AM REMEMBER, THAT WAS, AGAIN, THAT HAD SOME ZONING FROM THE
9:59:07AM COUNTY AND INITIALLY CAME IN, THEY WANTED TO DO THE 24 HOUR
9:59:12AM 7-ELEVEN.
9:59:14AM THAT WENT BACK AND FORTH.
9:59:15AM THEN THE DEVELOPER WITHDREW THAT, WHICH WE WERE HAPPY TO
9:59:18AM SEE.
9:59:19AM ALDI'S CAME IN AND SAID WE WANT TO DO THE GROCERY STORE
9:59:22AM THERE.
9:59:22AM SO WE SAID THAT SEEMED LIKE A MORE COMPATIBLE USE.
9:59:25AM SO THEY ARE WORKING ON THAT NOW.
9:59:27AM YOU CAN SEE UP IN THE CORNER WHAT THE PLANNING AND ZONING
9:59:31AM APPROVED.
9:59:31AM YOU CAN SEE WHAT'S UNDER CONSTRUCTION AS OF LAST MONTH.
9:59:35AM IT MATCHES.
9:59:36AM AND I THINK THEY ARE PROBABLY TWO MONTHS AWAY FROM OPENING
9:59:41AM BECAUSE THEY STILL HAVE GOT WORK TO DO INTERNAL TO THE
9:59:44AM BUILDING.
9:59:44AM I TALKED TO OUR BUILDING OFFICIAL AND HE SAID THERE ARE
9:59:47AM STILL A LOT OF THINGS THAT NEED TO BE DONE.
9:59:49AM AND SITE WORK.
9:59:50AM THERE IS A LITTLE BIT OF SITE WORK THAT STILL NEEDS TO BE
9:59:53AM DONE.
9:59:53AM I'M THINKING MAYBE TWO MONTHS.
9:59:55AM AND THEN RIGHT DOWN THE STREET FROM ALDI'S ARE THE STORAGE
10:00:02AM UNITS THAT ARE ALMOST READY TO OPEN.
10:00:04AM AGAIN, STILL SITE WORK HOLDING THEM UP.
10:00:06AM THEY HAVEN'T FINISHED THEIR LANDSCAPING.
10:00:08AM THERE IS A POLE, LIGHT POLE THAT'S GOT SOME LIGHT THAT'S
10:00:11AM NONCOMPLIANT.
10:00:13AM AND THEN THE TURN LANE THAT GOES IN THE COUNTY OFF OF
10:00:19AM CORKSCREW ROAD IS NOT COMPLETED.
10:00:20AM I THINK WE'RE TRYING TO MOVE SOME UTILITIES, SO THERE ARE A
10:00:24AM FEW ISSUES THAT HAVE TO BE WORKED OUT.
10:00:26AM BUT WE ARE GETTING CLOSER WITH THAT.
10:00:28AM HIGH 5, THAT WHOLE SPORTS PARK, IF YOU DRIVE BY THE WHOLE
10:00:34AM SPORTS PARK AREA, YOU'LL SEE THE DIRT FLYING EVERYWHERE.
10:00:39AM SO THERE IS A LOT OF ACTIVITY GOING ON OVER THERE WITH THAT.
10:00:42AM ALL THE FIELDS AND EVERYTHING.
10:00:43AM ANOTHER DAY CARE, THIS IS IN FRONT OF BRECKENRIDGE AND
10:00:49AM ACROSS FROM WALMART.
10:00:51AM IT'S JUST A FOUR ACRE SITE, BUT THEY WANT TO DO A DAY CARE
10:00:56AM AND I THINK A DENTIST OFFICE.
10:00:58AM SO IT'S UNDER CONSTRUCTION NOW.
10:00:59AM I WANT TO SHOW YOU A PICTURE LATER THAT YOU'LL FIND

10:01:02AM INTERESTING.
10:01:03AM THE CELL TOWER AT BELLA TERRA IS FINALLY UP AND OPERATIONAL.
10:01:10AM I THINK THERE'S ONLY RIGHT NOW ONE PROVIDER, MAYBE VERIZON,
10:01:14AM BUT WE HEARD, I THINK THAT AT&T ALSO WANTS TO CO-LOCATE.
10:01:18AM SO THAT WOULD BE GOOD.
10:01:21AM AGAIN, THIS ONE WAS REALLY HELD UP BECAUSE WHEN THEY GOT
10:01:25AM READY TO DO IT, THE WATER MANAGEMENT DISTRICT FOUND A

10:01:27AM WETLAND ON IT, AND THAT TOOK SOME MONTHS FOR THEM BACK AND
10:01:30AM FORTH TO GET THAT RESOLVED.
10:01:31AM WE WANTED TO GET -- ISSUE THE PERMIT, BUT THE WATER
10:01:34AM MANAGEMENT STEPPED IN.
10:01:37AM HOPE PEOPLE ARE HAVING BETTER CELL SERVICE NOW.
10:01:40AM DISCOUNT TIRE CAME IN, AND THEY WANT TO BE ON THE NORTH
10:01:46AM SIDE, NEXT TO RIB CITY ON THE NORTH SIDE OF CORKSCREW ROAD
10:01:50AM IN THAT KIND OF COMMERCIAL SUBDIVISION, WHICH ALREADY HAS A
10:01:53AM TIRE STORE, SO WE WEREN'T REALLY SURE WHY THEY WANTED TO GO
10:01:56AM THERE, BUT THEY WANTED TO GO THERE.
10:01:57AM AND THAT IS WAITING FOR THEM TO PICK UP THEIR BUILDING
10:02:01AM PERMIT.
10:02:01AM ONCE THEY PICK THAT UP, THEY CAN START CONSTRUCTION ON THAT.
10:02:07AM >>Jon McLain: WE'RE GOING TO HAVE TWO TIRE STORES.
10:02:10AM >>Mary Gibbs: VERY CLOSE PROXIMITY.
10:02:12AM I GUESS IT'S NOT COMPETITION.
10:02:13AM I GUESS ONE SPURS THE OTHER.
10:02:15AM WE TOLD THEM IN THE BEGINNING, YOU KNOW THERE IS A TIRE
10:02:18AM STORE LIKE TWO LOTS DOWN.
10:02:19AM BUT THEY SAID THAT'S FINE.
10:02:21AM OUR TIRES ARE BETTER.
10:02:23AM [LAUGHTER]
10:02:23AM SO I DON'T KNOW.
10:02:24AM AND THEY ARE DISCOUNTED, I GUESS.
10:02:27AM >>Rafael Lopez: ARE THEY CHEAPER?

10:02:30AM >>Mary Gibbs: I DIDN'T ASK.
10:02:31AM IT'S NOT A ZONING KIND OF A QUESTION.
10:02:34AM CHICK-FIL-A, AS YOU KNOW, THE PERKINS IS NOW DEMOLISHED.
10:02:39AM SORRY, PERKINS, BUT CHICK-FIL-A IS UNDER CONSTRUCTION NOW,
10:02:44AM AND THAT WILL HAVE LIKE THE DOUBLE DRIVE-THROUGH.
10:02:46AM IT'S GOING TO BE INTERESTING.
10:02:47AM WE'RE KEEPING A CLOSE EYE ON THAT BECAUSE WE SEE THAT THE
10:02:50AM CHICK-FIL-A THAT MOVED UP BY ALICO ROAD FROM ONE SIDE TO THE
10:02:54AM OTHER SIDE HAD SOME HUGE LINES THAT WENT INTO -- LIKE, WENT
10:03:00AM OFF ONTO ALICO ROAD AND PEOPLE LINED UP FOR HOURS.
10:03:03AM SO WE KEEP A CLOSE EYE ON HOW THEY OPEN AND WHAT THE
10:03:08AM OPERATIONAL ISSUES MIGHT BE TO MAKE SURE WE DON'T HAVE AN
10:03:11AM ISSUE LIKE THAT WHEN THIS ONE OPENS.
10:03:11AM >>Robert Eschenfelder: I'LL START DRAFTING THE APOLOGY

10:03:14AM LETTER TO PERKINS --
10:03:16AM [LAUGHTER]
10:03:17AM >>Mary Gibbs: ONLY DID THAT SO I COULD REMEMBER TO MENTION
10:03:20AM THAT PERKINS -- WE LIKED PERKINS.
10:03:23AM THEY HAD VERY GOOD MUFFINS.
10:03:25AM COCONUT POINT MALL, THEY WANTED TO REPAINT AND KIND OF
10:03:32AM REFRESH THE PROJECT BECAUSE IT HAD A LOT OF ORANGES AND SAGE
10:03:36AM COLORS THAT THEY DIDN'T WANT.
10:03:37AM WE WENT BACK AND FORTH WITH THEM FOR QUITE SOME TIME TO
10:03:41AM FINALLY GET IT APPROVED.
10:03:42AM THEY ONLY HAD A FEW COLORS AND THEY WERE A LOT OF WHITES.

10:03:45AM WE WORKED WITH THEM TO GET TAUPES AND CONTRAST COLORS.
10:03:50AM FINALLY, AFTER MANY BACK AND FORTH, THAT GOT APPROVED AND
10:03:56AM THEY ARE REPAINTING, STARTING TO PAINT BUILDINGS.
10:03:59AM IF YOU DRIVE BY, YOU'LL SEE SOME BUILDINGS ARE HALF PAINTED.
10:04:01AM SOME AREN'T QUITE FINISHED.
10:04:03AM BUT THEY ARE WORKING ON THAT NOW.
10:04:05AM AT COCONUT POINT MALL, THERE IS GOING TO BE A SHAKE SHACK.
10:04:12AM SOME PEOPLE ARE EXCITED ABOUT SHAKE SHACK HAMBURGERS.
10:04:16AM I KNOW I AM.
10:04:17AM AT THE TALBOTS.
10:04:20AM TALBOTS WILL BE MOVING, FOR THE LADIES, BUT THERE WILL BE A
10:04:22AM SHAKE SHACK THERE.
10:04:25AM IT JUST STARTED CONSTRUCTION NOW.
10:04:26AM IT'S GOING TO HAVE SOME OUTDOOR SEATING.
10:04:28AM I THINK IT WILL BE A NICE ADDITION.
10:04:31AM >>Jon McLain: DID THEY TEAR DOWN THE TALBOTS BUILDING?
10:04:36AM >>Mary Gibbs: NO, THEY ARE JUST GOING TO REMODEL IT AND THEN
10:04:39AM DO THE OUTDOOR SEATING.
10:04:41AM >>Jon McLain: THE HEIGHT I SEE ON THE DIAGRAMS, SAME AS WHAT
10:04:44AM EXISTS THERE NOW?
10:04:44AM >>Mary Gibbs: YEAH.
10:04:45AM SPEAKING OF COCONUT POINT AGAIN, IF YOU HAVE DRIVEN BY AND
10:04:54AM SEEN WHERE THE APPLE STORE IS EXPANDING INTO ADDITIONAL
10:04:57AM UNITS, I THINK IT WILL BE TRIPLE THE SIZE OF WHAT IT IS NOW.
10:05:00AM THERE IS A LOT OF CONSTRUCTION ACTIVITY GOING ON THERE, SO

10:05:02AM IT'S KIND OF MESSY, BUT THIS PROPOSED RENDERING ISN'T QUITE
10:05:06AM EXACTLY RIGHT BECAUSE THEY ARE GOING TO BE REPAINTING.
10:05:10AM SO THE UPPER PORTIONS THAT KIND OF ORANGEY, WHATEVER THAT
10:05:15AM COLOR IS, CRIMSON COLOR ON THE TOP WILL BE PAINTED A
10:05:19AM DIFFERENT COLOR.
10:05:20AM RIGHT NOW IT LOOKS KIND OF UGLY BECAUSE IT'S DISPARATE
10:05:24AM COLORS, BUT THEY ARE GOING TO PAINT THAT SO IT WILL BE MORE
10:05:27AM COHESIVE.
10:05:28AM BUT THAT'S JUST THE PROPOSED RENDERING THEY SHOWED US WHEN
10:05:32AM THEY CALLED THE CORPORATE OFFICE, SAN FRANCISCO CALLED US TO

10:05:36AM TALK ABOUT THE PROJECT.
10:05:37AM THIS IS JUST FUN BECAUSE YOU HAVE TO HAVE A LITTLE FUN
10:05:42AM SLIDE.
10:05:42AM WE REVIEW LIKE SEASONAL USES FOR STORES.
10:05:47AM THE SPIRIT OF HALLOWEEN WENT INTO JO ANN'S FABRICS FOR
10:05:52AM HALLOWEEN.
10:05:52AM I SEE THE GOOD WITCH IN THE CORNER, MARYANN, WHO IS SITTING
10:05:56AM IN THE AUDIENCE, MADE HERSELF LOOK VERY GOOD AND THEN MADE
10:06:01AM ME LOOK HORRIBLE.
10:06:02AM THANK YOU.
10:06:02AM BUT, YES, WE HAVE SOME SCARY CHARACTERS IN THERE.
10:06:08AM IF YOU NEED SOME HALLOWEEN THINGS, THIS IS JUST FOR FUN.
10:06:10AM PROJECTS NOT MOVING FORWARD.
10:06:12AM THIS IS A LITTLE BIT SAD, BUT THESE ARE THE ONES THAT I'M
10:06:14AM SURE YOU'RE AWARE OF MOST OF THEM.

10:06:17AM GENOVA, THE FINAL PHASE THAT WE WERE GOING TO BE DONE WITH,
10:06:21AM ONCE IT GOT APPROVED THEY PUT A "FOR SALE" SIGN UP, AND WE
10:06:26AM HAVEN'T HEARD FROM THEM IN PROBABLY TWO YEARS.
10:06:28AM I DON'T KNOW WHAT'S GOING ON WITH THAT.
10:06:35AM >>Jeff Hunt: DOES THAT LACK OF ACTIVITY FALL UNDER THE
10:06:37AM ORDINANCE I THINK WE APPROVED SOME TIME AGO, A LITTLE BIT
10:06:40AM AGO ABOUT IF YOU DON'T -- IF YOU OWN A PROPERTY, SUBMIT A
10:06:43AM PLAN AND YOU DON'T EXECUTE ON THAT PLAN YOU HAVE TO PUT UP
10:06:47AM PERIMETER LANDSCAPING?
10:06:49AM >>Mary Gibbs: WE'LL TALK TO ROB ABOUT THAT.
10:06:51AM THERE WAS AN ORDINANCE, AND THERE WAS SOME TRICKY LANGUAGE
10:06:55AM IN THERE, BUT I THINK WE CAN ASK THEM ABOUT THE BUFFER.
10:06:58AM SAME THING APPLIES REALLY TO DOWNTOWN ESTERO.
10:07:02AM THEY ARE CUTTING DOWN THE WEEDS.
10:07:04AM OF COURSE, WHAT THEY TELL YOU IS WE CAN'T REALLY DO THE
10:07:06AM BUFFER NOW BECAUSE WE DON'T HAVE IRRIGATION.
10:07:09AM IF WE DO A BUFFER, IT WILL DIE.
10:07:12AM GENOVA AND DOWNTOWN ESTERO WOULD BOTH FIT INTO THAT
10:07:15AM ORDINANCE.
10:07:15AM >>Jeff Hunt: DOWNTOWN ESTERO, WHAT IS THE REASON FOR THEIR
10:07:17AM INTEREST IN EXTENDING THE PERMIT?
10:07:20AM >>Mary Gibbs: WELL, WHAT THEY SENT TO US SAID "PROBLEMS
10:07:25AM FINDING SUBS."
10:07:26AM NO, THREE WORDS IS NOT A SUFFICIENT EXPLANATION.
10:07:29AM WE NEED A LETTER THAT EXPLAINS EXACTLY WHAT IS GOING ON.

10:07:34AM BECAUSE OTHERWISE YOU JUST SUSPECT IS IT FOR SALE?
10:07:38AM WHAT'S HAPPENING?
10:07:40AM IT'S LIKE SLOWEST PROJECT OR ONE OF THE SLOWEST ONES.
10:07:44AM >>Jeff Hunt: ODD TO ME THAT IT IS SITTING FALLOW AND VERY
10:07:48AM MINIMAL ACTIVITY REGARDLESS OF WHAT THEY ARE SAYING.
10:07:50AM >>Mary Gibbs: WE'LL TALK TO ROB A LITTLE BIT AFTER THE

10:07:52AM MEETING ABOUT THAT.
10:07:53AM HOME2 SUITES, WE CAME TO THE HEARING.
10:08:00AM EVERYTHING LOOKED GOOD AND THEN THEY GOT UP AND SAID WE
10:08:02AM DON'T WANT TO DO CONCRETE CONSTRUCTION.
10:08:06AM WE WANT TO DO WOOD FRAME.
10:08:07AM WE'RE LIKE, NO, THAT'S NOT REALLY WHAT WE WANT TO SEE.
10:08:11AM SO THEY DIDN'T PROCEED.
10:08:14AM BUT I HAVE HAD SOME HOTEL PEOPLE CALL ME THAT WANT TO -- THE
10:08:19AM HOTEL IS APPROVED.
10:08:20AM JUST GOT TO MEET THE PARAMETERS THAT THE COUNCIL SET.
10:08:22AM I HAVE HAD SOME HOTEL PEOPLE CALL INQUIRING ABOUT IT.
10:08:26AM WE MAY SEE SOMETHING THERE.
10:08:30AM >>Jon McLain: WHAT'S GOING ON AT COCONUT POINT, WHERE THE
10:08:39AM MOVIE THEATER IS --
10:08:41AM >>Mary Gibbs: THAT'S COMING UP.
10:08:43AM HILTON GARDEN INN IS ANOTHER HOTEL OVER BY RAPALLO AND THE
10:08:48AM FIRE STATION.
10:08:49AM THAT IS ONE THAT CAME IN LIKE PRE-COVID, AND THEY WERE
10:08:53AM PROCEEDING TO DO IT.

10:08:54AM I THINK THE ZONING GOT APPROVED BY COUNCIL, AND THEN THEY
10:08:59AM SUBMITTED FOR THE DEVELOPMENT ORDER, BUT THEN COVID CAME AND
10:09:01AM THEY WERE LIKE, NO, WE CAN'T DO IT YET.
10:09:03AM AND THEN IT WOULD APPEAR MYSTERIOUSLY, LIKE, OH, WE'RE BACK
10:09:08AM AND THEN IT WOULD GO AWAY.
10:09:10AM THERE WAS A FLOODWAY ISSUE, FEMA ISSUE AT THE CORNER OF THE
10:09:13AM PROPERTY.
10:09:14AM THEY WERE TRYING TO GET THAT RESOLVED.
10:09:15AM RECENTLY A REALTOR CALLED ME AND SAID CAN WE DO OFFICE
10:09:18AM THERE?
10:09:18AM THEY HAVE A FOR SALE SIGN.
10:09:20AM SO THAT IS FOR SALE.
10:09:23AM WE'LL SEE WHAT PANS OUT WITH THAT.
10:09:25AM DR. ABBIATI DENTAL OFFICE BUILDING IN FRONT OF FOUNTAIN
10:09:32AM LAKES.
10:09:33AM THAT DEVELOPMENT ORDER WAS APPROVED FOR THE DENTIST AND
10:09:35AM MEDICAL OFFICE.
10:09:37AM I THINK FOUNTAIN LAKES FILED A LAWSUIT RELATING TO THE TURN
10:09:40AM LANE AND SOME THINGS THAT ROB WORKED ON.
10:09:43AM DR. ABBIATI APPROACHED US A COUPLE OF MONTHS AGO AND SAID HE
10:09:47AM HAD BEEN VERY SICK.
10:09:49AM HE'S GOT SOME MEDICAL ISSUES.
10:09:51AM I THINK HE'S TRYING TO SELL THE PROPERTY.
10:09:54AM I DON'T THINK HE'S GOING TO PROCEED.
10:09:57AM WE REALLY THOUGHT THE BUILDING WAS PRETTY NICE.

10:10:00AM HOPEFULLY SOMEBODY WILL BUY IT THAT WILL DO A COMPATIBLE
10:10:04AM USE.

10:10:05AM NOW JUST A COUPLE OF PROPOSED PROJECTS THAT YOU WERE KIND OF
10:10:10AM ASKING ABOUT.
10:10:11AM THIS IS THE MOVIE THEATER BEHIND COCONUT POINT MALL.
10:10:19AM THEY WANT TO DEMOLISH THE MOVIE THEATER AND THEN BUILD
10:10:21AM 355-UNIT APARTMENT COMPLEX BEHIND.
10:10:24AM THEY HAVE DONE A LITTLE BIT OF A REDESIGN SINCE THEY WENT TO
10:10:27AM PLANNING AND ZONING FOR AN INFORMATION MEETING, AND PLANNING
10:10:30AM AND ZONING DIDN'T THINK IT FIT IN WELL, SO THEY REDESIGNED
10:10:34AM IT TO DO THIS KIND OF COURTYARD KIND OF LOOK ON VIA COCONUT.
10:10:39AM WE'LL BE GOING BACK TO PLANNING AND ZONING ON THE 20th AND
10:10:42AM WE'LL SEE WHAT THEY SAY ABOUT THAT.
10:10:45AM I DON'T WANT TO SAY TOO MUCH ABOUT IT BECAUSE IT IS A
10:10:47AM QUASI-JUDICIAL HEARING AND WILL COME TO YOU ALL FOR THE
10:10:50AM FINAL DECISION.
10:10:51AM I DON'T KNOW IF THAT ANSWERS YOUR QUESTION.
10:10:55AM THAT'S WHERE WE ARE WITH THAT.
10:10:56AM >>Jon McLain: THAT GOES RIGHT -- CONSTRUCTION WILL BE RIGHT
10:10:59AM WHERE THE BERT LINE GOES UP AND DOWN.
10:11:02AM IT'S NOT OVERLY FRIENDLY FOR RETAIL AND THE LIKE.
10:11:07AM I CAN'T TELL FROM THIS PLAN.
10:11:08AM I LISTENED TO THE PLANNING AND ZONING PREVIOUSLY AND THEY
10:11:12AM WERE PRETTY CRITICAL OF IT WITH THE PARKING AND HAVING TO
10:11:15AM WALK, OLDER PEOPLE HAVING TO WALK HUNDREDS OF YARDS TO GET

10:11:18AM TO THEIR UNITS.
10:11:20AM THE OTHER PIECE OF IT NOW IS WITH BERT VERY CLOSE TO
10:11:23AM POSSIBLY CLOSING, THEY HAVEN'T DONE ANYTHING TO MAYBE
10:11:28AM ADDRESS THAT OPPORTUNITY THAT EXISTS FOR RETAIL AND FOR
10:11:32AM PEOPLE TO WALK AND MAYBE RIDE THEIR BIKES EASILY TO THAT.
10:11:35AM IT WILL BE INTERESTING TO LISTEN TO THE PLANNING AND ZONING
10:11:41AM BOARD.
10:11:41AM MAYBE YOU COULD KEEP THEM AWARE OF WHAT'S GOING ON WITH BERT
10:11:45AM I THINK WOULD BE IMPORTANT FOR THEM TO MAKE COMMENTS
10:11:47AM RELATIVE TO THAT.
10:11:48AM >>Mary Gibbs: WE'LL DO THAT.
10:11:49AM THEN WE HAVE -- OH, SORRY.
10:11:52AM >>Jim Ward: MARY, ON THE APARTMENTS BY THE MALL, HAVE THEY
10:11:59AM GIVEN A TIME FRAME ON THAT YET?
10:12:01AM >>Mary Gibbs: NO, BECAUSE THEY ARE JUST GOING THROUGH THE
10:12:04AM ZONING PROCESS NOW.
10:12:06AM SO ZONING PROCESS, THEY HAVE TO GO TO PLANNING AND ZONING
10:12:09AM AND THEN GO TO COUNCIL AND THEN GET A DEVELOPMENT ORDER
10:12:12AM WHICH GOES BACK TO PLANNING AND ZONING AND DESIGN BOARD,
10:12:16AM BUILDING PERMITS.
10:12:17AM I'M THINKING TALKING PROBABLY A COUPLE OF YEARS.
10:12:22AM >>Jim Ward: THANK YOU.
10:12:22AM >>Mary Gibbs: BUT THEY HAVEN'T REALLY TOLD US SPECIFICALLY.
10:12:26AM ALL RIGHT.

10:12:28AM SO WE HAVE PROPERTY, A PROJECT COMING IN OVER IN THAT ARCOS

10:12:32AM AREA BY THE DISCOUNT TIRE AND ESTERO MEDICAL CENTER AND
10:12:36AM GODDARD DAY CARE.
10:12:38AM YOU MIGHT REMEMBER THIS WAS ACTUALLY APPROVED BY COUNCIL.
10:12:40AM THEY WANTED TO DO STORAGE UNITS AND A HOTEL.
10:12:43AM AND THEN ONCE THE ZONING GOT APPROVED, THEIR DEAL FELL
10:12:47AM THROUGH, SO THE STORAGE UNIT PEOPLE CALLED AND SAID WE'RE
10:12:49AM NOT BUYING THE PROPERTY AFTER ALL.
10:12:51AM SO THEN RECENTLY, THE DEVELOPER CAME IN THAT SAID WE WANT TO
10:12:57AM DO LIKE ASSISTED LIVING, INDEPENDENT LIVING, AND A LITTLE
10:13:01AM BIT OF MEMORY CARE.
10:13:03AM IT WAS APPROVED ACTUALLY BEFORE THE STORAGE UNITS AND THE
10:13:07AM HOTEL.
10:13:07AM IT WAS APPROVED FOR A CONTINUING CARE CALLED THE PHOENIX.
10:13:12AM THIS IS WHEN WE FIRST INCORPORATED.
10:13:14AM IT'S VERY SIMILAR TO WHAT WAS APPROVED BUT THEY HAVE TO GO
10:13:18AM THROUGH THE ZONING PROCESS.
10:13:19AM AGAIN, QUASI-JUDICIAL, GO TO PLANNING ZONING DESIGN BOARD.
10:13:22AM THEY ALREADY HAD A WORKSHOP BECAUSE THE ARCHITECTURE NEEDED
10:13:24AM A LOT OF WORK.
10:13:26AM SO THEY WILL BE GOING TO A PUBLIC HEARING MAYBE NEXT MONTH
10:13:30AM AND THEN TO COUNCIL MAYBE BY THE END OF THE YEAR OR JANUARY.
10:13:33AM HOME BASE, I THINK SOME OF YOU KNOW ABOUT HOME BASE IN FRONT
10:13:41AM OF TIDEWATER.
10:13:42AM REALLY INTERESTING PROJECT.
10:13:43AM THEY WANT TO BUILD A BUILDING.

10:13:45AM CURRENTLY THEY ARE AT FGCU.
10:13:47AM I THINK THEY ARE JUST USING A BUILDING THERE, AND THEY WANT
10:13:49AM TO DO VETERANS LIKE COUNSELING, EDUCATION, AND SOME OF THOSE
10:13:55AM TYPE OF ACTIVITIES TO HELP VETERANS NOT -- IT'S LIKE NOT THE
10:14:00AM HEAVY DUTY MEDICAL TREATMENT OR SUBSTANCE ABUSE OR ANYTHING
10:14:03AM LIKE THAT.
10:14:04AM IT'S MORE OF AN EDUCATIONAL COUNSELING.
10:14:06AM THEY ARE LOOKING AT THE SOUTH -- THERE IS A SIX-ACRE PARCEL
10:14:11AM VACANT RIGHT IN FRONT OF TIDEWATER.
10:14:13AM THEY ARE LOOKING AT THE SOUTH TWO ACRES AND WILL COME BACK
10:14:16AM FOR A DEVELOPMENT ORDER.
10:14:17AM I THINK THEY WILL COME IN PRETTY SOON WITH THAT AND GO BACK
10:14:20AM TO PLANNING ZONING AND DESIGN BOARD.
10:14:22AM THE NORTH FOUR ACRES IS FOR SALE AND WE ALSO HAD AN ALF
10:14:26AM ASKING US ABOUT THAT.
10:14:27AM WE MAY SEE SOMETHING ON THAT AS WELL.
10:14:29AM THEN THERE IS A PROPERTY AT ESTERO PARKWAY AND THREE OAKS,
10:14:37AM RIGHT NEXT TO ROOKERY POINTE THAT THE APPLICANT WANTS TO DO
10:14:42AM APARTMENTS THERE.
10:14:43AM THIS IS VERY PRELIMINARY.

10:14:45AM SO WE'VE JUST HAD A COUPLE OF MEETINGS WITH THEM.
10:14:47AM THE APPLICATION JUST CAME IN AND IT NEEDS A LOT OF WORK.
10:14:50AM JUST WANTED TO LET YOU KNOW THAT IS IN.
10:14:56AM >>Jon McLain: LOOKS LIKE ARMY BARRACKS TO ME.
10:14:59AM >>Mary Gibbs: THAT'S ONE OF THE DISCUSSION POINTS WE HAD

10:15:01AM WITH THEM, ALONG WITH QUITE A FEW OTHERS.
10:15:02AM YEAH, NEEDS A LOT OF WORK.
10:15:06AM WE'LL SEE WHAT HAPPENS WITH THAT.
10:15:07AM HERE IS THE FUN PART.
10:15:10AM WE'LL SHOW YOU A FEW COMPARISONS TO KIND OF FINISH UP HERE.
10:15:13AM SO WHEN WE TALK ABOUT THESE PROJECTS AND THE ARCHITECTURAL
10:15:18AM REVIEW AND OUR STANDARDS, SIGNAGE IS ALWAYS VERY -- YOU WANT
10:15:22AM YOUR SIGNAGE TO BE COMPLEMENTARY TO YOUR PROJECT.
10:15:25AM WE THINK THAT OUR SIGN CODE IS VERY GOOD.
10:15:27AM IT'S LIKE MONUMENT TYPE SIGNS.
10:15:29AM THEY HAVE TO HAVE SOME ARCHITECTURAL DESIGN ELEMENTS TO
10:15:31AM THEM, SO THEY ARE PRETTY ATTRACTIVE.
10:15:34AM IN THE MIDDLE YOU'LL SEE SUMMERCREST.
10:15:36AM THAT IS THE NEWEST SIGN THAT I THINK WENT UP RECENTLY ON THE
10:15:40AM TOLL BROTHERS PROJECT.
10:15:42AM YOU CAN STILL HAVE A LOT OF FLEXIBILITY.
10:15:44AM THE RIVERCREEK SIGN AGAIN IS HUGE.
10:15:46AM IT'S HUGE.
10:15:47AM NOT A MONUMENT SIGN, LIKE A MONUMENTAL SIGN.
10:15:51AM YOU GET A LOT OF FLEXIBILITY.
10:15:52AM BUT I WANT TO COMPARE TO, IF YOU DON'T HAVE STANDARDS,
10:15:54AM HERE'S WHAT YOU COULD GET.
10:15:56AM AND THESE ARE SIGNS OUTSIDE THE VILLAGE.
10:15:58AM I THINK YOU SAW THE TOOTH LAST YEAR.
10:16:00AM THAT'S MY PERSONAL FAVORITE, BUT I KIND OF LIKE HOW THEY

10:16:04AM WERE CREATIVE WITH THE TIRE SIGNS.
10:16:07AM THEY PUT THEM ON TOP OF TIRES AND KIND OF MADE THE TIRES
10:16:09AM INTO THEIR OWN SIGN.
10:16:11AM AGAIN, THAT'S WHAT HAPPENS IF YOU DON'T HAVE STANDARDS.
10:16:14AM IT'S KIND OF IMPORTANT TO TIE EVERYTHING IN.
10:16:17AM HERE I WANT TO TALK ABOUT REDEVELOPMENT PROJECT, BECAUSE I
10:16:21AM DIDN'T MENTION THIS.
10:16:22AM BUT WHATABURGER IS COMING TO ESTERO.
10:16:26AM THE OLD POLO TROPICAL ACROSS FROM COCONUT POINT MALL.
10:16:33AM WE WORKED WITH THEM BECAUSE WE TOLD THEM WE DON'T WANT LIKE
10:16:37AM EXTENSIVE, THIS IS THE ONE ON THE TOP IS THE ONE IN THE
10:16:40AM COUNTY OVER BY MY HOUSE THAT HAS A LITTLE BIT OF A CIRCUS
10:16:43AM TENT KIND OF LOOK TO IT.
10:16:45AM AND THEN THE ONE ON THE BOTTOM IS THE ONE THAT WE HAVE
10:16:48AM APPROVED.
10:16:49AM YOU'VE STILL GOT THE CORPORATE LOGO AND THE COLORS, BUT IT'S

10:16:52AM A LITTLE MORE TASTEFUL THAN WHAT YOU WOULD GET NOT IN
10:16:58AM ESTERO.
10:16:58AM JUST A COMPARISON.
10:16:59AM AND THEN I TALKED ABOUT THE DAY CARE IN FRONT OF
10:17:04AM BRECKENRIDGE.
10:17:05AM PROTOTYPES ARE INTERESTING.
10:17:06AM PEOPLE COME IN.
10:17:07AM SOMETIMES THEY SAY THIS IS WHAT I WANT TO DO.
10:17:09AM IF YOU LOOK AT THE BOTTOM WHERE IT SAYS PROTOTYPE, THE

10:17:13AM YELLOW KIND OF SCHOOL BUS COLOR, THAT'S WHAT THEY COME IN
10:17:15AM WITH AT FIRST.
10:17:17AM WE WANT TO BUILD THIS DAY CARE.
10:17:18AM WE'RE LIKE, NO, THAT DOESN'T REALLY -- THIS IS WHAT WE DO
10:17:21AM BEHIND THE SCENES.
10:17:22AM THIS DOESN'T FIT.
10:17:23AM YOU NEED TO DO A LOT OF WORK ON THIS.
10:17:26AM SO THE PICTURE AT THE TOP IS WHAT GOT APPROVED.
10:17:28AM YOU STILL HAVE THE LEARNING CENTER KIND OF COLORS AND LOGOS,
10:17:32AM BUT YOU DON'T HAVE THAT SCHOOL BUS LOOKING BUILDING.
10:17:37AM PROTOTYPES, AGAIN, I'VE GOT ANOTHER PROTOTYPE TO SHOW YOU.
10:17:41AM THIS IS ALDI'S.
10:17:42AM THE ONE AT STONEYBROOK, IF YOU LOOK AT THE BOTTOM, THIS
10:17:46AM ARCHITECTURE, THE PROTOTYPE IS WHAT THEY FIRST SHOWED US AND
10:17:49AM SAID WE WANT TO BUILD THIS NEXT TO STONEYBROOK.
10:17:51AM WE WERE LIKE, OOOH, WHY DON'T YOU BUILD ONE LIKE THE ONE YOU
10:17:56AM BUILT ON 41 THAT ALREADY WENT THROUGH THE DESIGN REVIEW
10:17:59AM PROCESS THAT ALL YOU HAVE TO DO IS EMULATE THAT.
10:18:04AM THEY WERE LIKE, OH, WE DIDN'T THINK ABOUT THAT.
10:18:06AM OKAY, LET'S THINK ABOUT THAT.
10:18:08AM THAT'S HOW WE ENDED UP WITH A ALDI'S THAT COULD HAVE LOOKED
10:18:11AM LIKE WHAT YOU SEE BELOW.
10:18:12AM AND THEN DISCOUNT TIRE, WHICH IS A SMALL BUILDING.
10:18:16AM HARD TO MAKE IT LOOK PRETTY.
10:18:18AM BUT THE PROTOTYPE AT THE BOTTOM IS WHAT THEY FIRST CAME IN

10:18:21AM WITH TO STAFF AND SAID WE WANT TO DO THIS AND HOW FAST CAN
10:18:24AM WE GET IT DONE.
10:18:25AM WE'RE LIKE, OH, LET'S TAKE A STEP BACK HERE.
10:18:27AM SO, INTERESTING.
10:18:29AM AND THEN, OF COURSE, THIS IS OUR PROJECT THAT YOU ASKED
10:18:32AM ABOUT LAST YEAR, ADJACENT TO THE VILLAGE, NOT IN THE
10:18:35AM VILLAGE.
10:18:36AM THE CAR CONDOS OVER ON ESTERO PARKWAY.
10:18:41AM HERE'S WHAT HAPPENS IF YOU HAVE STANDARDS BUT NOT A LOT OF
10:18:45AM STANDARDS.
10:18:46AM SO WE TRIED TO GET SOME COMMENTS TO THE COUNTY, BUT THEY
10:18:50AM PRETTY MUCH SAID THEY MEET OUR STANDARDS, SO HERE'S WHAT YOU

10:18:54AM GET.
10:18:56AM >>Jon McLain: THEY DID PUT IN TREES THIS WEEK.
10:18:59AM UNFORTUNATELY, THE TREES, THE BUILDING IS 20, 22 FEET TALL.
10:19:03AM THEY PUT IN TREES THAT ARE ABOUT SIX, SEVEN FEET TALL.
10:19:06AM IT WILL TAKE ABOUT THREE OR FOUR YEARS BEFORE IT MASKS THAT
10:19:11AM PARTICULAR BUILDING.
10:19:12AM >>Mary Gibbs: IT'S A LARGE BUILDING.
10:19:14AM ANYWAY, JUST TO SUM UP HERE, LIKE THE PROJECTS IN PROCESS,
10:19:19AM WE HAVE ABOUT 2900 NEW RESIDENTIAL UNITS IN WHAT I'VE GONE
10:19:25AM OVER WITH YOU.
10:19:25AM TWO HOTELS.
10:19:26AM THEN THE LUXURY HIGH-RISE AT WEST BAY.
10:19:28AM ABOUT 300,000 SQUARE FEET OF COMMERCIAL USE.

10:19:32AM LIFESTYLE CENTER AT SHADOW WOOD, AND THEN, OF COURSE, ALL
10:19:35AM OUR ENTERTAINMENT AND SPORTS PROJECTS THAT THE VILLAGE HAS.
10:19:39AM AND THEN MORE ASSISTED LIVING AND CONTINUING CARE COMING.
10:19:42AM WE'VE GOT QUITE A FEW THINGS GOING ON.
10:19:45AM AND THEN AGAIN, JUST TO FINISH, THE STANDARDS THAT THE
10:19:50AM COUNCIL REVIEW, PLANNING ZONING AND DESIGN BOARD REVIEW
10:19:53AM REALLY HELPS RETAIN OUR CHARACTER, RESULTS IN BETTER
10:19:59AM PROJECTS.
10:20:00AM SO GOOD JOB TO EVERYBODY.
10:20:02AM THAT'S IT.
10:20:04AM I'M DONE.
10:20:06AM >>Mayor Ribble: ANY OTHER QUESTIONS FOR MARY?
10:20:09AM >>Jon McLain: I'D LIKE TO THANK YOU FOR YOUR LEADERSHIP OF
10:20:12AM THE PLANNING AND ZONING BOARD.
10:20:16AM THE RESULTS ARE OBVIOUS FROM WHAT WE'RE SEEING HERE.
10:20:19AM LET ALL THEM KNOW THAT WE'RE THANKFUL.
10:20:22AM I THINK ALL THE CITIZENS HERE IN ESTERO ARE THANKFUL.
10:20:26AM WITH ALL THE DEVELOPMENTS GOING, WE DON'T HAVE MUCH MORE
10:20:29AM LEFT TO GO.
10:20:30AM ALWAYS BE THE REMODELS AND ALL THAT, AND THEY ARE
10:20:32AM CHALLENGING.
10:20:34AM I'M PROUD TO BE ON THE COUNCIL FOR OVER NINE YEARS AND SEE
10:20:40AM THIS CONTINUED EFFORT THERE.
10:20:43AM OBVIOUSLY, IT'S NOT EASY AGAINST THE DEVELOPERS THAT COME IN
10:20:45AM HERE.

10:20:46AM I THINK ALL THE COUNCIL HERE HAVE SEEN IT.
10:20:48AM THEY BRING IN GINGERBREAD PLANS, AND THAT'S WHAT THEY EXPECT
10:20:52AM TO APPROVE, AND I THINK THEY GET APPROVED ELSEWHERE, BUT NOT
10:20:55AM HERE.
10:20:55AM SO THE PROCESS TAKES LONGER, BUT THE RESULT IS REALLY GREAT.
10:20:59AM SO THANKS TO EVERYBODY.
10:21:02AM >>Mayor Ribble: THANK YOU, MARY.
10:21:03AM YOU REALLY SHOW THE WORK THAT GOES ON BEHIND THE SCENES WITH

10:21:06AM YOU AND YOUR STAFF.
10:21:07AM A LOT.
10:21:08AM THANK YOU FOR THAT.
10:21:09AM >>Mary Gibbs: YOU'RE WELCOME.
10:21:10AM >>Mayor Ribble: MADAM CLERK, IS THERE ANY PUBLIC COMMENT?
10:21:12AM >>Carol Sacco: THERE IS NONE.
10:21:13AM NO PUBLIC COMMENT AND NO E-COMMENTS.
10:21:15AM >>Mayor Ribble: THANK YOU.
10:21:16AM NEXT ON THE AGENDA IS THE S AND P CREDIT RATING FOR THE
10:21:24AM VILLAGE OF ESTERO BOND ISSUE.
10:21:27AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:21:29AM AS YOU'RE WELL AWARE, THE VILLAGE HAS BEEN INVOLVED IN OUR
10:21:35AM SECOND BOND RATING OR RE-RATING, AND THAT WAS COMMENCED IN
10:21:41AM ANTICIPATION OF THE BOND ISSUE THAT YOU APPROVED LAST WEEK.
10:21:46AM AT THAT TIME, THE BOND RATING WAS NOT SPECIFICALLY KNOWN.
10:21:50AM WE KNEW WE WERE IN REASONABLY GOOD SHAPE BUT WE WEREN'T SURE
10:21:54AM IF WE WERE GOING TO GET THE TOP SCORE OR VERY CLOSE.

10:22:00AM ANYWAY, SINCE THE LAST MEETING, THE FINAL OUTCOME OF THE
10:22:04AM BOND RATING IS KNOWN, AND I'D LIKE TO TURN THIS OVER TO OUR
10:22:10AM FINANCIAL CONSULTANT, PRAG, OUT OF ST. PETERSBURG, AND
10:22:17AM SPECIFICALLY TO MICKEY JOHNSTON, THEIR SENIOR VICE
10:22:21AM PRESIDENT.
10:22:21AM MICKEY.
10:22:22AM >>Mayor Ribble: GOOD MORNING, MICKEY.
10:22:22AM >>Mickey Johnston: GOOD MORNING, EVERYBODY.
10:22:24AM I'M GOING TO TRY TO SHARE THE SCREEN BEFORE WE GET STARTED.
10:22:30AM CAN EVERYBODY SEE?
10:22:34AM >>Mayor Ribble: YES.
10:22:35AM >>Mickey Johnston: GREAT.
10:22:36AM GOOD MORNING, EVERYBODY.
10:22:37AM MICKEY JOHNSTON WITH PRAG.
10:22:39AM WE ACTUALLY MOVED OUR OFFICES TO TAMPA JUST A FEW YEARS AGO.
10:22:45AM I WANTED TO POINT THAT OUT REAL QUICK.
10:22:48AM BUT IN CONNECTION WITH THE UPCOMING BOND ISSUANCE, AS STEVE
10:22:51AM MENTIONED, THE VILLAGE HAD THE OPPORTUNITY TO PRESENT ITS
10:22:54AM CREDIT STORY TO S & P ON SEPTEMBER 16.
10:22:57AM S&P ULTIMATELY CAME BACK AND ASSIGNED THE PROPOSED BONDS
10:23:00AM WITH A TRIPLE A BOND RATING.
10:23:02AM FIRST OF ALL, I WANT TO CONGRATULATE THE VILLAGE.
10:23:05AM AS I'LL SHOW YOU A LITTLE BIT LATER, THIS REALLY DOES PUT
10:23:08AM YOU IN A SELECT GROUP.
10:23:09AM TODAY I'LL EXPLAIN WHAT THE RATING REALLY MEANS FOR THE

10:23:12AM VILLAGE, AND THEN I'LL WALK YOU THROUGH THE REASONS WHY S&P
10:23:15AM ASSIGNED THE VILLAGE THE TRIPLE A.
10:23:17AM WHAT I'D LIKE TO DO FIRST, THOUGH, IS JUST TALK ABOUT WHAT A
10:23:24AM BOND RATING ACTUALLY IS AND WHY IT MATTERS.

10:23:26AM AT ITS MOST BASIC LEVEL, A BOND RATING IS AN INDEPENDENT
10:23:30AM ASSESSMENT OF CREDITWORTHINESS WHERE THE RATING AGENCY
10:23:35AM EVALUATES A BOND ISSUER'S ABILITY AND WILLINGNESS TO MEET
10:23:37AM ITS FINANCIAL OBLIGATIONS.
10:23:39AM THE VILLAGE IS THE ISSUER.
10:23:40AM S&P, IN THIS CASE, IS THE INDEPENDENT RATING AGENCY THAT
10:23:44AM EVALUATES THE VILLAGE AND ASSIGNS A CREDIT RATING.
10:23:47AM THEN THAT RATING IS AVAILABLE TO INVESTORS WHO MAY PURCHASE
10:23:50AM THE VILLAGE'S BONDS.
10:23:51AM SO FOR INVESTORS THE RATING HELPS THEM COMPARE THE VILLAGE'S
10:23:56AM BONDS AGAINST OTHER BONDS OR INVESTMENT OPPORTUNITIES.
10:23:58AM SO WHAT DOES THIS ACTUALLY MEAN FOR THE VILLAGE?
10:24:00AM WELL, GENERALLY, THE LESS CREDIT RISK INVESTORS PERCEIVE,
10:24:04AM THE LESS ADDITIONAL INTEREST THEY REQUIRE TO COMPENSATE THEM
10:24:08AM FOR THAT RISK.
10:24:09AM SO THE STRONGER THE BOND RATING, THEORETICALLY THE LOWER
10:24:13AM BORROWING COST TO THE VILLAGE.
10:24:15AM WE'RE STILL SUBJECT TO OVERALL MARKET CONDITIONS WHEN WE
10:24:17AM SELL THE BOND, SO A TRIPLE A DOESN'T GUARANTEE A PARTICULAR
10:24:21AM INTEREST RATE, BUT IT DOES PUT THE VILLAGE AT THE STRONGEST
10:24:25AM POSSIBLE POSITION FROM A CREDIT STANDPOINT WHEN WE ENTER THE

10:24:29AM MARKET.
10:24:29AM AND BEYOND BORROWING COSTS, THE RATING PROVIDES AN
10:24:34AM INDEPENDENT VALIDATION OF THE VILLAGE'S OVERALL FINANCIAL
10:24:37AM POSITION AND FINANCIAL MANAGEMENT PRACTICES.
10:24:39AM SO WITH THAT BACKGROUND, WHERE DOES A TRIPLE A ACTUALLY SIT
10:24:46AM ON THEIR SCALE?
10:24:47AM THESE ARE THE THREE SCALES FOR THE MAJOR CREDIT RATING
10:24:52AM AGENCIES THAT WE WORK WITH, MOODY'S, S&P, AND FITCH.
10:24:55AM AS YOU MOVE FROM THE BOTTOM UP TO THE SCALE, WE GET STRONGER
10:25:00AM IN TERMS OF CREDIT QUALITY ACCORDING TO THE RATING AGENCY.
10:25:03AM AND AS YOU CAN SEE, THE TRIPLE A SITS AT THE VERY TOP OF
10:25:08AM S&P'S RATING SCALE.
10:25:09AM NO RATING ABOVE TRIPLE A.
10:25:11AM I THINK S&P OWN DEFINITION AT THE BOTTOM OF THE SLIDE SAYS
10:25:15AM IT BEST.
10:25:16AM TRIPLE A MEANS THE BORROWER'S CAPACITY TO MEET ITS FINANCIAL
10:25:19AM COMMITMENTS IS CONSIDERED EXTREMELY STRONG.
10:25:21AM SO THAT'S TECHNICALLY WHAT A TRIPLE A MEANS.
10:25:25AM AND THEN THE NEXT SLIDE THAT I'LL SHOW YOU PUTS THIS INTO
10:25:30AM PERSPECTIVE.
10:25:31AM WE DID A LITTLE BIT OF RESEARCH HERE TO SEE HOW MANY
10:25:34AM MUNICIPALITIES IN THE STATE CURRENTLY HAVE THE HIGHEST
10:25:37AM GENERAL CREDIT RATING FROM AT LEAST ONE OF THE THREE CREDIT
10:25:41AM AGENCIES.
10:25:41AM I SAY GENERAL BECAUSE WHEN WE'RE LOOKING AT RATINGS, SPEAKS

10:25:45AM MORE BROADLY TO THE CREDITWORTHINESS OF THE GOVERNMENT
10:25:48AM ITSELF RATHER THAN WATER OR SEWER UTILITY CREDIT, FOR
10:25:52AM EXAMPLE.
10:25:52AM FLORIDA HAS MORE THAN 400 CITIES, TOWNS AND VILLAGES.
10:25:56AM AND WE ONLY IDENTIFIED 17 OF THEM TO ABOUT 4% OF ALL THE
10:26:02AM FLORIDA MUNICIPALITIES CURRENTLY AT TRIPLE A GENERAL CREDIT
10:26:07AM RATING FROM ONE OF THE MAJOR CREDIT RATING AGENCIES.
10:26:10AM AS YOU CAN SEE, ESTERO IS HIGHLIGHTED FRONT AND CENTER.
10:26:14AM I THINK THIS GIVES YOU PERSPECTIVE REALLY ON THE
10:26:17AM SIGNIFICANCE OF WHAT YOU'VE BEEN ABLE TO ACHIEVE HERE.
10:26:19AM WHAT I WOULD LIKE TO DO NOW IS JUST SPECIFICALLY SHOW WHAT
10:26:26AM S&P SAW IN ESTERO THAT SUPPORTS THE TRIPLE A RATING. THIS
10:26:32AM SLIDE -- SORRY.
10:26:33AM THIS SLIDE PULLS SOME DIRECT QUOTES FROM S&P'S RATING
10:26:37AM REPORT.
10:26:37AM THE FIRST THING S&P POINTS TO IS THE VILLAGE'S HISTORY OF
10:26:41AM HEALTHY RESERVES, WELL ABOVE THAT OF PEERS, DESPITE
10:26:46AM SUBSTANTIAL PAY-GO CAPITAL SPENDING.
10:26:49AM I THINK BOTH PARTS OF THIS STATEMENT ARE IMPORTANT.
10:26:53AM THE VILLAGE HAS MAINTAINED VERY STRONG RESERVES IN
10:26:53AM LIQUIDITY, BUT IT'S DONE SO WHILE ALSO USING FINANCIAL
10:26:56AM RESOURCES ACCUMULATED OVER THE YEARS TO MAKE SUBSTANTIAL
10:26:58AM CAPITAL INVESTMENTS.
10:26:59AM THOSE RESERVES PROVIDE THE VILLAGE WITH THE CAPACITY TO
10:27:04AM MANAGE ITS CAPITAL NEEDS AS WELL AS UNFORESEEN

10:27:07AM CIRCUMSTANCES.
10:27:07AM SECOND, S&P SPECIFICALLY CITES THE VILLAGE'S HISTORY OF
10:27:12AM CONSERVATIVE BUDGET ASSUMPTIONS.
10:27:13AM THAT CONSERVATIVE APPROACH HAS CONTRIBUTED TO THE FINANCIAL
10:27:17AM POSITION THE VILLAGE HAS BUILT OVER TIME.
10:27:18AM S&P ALSO RECOGNIZES THE VILLAGE'S HISTORICAL USE OF PAY AS
10:27:23AM YOU GO FUNDING FOR CAPITAL AND THE FLEXIBILITY IT HAS BOTH
10:27:27AM ON THE REVENUE AND EXPENDITURE SIDES OF THE BUDGET.
10:27:30AM THIRD, S&P DESCRIBES THE VILLAGE HAS HAVING WELL EMBEDDED
10:27:34AM POLICIES AND PRACTICES.
10:27:36AM S&P ISN'T JUST LOOKING AT CASH IN YOUR BANK ACCOUNT.
10:27:38AM IT'S ALSO EVALUATING THE PRACTICES THAT GIVE THEM CONFIDENCE
10:27:43AM THAT THE VILLAGE CAN MAINTAIN ITS FINANCIAL POSITION OVER
10:27:46AM TIME.
10:27:46AM THEY SPECIFICALLY RECOGNIZE THE VILLAGE'S RESERVE POLICY,
10:27:51AM MULTIYEAR FINANCIAL AND CAPITAL PLANNING, AND DEBT
10:27:54AM MANAGEMENT AND INVESTMENT POLICIES.
10:27:55AM FINALLY, S&P POINTS TO THE VILLAGE'S VERY LOW-FIXED COST.
10:28:00AM THE VILLAGE HAS HAD A TRACK RECORD OF MINIMAL LONG-TERM
10:28:05AM LIABILITIES, MINIMAL TO NO PENSION OR POST-EMPLOYMENT
10:28:08AM BENEFIT COSTS AND HAS RELATIVELY LIMITED SERVICE
10:28:12AM RESPONSIBILITIES DUE TO YOUR GOVERNMENT-LIGHT APPROACH TO

10:28:15AM OPERATIONS.
10:28:16AM WHAT THAT ULTIMATELY PROVIDES IS FINANCIAL FLEXIBILITY.
10:28:18AM I WANT TO FINISH WITH THE POINT AT THE BOTTOM OF THE SLIDE

10:28:21AM BECAUSE I THINK IT'S IMPORTANT.
10:28:23AM S&P CONDUCTED ITS ANALYSIS WITH THE VILLAGE'S PROPOSED $62
10:28:25AM MILLION DEBT ISSUANCE IN FRONT OF THEM.
10:28:29AM THEY ALSO RECOGNIZED THE VILLAGE'S HIGH LOCAL INCOMES
10:28:32AM COMPARED TO THE COUNTY AND THE NATION, AND THEY ALSO
10:28:35AM RECOGNIZE THE VILLAGE'S GROWING LOCAL ECONOMY.
10:28:38AM SO S&P EVALUATED THE VILLAGE AS IT INCORPORATES THE
10:28:43AM LONG-TERM BORROWING AND CONSIDER THE VILLAGE'S ONGOING
10:28:46AM CAPITAL NEEDS.
10:28:47AM WITH ALL OF THAT CONCLUDED THAT ESTERO WARRANTS ITS HIGHEST
10:28:51AM CREDIT RATING.
10:28:53AM THAT REALLY GETS BACK TO WHAT THIS MEANS FOR THE VILLAGE.
10:28:55AM FINANCIALLY, IT PUTS ESTERO IN THE STRONGEST POSSIBLE CREDIT
10:28:59AM POSITION AS IT ACCESSES THE BOND MARKET.
10:29:03AM IN A BROADER SENSE, IT PROVIDES AN INDEPENDENT VALIDATION
10:29:06AM THAT THE FINANCIAL POLICIES AND PRACTICES THE VILLAGE
10:29:08AM COUNCIL AND STAFF HAVE ESTABLISHED OVER TIME ARE WORKING.
10:29:11AM I'M HERE FOR ANY QUESTIONS, BUT THAT'S ALL I HAVE TODAY.
10:29:16AM >>Mayor Ribble: ANY QUESTIONS FOR MICKEY?
10:29:22AM >>Jeff Hunt: THANK YOU FOR THE PRESENTATION.
10:29:23AM THIS BONDING RATING DOESN'T HAPPEN BY ACCIDENT.
10:29:27AM I WANT TO POINT OUT THAT THE WORDS USED, STRONG RESERVES IN
10:29:31AM LIQUIDITY, FAVORABLE ECONOMIC CHARACTERISTICS, COMPREHENSIVE
10:29:34AM FINANCIAL POLICY, STRONG OPERATING PERFORMANCE, ABSENCE OF
10:29:38AM LONG-TERM DEBT, THAT'S RELATED TO A STRATEGIC PLAN THAT WAS

10:29:40AM FOLLOWED, A VILLAGE MANAGER AND STAFF THAT ARE FOLLOWING
10:29:44AM THAT PLAN AND A COUNCIL THAT'S FOCUSED ON THE FINANCIALS.
10:29:49AM IT SHOULDN'T GO UNNOTICED BY THE PUBLIC.
10:29:52AM I KNOW IT'S OUT IN PUBLIC, THE WRITING ON THIS BUT THOSE
10:29:56AM THINGS PRETTY HARD TO DO.
10:29:58AM I WANT TO COMMEND THE VILLAGE AND THE VILLAGE MANAGER FOR
10:30:01AM FOCUSING ON THAT AND PUTTING US IN THE SITUATION.
10:30:06AM >>Mayor Ribble: VERY FAVORABLE SITUATION TO BE IN.
10:30:08AM VERY LUCKY.
10:30:09AM ANYTHING ELSE?
10:30:10AM ANY COMMENTS OR QUESTIONS?
10:30:11AM IS THERE ANY PUBLIC COMMENT?
10:30:14AM >>Carol Sacco: NO PUBLIC COMMENT AND NO E-COMMENTS.
10:30:16AM >>Mayor Ribble: THEN WE WILL MOVE ON TO THE NEXT ITEM.
10:30:18AM >>Steven Sarkozy: MAYOR, I JUST WOULD NOTE, THANK YOU FOR
10:30:21AM THE KUDOS, BUT THIS IS A TEAM EFFORT.
10:30:24AM IT'S THE COUNCIL OVER MANY YEARS SINCE INCORPORATION
10:30:29AM FOLLOWING THROUGH IN A VERY STRUCTURED, CONSERVATIVE

10:30:32AM APPROACH, AND THE STAFF FOLLOWING ACCORDINGLY.
10:30:37AM SO THANK YOU, BUT EVERYONE -- THIS IS PART OF THE TEAM
10:30:41AM APPROACH THAT WE HAVE HERE.
10:30:44AM >>Mayor Ribble: OKAY.
10:30:45AM THE NEXT ITEM IS THE TIMETABLE FOR THE BOND SALE.
10:30:49AM STEVE, WOULD YOU INTRODUCE THIS?
10:30:52AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.

10:30:54AM AT THE LAST COUNCIL MEETING, THE COUNCIL AFFIRMED THE
10:30:58AM DIRECTION MOVING FORWARD TO ISSUING A $65 MILLION BOND ISSUE
10:31:05AM FOR ACQUISITION OF THE BERT LINE FOR PHASE TWO OF OUR SPORTS
10:31:13AM PARK AS WELL AS A SIGNIFICANT AMOUNT OF MONEY FOR SOME OF
10:31:17AM THE TRANSPORTATION AND UTILITY PROJECTS THAT ARE
10:31:20AM CONTEMPLATED IN THE NEAR TERM.
10:31:24AM THE TIMING ON WHEN WE ISSUE THAT DEBT IS IN QUESTION.
10:31:30AM BEFORE US TODAY IS THE RECOMMENDATION FROM PRAG.
10:31:35AM AGAIN, MICKEY JOHNSTON AS ONE OF THE MANAGING DIRECTORS AT
10:31:39AM PRAG, IS HERE TO MAKE A SUGGESTION ON HOW WE MOVE FORWARD.
10:31:43AM WITH THAT, I AGAIN TURN IT OVER TO MICKEY.
10:31:46AM >>Mickey Johnston: THANK YOU, STEVE.
10:31:48AM I'M SHARING THE SCREEN AGAIN SHOWING THE UPDATED TIMETABLE.
10:31:55AM WE WERE LOOKING AT GOING INTO THE MARKET A LITTLE BIT
10:31:57AM SOONER, BUT HAVING DISCUSSIONS WITH STAFF, YOU KNOW, WE
10:32:02AM THINK THAT RIGHT NOW THERE IS VOLATILITY IN THE MARKET BUT I
10:32:07AM DON'T THINK THAT NECESSARILY STOPS YOU.
10:32:08AM BUT YOU DO HAVE THE INSPECTION PERIOD THAT IS GOING ON RIGHT
10:32:11AM NOW ON THE BERT TRAIL PURCHASE.
10:32:13AM AND THAT IS A BIG COMPONENT OF WHAT THE BOND PROCEEDS WILL
10:32:17AM BE GOING TOWARD.
10:32:18AM WHAT THIS TIMETABLE NOW DOES, IT WAITS UNTIL THE INSPECTION
10:32:21AM PERIOD CLOSES, SO THE DUE DILIGENCE PERIOD CLOSES ON THE
10:32:26AM BERT TRAIL PURCHASE.
10:32:27AM AND THEN WHAT WE WOULD DO IS THEN GO OUT TO THE MARKET AND

10:32:31AM PUBLISH A SUMMARY NOTICE OF SALE ON NOVEMBER 6.
10:32:35AM THIS WILL ALERT THAT A DEAL IS COMING TO THE MARKET.
10:32:39AM THE VILLAGE'S BONDS WILL BE COMING TO THE MARKET.
10:32:41AM WE WOULD PUBLISH THAT IN THE BOND BUYER, WHICH IS AN
10:32:45AM INDUSTRY NEWSPAPER, SO INVESTORS WILL SEE THAT.
10:32:48AM ON THE SAME DAY, WE PLAN TO POST THE PRELIMINARY OFFICIAL
10:32:52AM STATEMENT, WHICH IS THE OFFERING DOCUMENT THAT WOULD GO OUT
10:32:54AM TO INVESTORS.
10:32:55AM IF THAT PUSHED INTO EARLY NEXT WEEK, THAT WOULD BE OKAY, BUT
10:33:00AM WE DO NEED TO PUBLISH THAT SUMMARY NOTICE OF SALE AT LEAST
10:33:04AM TEN DAYS BEFORE THE BOND SALE.
10:33:05AM THAT'S DEFINITELY HAPPENING ON NOVEMBER 6.
10:33:07AM BECAUSE ON THE 17th, THIS IS THE DAY WE WOULD HAVE THE
10:33:11AM COMPETITIVE BOND SALE.

10:33:12AM THIS IS WHERE INVESTORS WILL COME IN AT A DESIGNATED TIME.
10:33:16AM PROBABLY SOMEWHERE AROUND 10:30 IN THE MORNING THAT DAY ON
10:33:19AM AN ONLINE PLATFORM AND SUBMIT BIDS FOR YOUR BONDS WHERE THE
10:33:24AM LOWEST TRUE INTEREST COST BIDDER THAT CONFORMS WITH THE
10:33:28AM PARAMETERS IN THE RESOLUTION WILL BE AWARDED THE BONDS.
10:33:32AM THE NEXT STEP WOULD BE DISTRIBUTING THE FINAL OFFICIAL
10:33:36AM STATEMENT, WHICH KIND OF BUTTONS UP THE PRELIMINARY OFFICIAL
10:33:38AM STATEMENT WITH FINAL NUMBERS, CLOSING DOCUMENTS WOULD BE
10:33:42AM PREPARED BY BOND COUNSEL, AND THEN THE IDEA WOULD BE THEN TO
10:33:46AM BRING EITHER BEFORE OR AFTER YOUR DECEMBER 2nd COUNCIL
10:33:50AM MEETING, THOSE DOCUMENTS FOR SIGNATURE, WHICH BOND COUNSEL

10:33:54AM WOULD HOLD ON TO UNTIL DECEMBER 8, WHICH IS WHEN THE VILLAGE
10:33:58AM WOULD RECEIVE THE FUNDS AND WE WOULD CLOSE ON THE BONDS.
10:34:01AM ANY QUESTIONS?
10:34:08AM >>Mayor Ribble: DOESN'T SEEM TO BE ANY, MICKEY.
10:34:10AM IS THERE ANYTHING ELSE FROM ANYONE ELSE?
10:34:13AM ALL RIGHT.
10:34:14AM MICKEY, THANK YOU FOR YOUR PRESENTATION AND THANK YOU FOR
10:34:17AM BEING WITH US TODAY.
10:34:18AM WE REALLY APPRECIATE ALL YOUR WORK.
10:34:21AM >>Mickey Johnston: THANK YOU.
10:34:22AM HAVE A GREAT DAY.
10:34:23AM >>Carol Sacco: THERE'S NO PUBLIC COMMENT.
10:34:24AM >>Mayor Ribble: THANK YOU.
10:34:25AM OUR LAST AGENDA ITEM IS THE 2026 STATE OF FLORIDA
10:34:34AM LEGISLATIVE UPDATE.
10:34:35AM STEVE, WOULD YOU INTRODUCE THIS, PLEASE?
10:34:37AM >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:34:39AM THIS MEETING PROVIDES A PERFECT TIMING TO INFORM THE COUNCIL
10:34:47AM ABOUT SOME OF THE ACTIVITIES AT THE STATE LEGISLATURE.
10:34:52AM AS THE COUNCIL AND THE COMMUNITY ARE AWARE, WE HAVE TWO
10:34:55AM STATE LOBBYISTS, RON BOOK AND ASSOCIATES OUT OF THE EAST
10:34:59AM COAST AND JEJ & ASSOCIATES UP IN THE TAMPA AREA.
10:35:05AM BOTH SERVE THE VILLAGE IN A TEAM EFFORT TO SECURE GRANTS AND
10:35:13AM TO COMMUNICATE DIRECTLY WITH VARIOUS STATE AGENCIES AS
10:35:17AM NECESSARY.

10:35:17AM SO WHAT I'D LIKE TO DO IS TURN THIS OVER TO OUR LOBBYIST IN
10:35:24AM THIS CASE, RON BOOK, WITH RON BOOK AND ASSOCIATES, AND RANA
10:35:29AM BROWN ALSO WITH RON BOOK AND ASSOCIATES, AS WELL AS LENA
10:35:33AM JUAREZ AND ROBERT MILLER OF JEJ & ASSOCIATES.
10:35:41AM WELCOME, FOLKS.
10:35:42AM TURN IT OVER TO YOU FOR PRESENTATION.
10:35:44AM >> THANK YOU SO MUCH.
10:35:45AM WE REALLY APPRECIATE IT, STEVE AND MADAM MAYOR RIBBLE AND
10:35:50AM COUNCILORS.
10:35:50AM WE'RE REALLY EXCITED TO BE HERE TODAY.

10:35:52AM WE HAVE SOME GENERAL UPDATES FOR YOU ABOUT THE UPCOMING
10:35:56AM ELECTIONS FOLLOWED BY SOME EXPECTATIONS FOR THE 2027
10:36:01AM LEGISLATIVE SESSION.
10:36:01AM SO IF YOU'D LIKE, I CAN GO AHEAD AND -- I KNOW YOU'VE
10:36:07AM ALREADY RECEIVED THEM IN YOUR PACKET.
10:36:09AM I WOULD REALLY APPRECIATE RANA AND RON CONTRIBUTING TO THE
10:36:16AM PRESENTATION AS WE MOVE ALONG.
10:36:18AM LET'S GO AHEAD AND START.
10:36:19AM CAROL, IF YOU WOULDN'T MIND ADVANCING THE SLIDE.
10:36:22AM THIS IS YOUR TEAM.
10:36:23AM THIS IS US.
10:36:25AM AS YOU KNOW, WE DID RECEIVE -- THE VILLAGE DID RECEIVE
10:36:30AM SEVERAL APPROPRIATIONS FROM THE STATE LEGISLATURE THIS YEAR.
10:36:33AM THESE WERE THE REQUESTS THAT WERE MADE OVERALL JUST TO SHOW
10:36:39AM YOU SOME DOLLAR FIGURES FOR ACROSS THE BOARD FOR BOTH OF THE

10:36:44AM CHAMBERS AND WHAT FINALLY WAS FUNDED BY THE LEGISLATURE.
10:36:49AM SO YOU CAN ALWAYS SEE THAT THE DELTA IS THREE TO ONE WITH
10:36:55AM THE NUMBER OF DOLLARS IN PROJECTS REQUESTED AND THE NUMBERS
10:36:59AM ACTUALLY GRANTED.
10:37:00AM LET'S MOVE ON.
10:37:02AM KNOWING THAT, THESE WERE THE FOUR PROJECTS THAT THE VILLAGE
10:37:06AM REQUESTED OF THE STATE LEGISLATURE THROUGH SENATOR KATHLEEN
10:37:10AM PASSIDOMO AND REPRESENTATIVE ADAM BOTANA.
10:37:13AM THEY WERE SUCCESSFUL, ON THE FOLLOWING SLIDE, YOU'LL SEE
10:37:18AM THAT THE VILLAGE RECEIVED DOLLARS FOR THE FOLLOWING
10:37:21AM PROJECTS.
10:37:23AM ON THE NEXT SLIDE.
10:37:23AM FOR THE WATER REUSE MAIN EXTENSION PROJECT FOR THE SUNNY
10:37:30AM GROVE WASTEWATER EXTENSION PROJECT PHASE TWO AND WILLIAMS
10:37:34AM AND ATLANTIC GULF DRIVE IMPROVEMENTS.
10:37:36AM I KNOW THERE ARE SOME CHANGES BEING MADE THERE, STEVE, SO
10:37:40AM WE'LL CONTINUE TO WORK WITH YOU AND YOUR TEAM ON THOSE.
10:37:43AM ALL RIGHT.
10:37:44AM MOVING FORWARD.
10:37:45AM SO EVERYBODY KNOWS THAT THIS IS THE MAIN EVENT COMING UP IN
10:37:49AM A FEW WEEKS.
10:37:51AM LUCKILY YOUR CONGRESSMEN, BYRON DONALDS IS RUNNING FOR
10:37:58AM GOVERNOR AND EVERYTHING LOOKS VERY GOOD FOR HIS SUCCESS AS
10:38:03AM OUR NEXT GOVERNOR OF FLORIDA.
10:38:05AM BUT HERE ARE ALL THE CANDIDATES JUST AS A RECAP FOR YOU TO

10:38:08AM SEE WHAT'S GOING TO BE ON YOUR BALLOT ON THE CABINET
10:38:11AM CANDIDATES.
10:38:11AM AND THEN JUST TO GIVE A SENSE OF THE FLORIDA LEGISLATURE AND
10:38:15AM HOW MANY ARE UP ARE BEING CONTESTED.
10:38:19AM NOW, SOME OF THEM HAVE ALREADY WON REELECTION BECAUSE OF --
10:38:26AM THEY HAVE BEEN THROUGH THE PRIMARY OR THERE WAS NOT A

10:38:29AM CONTENDER.
10:38:30AM SO THERE'S THAT.
10:38:31AM LET'S MOVE FORWARD.
10:38:34AM ALSO, THIS IS PART OF THE MAIN EVENT.
10:38:36AM THE THREE BALLOT INITIATIVES.
10:38:38AM WE WANTED JUST TO TOUCH ON THOSE VERY LIGHTLY MOVING
10:38:43AM FORWARD.
10:38:43AM AMENDMENT 1 -- BY THE WAY, ALL THREE OF THESE WERE PROPOSED
10:38:47AM BY THE LEGISLATURE.
10:38:48AM THERE ARE NO CITIZEN INITIATIVES ON THE BALLOT THIS FALL.
10:38:52AM SO THE BUDGET STABILIZATION FUND ESSENTIALLY WOULD INCREASE
10:38:56AM THE AMOUNT THAT THE LEGISLATURE CAN PUT ASIDE FROM 10% TO
10:39:02AM 25%.
10:39:03AM SO THAT IS CONSIDERED THE STATE'S RAINY DAY FUND.
10:39:08AM I KNOW WITH YOU ALL EXPERIENCING A LOT OF DEVASTATION FROM
10:39:11AM HURRICANE IAN SEVERAL YEARS AGO, THIS WOULD ALLOW FOR THE
10:39:15AM STATE TO RELEASE SOME OF THOSE DOLLARS IF THIS DOES PASS.
10:39:18AM ALL RIGHT.
10:39:19AM LET'S MOVE FORWARD.

10:39:20AM AMENDMENT 2 HELPS OUR FARMERS AND RANCHERS AND AGRITOURISM
10:39:27AM OPERATORS THROUGHOUT THE STATE BY MAKING PERMANENT THE
10:39:30AM EXEMPTION ON THE TOOLS AND EQUIPMENT THAT THEY USE INSTEAD
10:39:37AM OF IT JUST BEING A NORMAL $25,000 EXEMPTION.
10:39:42AM IT WOULD BE PERMANENT.
10:39:44AM SO THAT WOULD BE -- ALL RIGHT.
10:39:46AM LET'S MOVE TO THE THIRD ONE.
10:39:48AM I KNOW YOU'VE PROBABLY HEARD THE MOST CHATTER ABOUT THIS,
10:39:51AM AMENDMENT 3.
10:39:52AM ALL THE CITIES AND COUNTIES AROUND THE STATE ARE REALLY
10:39:56AM CONCERNED ABOUT THIS.
10:39:58AM I'M NOT SURE WE NEED ANY MORE EXPLANATION, THOUGH I'D LIKE
10:40:03AM TO GO BACK AND TALK A LITTLE BIT MORE ABOUT PREDICTIONS AND
10:40:09AM POLLING AFTER THE PRESENTATION.
10:40:10AM BUT ESSENTIALLY, WHAT HAPPENED EARLIER THIS YEAR, THIS WAS
10:40:13AM PASSED DURING A JUNE SPECIAL SESSION, AND THERE WERE SOME
10:40:18AM ADVOCACY GROUPS THAT SUED.
10:40:21AM THEY WERE SUCCESSFUL.
10:40:22AM THE CIRCUIT JUDGE ASKED OUR CURRENT ATTORNEY GENERAL TO
10:40:25AM REWRITE THE LANGUAGE THAT IS APPEARING ON THE BALLOT TO BE
10:40:30AM MORE ACCURATE AND NOT READ AS MUCH LIKE A CAMPAIGN AD.
10:40:36AM SO AS A RESULT, IT'S CLEARER TO THE VOTERS THAT ONLY 150,000
10:40:42AM WOULD BE EXEMPT IN 2027 AND THEN IT WOULD MOVE UP TO
10:40:48AM $250,000 IN 2028.
10:40:51AM LET'S MOVE ON.

10:40:54AM >> COULD I INSERT A LITTLE BIT ABOUT A COUPLE OF THE
10:40:57AM AMENDMENTS?

10:40:58AM >> OF COURSE.
10:40:59AM >> THANKS.
10:40:59AM I WANTED TO POINT OUT HOW AMENDMENT 1 AND AMENDMENT 3 COULD
10:41:03AM WORK TOGETHER OR NOT WORK TOGETHER.
10:41:05AM I THINK THE AMENDMENT OF THE BUDGET STABILIZATION FUND
10:41:10AM REQUIRES, AS IT SAYS ON THE SLIDE, 750 MILLION TO GO INTO
10:41:15AM RESERVES PER YEAR UNTIL THE NEW CAP WOULD BE MET.
10:41:18AM CURRENTLY, WE HAVE MET OR ALMOST MET THE CAP, THE EXISTING
10:41:23AM CAP ON RESERVES, WHICH IS BILLIONS OF DOLLARS INTO A RESERVE
10:41:27AM ACCOUNT FOR THESE PURPOSES.
10:41:29AM IF AMENDMENT 3 AND AMENDMENT 1 PASS, I THINK THIS REALLY
10:41:34AM STRAPS THE STATE FROM BEING ABLE TO PAY FOR SOME OF THE
10:41:37AM SHORTFALLS THAT ARE GOING TO RESULT FROM SMALLER CITIES,
10:41:42AM RURAL COUNTIES AND THAT WOULD FURTHER SHIFT A BURDEN
10:41:46AM POTENTIALLY ONTO LARGER COUNTIES OR MORE POPULATED COUNTIES
10:41:50AM TO COVER THOSE COSTS.
10:41:52AM I THINK THERE IS A CAUTIONARY WAY TO LOOK AT BOTH OF THESE
10:41:56AM GOING FORWARD IF THEY WERE TO WORK TOGETHER WITH THE
10:42:01AM INCREASING NEEDS OF LOCAL GOVERNMENTS, I HAVE A BIT OF A
10:42:06AM WORRY ABOUT BOTH OF THEM.
10:42:07AM THAT'S IT.
10:42:09AM >> I AGREE WITH YOU, RANA.
10:42:11AM 100%.

10:42:12AM AS A REMINDER, ALL THREE OF THE AMENDMENTS HAVE TO PASS BY
10:42:16AM 60% OF THE VOTERS.
10:42:17AM SO THAT IS A VERY HIGH THRESHOLD.
10:42:19AM WE SAW WHAT HAPPENED IN THE LAST ELECTION CYCLE.
10:42:22AM AND THAT'S ONE CONSIDERATION.
10:42:25AM WE THOUGHT YOU'D REALLY APPRECIATE LOOKING AT SOME OF THE
10:42:29AM FINANCIAL INFORMATION.
10:42:31AM THE STATE ECONOMISTS, OF COURSE, GATHER MULTIPLE TIMES A
10:42:35AM YEAR, BUT THEY ALWAYS RELEASE A LONG-RANGE FINANCIAL OUTLOOK
10:42:42AM IN THE MONTH OF AUGUST.
10:42:45AM I KNOW YOU HAVE THIS IN YOUR PACKET AND THERE MAY BE SOME
10:42:48AM MORE QUESTIONS ABOUT IT, BUT WHAT'S GOOD IS THE ORIGINAL
10:42:54AM PROJECTIONS HAVE CHANGED.
10:42:56AM WE THOUGHT WE MIGHT SEE A SHORTFALL SOONER THAN LATER AND
10:43:01AM NOW WE'RE LOOKING AT THE NEXT TWO FISCAL YEARS AT BEING MORE
10:43:05AM STABLE BECAUSE OF MANY OF THE ACTIONS THE LEGISLATURE TOOK
10:43:09AM THIS PAST YEAR.
10:43:10AM IT'S REALLY THE THIRD YEAR THAT IS MORE CONCERNING AT THIS
10:43:14AM POINT.
10:43:14AM THE NEXT SLIDE JUST SPELLS IT OUT, WITHOUT A CHART, SO TO
10:43:21AM SPEAK.
10:43:21AM SO WE'RE LOOKING AT A POTENTIAL DEFICIT IN FISCAL YEAR '29
10:43:25AM AND '30 ABOUT A BILLION DOLLARS.
10:43:28AM BUT THIS UPCOMING YEAR, A SURPLUS OF 7.1 BILLION AND THEN

10:43:33AM THE FOLLOWING YEAR 3.4 BILLION SURPLUS.

10:43:36AM SO THAT IS GOOD NEWS FOR THE VILLAGE, AND JUST FOR THE STATE
10:43:42AM OF FLORIDA.
10:43:43AM OKAY.
10:43:46AM AND THEN LEADING INTO THE FALL, AFTER NOVEMBER THE 3rd,
10:43:52AM THE LEGISLATURE WILL GATHER IN TALLAHASSEE TWO WEEKS
10:43:55AM AFTERWARDS WHEN THE VOTES WILL BE CERTIFIED AND THE
10:44:01AM ORGANIZATIONAL SESSION IS HELD.
10:44:04AM THESE ARE YOUR PRESIDING OFFICERS.
10:44:06AM JIM BOYD FROM BRADENTON, AND SAM GARRISON FROM FLEMING
10:44:12AM ISLAND.
10:44:13AM THEY ARE LEADING THEIR CHAMBERS FOR THE NEXT TWO YEARS AND
10:44:15AM WILL BE RESPONSIBLE FOR BASICALLY EVERYTHING.
10:44:19AM EVERYTHING THAT IS DECIDED BY THE LEGISLATURE, WORKING WITH
10:44:23AM OUR NEW CABINET OFFICERS, CERTAINLY THE NEW GOVERNOR.
10:44:28AM DURING THE ORGANIZATIONAL SESSION IS THE TIME WHEN THEY PASS
10:44:31AM THE RULES THAT WILL GOVERN THE CHAMBERS.
10:44:34AM WE MAY OR MAY NOT KNOW SOMETHING ABOUT THE COMMITTEE
10:44:38AM STRUCTURE AND THEIR LEADERSHIP TEAMS.
10:44:40AM BUT, ON THE NEXT SLIDE, IN THE FOLLOWING WEEKS ARE WHEN THE
10:44:46AM INTERIM COMMITTEE MEETINGS ARE SCHEDULED, AND THAT IS WHEN
10:44:50AM THE WORK OF THE LEGISLATURE IS DONE TO PREPARE FOR THE 2027
10:44:55AM SESSION.
10:44:56AM SO WITHOUT A DOUBT, THAT INFORMATION WILL BE RELEASED, AND
10:45:01AM THEY WILL BE CONVENING -- THIS WILL ALSO BE THE TIME WHEN WE
10:45:04AM WILL WORK WITH YOU TO SUBMIT BUDGET PROPOSALS -- BUDGET

10:45:08AM REQUESTS, EXCUSE ME, FOR THE FOLLOWING FISCAL YEAR.
10:45:12AM THIS IS PRETTY NORMAL.
10:45:17AM WE'RE IN AN ODD YEAR.
10:45:20AM THE STATE CONSTITUTION REQUIRES THE SESSION TO BEGIN IN
10:45:24AM EARLY MARCH.
10:45:25AM THE SECOND TUESDAY OF MARCH ALWAYS.
10:45:27AM I THINK THAT WRAPS IT UP.
10:45:32AM >> LET ME CHIME IN FOR JUST A SECOND TO GO BACK TO AMENDMENT
10:45:36AM 3 FOR JUST A MINUTE.
10:45:38AM I THINK THAT FROM A POLLING STANDPOINT, IT'S ALMOST BEEN A
10:45:44AM WEEK-BY-WEEK WHETHER THE MOMENTUM WAS IN FAVOR OR AGAINST.
10:45:49AM THE NUMBERS CONTINUE TO HOVER IN THE MID 50s.
10:45:54AM STILL CLEARLY ACHIEVABLE IF YOU ARE ON THE PRO SIDE.
10:45:58AM CLEARLY DEFEATABLE IF YOU ARE ON THE NO SIDE, WHICH WE
10:46:03AM OBVIOUSLY ARE.
10:46:04AM I AND WE AS A FIRM HAVE CONTINUED TO SPEAK TO CHAMBERS OF
10:46:08AM COMMERCE UP AND DOWN THE EAST COAST AND SEVERAL PLACES IN
10:46:12AM THE PANHANDLE, MAKING IT CLEAR OUR OPPOSITION FROM A
10:46:17AM REPRESENTATIVE OF LOCAL GOVERNMENT AND WHY.
10:46:20AM I THINK WHAT A LOT OF PEOPLE ARE MISSING IS THAT THIS IS NOT

10:46:23AM JUST A 2026 FIGHT; IT'S A 2026 THROUGH 2028 FIGHT.
10:46:28AM WHY?
10:46:29AM BECAUSE EVERY TEN YEARS UNDER THE CONSTITUTION, WE HAVE
10:46:34AM SOMETHING CALLED THE TAX AND BUDGET REFORM COMMISSION THAT
10:46:39AM WILL GET APPOINTED IN JANUARY OF '27.

10:46:42AM SO NO MATTER WHAT HAPPENS, WHETHER IT PASSES OR IT GETS
10:46:46AM DEFEATED, MULTIPLE CANDIDATES ON THE STATEWIDE FRONT HAVE
10:46:51AM SAID THEY INTEND TO FOCUS THEIR APPOINTMENTS ON PUTTING
10:46:56AM OTHER BALLOT MEASURES ON THAT WOULD CURTAIL LOCAL GOVERNMENT
10:47:00AM SPENDING.
10:47:01AM IF IT PASSES, WE FACE THE THREAT.
10:47:03AM IF IT FAILS, WE FACE THE THREAT.
10:47:05AM SO WE'RE NOT SIMPLY IN THIS FOR 2026.
10:47:08AM WE'RE IN THIS THROUGH 2028.
10:47:13AM REMEMBER THAT THE TAX AND BUDGET REFORM COMMISSION, WHILE
10:47:15AM THEY NEED A SUPERMAJORITY VOTE OF THOSE ON THE COMMISSION TO
10:47:18AM APPROVE PUTTING SOMETHING ON THE BALLOT, THEY CAN PUT THINGS
10:47:21AM DIRECTLY ON THE BALLOT.
10:47:23AM IT DOESN'T NEED TO GO TO THE LEGISLATURE.
10:47:25AM A GOVERNOR, A CABINET CANNOT VETO IT.
10:47:29AM IT GOES DIRECT ON THE BALLOT.
10:47:31AM I THINK MAKING SURE THAT'S ON YOUR RADAR SCREEN IS EXTREMELY
10:47:36AM IMPORTANT FROM A PLANNING STANDPOINT.
10:47:37AM WE REPRESENT A NUMBER OF LOCAL GOVERNMENTS.
10:47:42AM AND I THINK THAT MANY OF THEM HAVE BEGUN TO PUT THINGS IN
10:47:47AM PLACE THROUGH THE BUDGET CYCLE IN AUGUST AND SEPTEMBER AS
10:47:51AM THEY MOVE TO OCTOBER.
10:47:54AM BUDGET START DATES, BUT THE ASSAULT ON HOME RULE POWERS, THE
10:47:59AM ASSAULT ON REVENUES INCOMING TO LOCAL GOVERNMENTS ARE GOING
10:48:04AM TO CONTINUE TO BE ASSAULTED.

10:48:07AM I DO BELIEVE, AND I THINK LENA AND RANA AGREE, THAT WE WILL
10:48:11AM HAVE A BETTER, SOFTER LEGISLATIVE LEADERSHIP SENSITIVITY TO
10:48:18AM LOCAL GOVERNMENTS AND MAYBE BEGIN TO REIN IN SOME OF THE, IF
10:48:23AM YOU WILL, ATTACKS THAT WE'VE ENDURED, REMEMBERING THAT SAM
10:48:28AM GARRISON, INCOMING SPEAKER OF THE HOUSE, REPRESENTS AS A
10:48:31AM LAWYER, AS A LAW FIRM LOCAL GOVERNMENTS.
10:48:34AM I THINK SENSITIVITY TO HOME RULE POWER, SENSITIVITY TO
10:48:38AM CONTINUING TO CLIP AWAY AT US WILL BE PREVALENT.
10:48:42AM AND I THINK SENATOR BOYD, INCOMING SENATE PRESIDENT, FEELS
10:48:45AM THE SAME WAY, ALTHOUGH HE COMES FROM A DIFFERENT PERSPECTIVE
10:48:51AM THAN REPRESENTATIVE GARRISON DOES.
10:48:52AM I SIMPLY WANTED TO ADD THAT IN.
10:48:56AM I KNOW THAT THE THREE OF US ARE AVAILABLE TO ANSWER ANY
10:48:58AM QUESTIONS YOU HAVE.
10:49:03AM >>Rana Brown: I WANTED TO ADD A COUPLE OF THINGS, TOO.
10:49:05AM I THINK LOOKING FORWARD TO SOME OF THE ISSUES THAT COULD

10:49:08AM COME OUT OF THE NEXT SESSION, I THINK WITH THE D.O.T.
10:49:11AM DIRECTIVE OF FLOCK AND LICENSE PLATE CAMERA READERS
10:49:14AM PROHIBITED FROM BEING ON STATE ROADS, I ANTICIPATE THAT TO
10:49:18AM BE SOMEWHAT ADDRESSED.
10:49:20AM I DON'T KNOW IF THEY ARE GOING TO -- IT DEPENDS I THINK ON
10:49:22AM THE ADMINISTRATION.
10:49:23AM I THINK THERE'S CERTAINLY A POSSIBILITY THAT THEY COULD
10:49:25AM FURTHER ADDRESS RESTRICTING THOSE ON LOCAL ROADS.
10:49:29AM I THINK THAT DATA CENTERS POLICY.

10:49:34AM THERE WAS A BILL PASSED LAST SESSION RESTRICTING WHAT THEY
10:49:37AM COULD DO AS HOW THEY DEAL WITH WATER USE AND ENVIRONMENTAL
10:49:40AM IMPACT.
10:49:42AM BUT THAT CERTAINLY IS A HOT TOPIC THAT'S IN THE NEWS THAT
10:49:46AM COULD BE ADDRESSED.
10:49:47AM I THINK WITH THE NEW ADMINISTRATION, THERE ARE PEOPLE IN THE
10:49:50AM LEGISLATURE THAT WOULD WANT TO ADDRESS SOVEREIGN IMMUNITY
10:49:57AM CAP RAISING AGAIN.
10:49:58AM I THINK THAT THE BILL LAST YEAR DID PASS BUT WAS VETOED BY
10:50:02AM GOVERNOR DESANTIS.
10:50:02AM I EXPECT THAT TO COME BACK IN SOME FORM.
10:50:06AM AND ONE OF THE OTHER THINGS THAT SENATOR PASSIDOMO HELPED
10:50:10AM KILL LAST YEAR WAS THAT BLUE RIBBONS PROJECT DEVELOPMENT
10:50:14AM BILL.
10:50:15AM THAT WAS A LARGE-SCALE DEVELOPMENT BILL WITH MULTIPLE
10:50:18AM THOUSANDS OF ACRES OF PROPOSED DEVELOPMENT AND OTHER
10:50:22AM STIPULATIONS THAT I'VE SEEN THAT THE PEOPLE PUSHING THAT
10:50:28AM ISSUE LAST YEAR HAVE MADE SIGNIFICANT CAMPAIGN DONATIONS
10:50:31AM THIS YEAR.
10:50:32AM SO I EXPECT SOME FORM OF THAT BILL TO COME BACK AS WELL.
10:50:36AM WHILE NOT REALLY ANY OF THE LEGISLATIVE LEADERSHIP HAS SAID
10:50:41AM WHAT THEIR PRIORITIES ARE GOING TO BE, I THINK THOSE TYPE OF
10:50:43AM THINGS ARE ALREADY IN THE WORKS AND ARE GOING TO CROP UP.
10:50:48AM WE'LL HAVE AN EYE OUT FOR ALL OF THAT FOR YOU.
10:50:54AM >>Lena Juarez: YES, I'LL BUILD ON WHAT RANA JUST SAID
10:50:58AM ABOUT THE LAST ITEM.
10:50:59AM TWO YEARS AGO, SENATE BILL 180 PASSED AND IT'S STILL IN
10:51:02AM LITIGATION.
10:51:03AM THAT IS THE LIVE LOCAL LEGISLATION.
10:51:06AM AND THEN LAST YEAR, SENATE BILL 686 RELATED TO AG ENCLAVES
10:51:13AM PASSED.
10:51:13AM IF YOU HAVE BEEN FOLLOWING THE NEWS, THERE HAVE BEEN SOME
10:51:15AM COUNTIES, ORANGE AND ST. JOHN'S IN PARTICULAR, WHO ARE
10:51:19AM PUSHING BACK ON A LOT OF THE LANGUAGE THAT WAS PASSED THERE.
10:51:22AM NOT ENTIRELY SURE HOW IT IMPACTED LEE COUNTY SO FAR, BUT
10:51:27AM THERE ARE SOME THOUGHTS THAT THERE COULD BE AN ENTIRE
10:51:29AM REWRITE OF THE LAND USE CODE IN THE COMING YEAR OR TWO.
10:51:39AM >>Mayor Ribble: ANY OTHER QUESTIONS?

10:51:42AM >>Jim Ward: I JUST WANT TO GO BACK TO THE THREE-YEAR STATE
10:51:45AM REVENUE PROJECTIONS, BECAUSE I THINK YOU ALLUDED TO IT, BUT
10:51:49AM IF I REMEMBER CORRECTLY, A YEAR AGO, THERE WAS A SIGNIFICANT
10:51:53AM DIFFERENCE IN TERMS OF THE SHORTFALL OR DEFICIT IN '28-29,
10:52:01AM '29-30.
10:52:02AM SO SOMETHING HAD TO DRAMATICALLY CHANGE.
10:52:07AM >> YES.
10:52:08AM RANA AND RON, PLEASE CHIME IN ON THIS.
10:52:11AM MAYBE WE CAN BRING THE SLIDE BACK UP.
10:52:13AM I KNOW, ROBERT, YOU WERE FOLLOWING THE LONG-RANGE PLANNING
10:52:16AM COMMITTEE WHEN THEY WERE MEETING.
10:52:17AM THIS IS THE ONE THAT WAS THE CHART AT THE VERY END.

10:52:21AM THE LEGISLATURE WAS RECOGNIZING THAT THERE WAS GOING TO BE A
10:52:26AM SHORTFALL SOONER THAN LATER.
10:52:29AM HONESTLY, THEY DECIDED NOT TO GIVE AS MANY -- FUND AS MANY
10:52:35AM OF THOSE PROJECTS THAT WE MENTIONED EARLIER.
10:52:37AM SO THE VILLAGE, WE'RE VERY GLAD THAT YOU DID RECEIVE
10:52:42AM FUNDING, FUNDING FROM MANY OF YOUR INFRASTRUCTURE PROJECTS,
10:52:45AM BUT MANY ORGANIZATIONS AND CITIES AND COUNTIES AROUND THE
10:52:49AM STATE DID NOT RECEIVE FUNDING BECAUSE THE LEGISLATURE HELD
10:52:52AM BACK ON THE RELEASE OF THAT GENERAL REVENUE.
10:52:56AM I THINK ALSO, YOU KNOW, YOU ALWAYS HEAR ABOUT THE GOVERNOR
10:52:59AM WITH HIS HIGH VETOES AMOUNT, THAT WAS PART OF IT.
10:53:03AM SO I THINK IN THE COMING YEARS, PARTICULARLY THE HOUSE
10:53:07AM LEADERSHIP IS RECOGNIZING THAT THERE COULD BE A SHORTFALL,
10:53:10AM AND THEY ARE WANTING TO MAKE SURE THAT THE LEADERSHIP, THAT
10:53:15AM THINGS ARE STEADY.
10:53:16AM IF THERE IS A CRISES OR WHETHER IT IS MAN-MADE OR NATURAL,
10:53:20AM THAT THE STATE HAS THE ABILITY TO ADDRESS ANY OF THAT WITH
10:53:26AM OUR RESERVES.
10:53:27AM >> RIGHT.
10:53:28AM I THINK WHEN THE STATE ECONOMIST DO THE THREE- AND FIVE-YEAR
10:53:32AM PROJECTIONS, THEY DO TAKE INTO ACCOUNT LIKE AN AVERAGE
10:53:36AM NUMBER OF HURRICANES, BLACK SWAN EVENTS, LIKE, GOD FORBID,
10:53:41AM ANOTHER COVID THAT REALLY HAD A SIGNIFICANT IMPACT IN THE
10:53:44AM BUDGET.
10:53:45AM THEY DO FACTOR IN SOME TYPE OF IMPACT FOR THOSE TYPE OF

10:53:50AM THINGS, AND WITHOUT ANY OF THAT, I THINK THEY HAVE BEEN ABLE
10:53:53AM TO REVISE THE NUMBERS UP.
10:53:55AM I DO THINK THAT TOURISM IS UP.
10:53:57AM I THINK A LOT OF THE THINGS THAT THEY COUNT ON HAVE
10:54:00AM INCREASED.
10:54:00AM SO THAT'S WHY THE REVISED NUMBERS.
10:54:05AM >> I WOULD TAKE IT A STEP FURTHER.
10:54:07AM I THINK THAT THE REVENUE PROJECTORS ARE SUBJECT TO CRITICISM
10:54:13AM OFTENTIMES BY EXECUTIVE BRANCH AND LEGISLATIVE LEADERSHIP

10:54:19AM FOR THEIR CONSERVATIVE APPROACH TO BUDGETING.
10:54:21AM I THINK THAT THE LAST SEVERAL YEARS, SOME OF THE PROJECTIONS
10:54:27AM HAVE BEEN EXTRAORDINARILY CONSERVATIVE IN GROWTH.
10:54:32AM THERE IS NOTHING, NOTHING LEGITIMATE THAT THOSE OF US WHO
10:54:37AM FOLLOW THE ESTIMATORS' REJECTIONS WOULD LEAD ME, AT LEAST
10:54:43AM WHAT I CONSIDER TO BE, QUOTE, A REASONABLE PERSON, CLOSED
10:54:48AM QUOTE, REVIEWER OF THIS THAT WOULD SUGGEST THAT FLORIDA IS
10:54:53AM WHERE THEY THOUGHT IT WAS GOING TO BE THREE YEARS OR SO AGO.
10:54:59AM TOURISM IS UP.
10:55:02AM THE ECONOMY IS FLOURISHING.
10:55:04AM PEOPLE ARE CONTINUING TO COME TO VISIT.
10:55:06AM PEOPLE ARE CONTINUING TO BUILD.
10:55:09AM IF YOU LOOK, AND I THINK YOU MAY HAVE HEARD ME SAY THIS
10:55:14AM BEFORE, BUT IF YOU GO DIRECTLY DUE EAST, NORTHEAST, TO THE
10:55:22AM EAST COAST OF WHERE YOU ARE, IF YOU SIMPLY LOOK AT WHAT'S
10:55:26AM GOING ON IN PALM BEACH COUNTY, WITH ALL OF THE ADDED

10:55:32AM INTEREST BY NEW YORK, IF YOU WILL, HEDGE FUND, VENTURE
10:55:37AM CAPITALISTS, MOVING SOUTH, IF YOU LOOK AT WHAT THEY ARE
10:55:41AM DOING IN THE TECH SPACE.
10:55:43AM AND I'M NOT REFERRING TO DATA CENTERS.
10:55:46AM BUT I AM CERTAINLY REFERRING TO ALL OF THE A.I., ALL OF
10:55:50AM THOSE ENTITIES THAT ARE RELOCATING TO PALM BEACH COUNTY.
10:55:56AM REMEMBERING THAT WE ALL SHARE 67 COUNTIES.
10:56:00AM WE ALL SHARE IN THE SUCCESSES OF WHATEVER HAPPENS IN ANY OF
10:56:05AM THOSE 67 COUNTIES OR THE HUNDREDS OF MUNICIPALITIES IN OUR
10:56:09AM STATE.
10:56:09AM IF YOU LOOK AT THE FACT THAT SERVICE NOW HAS MOVED IN,
10:56:14AM STARTED A YEAR AND A HALF AGO WITH 100,000 SQUARE FOOT OF
10:56:18AM SPACE NOW UP TO 350,000 SQUARE FOOT, LOOK AT THE SEVERAL
10:56:23AM HUNDRED THOUSAND SQUARE FOOT OF SPACE THAT IN RECENT TOOK IN
10:56:29AM BOCA RATON A MONTH AGO.
10:56:32AM LOOK AT WHERE THAT STUFF IS GOING ON.
10:56:35AM LOOK AT THE $3 BILLION THAT WAS JUST GIVEN TO CARNEGIE
10:56:39AM MELLON OF WHICH 2 BILLION IS STAYING IN FLORIDA TO BUILD A
10:56:44AM CAMPUS.
10:56:45AM THOSE THINGS ARE WHAT REVENUE ESTIMATORS OUGHT TO BE REALLY
10:56:51AM STUDYING INSTEAD OF THE MORE CONSERVATIVE APPROACHES TO
10:56:54AM SPENDING THAT CUT REVENUE -- REVENUE THAT CUT DOWN ON WHERE
10:56:58AM SOME OF THE SPENDING COULD BE.
10:56:59AM FLORIDA IS IN A GREAT PLACE, A GREAT PLACE.
10:57:04AM AND THERE IS NO REASON FOR FOLKS TO CURTAIL FUNDING

10:57:09AM PRIORITIES, LEGITIMATE PRIORITIES, WHETHER THOSE ARE THEIR
10:57:13AM PRIORITIES OR THOSE ARE YOUR PRIORITIES, THEY NEED TO BE
10:57:17AM PAID ATTENTION TO.
10:57:18AM QUITE HONESTLY, I THINK EVEN THE REVISED NUMBERS ARE FAR TOO
10:57:23AM CONSERVATIVE FOR WHERE I THINK THINGS ARE.

10:57:25AM NO INDICATION WE'RE NOT HAVING A DOWNTURN.
10:57:29AM THE ACTUAL RECEIPTS COMING IN HAVE FAR EXCEEDED WHAT THEY
10:57:35AM ANTICIPATE.
10:57:36AM SO, FROM THAT STANDPOINT, I SEE IT VERY DIFFERENTLY THAN
10:57:40AM SOME OF THE ESTIMATORS DO.
10:57:45AM >> BUT AT THE SAME TIME, THEY ARE USING THOSE ARGUMENTS TO
10:57:47AM JUSTIFY PUTTING SUCH A SIGNIFICANT AMOUNT OF MONEY INTO
10:57:51AM RESERVES AND PASSING AMENDMENT 1.
10:57:54AM SO --
10:58:00AM >> THANK YOU.
10:58:00AM >>Mayor Ribble: YES.
10:58:01AM THAT WAS VERY INFORMATIVE.
10:58:02AM THANK YOU SO MUCH.
10:58:02AM IS THERE ANYTHING ELSE?
10:58:03AM GENTLEMEN, JON.
10:58:06AM >>Jon McLain: I HAVE A COMMENT, MAYBE.
10:58:08AM THERE ARE A LOT OF MOVING PARTS IN HERE.
10:58:10AM WE APPRECIATE YOUR EXPERTISE AND SHARING THIS INFORMATION.
10:58:16AM IT'S TROUBLING TO LOOK AT ALL THE MOVING PARTS IN THE MIDST
10:58:20AM OF HOW THEY MISSED PROJECTING THE DATA FOR THIS YEAR AND NOW

10:58:26AM IT'S BETTER.
10:58:27AM HOPEFULLY NOT UNDERESTIMATING WHAT RON WAS JUST TALKING
10:58:30AM ABOUT WITH ALL THE DEVELOPMENT OPPORTUNITIES HERE.
10:58:32AM SO I THINK ADVISED US WELL LAST YEAR.
10:58:36AM OUR ASK WAS PRETTY MINIMAL LAST YEAR, AND I THINK THE
10:58:39AM RETURNS WERE RIGHT IN LINE.
10:58:41AM SO I APPRECIATE YOUR EXPERTISE IN STEERING US IN THAT
10:58:45AM DIRECTION.
10:58:47AM OBVIOUSLY, AS WE MOVE FORWARD, WE'VE GOT LOTS OF PROJECTS IN
10:58:50AM THERE.
10:58:50AM SO WE LOOK FORWARD TO YOU GIVING US, I THINK WE HAVE TO LOOK
10:58:57AM AT THE VOTE THAT'S COMING IN AND SEE WHAT HAPPENS WITH
10:58:59AM PROPOSITION 3 AND 1.
10:59:00AM I AGREE WITH YOUR ASSESSMENT ON THAT.
10:59:02AM AFTER THE ELECTION, IS THAT THE TIME THAT WE CAN START TO
10:59:09AM FORMULATE OUR ASKS FOR NEXT YEAR AND HAVE A BETTER IDEA OF
10:59:14AM MAYBE HOW AGGRESSIVE WE CAN BE IN THOSE ASKS?
10:59:18AM IS THAT A TIMETABLE THAT MAKES SENSE TO YOU ALL?
10:59:20AM >> IT DOES.
10:59:22AM >> YES.
10:59:23AM I THINK THE TIME FRAME IS FAIRLY UPON US.
10:59:26AM I THINK, THOUGH, I THINK THAT OF THE PROJECT REQUESTS LAST
10:59:31AM YEAR, I THINK THOSE WERE PRETTY AGGRESSIVE AS FAR AS THE
10:59:35AM TYPE OF FUNDING REQUESTED.
10:59:37AM I THINK THAT DOLLAR AMOUNT AREA IS A SAFE, GOOD SCOPE OF

10:59:45AM DOLLARS TO ASK FOR, AND SO I WOULD ADVISE KEEPING PROJECT

10:59:51AM REQUESTS IN THAT RANGE OF ASK.
10:59:56AM >>Jon McLain: THANK YOU.
10:59:57AM >>Mayor Ribble: THAT'S GOOD ADVICE.
10:59:58AM THANK YOU.
10:59:58AM I KNOW WE'RE STARTING TO ACCUMULATE THOSE PROJECTS THAT WE
11:00:04AM MIGHT NEED FUNDS FOR.
11:00:05AM IF THERE'S NOTHING FURTHER, I WANT TO THANK YOU FOR YOUR
11:00:10AM TIME.
11:00:10AM WE REALLY APPRECIATE THE TIME YOU TOOK TO DO THIS FOR US.
11:00:13AM I'M SURE WE WILL BE TALKING SOON.
11:00:16AM >> THANK YOU.
11:00:17AM >> APPRECIATE IT, MADAM MAYOR.
11:00:19AM >> THANK YOU VERY MUCH.
11:00:21AM >> BOTH OF OUR FIRMS REALLY APPRECIATE THE CONTINUED
11:00:24AM OPPORTUNITY TO REPRESENT YOU AND YOUR TAXPAYERS.
11:00:27AM THANK YOU.
11:00:27AM >>Mayor Ribble: AND WE THANK YOU.
11:00:28AM >> HUNDRED PERCENT.
11:00:29AM THANK YOU SO MUCH.
11:00:30AM >>Mayor Ribble: BYE-BYE.
11:00:31AM >> BYE NOW.
11:00:32AM >> BYE-BYE.
11:00:35AM >>Mayor Ribble: IS THERE ANY COMMENT?
11:00:37AM >>Carol Sacco: NO PUBLIC COMMENT.
11:00:39AM >>Mayor Ribble: IS THERE ANYTHING ELSE FROM THE COUNCIL?
11:00:40AM IN THAT CASE, MAY I HAVE A MOTION TO ADJOURN?
11:00:44AM COUNCILMAN LOPEZ AND SECONDED BY COUNCILMAN WARD.
11:00:49AM 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.

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 BUDGET AND SPECIAL MEETING

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

September 23, 2026 5:05 p.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 Jon McLain - District 3, Councilmember Lori Fayhee – District 4, Councilmember Rafael Lopez - District 5, Councilmember Jim Ward - District 6, and Vice Mayor George Zalucki - District 7.

Also present
Village Manager Steve Sarkozy, Village Attorney Robert Eschenfelder, Deputy Village Manager Ryan Eggleston, Public Works Director David Willems, Interim Finance Britt Martin (via Teams), Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. SECOND PUBLIC BUDGET HEARINGS

(a) Resolution No. 2026-25 Adopting Final Millage rate for Fiscal year 2026-2027

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Final Millage Rate for the Levying of Ad Valorem Taxes for the Village of Estero, Lee County, Florida, for Fiscal Year 2026-2027; and Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Resolution No. 2026-25

Motion by: Councilmember McLain
Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2026-25

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

(b) Resolution No. 2026-26 Adopting the Final Budget for Fiscal Year 2026-2027

A Resolution of the Village Council of the Village of Estero, Lee County, Florida, Adopting the Final Budget for Fiscal Year 2026-2027; and Providing an Effective Date.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to adopt Resolution No. 2026-26

Motion by: Councilmember Ward
Seconded by: Councilmember Hunt

Action: Adopted Resolution No. 2026-26.

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

3. LETTER OF RECOGNITION

(a) Philip Walczak /Estero High School

4. 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, McLain, Fayhee, Lopez, Ward, Vice Mayor Zalucki, and Mayor Ribble.
Nay:
Abstentions:

5. PUBLIC COMMENT ON NON-AGENDA ITEMS
eComment
Denny Sanchez, Estero

6. CONSENT AGENDA

(a) September 9, 2026 Village Council Meeting Minutes
(b) Resolution No. 2026-23 Establishing Meeting Dates, Times, and Location for Meetings of the Village Council for Calendar Year 2027
(c) Financial Report for Month ended July 2026

Motion: Motion to approve consent agenda.

Motion by: Councilmember Lopez
Seconded by: Councilmember McLain

Action: Approved consent agenda.

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

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None

8. ACTION ITEMS

(a) Resolution No. 2026-24 – Special Obligation Revenue Bonds, Series 2026

A Resolution of the Village of Estero, Florida Authorizing the Issuance of Not Exceeding $65,000,000 in Aggregate Principal Amount of Village of Estero, Florida Special Obligation Revenue Bonds, Series 2026, in Order to Finance the

Acquisition, Construction and Equipping of Certain Capital Improvements within the Village; Covenanting to Budget and Appropriate Certain Legally Available Non-Ad Valorem Revenues to Pay Debt Service on the Bonds; Providing for the Rights of the Holders of Bonds Issued Hereunder; Authorizing the Awarding of Said Bonds Pursuant to a Public Bid; Delegating Certain Authority to the Village Manager for the Award of the Bonds and the Approval of the Terms and Details of Said Bonds; Authorizing the Publication of a Notice of Sale for the Bonds or a Summary Thereof; Appointing the Paying Agent and Registrar for Said Bonds; Authorizing the Distribution of a Preliminary Official Statement and the Execution and Delivery of an Official Statement with Respect to Such Bonds; Authorizing the Execution and Delivery of a Continuing Disclosure Certificate with Respect to the Bonds and the Appointment of a Dissemination Agent Thereto; and Providing for an Effective Date for this Resolution.

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments
None.

Public Comments
None

Motion: Motion to adopt Resolution No. 2026-24.

Motion by: Councilmember McLain
Seconded by: Councilmember Lopez

Action: Adopted Resolution No. 2026-24.

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

(b) Bonita Estero Rail Trail (BERT) – First Amendment to Purchase and Sale Agreement

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Robert Eschenfelder, Village Attorney

Council Questions or Comments
Councilmember Ward, Vice Mayor Zalucki, and Mayor Ribble

Public Comments
None

Motion: Motion to approve the First Amendment to the Purchase and Sale Agreement between the Village of Estero and The Trust for Public Land for the Bonita Estero Rail Trail (BERT) property, extending the Inspection Period and Closing Date to allow additional time to complete due diligence and coordination for the project and authorize the Village Manager to execute the First Amendment and any additional implementing documents within the scope of the agreement on behalf of the Village of Estero Council.

Motion by: Councilmember McLain
Seconded by: Councilmember Hunt

Action: Approved the First Amendment to the Purchase and Sale Agreement between the Village of Estero and The Trust for Public Land for the Bonita Estero Rail Trail (BERT) property, extending the Inspection Period and Closing Date to allow additional time to complete due diligence and coordination for the project and authorize the Village Manager to execute the First Amendment and any additional implementing documents within the scope of the agreement on behalf of the Village of Estero Council.

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

(c) SportsPark Mowing, Turf, and Athletic Field Maintenance Services

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
None

Public Comments
None

Motion: Motion to a approve the FY 2027 task orders with JSM Services, Inc. in a total amount Not to Exceed $161,459 and $17,500 in contingency funding for mowing, turf and athletic field maintenance, clay services, bullpen services, laser grading, and related services at the Estero SportsPark and associated athletic facilities and authorize the Village Manager to sign Task Orders 24024 TO1, TO4 and Task Orders 26022 TO1, TO2, TO3 and other additional implementing documents within the scope of the contracts on behalf of the Village of Estero Council.

Motion by: Councilmember Lopez
Seconded by: Councilmember Fayhee

Action: Approved the FY 2027 task orders with JSM Services, Inc. in a total amount Not to Exceed $161,459 and $17,500 in contingency funding for mowing, turf and athletic field maintenance, clay services, bullpen services, laser grading, and related services at the Estero SportsPark and associated athletic facilities and authorize the Village Manager to sign Task Orders 24024 TO1, TO4 and Task Orders 26022 TO1, TO2, TO3 and other additional implementing documents within the scope of the contracts on behalf of the Village of Estero Council.

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

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Mayor Ribble.

10. VILLAGE ATTORNEY'S REPORT

None

11. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 6:04 pm and Convene at 6:04 pm Workshop Item

12. WORKSHOP

(a) Broadway Avenue West Roadway Improvements Update

Staff Presentation/Comments
Steve Sarkozy, Village Manager
David Willems, Public Works Director

Presentation/Information by
Jesse E Gill, P.E, CW3 Engineering, Inc

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

Public Comments
Richard Conover, Estero
Brett P. Smith, Estero

13. ADJOURNMENT at 6:04 pm

Motion by Councilmember Lopez

ATTEST: VILLAGE OF ESTERO, FLORIDA

By: _____ By: _____

Carol Sacco, CMC, Village Clerk Joanne Ribble, Mayor

(td/CS)

For an official copy of the signed minutes, please submit a Public Record Request.

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 7, 2026

Agenda Item:

Update on Development Projects in Estero

Description:

Community Development staff will provide its annual status update on development projects in the Village, including those that have been recently completed or under construction, as well as pending and future projects.

Financial Impact:

No direct impact for workshop, but these projects will contribute to the Village's tax base.

Prepared by: Mary Gibbs

Attachments:

1. PowerPoint Presentation

Development Projects Update
Village Council Workshop October 7, 2026



Village of ESTERO

1

PROJECTS

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- NOT MOVING FORWARD
- PROPOSED PROJECTS
- COMPARISONS





Village of ESTERO

Estero Crossings

- **43-Acre Site on Corkscrew Road**
  - Mixed Use Planned Development
  - 60,000 sq. ft. Commercial
  - 300+ Multi-Family Units
  - Outdoor Plazas & Paseo
  - Walkable between Commercial & Residential









Village of ESTERO

3

Rivercreek – East Corkscrew Road

- 554 Single-Family Homes
- Last Certificate of Occupancy issued in June 2026





Recreation Site



Village of ESTERO

MarketPlace at Coconut Point / US 41

- **10 Acre Commercial Development walkable to Rapallo**
  - Piccolo Buco
  - Miller's Ale House
  - Starbucks
  - McDonalds









Village of ESTERO

Pruitt Professional Suites – Redevelopment

- **East Broadway**
  - Old Post Office Building



Before





Proposed

Village of ESTERO

Goddard School

- SE Corner of Quente Way & Three Oaks Parkway
- Early Development School
- 2-story
- 14,190 SF







Village of ESTERO

7

UNDER CONSTRUCTION

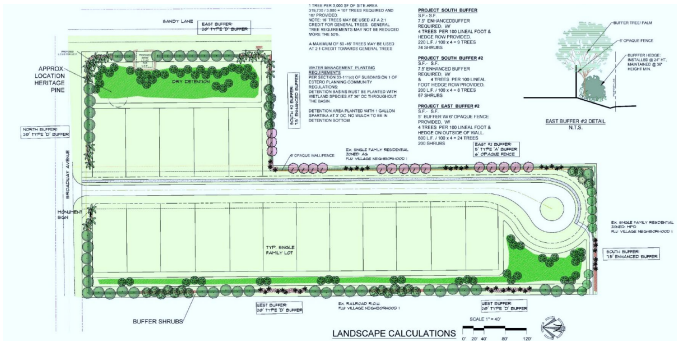
- Lumio
- Woodfield
- Downtown Estero
- West Bay
- Aldi
- Day Care
- Lyden Hotel
- Whataburger
- Brooks Town Center Apartments
- High 5
- Discount Tire
- Chick-fil-A
- Shadow Wood Lifestyle Center
- Summercrest
- Broadway Crossing
- Midgard Self Storage
- Shake Shack

Village of ESTERO

Broadway Crossing

- Broadway E & west of Sandy Lane
- Lennar Homes – 17 Single Family Lots











Village of ESTERO

Lumio Estero – Corkscrew Road & Via Coconut

- **20-Acre Site**
  - 330-unit Luxury Community
  - Main Street Commercial Area
  - 1-acre Public Park
  - Dog Park
  - Fishing Pier on Lake
  - Future Commercial



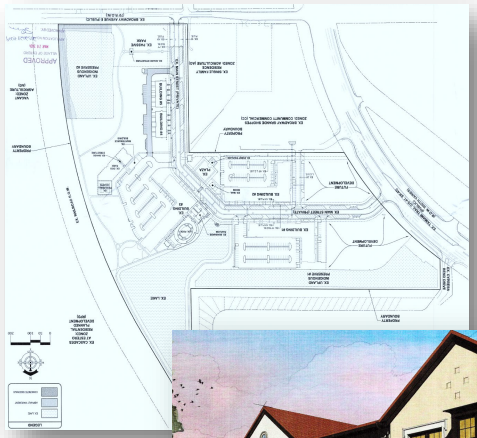


Village of ESTERO

10

Downtown Estero

- Located at US 41 & Broadway
- Infrastructure Under Construction
- 310 Residential Units
- Future Commercial parcel on US 41









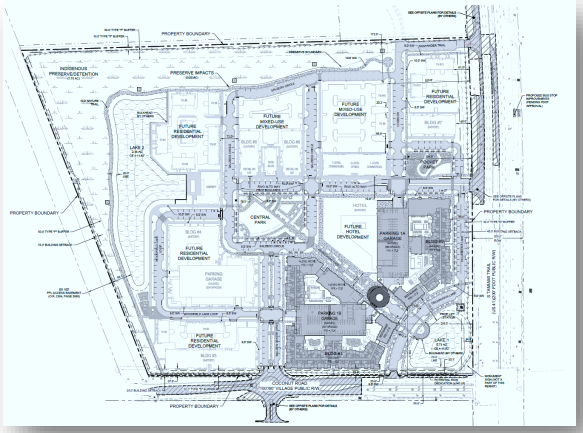
Village of ESTERO

Woodfield – US 41 & Coconut Road

- **46-Acre Mixed-Use Development**
  - 42,000 SF Office
  - 62,000 SF Retail
  - 20,000 SF Dining
  - 260-Room Hotel
  - 596 Residential Units
  - Central Green & Park







Site Plan

Village of ESTERO

West Bay

- Located at the end of Williams Road
- Luxury Waterfront Condos
- 23-Story High-Rise
- 88 Units





Village of ESTERO

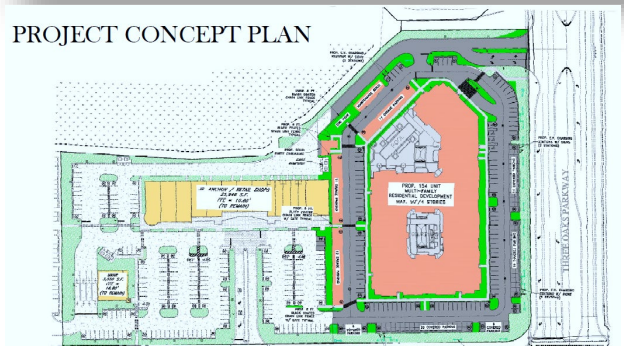
Coconut Pointe Residences at Brooks Town Center

- **5.3-Acre Site – Coconut Road & Three Oaks Parkway**
  - 4-Story Multi-Family Residential
  - 137 Luxury Units
  - Former Winn-Dixie Site



September 2026





Village of ESTERO

Summercrest by Toll Brothers – Corkscrew Road

- **20-Acre Site**
  - 154 Townhome Units
  - Public Plaza at the Southwest corner of the site
  - Model Homes Open



Site Plan





September 2026

Village of ESTERO

15

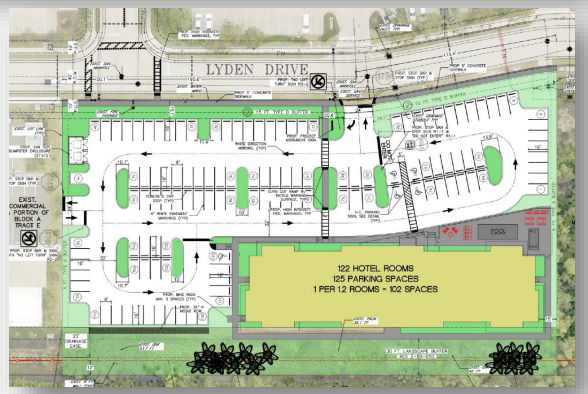
Lyden Drive Hotel StudioRes

- **Across from Coconut Point adjacent to Marsh Landing**
  - 4-story
  - 122 rooms
  - Under Construction



Concept Photo





Site Plan

Village of ESTERO

Shadow Wood Lifestyle Center

- Adjacent to Existing Clubhouse
- 6 Indoor Pickleball Courts & Restaurant
- Outdoor Pool & 2,400 SF Bathhouse







Village of ESTERO

Aldi

- Corner of Corkscrew Road & Stoneybrook Golf Drive
- 21,750 SF Grocery Store



PZDB Approved



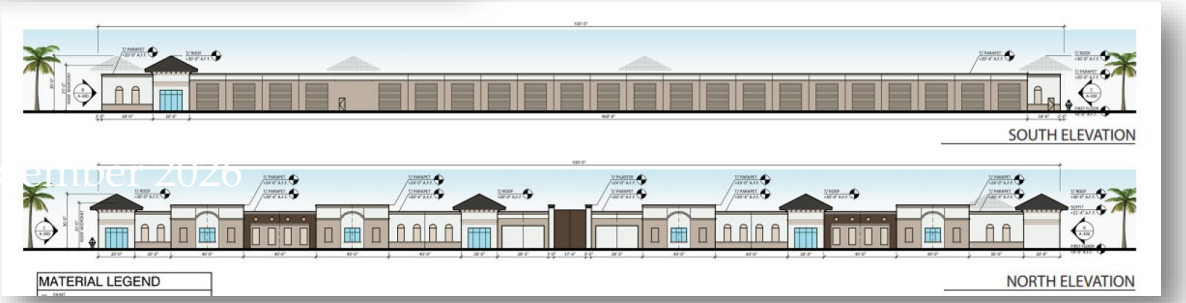
Village of ESTERO

Midgard – Corkscrew Pines

- Located at Corkscrew Road, east of Stoneybrook Golf Drive & Aldi
- Self- Storage Units







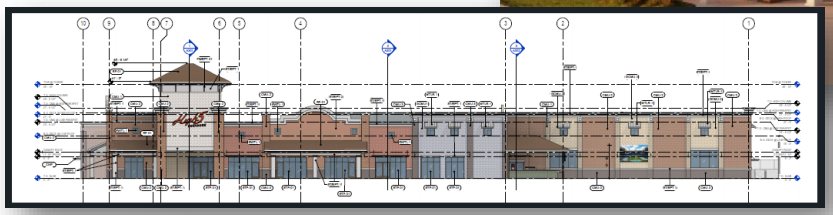
Village of ESTERO

High 5

- North of Williams Road & East of Via Coconut
- Indoor & Outdoor Pickleball
- Restaurant
- Miniature Golf
- Entertainment Uses









Village of ESTERO

Day Care & Office Project

- 4.2-acre site
- West of US 41 & north of Estero Parkway
- Adjacent to Breckenridge Development







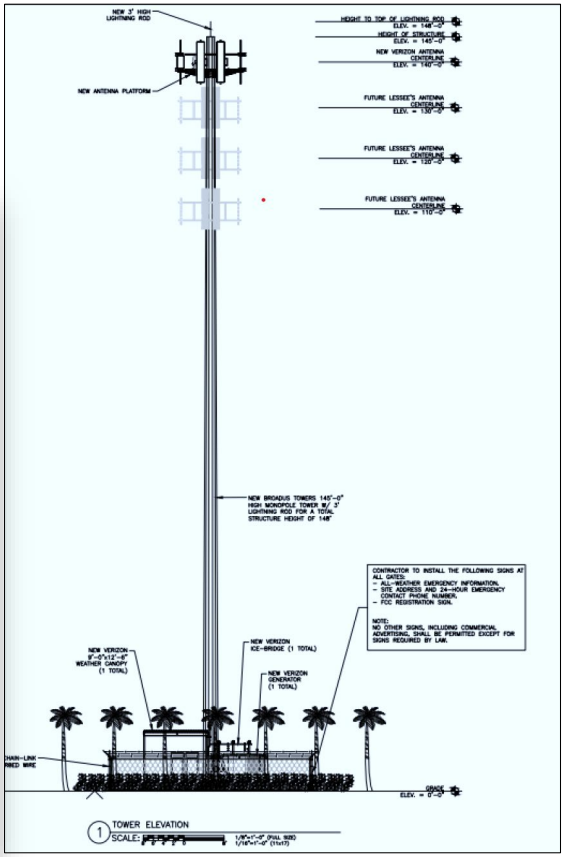
Village of ESTERO

21

Bella Terra Cell Tower

- Property owned by Bella Terra
- Currently 1 of 2 providers operating





Village of ESTERO

Discount Tire

- North side of Corkscrew Road
- Entrance off Corkscrew Commons Drive
- Next to Rib City
- 7,020 SF Building
- Building Permit waiting pick-up





Village of ESTERO

Chick-fil-A

- 2-acre site at NE Corner of Corkscrew Road & Ben Hill Griffin Parkway
- Previously Perkins Restaurant
- 5,695 SF Restaurant
- Dual Drive-Thru



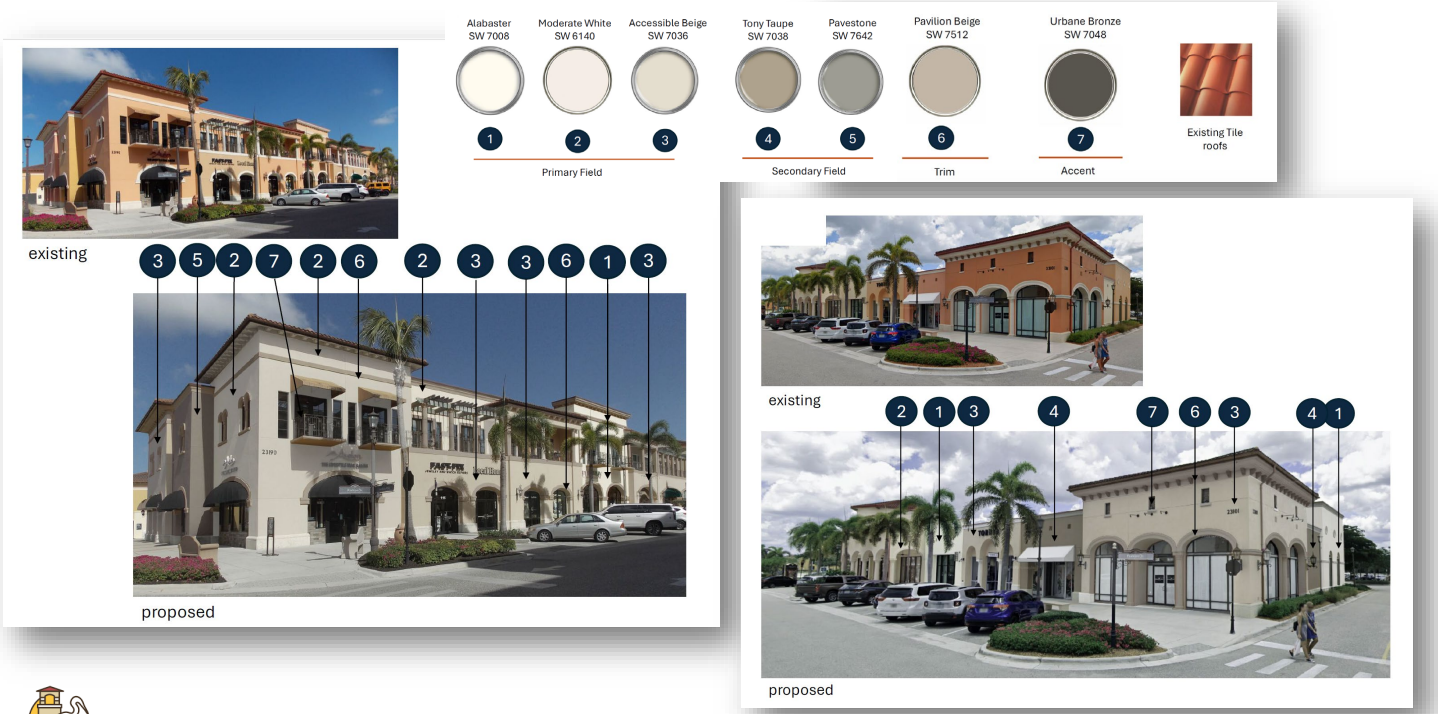




Village of ESTERO

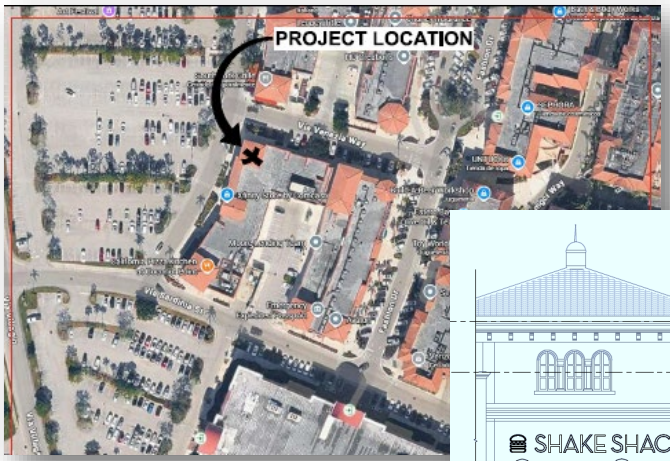
Coconut Point Repaint

- Supplement to the Coconut Point Design Review Guidelines – Color Palette
- PZDB Approved

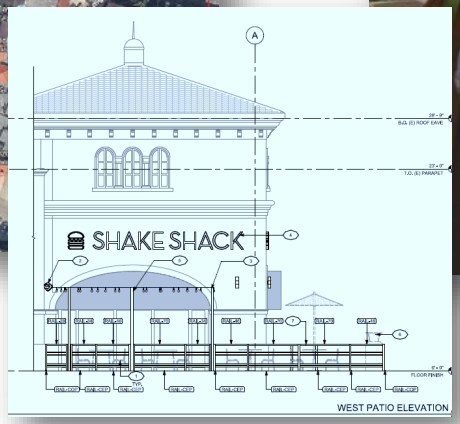


Shake Shack

- Coconut Point Mall
- Former Talbots Location
- Corner of Village Shops Way & Via Venezia Street







Village of ESTERO

Coconut Point Apple Store

- Located in Coconut Point Mall on Fashion Drive
- 8,686. SF "New Store Construction"


Proposed Rendering


September 2026


September 2026

Village of ESTERO

Spirit Halloween

- Coconut Point Mall
- Coming event …

  Tropical Holiday Celebration









Village of ESTERO

28

PROJECTS

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- NOT MOVING FORWARD
- PROPOSED PROJECTS
- COMPARISONS

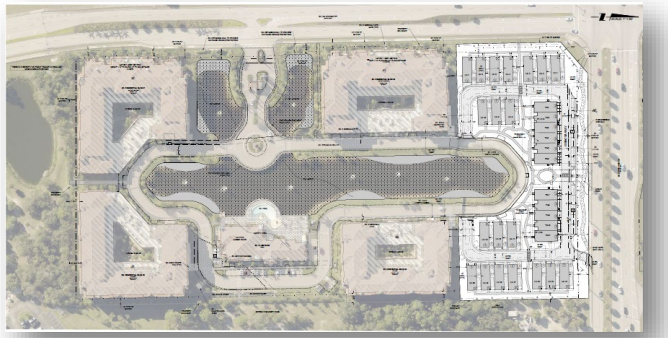




Village of ESTERO

Genova Residential Final Phase

- Corner of Corkscrew Road & Via Coconut
- 31 Townhomes & Villas
- Zoning Amendment Approved
- Development Order Approved 2025







Village of ESTERO

30

Home2 Suites

- 4-Story
- 111 Room Hotel
- 2.37-acres at Coconut Point Mall







Village of ESTERO

Hilton Garden Inn

- 2.16-acre parcel southeast from the MarketPlace
- DO for 70,800 SF – 115 Room, 5-Story Hotel







Village of ESTERO

Abbiati Dental Office Building

- US 41 & Fountain Lakes Boulevard
- Development Order approved for 10,000 SF Dental/Medical and 1,950 SF General Office



Village of ESTERO

33

PROJECTS

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- NOT MOVING FORWARD
- PROPOSED PROJECTS
- COMPARISONS

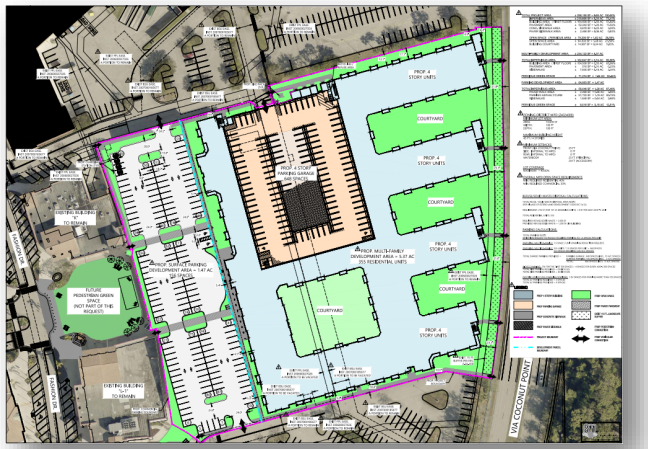




Village of ESTERO

Coconut Point Waypoint Residential

- Demolish Coconut Point Movie Theater and replace with 355 Unit Apartment Complex





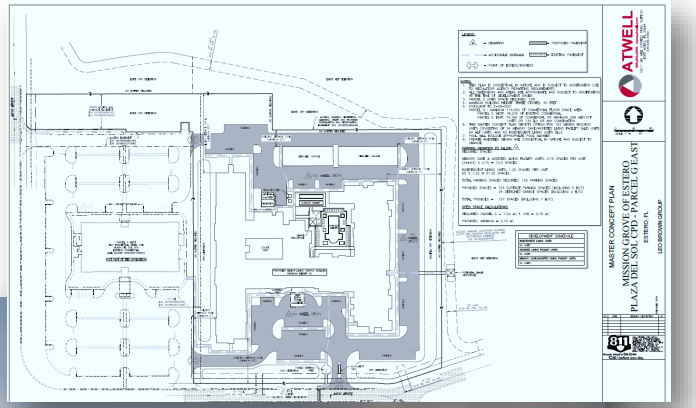


Village of ESTERO

Leo Brown Group / Mission Grove of Estero

- 10251 Arcos Avenue – North of Culver's and Corkscrew Road
- Assisted Living Facility/Continuing Care on 7-acres







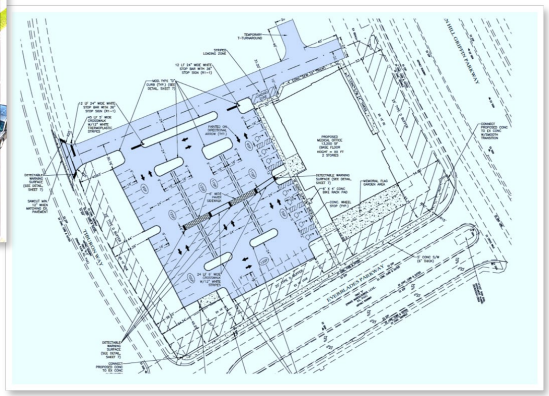
Village of ESTERO

Home Base Veterans

- Located northeast of Hertz Arena on Ben Hill Griffin Parkway
- Adjacent to Tidewater
- 26,000 SF Veteran's Clinic on 2-acres







Village of ESTERO

TRG Estero MPD

- Located at the SW corner of Estero Parkway & Three Oaks Parkway
- Rezoning ± 31 acres to allow: 370 Multi-Family Units and 33,000 SF of Commercial Use



View looking Southeast





Village of ESTERO

PROJECTS

- RECENTLY COMPLETED
- UNDER CONSTRUCTION
- NOT MOVING FORWARD
- PROPOSED PROJECTS
- COMPARISONS





Village of ESTERO

Signage In the Village













Village of ESTERO

Signage Outside of the Village











Village of ESTERO

Redevelopment Project

Outside the Village





Inside the Village



Village of ESTERO

Day Care & Office Project

PZDB Approved





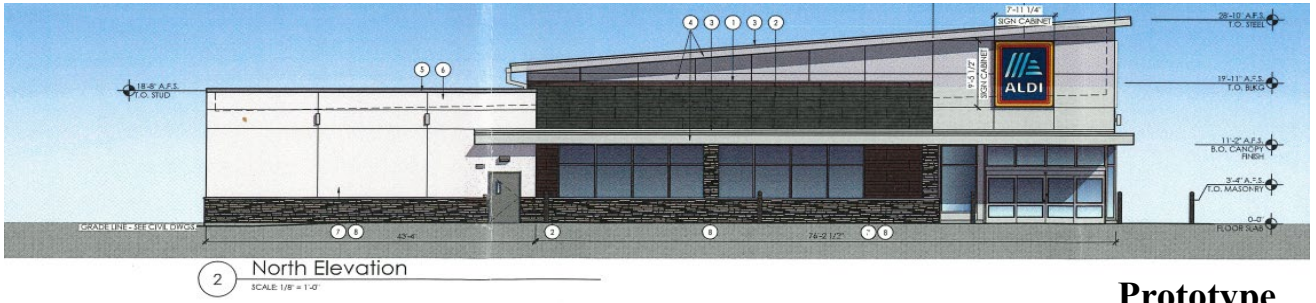
Prototype

Village of ESTERO

Aldi



PZDB Approved



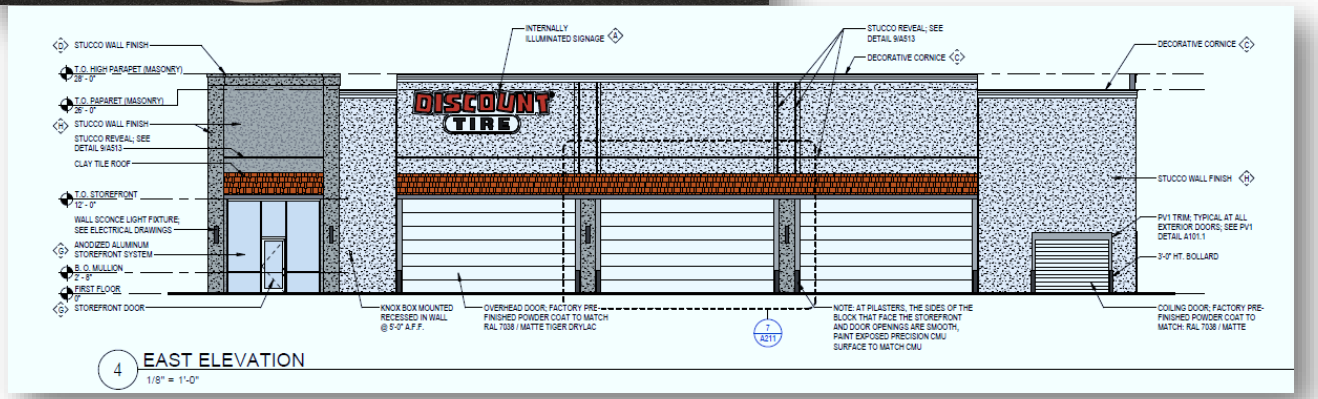
Prototype

Village of ESTERO

Discount Tire



PZDB Approved



Prototype

Village of ESTERO

Project Adjacent to the Village

- **Estero Metroplex -** 5-acre site west of Three Oaks Parkway on Estero Parkway

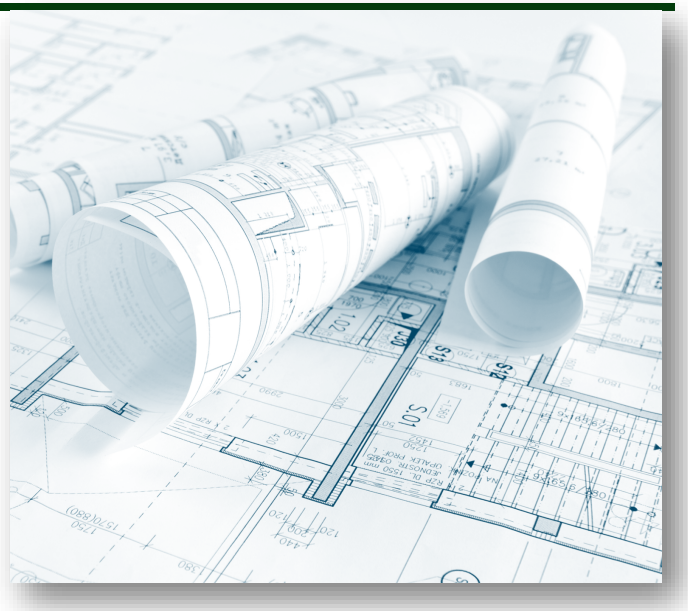






Village of ESTERO

Projects In Process



- 2,900 New Residential Units
- 2 Hotels
- 23-Story Luxury High-Rise
- 300,000 SF Commercial Use
- Lifestyle Center
- Entertainment & Sports
- Assisted Living/Continuing Care

Village of ESTERO

VILLAGE CODE AND REVIEW BY PZDB AND COUNCIL

- **Makes a significant difference**
- **Results in high-quality projects**
- **Retains Village character**





Village of ESTERO

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 7, 2026

Agenda Item:

S & P Credit Rating for Village of Estero Bond Issue

Background:

The Village of Estero has maintained a deliberate and conservative approach to financial management since its incorporation, emphasizing strong reserves, pay-as-you-go funding of capital projects, long-term financial planning, and limited reliance on debt. In 2024, S&P Global Ratings conducted an extensive review of the Village's financial position, management practices, financial policies, economic base, reserves, liquidity, and long-term planning and assigned the Village its AAA issuer credit rating. S&P cited the Village's strong reserves and liquidity, favorable economic characteristics, comprehensive financial policies, strong operating performance, and absence of long-term debt and liabilities as key factors supporting the rating.

As the Village's Capital Improvement Program has evolved, the Village is now considering the use of approximately $62 million of Special Obligation Revenue Bonds, Series 2026, to support major capital initiatives, including the acquisition of the Bonita Estero Rail Trail (BERT), Phase 2 improvements to the Sports Park, and other transportation, recreation, and infrastructure needs. The proposed financing represents a significant step in the Village's long-term capital program and follows the adoption of enhanced financial policies, continued maintenance of substantial reserves, and careful evaluation of debt affordability. The Village presented its financial position, economic characteristics, financial policies, capital program, and proposed financing plan to S&P in September 2026 as part of the rating review.

Description:

Mickey Johnston, Senior Managing Director with Public Resources Advisory Group (PRAG), will present remotely to the Village Council via Microsoft Teams regarding the recent S&P Global Ratings announcement following its review of the Village of Estero's credit rating.

Following its review, S&P has reaffirmed the Village of Estero's AAA bond rating, the highest rating available and an achievement attained by few municipalities nationwide. The reaffirmation is particularly noteworthy given the Village's recent bond borrowing and continued investment in major capital projects.

Mickey will provide an overview of the S&P review, the factors supporting the Village's AAA rating, and what the rating means for the Village as it moves forward with its financial and capital planning.

Financial Impact:

N/A

Prepared by: Ryan T. Eggleston

Attachments:

1. PowerPoint

Village of Estero, Florida
Special Obligation Revenue Bonds, Series 2026
Draft Timetable as of October 7, 2026

August 2026

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

September 2026

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	**8**	**9**	10	11	12
13	14	15	16	17	18	19
20	21	22	**23**	24	25	26
27	28	29	30			

October 2026

S	M	T	W	T	F	S
				1	2	3
4	5	6	**7**	8	9	10
11	12	13	14	15	16	17
18	19	20	**21**	22	23	24
25	26	27	28	29	30	31

Date	Action	Responsible Party
~~*Week of August 3*~~	~~*Distribute timetable and working group distribution list*~~	~~*MA*~~
~~*Monday, August 10*~~	~~*Distribute first draft Bond Resolution*~~	~~*BC / DC*~~
~~*Tuesday, August 11*~~	~~*Draft Notice of Sale (NOS) and Summary NOS distributed*~~	~~*MA*~~
~~*Thursday, August 13*~~	~~*Request Paying Agent/Registrar and Dissemination Agent Quotes*~~	~~*MA*~~
~~*Wednesday, August 19*~~	~~*City of Bonita Springs GO bond referendum results available – BERT*~~	~~*Bonita Springs voters*~~
~~*Thursday, August 27*~~	~~*Distribute first draft Preliminary Official Statement*~~	~~*DC*~~
~~*Friday, August 28*~~	~~*Project Fund Size and Term of the Bonds decision*~~	~~*Village*~~
~~*Monday, August 31*~~	~~*Submit rating package and schedule rating presentation*~~	~~*MA*~~
~~*Wednesday, September 2*~~	~~*Draft rating agency presentation circulated to Village*~~	~~*MA*~~

Date	Action	Responsible Party
~~*Thursday, September 3*~~	~~*Comments due on POS and Bond Resolution*~~	~~*All*~~
~~*Monday, September 7*~~	~~*Labor Day Holiday*~~	~~*All*~~
~~*Wednesday, September 9*~~	~~***Village Council Meeting** (discussion only, no formal action)*~~	~~*Village*~~
~~*Week of September 14*~~	~~*Rating agency presentation*~~	~~*Village / MA*~~
~~*Wednesday, September 16*~~	~~*Submit Bond Resolution with POS exhibit for agenda purposes*~~	~~*BC/DC/Village*~~
~~*Wednesday, September 23*~~	~~***Village Council adopts Bond Resolution***~~	~~*Village Council*~~
~~*Thursday, September 24*~~	~~*Receive rating*~~	~~*Village/MA*~~
~~Wednesday, October 7~~	~~Village Council meeting (no action; bond rating presentation to Council)~~	~~Village/MA~~
Wednesday, October 28	Village Council meeting (no bond-related action)	Village
Thursday, October 29	BERT Trail Purchase Inspection Period Closes	Village
Wednesday, November 4	Send Summary Notice of Sale to Bond Buyer (two days prior to publication)	Village/MA
Friday, November 6	Publish Summary Notice of Sale	MA
Monday, November 9	Post Preliminary Official Statement and Notice of Sale	DC
Tuesday, November 17	Competitive Bond Sale / Award	Village / MA
Tuesday, November 24	Distribute Final Official Statement and closing documents	DC / BC
Thursday, November 26	*Thanksgiving Holiday*	*All*
Wednesday, December 2	Village Council Meeting/Pre-closing before/after	Village/BC
Tuesday, December 8	Closing / Funding	All
January 2027	Village's transfer for Bonita Estero Rail Trail (BERT) purchase, if applicable	Village

Key:

Village = Issuer (Village of Estero, FL)
BC = Bond Counsel (Nabors Giblin Nickerson)
DC = Disclosure Counsel (Bryant Miller Olive)
MA = Municipal Advisor (PRAG)

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 7, 2026

Agenda Item:

Timetable for Village of Estero Bond Issue

Background:

On September 23, 2026, the Village Council adopted the Bond Resolution authorizing the issuance of the Village's Special Obligation Revenue Bonds, Series 2026. Following adoption of Resolution no. 2026-24, the Village and its financing team have continued preparations for the competitive sale and issuance of the bonds. One important component of the bond sale process is the financing timetable, which establishes the sequence and timing of the key activities necessary to complete the bond issuance, including preparation and distribution of financing documents, rating agency activities, publication of the Notice of Sale, the competitive bond sale and award, and ultimately the closing and funding of the bonds.

Description:

Mickey Johnston, Senior Managing Director with Public Resources Advisory Group (PRAG), will present remotely to the Village Council via Microsoft Teams regarding the Village of Estero's upcoming bond issue and provide an overview of a draft revised timetable. The Village is proposing revisions to the previously established timetable to better align the financing process with the Village's operational needs and other key dates and milestones, including the upcoming due diligence deadline associated with acquisition of the BERT property.

Financial Impact:

N/A

Prepared by: Ryan T. Eggleston

Attachments:

1. Draft Timetable as of September 30, 2026

Village of Estero, Florida
Special Obligation Revenue Bonds, Series 2026
Draft Timetable as of September 30, 2026

August 2026						
S	M	T	W	T	F	S
						1
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1

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WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 7, 2026

Agenda Item:

2026 State of Florida - Legislative Update

Background:

About five (5) years ago, the Village changed our State Lobbyists to increase our success in obtaining funding. The Village engaged JEJ & Associates and Ron Brown & Associates who work as a team in advocating on behalf of the Village.

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

Description:

The Workshop will discuss legislative topics of interest to the Council and our community. With us on TEAMS will be:

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

Financial Impact:

There is no financial impact associated with this Workshop item.

Prepared by: Steve Sarkozy

Attachment:

1. Presentation

Village of ESTERO

October 7, 2026
GOVERNMENT AFFAIRS UPDATE

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

JEJ & Associates

YOUR LOBBYISTS



Ronald Book



Rana Brown



Lena Juarez

FISCAL YEAR 2026-2027 APPROPRIATION REQUESTS

	COUNT	% OF PROJECTS REACHING STAGE	FUNDS
Number of Projects Requested	5,654		$ 12,496,768,702
Number of Projects in Chamber Proposals	2,765	48.90%	$ 2,947,008,081
Number of Projects in Conference Report	2,719	48.09%	$ 4,339,757,618
Number of Projects Vetoed	1,008	17.83%	$ 4,337,432,618

FISCAL YEAR 2026-2027 ESTERO APPROPRIATION REQUESTS

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

ESTERO REQUESTS FUNDED FISCAL YEAR 2026-27

ITEM	FUNDED
Estero Parkway Water Reuse Main Extension	$ 400,000
Estero Sunny Grove Waste Water Extension Project Phase 2	$ 800,000
Estero Williams Road & Atlantic Gulf Drive Improvements	$ 800,000

2026 GENERAL ELECTION
Tuesday, November 3rd

Florida Cabinet Candidates

Governor-Elect
Congressman Byron Donalds (R) v. Former Congressman David Jolly (D)
Attorney General
AG James Uthmeier (R) v. Former State Representative Jose Javier Rodriguez (D)
Commissioner of Agriculture & Consumer Services
Commissioner Wilton Simpson (R) v. Joey Atkins (D)
Chief Financial Officer
Blaise Ingoglia (R) v. Former State Senator Annette Taddeo (D)

Florida Legislature Races

Florida Senate	18 of 20 seats are being contested
Florida House	92 of 120 seats are being contested

“2026 BALLOT: PROPOSED FLORIDA CONSTITUTIONAL AMENDMENTS”

PROPOSED AMENDMENT 1

Budget Stabilization Fund

Official Ballot Language: Proposing an amendment to the State Constitution to increase the amount of funds that may be retained in the budget stabilization fund from 10% to 25% of general revenue collections, require the Legislature to transfer the lesser of $750 million or the amount required to reach 25% of the general revenue collections each year unless certain conditions are met, and allow the Legislature to withdraw funds for critical state needs.

What is a Yes vote?

A yes vote would allow Florida to build up a larger "rainy day" savings account, shifting more state revenue into reserves. It would raise the fund cap from 10% to 25% of net general revenue and would require the state to automatically deposit up to $750 million a year into it until that cap is reached. The state would have a bigger financial cushion, but it would be harder to tap for routine spending, and funds would be more difficult to withdraw by requiring a 2/3 vote of the Legislature.

PROPOSED AMENDMENT 2

Exemption of Tangible Personal Property on Agricultural Land From Taxation

Official Ballot Language: Proposing an amendment to the State Constitution to exempt tangible personal property habitually located or typically present on land classified as agricultural, used in the production of agricultural products or for agritourism activities, and owned by the landowner or leaseholder of the agricultural land from ad valorem taxation. If approved this amendment would first apply for tax years beginning January 1, 2027.

What is a Yes vote?

A yes vote lowers property tax bills for farmers, ranchers and agritourism operators by removing some equipment and property from the tax rolls. Tangible personal property habitually located on agricultural land, or used for producing agricultural products or for agritourism (things like farm equipment, machinery, or infrastructure tied to those activities) would not be taxed.

PROPOSED AMENDMENT 3

Increased Homestead Exemption; Lower Cap On Increases In Non-homestead Property Assessments

Official Ballot Language: This amendment increases the homestead exemption, for all non-school taxes, to $150,000 in 2027 and $250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same. Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the fifth year of exemption, to the extent permitted by the U.S. Constitution. This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%. This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes. This amendment takes effect January 1, 2027.

What is a Yes vote?

A yes vote would lower property tax bills for homeowners. Homestead exemption would increase to $250,000 of a home's assessed value and cap annual assessment increases at 5% instead of the current 10%. Counties and cities would receive less money from property taxes overall, and also would be restricted in how they could spend property tax revenue to a defined list of core uses (public safety, infrastructure, schools, etc.) instead of discretionary spending. School levies wouldn't be covered by the change.

THREE YEAR STATE REVENUE PROJECTIONS

2026 Long-Range Financial Outlook Summary General Revenue Fund ($Millions)		Year 1 FY 2027-28	Year 2 FY 2028-29	Year 3 FY 2029-30
Revenues Available		**53,455**	**54,782**	**56,011**
Unused Reserve from Prior Year		**10,890**	**9,220**	**5,497**
Expenditures	Minimum Reserve	(2,085)	(2,137)	(2,184)
	Recurring Base Budget	(49,105)	(51,275)	(53,208)
	Previously Authorized Appropriations	(342)	(344)	(345)
	Critical Needs Budget Drivers	(1,906)	(2,728)	(2,271)
	Other High Priority Needs Budget Drivers	(3,333)	(3,304)	(3,254)
	Ending Balance After Expenditures	**7,575**	**4,215**	**246**
Revenue Adjustments	Tax and Fee Changes	(673)	(1,150)	(1,628)
	Trust Fund Transfers and Redirects	233	295	358
	Revenue Adjustments	**(440)**	**(855)**	**(1,270)**
Projected Surplus / (Deficit)		**7,135**	**3,360**	**(1,025)**

Note: totals may not add due to rounding.

Strategic actions taken by the Legislature in the 2026 Session significantly improved the state's near-term financial position relative to last year's Outlook. For Fiscal Year 2027-28, the 2026 Outlook shows a **projected surplus of $7.1 billion** compared to the projected deficit of $1.5 billion in the 2025 Outlook.

Similarly, a **surplus of $3.4 billion is projected** for Fiscal Year 2028-29 compared to a projected deficit of $6.6 billion in the 2025 Outlook. Reduced spending levels combined with a modest level of revenue adjustments for Fiscal Year 2026-27 had ripple effects throughout the Outlook that led to the improved ending balances.

Despite these gains, the 2026 Outlook projects **a deficit** of just over $1 billion in Fiscal Year 2029-30.

2027 SESSION LEGISLATIVE PRESIDING OFFICERS



SENATE PRESIDENT
JIM BOYD
(R-Brandenton)



HOUSE SPEAKER
SAM GARRISON
(R-Fleming Island)

2027 LEGISLATIVE SESSION DATES

Interim Committee Week Schedule:

November 30 – December 3, 2026
January 4 – January 7, 2027
January 11 – January 14, 2027
February 1 – February 4, 2027
February 8 – February 11, 2027
February 15 – February 18, 2027

First Day of Session March 2, 2027

QUESTIONS?