

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
APRIL 6, 2022, 09:30 AM

www.Estero-fl.gov

COVID-19 NOTICE:

The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida

April 6, 2022, 09:30 am

1. CALL TO ORDER

INVOCATION

Ministry Associate Jan Chance River of Life Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. RECOGNITIONS

a. Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA)

Attachment: Certificates_ GFOA 03222022 EsteroFL.pdf

b. Councilwoman Joanne Ribble - Florida League of Cities' Home Rule HERO Award

Attachment: Home Rule Hero.pdf

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

5. CONSENT AGENDA

a. March 16, 2022, Council Meeting Minutes

Attachment: 03162022 minutes.pdf

b. Financial Report for Month ended February 2022

Attachment: February Agenda Item Summary Sheet Financial Report.pdf
Attachment: Village Council Report 2022.pdf

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. ACTION ITEMS

a. Resolution No. 2022-03 of the Village Council of the Village of Estero, Florida, Approving the Updated Multijurisdictional Program for Public Information Related to Flood Hazards; and Providing an Effective Date

Recommended Action
Adopt Resolution 2022-03 which approves the updated Multijurisdictional Program for Public Information related to flood hazards.

Financial Impact
No direct financial impact to the Village but participating in this program can help provide flood insurance discounts to residents.

Attachment: Agenda Item Summary Sheet Resolution 2022-03.pdf
Attachment: 2022-03 Approving Updated Multijurisdictional PPI.pdf
Attachment: 5 year updated PPI - 2020.pdf

b. Final Plat for Estero Crossing

Recommended Action
Motion to Approve final Plat for Estero Crossing

Financial Impact
No financial impact

Attachment: Agenda Item Summary Sheet 4-6-2022 Final Plat Estero Crossing.pdf
Attachment: Staff Report -Estero Crossing Plat- Final plat-PLT2020-E002.pdf
Attachment: Memo - Estero Crossing Final Plat.pdf
Attachment: 2 - Final Plat.pdf

c. Final Plat for Rivercreek Phase One (formerly known as Corkscrew Crossing)

Recommended Action
Motion to Approve final Plat for Rivercreek Phase One (formerly known as Corkscrew Crossing)

Financial Impact
No financial impact

Attachment: Agenda Summary.pdf
Attachment: Staff Report -Rivercreek Plat- Final plat-PLT2021-E001.pdf
Attachment: Memo- Corkscrew Crossing Final Plat.DO revised.pdf
Attachment: 02. CORKSCREW CROSSING PLAT _2-11-22_.pdf

d. Resolution No. 2022-05 a Resolution Confirming the Approval of Purchase of a Vacant Land Contract for Purchase of Property Located at Broadway E., Estero (River Oaks) from Old Town Preservation & Management Inc.; and Providing an Effective Date.

Recommended Action
Motion to approve Resolution No. 2022-05 to purchase the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue.

Financial Impact
The cost of the parcel as negotiated is $1,200,000.

The $750,000 received from the litigation settlement would be applied to the purchase. The remaining balance of $450,000 to complete the purchase would be allocated from our Capital Improvement Fund Contingency.

In addition to the purchase price, the Village will need to allocate an additional amount, estimated at about $100,000, for survey, critical species assessments, removal of invasive species and other costs related to the upgrade and maintenance of the property. These expenses will be further outlined in subsequent reports to Council.

Attachment: River Oaks Workshop Summary sheet.pdf
Attachment: Resolution No. 2022-05 Confirming Approval to Purchase Land from Old Town _River Oaks__.pdf
Attachment: Old Town Sales Contract to Vill of Estero.pdf

e. Resolution No. 2022-06 a Resolution Approving a Commercial Contract for the Purchase of Real Estate from GESS Family Partnership + Gulf Coast Driving Range LLC, located at 9000 Williams Road, Estero, Florida; Providing for Due Diligence; and Providing an Effective Date

Recommended Action
Motion to approve Resolution No. 2022-06 Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, Located at 9000 Williams Road, Estero, Florida

Financial Impact
The purchase price is $4,250,000.00. The funds for this purchase would come from our Capital Improvement Fund Reserve.

Attachment: GESS GULF Summary Sheet_.pdf
Attachment: Resolution 2022-06 Approving Purchase of Golf Driving Range.pdf
Attachment: Gess_Golf ST Village Estero_Fully initialed 31 22.pdf
Attachment: GessGolfVoered.pdf

f. Short List of Firms for Village Attorney Services RFP 2022-02
Recommended Action

Approve the following list of short-listed firms listed below. Delegate authority to staff to interview these firms on April 11, 2022. Staff will bring this back to Council for consideration of a finalist at a Council meeting in May.

- Nason Yeager Gerson Harris & Fumero, P.A.
- Roetzel & Andress, LPA
- Trask Daigneault, LLP
- Vose Law Firm LLP

Financial Impact
None at this time.

Attachment: Agenda Item Summary Sheet - April 6th.pdf

8. PUBLIC COMMENT ON NON-AGENDA ITEMS

9. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

10. VILLAGE ATTORNEY'S REPORT

11. VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

12. WORKSHOP ITEMS

a. Estero on the River Cultural Resource Assessment

Attachment: EOR Culrtural Resource Workshop.pdf
Attachment: EOR Loc Map.pdf
Attachment: Estero on River Cultural Resources.pdf
Attachment: Structure Images.pdf

13. ADJOURNMENT

General Attachments

- Transcript.pdf

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, APRIL 6, 2022, 9:30 A.M.

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

09:30:17 >>Mayor Errington: GOOD MORNING.
09:30:19 >> GOOD MORNING.
09:30:20 >>Mayor Errington: WELCOME.
09:30:22 TODAY IS WEDNESDAY, APRIL THE 6th, 2022.
09:30:28 SO THANK YOU FOR JOINING US THIS MORNING.
09:30:32 IT'S A VERY GOOD DAY.
09:30:35 THANK YOU FOR BEING HERE.
09:30:38 SO AT THIS TIME, I WOULD LIKE TO GET THE MEETING STARTED
09:30:43 WITH AN INVOCATION BY THE MINISTRY ASSOCIATE JAN CHANCE OF
09:30:49 RIVER OF LIFE CHURCH.
09:30:51 WILL YOU DO THE INVOCATION FOR US.
09:30:53 WELCOME.
09:30:56 >> IF EVERYONE WOULD BOW THEIR HEADS.
09:30:58 DEAR HEAVENLY FATHER, WE THANK YOU FOR THIS WONDERFUL DAY
09:31:01 AND GIVE YOU PRAISE FOR IT.
09:31:03 GOD, YOU ARE LORD AND WE ARE THANKFUL FOR YOU AND THAT WE
09:31:07 CAN SEEK YOUR PRESENCE AND YOU HEAR OUR PRAYERS.
09:31:11 WE THANK YOU, FATHER GOD, FOR THIS COMMUNITY THAT YOU HAVE

09:31:13 BLESSED US WITH, AND WE'RE SO GRATEFUL TO LIVE IN SUCH A
09:31:18 BEAUTIFUL PLACE.
09:31:19 I ASK, LORD GOD, THAT YOU WOULD WATCH OVER AND BLESS OUR
09:31:22 FAMILIES, OUR SCHOOLS, OUR BUSINESSES, OUR ORGANIZATIONS,
09:31:27 OUR CHURCHES, AND OUR GOVERNING OFFICIALS, AND THAT YOU
09:31:30 WOULD LEAD US IN ALL THAT WE DO.
09:31:32 I PRAY THAT OUR LIVES AND WORK WOULD BE HONORING AND A
09:31:36 BLESSING TO YOU, LORD JESUS.
09:31:38 LORD, I THANK YOU FOR EACH PERSON WHO IS HERE TODAY AND FOR
09:31:42 THE WORK THEY DO.
09:31:42 I ASK, HOLY SPIRIT, AS THEY MEET TODAY, THAT YOU BE PRESENT.
09:31:46 GOD, YOU HAVE CALLED EACH OF THEM TO LEAD AT THIS TIME, AND
09:31:50 WE ASK, FATHER, THAT YOU WOULD GUIDE THEM IN EVERY DECISION
09:31:54 THEY MAKE AS THEY GO ABOUT THE BUSINESS OF THIS COMMUNITY.
09:31:57 WE ARE GRATEFUL FOR THEIR TIME AND ENERGY THEY SPEND EVERY
09:32:01 DAY AS THEY GOVERN.
09:32:02 GIVE THEM CLEAR MINDS, GOD, AND HELP THEM TO THINK OF EACH
09:32:06 DETAIL AFFECTING DECISIONS THEY MAKE.

09:32:09 LORD, YOU KNOW WHAT IS BEST FOR OUR COMMUNITY AND WHAT IS
09:32:12 NEEDED, SO WE SEEK YOUR DIVINE WISDOM FOR EACH AND EVERY ONE
09:32:16 OF THOSE DECISIONS.
09:32:17 I ASK, JESUS, THAT YOU WOULD BLESS EACH OF THEM, GIVE THEM
09:32:21 GOOD HEALTH, KNOWLEDGE, AND STRENGTH.
09:32:23 I PRAY FOR PROVISION AND PROTECTION FOR THEM AND THEIR
09:32:27 FAMILIES, AND THAT YOU WOULD BLESS THEM AS THEY SERVE THIS

09:32:30 COMMUNITY.
09:32:30 JESUS, YOU ARE THE ONE WE RELY ON.
09:32:33 YOU GIVE US HOPE.
09:32:35 YOU PROVIDE US WITH VISION AND WITH THE ABILITIES TO CARRY
09:32:38 OUT THAT VISION.
09:32:39 YOU PROTECT US.
09:32:41 YOU LOVE US.
09:32:41 WANT THE BEST FOR US AND TRULY PROVIDE FOR ALL OF OUR NEEDS.
09:32:46 AND I THANK YOU, JESUS.
09:32:48 I PRAY ALL THAT WE DO IS PLEASING AND HONORING OF YOU.
09:32:51 AND AS EASTER DRAWS NEAR, I WANT TO THANK YOU, GOD, FOR YOUR
09:32:55 SON JESUS, FOR HIS LIFE, HIS DEATH, AND HIS RESURRECTION SO
09:32:59 THAT WE COULD BE SAVED AND SPEND ETERNITY WITH YOU.
09:33:04 JESUS, YOU WERE OBEDIENT TO YOUR FATHER'S WILL.
09:33:07 I PREY WE DO THE SAME AND BE OBEDIENT TO THE WILL OF THE
09:33:10 FATHER IN ALL ASPECTS OF OUR LIVES.
09:33:12 WE LOVE YOU AND IT'S IN JESUS' NAME WE PRAY.
09:33:15 AMEN.
09:33:17 >>Mayor Errington: THANK YOU.
09:33:18 WILL YOU PLEASE STAND, IF ABLE, AND JOIN US IN THE PLEDGE OF
09:33:22 ALLEGIANCE?
09:33:30 [PLEDGE OF ALLEGIANCE]
09:33:42 >>Mayor Errington: MADAM CLERK, WOULD YOU PLEASE CALL THE
09:33:44 ROLL?
09:33:46 >>Joanne Ribble: HERE.

09:33:47 >>Larry Fiesel: HERE.
09:33:49 >>Jim Boesch: HERE.
09:33:50 >>Jim Ward: HERE.
09:33:52 >>Jim Wilson: HERE.
09:33:53 >>Vice-Mayor McLain: HERE.
09:33:54 >>Mayor Errington: HERE.
09:33:55 ITEM NUMBER 2 ON THE AGENDA, APPROVAL OF THE AGENDA,
09:34:03 ADDITIONS OR DELETIONS.
09:34:04 DO WE HAVE ANYTHING?
09:34:05 I WILL ENTERTAIN A MOTION TO ACCEPT.
09:34:10 >> SO MOVED.
09:34:10 >>Mayor Errington: MOTION MADE BY COUNCIL MEMBER FIESEL AND
09:34:13 SECONDED BY VICE-MAYOR McLAIN.
09:34:15 PLEASE CALL THE ROLL.

09:34:18 >>Joanne Ribble: AYE.
09:34:19 >>Larry Fiesel: AYE.
09:34:21 >>Jim Boesch: AYE.
09:34:22 >>Jim Ward: AYE.
09:34:24 >>Jim Wilson: AYE.
09:34:26 >>Vice-Mayor McLain: AYE.
09:34:27 >>Mayor Errington: AYE.
09:34:28 NUMBER 3 ON THE AGENDA, RECOGNITIONS.
09:34:35 THIS IS ITEM NUMBER 3A.
09:34:39 IT IS THE RECOGNITION OF THE GOVERNMENT FINANCE OFFICERS
09:34:41 ASSOCIATION AWARD TO THE VILLAGE OF ESTERO FINANCE

09:34:45 DEPARTMENT.
09:34:45 STEVE, WILL YOU INTRODUCE THIS?
09:34:48 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
09:34:50 WE LIKE TO KEEP COUNCIL APPRISED OF ALL OF OUR FINANCIAL
09:34:56 SITUATION AND BE VERY TRANSPARENT IN OUR APPROACH.
09:34:58 ONE OF OUR STANDARDS OF CONTRACTOR PERFORMANCE IS OPERATING
09:35:05 TO A VERY HIGH LEVEL OF OPERATIONS, AND WE COMPARE OURSELVES
09:35:14 AND BENCHMARK WITH NATIONAL STANDARDS, NOT JUST LOCAL
09:35:17 STANDARDS.
09:35:18 THE DISTINGUISHED BUDGET PRESENTATION AWARD IS CONFERRED BY
09:35:21 THE GOVERNMENT FINANCE OFFICERS ASSOCIATION, AND IS ONE OF
09:35:27 THE STANDARDS THAT WE USE TO BENCHMARK OUR PERFORMANCE.
09:35:32 THIS IS AN AWARD THAT IS HANDED OUT EACH YEAR AFTER OUR
09:35:37 BUDGET AND OUR PROCESS FOR BUDGETING IS SCRUTINIZED BY THE
09:35:40 GFOA.
09:35:42 WHAT IT INDICATES IS THAT WE OUTLINE ALL OF OUR BUDGET
09:35:48 PROCEDURES.
09:35:48 WE OUTLINE DETAILS IN THE BUDGET, AND THAT ALL THE
09:35:53 DEPARTMENTS NOT ONLY FINANCE, BUT ALL DEPARTMENTS OPERATE IN
09:35:56 A WAY WHERE WE ARE VERY TRANSPARENT AND PUT INFORMATION OUT
09:36:00 THERE AVAILABLE TO THE PUBLIC AND THEN FORM OUR BUDGET
09:36:04 AROUND POLICIES THAT ARE PRIOR ESTABLISHED BY THE VILLAGE
09:36:07 COUNCIL.
09:36:07 SO THIS IS ONE OF THE INDICATORS THAT WE ALL ADHERE TO, AND
09:36:16 IT'S A VERY GOOD-NEWS THING.

09:36:18 WE EXPECT TO GET THIS EVERY YEAR, AND IT'S, AGAIN, JUST ONE
09:36:23 WAY TO KEEP OURSELVES ON TRACK IN TERMS OF PROVIDING
09:36:28 HIGH-PERFORMANCE SERVICES.
09:36:31 >>Mayor Errington: THANK YOU.
09:36:31 NEXT ON THE AGENDA IS ITEM 3B.
09:36:42 THE FLORIDA LEAGUE OF CITIES HAS RECOGNIZED DISTRICT ONE
09:36:47 COUNCIL MEMBER JOANNE RIBBLE WITH THE 2022 HOME RULE HERO
09:36:51 AWARD.
09:36:53 THIS IS THE SECOND YEAR IN A ROW THAT JOANNE RIBBLE HAS
09:36:56 EARNED THIS PRESTIGIOUS AWARD FOR HER WORK AND ADVOCACY

09:37:00 EFFORTS DURING THE LEGISLATIVE SESSION.
09:37:03 JOANNE, WILL YOU COME UP AND LET ME PRESENT YOU WITH THIS
09:37:07 AWARD.
09:37:08 ITEM NUMBER 4, PUBLIC COMMENT ON NON-AGENDA ITEMS.
09:37:39 >>Carol Sacco: NO, MAYOR, WE DO NOT HAVE ANY.
09:37:41 >>Mayor Errington: NO COMMENTS.
09:37:42 NUMBER 5, CONSENT AGENDA.
09:37:44 DOES ANYONE HAVE ANY COMMENTS?
09:37:52 MOTION IS MADE BY COUNCIL MEMBER RIBBLE AND SECONDED BY
09:37:58 COUNCIL MEMBER BOESCH.
09:37:58 PLEASE CALL THE ROLL.
09:38:01 >>Jim Wilson: AYE.
09:38:02 >>Jim Ward: AYE.
09:38:04 >>Jim Boesch: AYE.
09:38:04 >>Larry Fiesel: AYE.

09:38:07 >>Joanne Ribble: AYE.
09:38:08 >>Vice-Mayor McLain: AYE.
09:38:09 >>Mayor Errington: AYE.
09:38:10 ITEM NUMBER 6, WE HAVE NOTHING DEFERRED, SO WE'LL GO ON TO
09:38:15 ITEM NUMBER 7.
09:38:16 7A.
09:38:21 RESOLUTION NUMBER 2022-03.
09:38:28 WOULD THE CLERK PLEASE READ THE RESOLUTION TITLE?
09:38:30 >>Carol Sacco: RESOLUTION NUMBER 2022-03 OF THE VILLAGE
09:38:34 COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE
09:38:36 UPDATED MULTIJURISDICTIONAL PROGRAM FOR PUBLIC INFORMATION
09:38:40 RELATED TO FLOOD HAZARDS; AND PROVIDING AN EFFECTIVE DATE.
09:38:44 >>Mayor Errington: THANK YOU.
09:38:45 STEVE, WILL YOU INTRODUCE THIS, PLEASE?
09:38:47 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
09:38:49 THIS IS A RATHER ROUTINE ITEM AND PROBABLY SHOULD HAVE PUT
09:38:52 IT UNDER THE CONSENT AGENDA, BUT WE ARE INVOLVED IN THE
09:38:57 NATIONAL FLOOD INSURANCE PROGRAM, WHICH PROVIDES FLOOD
09:39:02 INSURANCE AT REDUCED RATES FOR HOMEOWNERS, BUT IT ALSO
09:39:07 REQUIRES THAT PARTICIPATING CITIES AND COUNTIES ADHERE TO A
09:39:12 CERTAIN SET OF GUIDELINES.
09:39:14 THOSE GUIDELINES INVOLVE HOW WE HANDLE FLOOD MITIGATION, HOW
09:39:21 WE HANDLE PLANNING FOR FLOODING AND ALSO HOW WE DESIGNATE
09:39:25 CERTAIN AREAS OF THE COMMUNITY THAT MIGHT BE MORE PRONE TO
09:39:28 FLOODING THAN OTHERS.

09:39:29 AND THERE IS A RATING SYSTEM THERE THAT AFFECTS YOUR FLOOD
09:39:34 INSURANCE.
09:39:35 .
09:39:37 PART OF THE WHOLE PROGRAM IS TO MAKE SURE WE HAVE A UNIFORM
09:39:39 WAY OF GETTING INFORMATION OUT TO THE PUBLIC.
09:39:41 AND THAT'S WHAT THIS ITEM IS TODAY.

09:39:45 IT REQUIRES APPROVAL BY THE LEGISLATIVE BODY.
09:39:48 AND IN THIS REGION, ALL OF THE CITIES ARE APPROVING THE SAME
09:39:51 GENERAL APPROACH FOR MEDIA AND OUTREACH.
09:39:55 SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
09:39:59 IT'S RATHER ROUTINE, BUT NONETHELESS, IT'S A REQUIREMENT OF
09:40:02 THE PROGRAM.
09:40:03 WE'VE BEEN INVOLVED IN THE FLOOD INSURANCE PROGRAM SINCE WE
09:40:06 BECAME A VILLAGE, BASICALLY.
09:40:10 >>Mayor Errington: COUNCIL, ANY COMMENTS, QUESTIONS?
09:40:13 DO WE HAVE ANY PUBLIC COMMENTS?
09:40:16 >>Carol Sacco: NO, MAYOR.
09:40:17 WE HAVE NO E-COMMENTS OR NO PUBLIC COMMENT.
09:40:21 >>Mayor Errington: WE'LL NOW ENTERTAIN A MOTION.
09:40:23 MOTION MADE BY COUNCIL MEMBER WILSON AND SECONDED BY COUNCIL
09:40:28 MEMBER WARD.
09:40:28 PLEASE CALL THE ROLL.
09:40:31 >>Joanne Ribble: AYE.
09:40:32 >>Larry Fiesel: AYE.
09:40:34 >>Jim Boesch: AYE.

09:40:35 >>Jim Ward: AYE.
09:40:37 >>Jim Wilson: AYE.
09:40:37 >>Vice-Mayor McLain: AYE.
09:40:39 >>Mayor Errington: AYE.
09:40:40 ITEM NUMBER 7B.
09:40:44 IT IS THE FINAL PLAT FOR ESTERO CROSSING.
09:40:48 STEVE.
09:40:49 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
09:40:52 THIS IS ONE OF THE LAST LEGAL ACTIONS NECESSARY TO APPROVE
09:40:55 THIS PROJECT AND THE DESIGNATIONS ON THE PROPERTY.
09:41:01 I'LL CALL ON MARY GIBBS, OUR DIRECTOR OF COMMUNITY AND
09:41:04 ECONOMIC DEVELOPMENT TO KIND OF GIVE A BRIEF UPDATE.
09:41:09 >>Mayor Errington: WELCOME, MARY.
09:41:10 >>Mary Gibbs: GOOD MORNING.
09:41:11 THANK YOU.
09:41:11 SO THIS IS THE PLAT FOR THE 43-ACRE PROPERTY.
09:41:15 YOU SEE IT UNDER CONSTRUCTION NOW JUST EAST OF THE LOWE'S
09:41:18 PLAZA.
09:41:18 THEY HAD THEIR ZONING APPROVED.
09:41:20 THEY HAD THEIR DEVELOPMENT ORDER APPROVED.
09:41:22 THEIR BUILDING PERMITS ARE DONE.
09:41:24 AND THE PLAT IS JUST THE MAP THAT GETS RECORDED IN THE
09:41:28 OFFICIAL RECORDS.
09:41:29 AND THE MAP SHOWS HOW THE PROPERTY WILL BE SUBDIVIDED,
09:41:32 COMMERCIAL TRACT, RESIDENTIAL TRACTS, THE PRESERVES, ALL THE

09:41:36 ENVIRONMENTAL FEATURES.
09:41:37 AND IT'S REQUIRED BY THE STATE THAT EVERYBODY PLATS PROPERTY

09:41:41 SO YOU RECORD IT IN THE RECORDS AND IF PEOPLE GO TO PURCHASE
09:41:44 PROPERTY, THEY KNOW WHAT HAS BEEN APPROVED.
09:41:46 SO THAT, AGAIN, IS THE LAST STEP.
09:41:49 ONCE YOU APPROVE IT, WE SIGN IT, IT GETS RECORDED IN THE
09:41:52 CLERK'S OFFICE AND IT BECOMES AN OFFICIAL RECORD.
09:41:56 >>Mayor Errington: ANY QUESTIONS, COMMENTS?
09:41:58 JIM?
09:42:01 >>Jim Wilson: ACTUALLY, THIS IS A QUESTION ABOUT THE USE OF
09:42:03 THE PARCEL RATHER THAN THE PLAT.
09:42:07 THE ACCESS ROAD, THERE'S A COMMERCIAL STRETCH THAT'S UNDER
09:42:13 CONSTRUCTION.
09:42:14 DO WE KNOW WHEN THEY ACTUALLY WILL BE USING THE ACCESS ROAD
09:42:17 TO COME OUT?
09:42:19 ARE WE WAITING FOR THE TRACT TO BE DONE BEFORE WE FLOW THE
09:42:25 TRAFFIC THAT WAY?
09:42:27 >>Mary Gibbs: I THINK THE ROAD CAN BE COMPLETED BEFORE THE
09:42:31 TRAFFIC LIGHT IS IN, BUT WE'RE TRYING TO TIME IT SO THAT IT
09:42:35 ALL COMES TOGETHER AT THE SAME TIME.
09:42:36 BECAUSE WHEN WE APPROVED THE ZONING, WE WANTED TO MAKE SURE
09:42:39 THE BUILDING PERMITS AND EVERYTHING COINCIDED WITH THE LIGHT
09:42:42 BEING THERE.
09:42:43 I BELIEVE THAT YOU COULD ACTUALLY OPEN THE ROAD BEFORE THE
09:42:46 LIGHT BECAUSE IT WOULD GO INTO LOWE'S PLAZA, AND IT WOULD

09:42:49 HELP WITH THE TRAFFIC, BUT, AGAIN, WE'RE WORKING ON TRYING
09:42:53 TO GET EVERYTHING TO COME TOGETHER AT THE SAME TIME.
09:42:55 >>Jim Wilson: SO THE FOLLOW-UP QUESTION WOULD BE, PROBABLY
09:42:58 TO DAVID.
09:42:59 DO WE KNOW WHEN THE LIGHT -- WE SAW THAT THE MASTS ARE ALL
09:43:04 UP.
09:43:05 ARE WE TALKING ABOUT WEEKS, DAYS, OR MONTHS?
09:43:08 HOW LONG BEFORE WE'LL HAVE A TRAFFIC LIGHT?
09:43:11 >>Mary Gibbs: I KNOW HE DIDN'T WANT TO COME UP HERE, BUT I
09:43:15 KNOW HE KNOWS.
09:43:15 >>Mayor Errington: WELCOME, DAVID.
09:43:16 >>David Willems: GOOD MORNING.
09:43:18 YEAH, WE'VE BEEN TALKING WITH THE COUNTY AND THE DEVELOPER
09:43:22 PROBABLY WEEKLY.
09:43:24 IT LOOKS LIKE FOR THE COUNTY, THE TRAFFIC SIGNAL WILL BE THE
09:43:27 END OF THIS MONTH.
09:43:29 THEY STILL WILL HAVE PUNCH LIST ITEMS SO THE CONSTRUCTION
09:43:32 WON'T BE ENTIRELY COMPLETE UNTIL EARLY MAY.
09:43:35 I TALKED TO THE ENGINEER FOR THE DEVELOPER OF THE PROPERTY
09:43:38 TO FIND OUT THE TIMING ON THE FRONTAGE ROAD.
09:43:41 HE DIDN'T HAVE AN EXACT DATE, BUT HE THOUGHT THE TIMING
09:43:43 WOULD WORK VERY SIMILAR TO THE TRAFFIC SIGNAL.
09:43:46 SO HOPEFULLY BOTH ARE OPEN AT THE END OF THIS MONTH, EARLY
09:43:50 NEXT MONTH.

09:43:52 >>Mayor Errington: DOES THAT ANSWER YOUR QUESTION?

09:43:54 >>Jim Wilson: SURE DOES.
09:43:55 >>Mayor Errington: OKAY.
09:43:55 THANK YOU.
09:43:57 >>Mary Gibbs: WE KNOW EVERYBODY WANTS TO KNOW ABOUT THAT
09:43:59 TRAFFIC LIGHT.
09:43:59 >>Mayor Errington: WE HAVE ANOTHER QUESTION.
09:44:02 >>Vice-Mayor McLain: I HAVE A QUESTION FOR YOU.
09:44:03 JUST A PROCESS QUESTION.
09:44:04 THE DEVELOPMENT ORDER WE APPROVED A WHILE BACK.
09:44:06 DOES THAT GET FILED WITH THE STATE OR DOES THAT DOCUMENT
09:44:11 STAY WITHIN ESTERO?
09:44:13 >>Mary Gibbs: THOSE STAY IN ESTERO, AND I THINK WE'RE
09:44:16 SUPPOSED TO RECORD A NOTICE AT THE CLERK'S OFFICE JUST SO
09:44:18 THAT WHEN PEOPLE DO SEARCHES OF RECORDS THEY'LL KNOW THERE
09:44:20 IS A ZONING ORDINANCE.
09:44:21 THEY'LL KNOW THERE IS A DEVELOPMENT ORDER.
09:44:23 THEY KNOW THERE IS A PLAT, JUST TO KEEP ALL THOSE RECORDS SO
09:44:27 THAT PEOPLE CAN FIND THEM.
09:44:28 >>Vice-Mayor McLain: SO THIS DOCUMENT IS THE ONE THAT STAYS
09:44:30 IN THE RECORDS, SO, AS YOU MENTIONED, ANYBODY WANTS TO LOOK
09:44:35 AT ADJOINING PROPERTY, MAYBE A DIFFERENT SITE, THEY KNOW
09:44:38 WHAT'S THERE AND WHAT SHOULD HAVE BEEN THERE.
09:44:41 >>Mary Gibbs: THE PLAT HAS TO BE RECORDED AT THE CLERK'S
09:44:43 OFFICE.
09:44:44 THERE IS A STATE STATUTE THAT REGULATES THE PLATS, AND THEY

09:44:47 ARE RECORDED AT THE COUNTY CLERK'S OFFICE SO THEY KEEP ALL
09:44:50 THE PLATS.
09:44:52 THAT THING IS ONLINE AS WELL SO PEOPLE CAN RESEARCH THAT.
09:44:55 ANY OF THE RECORDS OF THE CLERK'S OFFICE.
09:44:57 >>Vice-Mayor McLain: THANK YOU.
09:44:58 >>Mayor Errington: THANK YOU.
09:44:58 ANY OTHER COMMENTS FROM HERE?
09:45:00 ANY PUBLIC?
09:45:03 >>Carol Sacco: NO, MAYOR.
09:45:04 NO E-COMMENTS AND NO PUBLIC COMMENTS.
09:45:07 >>Mayor Errington: I NEED A MOTION.
09:45:08 MOTION MADE BY COUNCIL MEMBER RIBBLE AND SECONDED BY COUNCIL
09:45:13 MEMBER FIESEL.
09:45:14 PLEASE CALL THE ROLL.
09:45:16 >>Jim Wilson: AYE.
09:45:17 >>Jim Ward: AYE.
09:45:19 >>Jim Boesch: AYE.
09:45:19 >>Larry Fiesel: AYE.
09:45:22 >>Joanne Ribble: AYE.
09:45:24 >>Vice-Mayor McLain: AYE.

09:45:24 >>Mayor Errington: AYE.
09:45:25 ITEM 7C.
09:45:29 IT IS THE FINAL PLAT FOR RIVERCREEK PHASE ONE, FORMERLY
09:45:33 KNOWN AS CORKSCREW CROSSING.
09:45:35 STEVE?

09:45:37 >>Steven Sarkozy: SAME ACTION, DIFFERENT PROPERTY.
09:45:39 I'LL CALL ON MARY GIBBS TO DESCRIBE THIS ONE ALSO.
09:45:44 >>Mary Gibbs: SO THIS IS A LARGER PROPERTY.
09:45:46 THIS IS THE 400 ACRES THAT'S OUT ON EAST CORKSCREW ROAD.
09:45:49 YOU MIGHT REMEMBER IT AS ARGO WHERE WE HAD A SETTLEMENT
09:45:53 AGREEMENT.
09:45:54 IT WAS CALLED CORKSCREW CROSSING.
09:45:55 BUT NOW IT'S GOT A NEW AND IMPROVED NAME.
09:45:58 IT'S RIVERCREEK PHASE ONE.
09:46:00 BUT THIS PLAT IS JUST FOR PHASE ONE.
09:46:02 BECAUSE THE PROPERTY IS SO BIG, THEY'LL PLAT IT IN STAGES,
09:46:05 SO THIS WILL BE 140 LOTS ON THE NORTH END OF THE PROPERTY.
09:46:10 AGAIN, IT'S PRETTY ROUTINE.
09:46:12 WHEN THEY COME IN WITH THE REST OF THE PROPERTY, THEY'LL
09:46:14 COME BACK WITH PLATS FOR THAT.
09:46:18 >>Mayor Errington: ANY QUESTIONS?
09:46:21 >>Vice-Mayor McLain: WHERE ARE WE ON THE DEVELOPMENT ORDER
09:46:23 FOR THE ENTIRE DEVELOPMENT?
09:46:24 THAT'S BEEN APPROVED, THE ENTIRE DEVELOPMENT?
09:46:27 >>Mary Gibbs: I'M TRYING TO THINK NOW.
09:46:28 THE DEVELOPMENT ORDER WAS APPROVED FOR THE PHASE ONE LOTS,
09:46:31 AND I THINK THE INFRASTRUCTURE FOR THE WHOLE DEVELOPMENT
09:46:34 ORDER WAS APPROVED.
09:46:36 BUT I THINK -- I THINK THEY HAVE TO COME BACK WITH A
09:46:39 DEVELOPMENT ORDER FOR PHASE TWO AND THREE.

09:46:43 >>Vice-Mayor McLain: I JUST WAS A LITTLE SURPRISED, IF YOU
09:46:45 DRIVE OUT ON CORKSCREW, THERE'S A LOT OF CONSTRUCTION GOING
09:46:48 ON OUT THERE WITH CORKSCREW ROAD ITSELF.
09:46:51 BUT I WAS REALLY SURPRISED -- I MEAN, IT'S BASICALLY BEEN
09:46:55 CLEAR-CUT.
09:46:57 THEY DIDN'T -- IT DOESN'T LOOK LIKE THEY REALLY SAVED ANY
09:47:01 TREES AT ALL, WHICH IS A LITTLE BIT OF A SURPRISE TO ME.
09:47:03 MAYBE THEY WERE OF NO SIGNIFICANCE.
09:47:06 >>Mary Gibbs: THERE WAS A HUGE AMOUNT OF EXOTICS ON THAT
09:47:10 PROPERTY.
09:47:11 SO EVEN THOUGH IT LOOKED LIKE IT HAD A LOT OF TREES, THEY
09:47:15 WERE MOSTLY MELALEUCA, BRAZILIAN PEPPER.
09:47:18 WHEN YOU GET FURTHER SOUTH, WHICH YOU CAN'T REALLY SEE FROM
09:47:20 THE ROAD, THERE'S A LOT OF WETLANDS ON THE SOUTH THIRD OF
09:47:23 THE PROPERTY, SO THERE'S A LOT OF CYPRESS TREES, AND THEY
09:47:26 HAVE TO PRESERVE THAT 200 ACRES AND REMOVE THE EXOTICS.

09:47:30 BUT I KNOW IT DID LOOK BARE.
09:47:33 BECAUSE ONCE THEY START REMOVING THE EXOTICS, IT LOOKS LIKE
09:47:35 A BOMB WENT OFF OR SOMETHING.
09:47:37 OF COURSE, THEY HAVE TO REPLANT BUFFERS AND ALL THE
09:47:39 LANDSCAPING, SO IT WILL BE BETTER ONCE THEY GET MOVING.
09:47:42 AND THEN THEY HAD TO PUT A LOT OF FILL ON THE PROPERTY AS
09:47:44 WELL BECAUSE THE PROPERTY IS LOW.
09:47:48 >>Mayor Errington: ANY OTHER QUESTIONS?
09:47:48 I HAVE A QUESTION.

09:47:54 WHEN THAT WAS APPROVED LAST YEAR OR TWO YEARS AGO, THE
09:48:00 COMMUNITY OF WILDCAT RUN, THEY WERE SUPPOSED TO HAVE KEPT
09:48:05 TREES AND THINGS AROUND --
09:48:08 >>Mary Gibbs: YES.
09:48:09 THEY HAD A SEPARATE AGREEMENT WITH WILDCAT RUN, BUT WE
09:48:12 REFERENCED IT IN THE ZONING CONDITION THAT THEY HAD THE
09:48:14 AGREEMENT TO DO AN ENHANCED BUFFER ON THE WEST SIDE BETWEEN
09:48:19 WILDCAT RUN AND THIS PROPERTY.
09:48:20 NOW, THE DEVELOPER, THE NEW DEVELOPER, GL HOMES CAME IN AND
09:48:24 TALKED TO US AND THEY SAID, YOU KNOW, WE THINK THAT BUFFER
09:48:27 IS A LITTLE SKIMPY.
09:48:28 WE'D RATHER DO SOMETHING NICER.
09:48:31 WE SAID GO TALK TO WILDCAT RUN AND IF YOU ALL AGREE THAT YOU
09:48:34 ACTUALLY DO AN ENHANCED, ENHANCED BUFFER, WE'RE GOOD WITH
09:48:37 THAT.
09:48:37 THE BUFFER IS ACTUALLY GOING TO BE BETTER THAN WHAT YOU SAW.
09:48:41 >>Mayor Errington: EXPLAIN TO US THE ANIMAL CROSSING.
09:48:45 IT'S IN THERE SOMEPLACE.
09:48:46 >>Mary Gibbs: WELL, THE WILDLIFE CROSSING IS EAST OF THIS
09:48:50 PROPERTY.
09:48:50 IT WAS JOE CAMERATTA'S, ONE OF HIS CONDITIONS OF ONE OF HIS
09:48:55 ZONINGS IN THE COUNTY TO DO A WILDLIFE CROSSING.
09:49:00 HE HAD TO CONTRIBUTE SOME MONEY AND I THINK SOME OTHER
09:49:02 DEVELOPER THEY HAD TO PROVIDE SPACE.
09:49:04 BUT IT'S EAST OF THIS PROPERTY.

09:49:05 IT'S NOT ON THIS PROPERTY.
09:49:07 THE WILDLIFE IS FUNNELED BECAUSE OF THE WAY THE FLOW WAYS
09:49:10 AND THE ENVIRONMENTAL FEATURES ARE, THE WILDLIFE SHOULD BE
09:49:13 FUNNELED UP TO THAT WILDLIFE CROSSING.
09:49:15 >>Mayor Errington: GO UNDER THE ROAD.
09:49:17 >>Mary Gibbs: RIGHT, RIGHT.
09:49:18 BECAUSE YOU DON'T WANT THEM ON THE ROAD.
09:49:22 >>Jim Boesch: CORKSCREW SHORES.
09:49:23 >>Mary Gibbs: YES.
09:49:24 >>Steven Sarkozy: NO.
09:49:26 >>Mary Gibbs: IT'S PAST BELLA TERRA.
09:49:29 YEAH.

09:49:29 >>Mayor Errington: IT'S ALL THE WAY DOWN THERE.
09:49:33 >>Mary Gibbs: I THINK IT'S BY WILD BLUE.
09:49:35 ACROSS FROM WILD BLUE BUT EAST OF THE PROPERTY.
09:49:37 I'M GETTING CONFUSED.
09:49:38 >>Mayor Errington: WHAT HAPPENS TO THE ANIMALS WHEN THE
09:49:40 WATER, IT RAINS AND THE FLOW WAY, IT GETS FULL OF WATER?
09:49:45 THEY JUST STAY WHERE THEY ARE?
09:49:46 >>Mary Gibbs: IF IT GOT REALLY FLOODED, THEY CAN CROSS UNDER
09:49:49 THE WILDLIFE CROSSING AND GO SOMEWHERE THAT'S LESS FLOODED.
09:49:53 BUT THEY NEVER REALLY GET THAT FLOODED.
09:49:56 THEY ACCOMMODATE THE WILDLIFE.
09:50:00 >>Vice-Mayor McLain: WILL THERE BE A DEVELOPMENT ORDER FOR
09:50:02 THE WILDLIFE CORRIDOR?

09:50:03 WILL WE HAVE A CHANCE TO SEE THAT?
09:50:05 BECAUSE THAT'S PROBABLY IMPORTANT TO THIS DEVELOPMENT.
09:50:09 >>Mary Gibbs: THE APPLICANT, THE DEVELOPER ON THIS PROPERTY
09:50:12 HAS BEEN WORKING WITH THE COUNTY ON THE ROAD, AND THEY ALL
09:50:15 ARE COORDINATING ON THE WILDLIFE CORRIDOR, AND DAVID WILLEMS
09:50:19 HAS BEEN COORDINATING, TOO, ON THE WILDLIFE CROSSING.
09:50:21 IT'S DONE BY THE COUNTY, BUT THEY HAVE BEEN COORDINATING
09:50:26 WITH US.
09:50:28 >>Mayor Errington: ONE LAST QUESTION.
09:50:29 HOW MANY WILDLIFE CORRIDORS ARE THERE ON CORKSCREW THAT'S
09:50:34 DEVELOPED ALREADY?
09:50:36 JUST THAT ONE AND ANOTHER ONE UP NEAR CORKSCREW SHORES?
09:50:39 >>Mary Gibbs: THERE'S AT LEAST TWO.
09:50:41 THERE MAY BE THREE.
09:50:42 I DON'T REMEMBER.
09:50:43 I FEEL LIKE I'M HAVING A POP QUIZ AND I'M FAILING.
09:50:47 >>Mayor Errington: SORRY.
09:50:48 I SHOULDN'T HAVE ASKED YOU --
09:50:50 [LAUGHTER]
09:50:50 YOU'RE BRILLIANT.
09:50:52 DON'T WORRY ABOUT IT.
09:50:54 I KNOW YOU'LL COME BACK WITH AN ANSWER.
09:50:56 >>Mary Gibbs: YES.
09:50:57 >>Mayor Errington: THAT'S NOT FAIR.
09:50:58 I DIDN'T MEAN TO PUT YOU ON THE SPOT.

09:51:01 THOSE LITTLE ANIMALS ARE DEPENDING ON YOU, MARY.
09:51:03 [LAUGHTER]
09:51:06 >>Mary Gibbs: PUT THEM ON MY BACK AND CARRY THEM OVER THE
09:51:08 ROAD.
09:51:08 >>Mayor Errington: TELL THOSE DEVELOPERS THEY HAVE TO DO
09:51:10 THAT.
09:51:11 ALL RIGHT.
09:51:12 THANK YOU.

09:51:13 ANY COMMENTS?
09:51:17 >>Carol Sacco: NO, NO PUBLIC COMMENT OR NO E-COMMENTS.
09:51:21 >>Mayor Errington: I NEED A MOTION.
09:51:22 MOTION MADE BY COUNCIL MEMBER BOESCH AND SECONDED BY COUNCIL
09:51:28 MEMBER WARD.
09:51:30 PLEASE CALL THE ROLL.
09:51:32 >>Joanne Ribble: AYE.
09:51:33 >>Larry Fiesel: AYE.
09:51:35 >>Jim Boesch: AYE.
09:51:36 >>Jim Ward: AYE.
09:51:37 >>Jim Wilson: AYE.
09:51:38 >>Vice-Mayor McLain: AYE.
09:51:40 >>Mayor Errington: AYE.
09:51:41 NEXT ON THE AGENDA, ITEM 7D, A RESOLUTION NUMBER 2022-05.
09:51:52 WOULD THE CLERK PLEASE READ THE RESOLUTION TITLE, PLEASE?
09:51:57 >>Carol Sacco: RESOLUTION 2022-05, A RESOLUTION CONFIRMING
09:52:00 THE APPROVAL OF PURCHASE OF VACANT LAND CONTRACT FOR

09:52:03 PURCHASE OF PROPERTY LOCATED AT BROADWAY EAST, ESTERO
09:52:07 (RIVER OAKS) FROM OLD TOWN PRESERVATION AND MANAGEMENT,
09:52:12 INCORPORATION; AND PROVIDING AN EFFECTIVE DATE.
09:52:15 >>Mayor Errington: STEVE, AGAIN.
09:52:16 >>Steven Sarkozy: THANK YOU, MAYOR, MEMBERS OF COUNCIL.
09:52:18 YOU'LL RECALL AT THE LAST MEETING WE TALKED ABOUT THE
09:52:20 PURCHASE OF WHAT WE CALL THE RIVER OAKS PARCEL.
09:52:23 THIS IS THE TEN-ACRE PARCEL THAT'S UP NEAR CASCADES,
09:52:32 ROOKERY, AND COUNTRY CREEK ON EAST BROADWAY.
09:52:36 THE COUNCIL INDICATED STRONG SUPPORT TO PROCEED WITH THE
09:52:40 PURCHASE.
09:52:42 THIS ITEM ON THE AGENDA IS GENERALLY MINISTERIAL BUT IT IS
09:52:47 AN AFFIRMATION OF OUR INTENT TO PURCHASE.
09:52:50 WE'VE INCLUDED A TIMELINE IN YOUR COUNCIL PACKET THAT HAS
09:52:57 SOME OF THE DATES, THE EFFECTIVE DATE OF THIS SIGNATURE FOR
09:53:00 THE PURCHASE AND SALE AGREEMENT THAT I SIGNED, BUT IT'S NOT
09:53:04 BINDING UNTIL THE COUNCIL APPROVES THE PURCHASE.
09:53:08 THIS DATE, WHICH CONFIRMS THE APPROVAL BY A FORMAL
09:53:12 RESOLUTION, AND THEN THE NEXT DATES THAT ARE IMPORTANT IS
09:53:15 THAT OUR DUE DILIGENCE PERIOD, WHICH IS THE LAST TIME THAT
09:53:19 WE CAN PULL OUT OF THIS PURCHASE, EXPIRES ON APRIL 26th.
09:53:24 SO WE HAVE A COUNCIL MEETING ON APRIL 20th, AND AT THAT
09:53:29 MEETING, WE WOULD PROPOSE TO TAKE THE FINAL DECISION TO
09:53:32 PURCHASE THE PROPERTY.
09:53:34 AND THEN WE WOULD CLOSE ON THE PROPERTY AND ACTUALLY TAKE

09:53:38 POSSESSION ON OR BEFORE MAY 23rd.
09:53:42 SO THIS IS ONE OF THE BABY STEPS, THE NEXT BIG STEP WOULD BE
09:53:46 ON APRIL 20th.
09:53:48 WE'RE RECOMMENDING APPROVAL.

09:53:50 NOTHING HAS CHANGED IN THIS FROM OUR PRIOR DISCUSSIONS.
09:53:53 WE ARE STILL TALKING ABOUT THE POSSIBLE PURCHASE OF SOME OF
09:53:58 THE EQUIPMENT THAT WOULD ALLOW US TO CONTINUE, THE DRIVING
09:54:04 RANGE OPERATION, IF THAT'S WHAT WE WANT TO DO.
09:54:07 SO WE'RE TRYING TO EVALUATE AND WEIGH THE COSTS OF THE
09:54:12 PURCHASE OF THE EQUIPMENT VERSUS THE POTENTIAL REVENUE.
09:54:14 SO THAT WOULD BE SOMETHING THAT WE COME UP WITH AS ONE OF
09:54:22 THE LAST STEPS.
09:54:23 SO THIS COMES TO YOU WITH A RECOMMENDATION FOR APPROVAL.
09:54:27 WE ARE PROCEEDING WITH THE PHASE ONE ENVIRONMENTAL, WHICH WE
09:54:33 DON'T ANTICIPATE ANY PROBLEMS AT ALL, AND THEN THE SURVEY AS
09:54:39 WELL.
09:54:39 SO THAT'S WHAT'S HAPPENING ON THIS PURCHASE.
09:54:45 >>Mayor Errington: LET ME BACK UP ON THAT.
09:54:48 I THOUGHT THIS WAS FOR RIVER OAKS.
09:54:50 >>Steven Sarkozy: YES.
09:54:52 >>Mayor Errington: BUT NOT THE DRIVING RANGE.
09:54:53 >>Steven Sarkozy: OH, I'M SORRY.
09:54:57 >>Mayor Errington: IT'S THE NEXT ITEM.
09:54:58 WE DON'T HAVE ANY EQUIPMENT ON IT.
09:55:00 I'M LIKE, WHERE IS THIS DRIVING RANGE?

09:55:01 BUT THEY ARE SO SIMILAR.
09:55:05 TRYING TO CONFUSE ME.
09:55:09 WE CAN KIND OF GENTLY GO INTO THE DRIVING RANGE.
09:55:14 >>Steven Sarkozy: EXCUSE ME, COUNCIL, FOR --
09:55:17 [LAUGHTER]
09:55:17 >>Mayor Errington: THAT'S OKAY.
09:55:18 THEY ARE CLOSE TO OUR HEARTS, BOTH OF THEM.
09:55:22 >>Steven Sarkozy: BUT NOT, OBVIOUSLY, BETWEEN MY EARS.
09:55:27 [LAUGHTER]
09:55:27 >>Mayor Errington: THE FINALITY THEN OF THE RIVER OAKS IS,
09:55:32 ONCE THIS IS DONE IS IT DONE?
09:55:33 >>Steven Sarkozy: NO, YOU HAVE ANOTHER MEETING ON THE
09:55:35 20th.
09:55:37 >>Mayor Errington: SO WE CAN END THAT RIGHT THERE THEN.
09:55:39 >>Steven Sarkozy: YEP.
09:55:40 >>Mayor Errington: OKAY.
09:55:40 SO THAT'S WHAT WE'LL DO.
09:55:44 >>Vice-Mayor McLain: ARE WE DOING ANY KIND OF INSPECTIONS IN
09:55:46 THERE AT ALL?
09:55:47 >>Steven Sarkozy: YES.
09:55:47 >>Vice-Mayor McLain: SOME KIND OF ENVIRONMENTAL AREAS.
09:55:50 >>Steven Sarkozy: YES.
09:55:51 THE ENVIRONMENTAL FOR BOTH PROPERTIES, THE ENVIRONMENTAL AND
09:55:53 THE SURVEY WORK IS UNDERWAY.
09:55:56 >>Mayor Errington: THANK YOU.

09:55:57 THAT'S GOOD.
09:55:57 ANY COMMENTS, QUESTIONS FROM COUNCIL?
09:56:04 >>Jim Ward: JUST A PROCESS QUESTION.
09:56:05 WHY ARE WE DELAYING TO THE 20th AS OPPOSED TO DOING IT
09:56:09 TODAY?
09:56:10 TO DO THE INSPECTIONS?
09:56:11 >>Steven Sarkozy: YES.
09:56:14 >>Jim Boesch: JUST ONE COMMENT, I WANT TO REMIND YOU THAT
09:56:17 THIS WILL BE A VALUABLE FLOOD PROPERTY THAT WE'RE GOING TO
09:56:20 HAVE BECAUSE WE DON'T SEE FLOODS UNLESS THEY COME.
09:56:28 I WAS INVOLVED AS MAYOR WHEN THE FLOOD CAME THE LAST TIME,
09:56:31 AND I THINK THE NUMBER ONE SPOT IN ALL OF ESTERO FOR FLOODS
09:56:36 WAS ON THE CORNER OF ESTERO PARKWAY AND RIGHT AT THE BRIDGE.
09:56:44 THAT PROPERTY FLOWS RIGHT DOWN THROUGH THAT PROPERTY.
09:56:51 THIS WOULD BE A VERY VALUABLE ASSET AS WE LOOK TO SOLVE SOME
09:56:57 OF THE FLOOD PROBLEMS IN OUR AREA.
09:56:59 >>Mayor Errington: ANY OTHER COMMENTS?
09:57:00 I AGREE WITH YOU.
09:57:02 IT'S A BEAUTIFUL PIECE OF PROPERTY.
09:57:04 IT WILL BE A REAL ASSET FOR THE VILLAGE TO OWN THAT AND TO
09:57:10 REALLY MAKE SOMETHING THAT WILL BE VERY BENEFICIAL TO THE
09:57:12 COMMUNITY OUT OF IT.
09:57:14 I AM DELIGHTED THAT WE ARE THIS FAR ALONG WITH THAT PIECE OF
09:57:19 PROPERTY.
09:57:22 NOTHING BUT GOOD DAYS AHEAD OF IT.

09:57:26 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT, BUT WE DID HAVE
09:57:29 TWO E-COMMENTS THAT WERE SENT OUT TO THE COUNCIL YESTERDAY
09:57:32 AFTERNOON.
09:57:33 AND THEY WILL BE PUT IN THE PUBLIC RECORD.
09:57:35 >>Mayor Errington: YES.
09:57:35 THANK YOU.
09:57:36 NEED A MOTION.
09:57:37 MOTION MADE BY COUNCIL MEMBER WILSON.
09:57:41 SECONDED BY COUNCIL MEMBER BOESCH.
09:57:43 PLEASE CALL THE ROLL.
09:57:45 >>Jim Wilson: AYE.
09:57:47 >>Jim Ward: AYE.
09:57:48 >>Jim Boesch: AYE.
09:57:50 >>Larry Fiesel: AYE.
09:57:51 >>Joanne Ribble: AYE.
09:57:53 >>Vice-Mayor McLain: AYE.
09:57:55 >>Mayor Errington: AYE.
09:57:55 ITEM NUMBER 7E.
09:58:10 2022-06.
09:58:13 WOULD THE CLERK READ THE RESOLUTION TITLE FOR THIS?
09:58:15 >>Carol Sacco: RESOLUTION 2022-06, A RESOLUTION APPROVING A
09:58:18 COMMERCIAL CONTRACT FOR THE PURCHASE OF REAL ESTATE FROM

09:58:20 GESS FAMILY PARTNERSHIP AND GULF COAST DRIVING RANGE LLC,
09:58:25 LOCATED AT 9000 WILLIAMS ROAD, ESTERO FLORIDA; PROVIDING FOR
09:58:29 DUE DILIGENCE; AND PROVIDING AN EFFECTIVE DATE.

09:58:32 >>Mayor Errington: THANK YOU.
09:58:33 STEVE?
09:58:33 >>Steven Sarkozy: OKAY.
09:58:35 THIS ONE --
09:58:36 >>Mayor Errington: THIS IS FOR REAL.
09:58:37 [LAUGHTER]
09:58:38 >>Steven Sarkozy: I APOLOGIZE, COUNCIL, FOR BEING OFF TRACK.
09:58:41 >>Mayor Errington: IT'S OKAY.
09:58:42 >>Steven Sarkozy: THIS IS ALSO SUMMARIZED IN A DESK PACKET
09:58:47 ITEM THAT SPELLS OUT THE TIMETABLE.
09:58:50 THE PURCHASE ON THIS ONE IS $4.25 MILLION.
09:58:53 IT IS THE LAST REMAINING COMMERCIAL PARCEL ON THE STRETCH OF
09:58:57 WILLIAMS ROAD ALONG THE FRONTAGE WITH THE HIGH SCHOOL AND
09:59:03 THE PARK, ALL THE WAY OVER TO THE RAILROAD LINE.
09:59:10 THIS ITEM CAME TO YOU AT THE LAST MEETINGS AND WERE
09:59:18 SIMILARLY INVOLVED IN THE DUE DILIGENCE PROCESS ON THIS
09:59:22 PARCEL.
09:59:23 WE'RE PROPOSING FINAL APPROVAL ON THIS IN MAY AND CLOSING ON
09:59:29 OR BEFORE JUNE 30th.
09:59:32 THE OTHER COMMENTS THAT I MADE REGARDING LOOKING AT THE
09:59:35 EQUIPMENT APPLY HERE.
09:59:40 >>Mayor Errington: ANY COMMENTS?
09:59:42 YES.
09:59:42 >>Vice-Mayor McLain: I MADE A LITTLE TRIP OVER THERE AFTER
09:59:45 WE HAD THE INITIAL DISCUSSION ON THIS.

09:59:46 I KNOW THIS IS AN AS-IS CONTRACT, WHICH MEANS WE ASSUME IN
09:59:51 THE CURRENT CONDITION.
09:59:53 I DO HAVE SOME CONCERNS ABOUT THE CURRENT CONDITION.
09:59:58 FOR LIABILITY PURPOSES, IF YOU LOOK AT THE BUILDING AND
10:00:00 MAYBE EVEN THE APPROACHES TO THE BUILDING, THERE ARE
10:00:03 PROBABLY SOME TRIP HAZARDS THERE.
10:00:06 I LOOKED AT SOME OF THE ELECTRICAL ON THE OUTSIDE UNDERNEATH
10:00:10 THE EAVES.
10:00:12 I THINK THERE ARE SOME SERIOUS DEFICIENCIES IN THERE THAT I
10:00:16 THINK DURING OUR DUE DILIGENCE THAT WE SHOULD REALLY MAKE A
10:00:20 LIST OF THOSE AND UNDERSTAND WHAT IT'S GOING TO COST US TO
10:00:24 MAYBE BRING THAT UP TO AT LEAST SAFETY CONDITIONS.
10:00:27 WE DON'T WANT TO BUY A PIECE OF PROPERTY AND HAVE IT SHORT
10:00:30 OUT AND BURN DOWN OR WE SURELY DON'T WANT ANYBODY TO BE
10:00:34 HURT.
10:00:35 REGARDING THE EQUIPMENT, THE EQUIPMENT IS BASICALLY A GOLF
10:00:41 CART WITH A BALL COLLECTOR IN THE FRONT OF IT.
10:00:47 PRETTY SIMPLE EQUIPMENT.

10:00:49 SO I'M HOPING THAT THE VALUE OF THAT WOULD BE IN THE
10:00:54 HUNDREDS AND NOT A NUMBER MUCH MORE THAN THAT.
10:00:58 I'M NOT AN EXPERT IN LOOKING AT THAT, BUT IT DIDN'T LOOK
10:01:00 LIKE IT WAS IN SUPERB CONDITION EITHER.
10:01:03 OUR DUE DILIGENCE SHOULD BE PRETTY THOROUGH IN THERE, SO WE
10:01:07 KNOW WHAT WE'RE GETTING INTO.
10:01:09 BECAUSE I THINK WE'VE SAID WE'RE GOING TO MAINTAIN THE

10:01:11 OPERATION OF THIS AFTERWARDS SO THAT PEOPLE ARE USING IT.
10:01:15 >>Steven Sarkozy: WELL, WE CAN.
10:01:16 WE HAVE NOT, BECAUSE WE DON'T KNOW ABOUT THE EQUIPMENT AND
10:01:19 BECAUSE WE'RE NOT SURE WHAT WE'RE GOING TO DO LONG TERM AND
10:01:23 WE'RE COMING OUT OF SEASON WHERE THERE WILL BE LESS DEMAND.
10:01:29 WE'RE NOT SURE YET THAT THE ONGOING OPERATION IS SOMETHING
10:01:33 THAT WE SHOULD KEEP.
10:01:34 THAT'S STILL IN REVIEW.
10:01:37 >>Mayor Errington: ANYONE ELSE HAVE ANY COMMENTS?
10:01:39 I THINK THIS TEN ACRES AND THE OTHER TEN ACRES WITH THE
10:01:45 RIVER OAKS, YOU REALIZE HOW LONG, FOR MANY YEARS, IT'S BEEN
10:01:51 AT LEAST FIVE YEARS, MAYBE SIX YEARS, WE HAVE BEEN LOOKING
10:01:56 AT THIS, BOTH OF THOSE PARCELS.
10:01:57 SO IT'S VERY, VERY EXCITING TO EVEN THINK THAT WE HAVE THEM
10:02:02 BOTH ON THE SAME AGENDA FOR THE SAME DAY.
10:02:05 THIS IS REALLY, REALLY GOOD FOR THE VILLAGE BECAUSE EACH ONE
10:02:12 WILL BE ADDING SOMETHING, A REAL ASSET TO THE VILLAGE.
10:02:17 I'M JUST DELIGHTED TO SEE BOTH OF THEM TOGETHER.
10:02:21 DO YOU HAVE ANY COMMENTS?
10:02:23 >>Carol Sacco: NO PUBLIC COMMENT.
10:02:26 >>Mayor Errington: I'VE INSPIRED HIM TO SPEAK NOW.
10:02:29 >>Jim Boesch: I DO WANT TO MENTION ALONG WITH THIS THING, OF
10:02:33 COURSE, WE'VE BEEN HERE FOR EIGHT YEARS.
10:02:37 WE WERE ABLE TO CONCLUDE THAT ADJOINING PROPERTY THAT YOU'RE
10:02:43 SEEING IN YOUR PROPOSALS TWO YEARS AGO, STEVE, FROM THE

10:02:52 CHURCH, AND IT IS JUST A TWIN PIECE OF PROPERTY THAT
10:02:55 HAPPENED TO COME ALONG, WHICH REALLY BENEFITS THE ENTIRE
10:03:01 CONCEPT OF STARTING A PROGRAM FOR RECREATIONAL.
10:03:07 I WOULD LIKE TO MENTION DURING THOSE DISCUSSIONS, HIGH
10:03:15 SCHOOL WOMEN'S SOCCER TEAM WON STATE CHAMPIONSHIP AND I
10:03:21 THINK NEXT YEAR OR YEAR AFTER, CAME IN SECOND AT THE STATE
10:03:26 CHAMPIONSHIP, AND THEY DID NOT HAVE A FIELD TO PRACTICE ON.
10:03:32 THEY WERE RUNNING ALL OVER THE TOWN AND EVEN ENDED UP
10:03:35 PRACTICING SOMETIMES UP IN SAN CARLOS.
10:03:39 EVEN IF WE WERE THINKING OF ANYTHING ELSE, THE NEED FOR
10:03:47 RECREATIONAL PROPERTY, I'M SURE EVERY ONE OF US HAVE HAD
10:03:51 SOME OF THE YOUNGER PEOPLE, PARENTS TALK TO US ABOUT GOING
10:03:55 OUT OF TOWN FOR ALL THE DIFFERENT OTHER THAN MUNICIPAL
10:04:03 ACTIVITIES.

10:04:05 EVEN ONE PERSON TALKED TO ME ABOUT -- WHICH IS IN NORTH FORT
10:04:14 MYERS IN ORDER TO PRACTICE FOR LACROSSE PROGRAM.
10:04:17 PART OF THIS IS SUCH AN INTEGRAL PART OF WEAVING INTO THE
10:04:21 FACT THAT IT BUMPS RIGHT INTO THE RECREATION PROPERTY AND
10:04:29 CERTAINLY ADJOINS THE HIGH SCHOOL -- I MEAN, THE HIGH SCHOOL
10:04:34 AND THE PROPERTY THAT IS REALLY ESSENTIAL FOR A RECREATIONAL
10:04:40 PROGRAM TO REALLY START GOING INTO TOWN.
10:04:44 THIS IS AS ESSENTIAL AS THE FLOOD PROPERTY THAT WE'RE
10:04:50 APPLYING FOR OUR FUTURE PROGRAM.
10:04:53 >>Mayor Errington: THANK YOU.
10:04:54 >>Carol Sacco: MAYOR, WE DO NOT HAVE ANY PUBLIC COMMENT.

10:04:56 AGAIN, THERE WAS ONE E-COMMENT FOR THIS AND IT WAS SENT OUT
10:04:59 TO THE VILLAGE COUNCIL YESTERDAY AND WILL BE IN PUBLIC
10:05:02 RECORD.
10:05:03 >>Mayor Errington: THANK YOU.
10:05:06 >>Jim Ward: STEVE, DO WE HAVE A BINDING CONTRACT THAT BINDS
10:05:08 THE SELLER TO SELL IT TO US?
10:05:10 >>Steven Sarkozy: YES.
10:05:11 >>Jim Ward: NO ONE CAN COME IN AND TAKE THIS.
10:05:13 >>Steven Sarkozy: CORRECT.
10:05:14 >>Jim Ward: THANK YOU.
10:05:15 >>Mayor Errington: I NEED A MOTION.
10:05:20 >> SO MOVED.
10:05:20 >>Mayor Errington: MOTION MADE BY COUNCIL MEMBER FIESEL AND
10:05:22 SECONDED BY COUNCIL MEMBER RIBBLE.
10:05:24 PLEASE CALL THE ROLL.
10:05:25 >>Joanne Ribble: AYE.
10:05:26 >>Larry Fiesel: AYE.
10:05:28 >>Jim Boesch: AYE.
10:05:30 >>Jim Ward: AYE.
10:05:31 >>Jim Wilson: AYE.
10:05:32 >>Vice-Mayor McLain: AYE.
10:05:34 >>Mayor Errington: AYE.
10:05:35 THE NEXT ITEM ON THE AGENDA IS THE SHORT LIST OF FIRMS FOR
10:05:42 VILLAGE ATTORNEY SERVICES.
10:05:43 RFP 2022-02.

10:05:47 STEVE, WILL YOU INTRODUCE THIS, PLEASE?
10:05:49 >>Steven Sarkozy: THANK YOU, MAYOR AND MEMBERS OF COUNCIL.
10:05:53 VILLAGE COUNCIL HAS DIRECTED STAFF TO BID OUT THE SERVICES
10:05:58 FOR VILLAGE ATTORNEY SERVICES.
10:06:00 AND WE'VE DONE SO ACCORDING TO STATE STATUTE.
10:06:04 YOU'VE DELEGATED THE REVIEW AND RECOMMENDATION PROCESS.
10:06:11 HOWEVER, THE FINAL SELECTION IS AN APPOINTMENT BY THE
10:06:16 VILLAGE COUNCIL.
10:06:17 THE PROCESS HAS US ADVERTISING FOR ATTORNEYS.
10:06:24 WE'VE RECEIVED FOUR PROPOSALS.

10:06:28 TO CONFORM WITH THE STATE STATUTES AND THE REQUIREMENTS THAT
10:06:31 THE COUNCIL APPROVE EACH STEP OF THE PROCESS, WE'RE
10:06:35 RECOMMENDING THAT WE NOT DELETE ANYBODY FROM THE POOL AT
10:06:39 THIS POINT, THAT YOU AUTHORIZE ALL FOUR TO GO FORWARD AND BE
10:06:44 INTERVIEWED BY STAFF AND ATTORNEY TEAM THAT WILL THEN BRING
10:06:51 BACK A RECOMMENDATION FOR COUNCIL CONSIDERATION.
10:06:53 SO THE ACTION TODAY IS SIMPLY APPROVING THE ENTIRE LIST OF
10:07:01 APPLICANTS HERE FOR REVIEW BY OUR COMMITTEE.
10:07:06 >>Mayor Errington: THANK YOU.
10:07:07 COUNCIL, ANY QUESTIONS, COMMENTS?
10:07:12 >>Jim Boesch: STEVE, I KNOW THAT YOU SET UP THIS WHOLE
10:07:16 PROGRAM, BUT I THINK IF THERE'S ANY OTHER ADMINISTRATIVE
10:07:23 PERSON, WHETHER IT'S ON CONTRACT OR HIRED, THAT'S IMPORTANT
10:07:27 TO THIS COMMUNITY OTHER THAN YOURSELF, IT'S THE ATTORNEY
10:07:31 THAT WE HIRE.

10:07:32 AND SO IN THIS PARTICULAR CASE, I THINK YOU'RE GOING TO HAVE
10:07:36 YOUR STAFF REVIEW.
10:07:40 I WOULD ASK THAT THE COUNCIL, AS WE HAVE INDIVIDUAL MEETINGS
10:07:43 WITH YOU, AT ONE OF THOSE INDIVIDUAL MEETINGS, IF YOU WANT
10:07:48 TO SET A DIFFERENT SCHEDULE, THAT EVERY COUNCIL MEMBER HAS A
10:07:53 CHANCE TO MEET WITH EACH ONE OF THESE PEOPLE SO WE KNOW --
10:07:59 BECAUSE WE'RE GOING TO BE DEALING WITH THEM FULL-TIME ALL
10:08:02 THE TIME AS OPPOSED TO A CONTRACTOR, YOU HAVE TO DO A ROAD
10:08:08 PAVING PROGRAM OR SOMETHING ELSE.
10:08:11 I WOULD REQUEST THAT WE ALL HAVE A CHANCE TO MEET THESE
10:08:13 PEOPLE INDIVIDUALLY EVEN THOUGH IT WAS SORT OF A BURDEN THAT
10:08:19 WE HAVE TO DO IT THAT WAY, BUT IT'S STATE LAW.
10:08:22 BUT I WOULD REQUEST THAT WE HAVE A CHANCE TO MEET THEM
10:08:26 BEFORE WE HIRE THEM AS WELL.
10:08:31 >>Steven Sarkozy: THE THOUGHT WAS IS THAT YOU DIRECTED THE
10:08:35 STAFF TO BRING YOU BACK A RECOMMENDATION.
10:08:38 AND INSTEAD OF MEETING WITH ALL FOUR, WE COULD HAVE YOU MEET
10:08:43 WITH THE FINAL FIRM TO BE RECOMMENDED, AND THEN IF THAT GOES
10:08:48 FORWARD AND THERE'S NOT APPROVAL, WE COULD GO BACK INTO THE
10:08:50 POOL AND LOOK AT OTHERS.
10:08:52 IF THAT WOULD WORK.
10:08:55 >>Jim Boesch: WELL, I THINK IF EACH ATTORNEY ENTITY IS
10:09:00 INTERESTED IN WORKING HERE IN THE TOWN, IF THEY CAME HERE
10:09:05 FOR ONE DAY AND WE HAD A CHANCE, OR ONE MORNING.
10:09:10 WE ONLY NEED HALF AN HOUR TO TALK TO EACH ONE OF THEM, I

10:09:15 DON'T THINK.
10:09:15 BUT WE HAVE A CHANCE INDIVIDUALLY TO MEET THE FOUR
10:09:18 CANDIDATES SO AS YOU COME UP, WE ALSO CAN REFLECT ON WHY YOU
10:09:22 PICKED THAT ONE ENTITY TO BE IN LINE AS WELL.
10:09:29 KEEP IN MIND THAT NOT ONLY ARE WE GOING TO WORK WITH THE
10:09:31 ATTORNEY HERE AT THE MEETINGS, BUT WE'RE GOING TO BE WORKING

10:09:35 WITH THEM DAY BY DAY.
10:09:36 I THINK WE ALL HAVE TALKED TO FORMER ATTORNEYS AT DIFFERENT
10:09:41 TIMES, AND WE WANT TO BE COMFORTABLE THAT PERSONALLY WE HAVE
10:09:47 OUR OWN PERSONAL THOUGHTS AND WANT TO MAKE SURE THAT IT'S
10:09:56 AFFIRMED WHEN WE GO FORWARD WITH HIRING SUCH IMPORTANT
10:10:04 ADMINISTRATOR FOR THIS TOWN.
10:10:06 >>Steven Sarkozy: THAT'S CERTAINLY FINE.
10:10:07 THAT'S A DIFFERENT DIRECTION THAN WHAT YOU DIRECTED BEFORE.
10:10:11 BUT WE CAN EASILY DO THAT.
10:10:13 >>Jim Boesch: I UNDERSTAND.
10:10:15 >>Mayor Errington: WE HAVE A COMMENT HERE.
10:10:17 >>Vice-Mayor McLain: I'D LIKE TO KNOW THE PEOPLE ALSO, BUT
10:10:20 JUST TO STREAMLINE THIS PROCESS A LITTLE BIT, IT MAY BE
10:10:23 WORTHWHILE FOR THE COMMITTEE THAT YOU PUT TOGETHER, STEVE,
10:10:27 TO GO THROUGH THE FOUR AND MAYBE BRING IT DOWN TO TWO
10:10:33 BECAUSE MAYBE THE OTHER TWO AREN'T INTERESTED.
10:10:36 I WOULD BE INTERESTED IN AT LEAST TALKING TO THE FINAL TWO,
10:10:40 I THINK.
10:10:40 BUT ALL FOUR OF THEM, I'D LIKE TO MAYBE HAVE A PRESCREEN BY

10:10:44 YOU TO MAKE SURE IT MAY MAKE THE CUT FOR ALL THE ELEMENTS
10:10:47 THAT YOU NEED TO SUPPORT OUR EFFORTS IN THERE.
10:10:50 FOUR MIGHT BE A LITTLE BIT EXTRA TIME AND ENERGY THAN WE ALL
10:10:57 HAVE.
10:11:02 >>Jim Ward: THAT'S A COMPROMISE I WOULD RECOMMEND.
10:11:05 >>Joanne Ribble: I WOULD, TOO.
10:11:06 I WOULD THINK WHEN THE STAFF INTERVIEWS THE FOUR, SOMEONE
10:11:08 WILL RISE TO THE TOP, AND THEY CAN DIRECT US WHO BEST TO
10:11:13 SPEAK TO AFTER THAT.
10:11:14 I LIKE THAT COMPROMISE.
10:11:15 >>Mayor Errington: WITH TWO.
10:11:16 >>Joanne Ribble: YES.
10:11:18 >>Larry Fiesel: I DO TOO.
10:11:19 >>Jim Boesch: MAYOR, I UNDERSTAND THE VOTE COUNTS.
10:11:24 JUST KEEP IN MIND THAT OUR ATTORNEYS IN THE PAST HAVE BEEN
10:11:30 PAID AS MUCH AS 500,000, STEVE?
10:11:35 >>Steven Sarkozy: NO.
10:11:36 ABOUT --
10:11:36 >>Jim Boesch: WHAT'S THE HIGHEST WE PAID THEM?
10:11:39 >>Steven Sarkozy: WELL, FOR THE GENERAL SERVICES, ABOUT
10:11:41 250,000 A YEAR.
10:11:42 >>Jim Boesch: 250 AND THAT RELATES TO THE FACT THAT'S MORE
10:11:47 THAN STEVE GETS PAID.
10:11:48 THIS IS HOW IMPORTANT THE ATTORNEY IS.
10:11:53 SO, OKAY, WHATEVER THE VOTE IS I GO ALONG WITH WHATEVER THE

10:11:57 VOTE IS.
10:12:00 >>Mayor Errington: ANY OTHER COMMENTS?

10:12:05 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT AND NO E-COMMENTS.
10:12:11 >>Mayor Errington: STEVE, DO WE REVISE THE MOTION TO STATE
10:12:16 --
10:12:17 >>Steven Sarkozy: NO.
10:12:19 I WOULD SUGGEST THAT YOU STILL PASS THIS RESOLUTION, BUT
10:12:22 YOUR DIRECTION AFTER THE RESOLUTION WOULD BE TO REQUEST A
10:12:29 CHANCE TO INTERVIEW THE TOP TWO.
10:12:38 >>Mayor Errington: OKAY.
10:12:39 THEN WE HAVE NO COMMENTS YOU SAID.
10:12:42 OR NO E-COMMENTS.
10:12:44 A MOTION IS NEEDED TO DO THIS.
10:12:48 >>Vice-Mayor McLain: I'LL MAKE THAT MOTION.
10:12:49 >>Mayor Errington: MOTION MADE BY VICE-MAYOR McLAIN AND
10:12:53 SECONDED BY COUNCIL MEMBER WARD.
10:12:55 PLEASE CALL THE ROLL.
10:12:57 >>Jim Wilson: NO.
10:13:03 >>Carol Sacco: NO.
10:13:04 >>Jim Wilson: THAT'S WHAT I SAID.
10:13:05 >>Jim Ward: AYE.
10:13:06 >>Jim Boesch: NO.
10:13:09 >>Larry Fiesel: AYE.
10:13:11 >>Joanne Ribble: AYE.
10:13:13 >>Vice-Mayor McLain: AYE.

10:13:15 >>Mayor Errington: AYE.
10:13:16 OKAY.
10:13:26 ITEM NUMBER 8.
10:13:27 >>Carol Sacco: WE HAVE NO PUBLIC COMMENT.
10:13:31 >>Mayor Errington: NO PUBLIC COMMENT.
10:13:33 ITEM NUMBER 9, COUNCIL COMMUNICATIONS.
10:13:37 LET'S START TODAY WITH COUNCIL MEMBER JIM WILSON.
10:13:41 DO YOU HAVE ANYTHING TO TELL US?
10:13:45 >>Jim Wilson: ACTUALLY, NO REPORT.
10:13:46 >>Mayor Errington: OKAY.
10:13:48 >>Jim Wilson: GOING FOR A RECORD.
10:13:50 IT'S ONLY 10 --
10:13:53 >>Mayor Errington: COUNCIL MEMBER WARD.
10:13:55 >>Jim Ward: JUST REALLY THAT THE ESTERO AT THE RIVER, ESTERO
10:14:00 FOUNDATION DINNER WAS A GREAT SUCCESS.
10:14:02 I REALLY ENJOYED IT.
10:14:04 HAD AN OPPORTUNITY TO MEET SOME OF THE PEOPLE THAT WERE
10:14:06 ORIGINALLY INVOLVED WITH IT.
10:14:08 I DIDN'T REALLY UNDERSTAND IT TO A GREAT EXTENT UNTIL I HAD
10:14:10 AN OPPORTUNITY TO TALK TO SOME PEOPLE.
10:14:13 REALLY ENJOYED THAT EVENING.
10:14:15 I UNDERSTAND THE ESTERO FEST WAS A GREAT SUCCESS AS WELL.
10:14:18 I THINK WE'RE DOING SOME REALLY GREAT THINGS.
10:14:24 >>Jim Boesch: I JUST WANT TO COMMENT, I'M COUNTING ON THE

10:14:29 SAME THINGS THAT JIM IS, BUT UNDERSTAND THAT IF ANYBODY IS

10:14:34 GOING TO MAKE ANY DONATION, SMALL OR SUBSTANTIAL, THEY
10:14:41 CANNOT MAKE IT TO THE VILLAGE AND CLAIM ANY TAX BENEFITS.
10:14:49 AND WITH THE FOUNDATION, THAT CAN BE ACCOMPLISHED BY ANYBODY
10:14:54 WHO WANTS TO MAKE A DONATION TO THE VILLAGE CAN QUALIFY FOR
10:15:00 -- I'M NOT SAYING WHETHER THEY GET IT OR NOT -- THAT IS A
10:15:04 TAX DECISION, BUT THEY CAN QUALIFY FOR TAX PARTICIPATION BY
10:15:12 DONATING THROUGH THE FOUNDATION.
10:15:15 SO AS WE GO ALONG, FOR INSTANCE, IF WE'RE LOOKING FOR THE
10:15:21 PERFORMING ARTS CENTER TO ACCOMPLISH THAT, WE'RE PROBABLY
10:15:24 LOOKING IN THE AREA OF BETWEEN 20 AND $30 MILLION.
10:15:28 AND THAT ISN'T GOING TO BE DONE BY HUNDRED DOLLARS OR 200
10:15:33 DOLLARS AT A TIME, AS WE ALL CAN UNDERSTAND.
10:15:36 SO THIS FOUNDATION, THEY WILL BE ABLE TO DEVOTE ANY AMOUNT
10:15:43 THEY WANT AND WILL BE QUALIFIED FOR TAX RELIEF OR WHATEVER,
10:15:52 AND IT'S THE ENTITY THAT WILL ALLOW ANYBODY TO DO THAT.
10:15:59 AND SO THAT'S WHY IT'S SO IMPORTANT.
10:16:03 MANY MUNICIPALITIES DO NOT HAVE THIS.
10:16:06 SO THEY CANNOT UNDERTAKE IT, PROGRAMS LIKE THIS.
10:16:11 AND WE'RE FORTUNATE TO HAVE SOMETHING LIKE THAT.
10:16:15 >>Mayor Errington: THANK YOU.
10:16:15 COUNCIL MEMBER RIBBLE?
10:16:18 >>Joanne Ribble: I JUST WANTED TO MENTION ALSO, KUDOS TO THE
10:16:21 CHAMBER OF COMMERCE FOR THE WONDERFUL EVENT THEY PUT ON
10:16:24 SATURDAY FOR ESTERO FEST.
10:16:26 IT WAS ESTIMATED THAT ABOUT A THOUSAND PEOPLE WERE THERE.

10:16:31 IT'S GOOD TO SEE THAT THE CHAMBER IS ON A PATH TO BE
10:16:34 SELF-SUFFICIENT.
10:16:35 I HOPE THEY COME UP WITH A LOT MORE VENUES LIKE THAT.
10:16:39 AND IT WAS NICE TO SEE AT THAT EVENT AND AT THE ESTERO
10:16:43 FOREVER EVENT THAT EVERY VOLUNTEER GROUP IN ESTERO WAS
10:16:48 REPRESENTED.
10:16:49 THAT WAS WONDERFUL TO SEE.
10:16:50 JUST A SHOUT-OUT TO THE POWERS THAT BE.
10:16:55 IF THEY COULD -- IF THE STAFF COULD PLEASE KEEP AN EYE ON
10:17:01 THE TIMING OF THE LIGHTS AT COCONUT AND 41.
10:17:06 THE BACKUPS ARE STARTING TO HAPPEN.
10:17:08 THE CONSTRUCTION IS STARTING.
10:17:09 THE TRUCKS ARE COMING DOWN, AND THE CONTRACTORS ARE THERE.
10:17:13 AND I'M GETTING CALLS ABOUT, YOU KNOW, LETTING MORE THAN TWO
10:17:17 CARS AT A TIME GO THROUGH THE LIGHT.
10:17:21 >>Mayor Errington: THANK YOU.
10:17:25 >>Larry Fiesel: TO PLAY OFF OF THE COCONUT ROAD AND THE
10:17:27 DEVELOPMENT GOING ON AT THE END OF COCONUT ROAD, A COUPLE OF
10:17:30 ARTICLES IN THE NEWSPAPER THIS PAST WEEK GAVE CREDIT TO THE
10:17:33 VILLAGE OF ESTERO FOR THAT DEVELOPMENT.

10:17:37 I THINK IT WAS MISPLACED BUT WE'LL TAKE EVERY POSITIVE THING
10:17:43 THAT COMES OUR DIRECTION.
10:17:44 YOU ALL APPOINTED ME TO THE TOURIST DEVELOPMENTAL COUNCIL AS
10:17:48 A REPRESENTATIVE OF THIS COUNCIL.
10:17:52 I JUST WANTED TO GIVE SOME INFORMATION.

10:17:54 WE ALL PROBABLY, AT LEAST SPEAKING FOR MYSELF AND I THINK
10:18:00 I'VE HEARD OTHERS TALK, THERE SEEMS TO BE AN INCREDIBLE
10:18:02 AMOUNT OF MOVEMENT, TRAFFIC, OCCUPATION -- OCCUPANCY OF THE
10:18:08 HOTELS AND THINGS AROUND THIS AREA.
10:18:10 AND STATISTICALLY TO SUPPORT WHY THAT HAPPENS TO BE BED TAX
10:18:16 FOR THE MONTH OF JANUARY 2022, YEAR OVER YEAR, WAS
10:18:20 $7.6 MILLION.
10:18:22 AND TO PUT THAT IN PERSPECTIVE, THAT'S 48% HIGHER THAN IT
10:18:25 WAS IN 2021.
10:18:27 SO THAT MEANS THERE'S 48% MORE PEOPLE TRAVELING THE ROADS IN
10:18:32 LEE COUNTY AND ESTERO.
10:18:35 THE PASSENGERS THROUGH RSW JANUARY 2022 EXCEEDED A MILLION
10:18:40 PASSENGERS WHICH WAS 52% HIGHER THAN THE PREVIOUS YEAR.
10:18:46 SO WE'RE SUPPORTING A LOT OF ADDITIONAL GROWTH.
10:18:51 LEE COUNTY IS THE RECIPIENT OF ALL OF THESE PEOPLE THAT WANT
10:18:54 TO COME TO FLORIDA TO GET AWAY FROM THE NORTH AND WHATEVER
10:18:58 THEY ARE GETTING AWAY FROM, POLITICS OR WEATHER, PROBABLY
10:19:02 BOTH.
10:19:02 ANOTHER THING, THERE WAS AN ARTICLE IN THE INDIANAPOLIS
10:19:10 NEWSPAPER BACK IN THE MIDDLE OF LAST MONTH THAT I THOUGHT
10:19:14 WAS KIND OF INTERESTING.
10:19:16 THE ARTICLE BASICALLY GOES TO STATE THAT INDIANA TOPS THE
10:19:21 LIST OF STATES WITH MOST DIRTY WATERWAYS.
10:19:25 25,000 MILES OF RIVERS AND STREAMS ARE POLLUTED.
10:19:30 IT CAUGHT MY ATTENTION IN LIGHT OF THE MOVES THAT THIS

10:19:32 COUNCIL HAS MADE RECENTLY TO CONVERT THE SEPTIC TO SEWER.
10:19:37 WE SOMETIMES THINK THAT THIS WATER POLLUTION IS AFFECTING
10:19:42 ONLY OUR AREA, OUR PART OF THE STATE, BUT IT'S A NATIONAL
10:19:46 ISSUE.
10:19:48 MY HOME STATE, DIRTIEST WATER IN THE COUNTRY.
10:19:51 THAT KIND OF DIDN'T FIT WELL WITH ME WHEN I READ THAT.
10:19:54 AND BEYOND THE PROBLEMS WITH OUR STREAMS AND RIVERS, IT SAYS
10:19:59 99% OF THE LAKES AND RESERVOIRS DESIGNATED FOR DRINKING
10:20:03 WATER HAVE TESTED FOR IMPAIRED WATER QUALITY.
10:20:08 THAT KIND OF MAKES YOU NOT WANT TO DRINK TAP WATER IN
10:20:13 INDIANA.
10:20:16 I BRING THAT JUST TO SAY I THINK -- I FEEL GOOD OF THE MOVES
10:20:21 THAT WE HAVE MADE AS A COUNCIL IN THE PROCESS OF MOVING
10:20:24 FORWARD.
10:20:25 AND I THINK THAT I TALKED WITH DAVID.
10:20:29 THE FIRST PHASE WAS THE THREE COMMUNITIES THAT WE STARTED

10:20:33 WITH FIRST.
10:20:34 AT LEAST ONE OF THOSE COMMUNITIES HAS BEEN GIVEN INFORMATION
10:20:38 MOVING FORWARD BY OUR CONSULTANT, AND I THINK -- THE SONIC
10:20:47 ROSE, HAVE THEY GOT THEIRS YET?
10:20:50 >> YESTERDAY.
10:20:51 >>Larry Fiesel: WE'RE MOVING FORWARD.
10:20:52 I THINK THAT IS A POSITIVE STATEMENT FOR THE VILLAGE OF
10:20:54 ESTERO AND FOR THE MOVEMENT THAT THIS COUNCIL HAS MADE.
10:20:59 FINALLY, THE EVENT AT THE ESTERO FOUNDATION LAST THURSDAY

10:21:05 EVENING.
10:21:07 IT WAS A VERY NICE EVENING.
10:21:10 VERY PLEASED TO BE A PART OF THAT.
10:21:12 BUT WHAT MADE THE ICING ON THE CAKE, AS WE MIGHT SAY, WE
10:21:17 LEFT THE GRANDEZZA COMMUNITY TO COME BACK TO THIS PART OF
10:21:20 THE VILLAGE ON CORKSCREW, IN FRONT OF LOWE'S, THERE WAS A
10:21:27 LOT OF FLASHING BLUE AND RED LIGHTS.
10:21:29 I THOUGHT, MY GOSH, WE HAVE A MAJOR CATASTROPHE HERE, BUT IT
10:21:34 WAS A CELEBRATION.
10:21:34 THEY WERE PUTTING THE HORIZONTAL ARMS FOR THE SIGNAL UP AND
10:21:38 I TOLD DAVID THE NEXT DAY, I SAID WE'VE GOT A SIGNAL.
10:21:41 WE'VE GOT A LIGHT.
10:21:42 IT'S NOT OPERATIONAL.
10:21:44 BUT MY FRUSTRATION IS NOT -- SIX YEARS, SEVEN YEARS?
10:21:49 HOW LONG HAS IT BEEN?
10:21:51 SIX YEARS.
10:21:51 BEEN A LONG TIME.
10:21:52 FINALLY, I CELEBRATED DRIVING UNDER THAT ARM, EVEN THOUGH IT
10:21:55 WASN'T OPERATIONAL.
10:21:57 THAT'S ALL.
10:21:58 >>Mayor Errington: THANK YOU.
10:22:00 >>Vice-Mayor McLain: IT DOESN'T TAKE MUCH, RIGHT?
10:22:02 [LAUGHTER]
10:22:03 I'M GOING TO REPEAT A COUPLE OF THE THINGS.
10:22:10 ALSO, THE ESTERO FOREVER FOUNDATION DINNER, BANQUET, GALA,

10:22:14 IT WAS A NICE EVENT, ATTENDED BY A GOOD AMOUNT OF PEOPLE IN
10:22:18 THERE.
10:22:18 HOPEFULLY WE CAN CONTINUE THAT EFFORT.
10:22:20 BUT I ALSO WANTED TO GIVE CREDIT TO JIM BOESCH, BECAUSE
10:22:23 REALLY, THE ESTERO FOREVER FOUNDATION WAS YOUR BRAINCHILD.
10:22:30 IT'S GREAT TO SEE THAT ACTUALLY COME IN, AND I AGREE WITH
10:22:34 YOU, IF PEOPLE CAN NOW GIVE TO THAT CHARITY AND GET A TAX
10:22:42 WRITE-OFF OR WHATEVER.
10:22:43 EVEN IF YOU DON'T GET A TAX WRITE-OFF, IT'S A WONDERFUL
10:22:46 THING TO CONSIDER IN YOUR ESTATE PLANNING AND IF YOU'VE GOT
10:22:49 EXCESS CASH, I'M SURE THEY WILL TAKE THAT ALSO.
10:22:53 SO THANK YOU, JIM, FOR THAT IDEA.

10:22:55 THAT'S GREAT FOR ESTERO NOW AND INTO THE FUTURE.
10:22:58 ESTERO FEST WAS A GREAT SUCCESS.
10:23:01 FROM ABOUT A THOUSAND PEOPLE.
10:23:04 BEN ALLEN BAND AND BEN ALLEN, HE WAS ON "THE VOICE," I
10:23:12 GUESS.
10:23:13 HE WAS A GOOD DRAW FOR THE FOLKS.
10:23:15 SO AS I RAN AROUND THE COMMUNITY AND TALKED TO PEOPLE THERE,
10:23:19 THEY SAY, "WHAT'S NEXT?"
10:23:22 I THINK IF WE REALLY LOOK AT WHERE ESTERO IS, WHAT WE'RE
10:23:27 TRYING TO DO WITH ANY KIND OF EVENT IS TO GET PEOPLE OUT OF
10:23:31 THEIR HOAs AND TOGETHER WHERE THEY TALK TO EACH OTHER,
10:23:35 UNDERSTAND EACH OTHER.
10:23:36 I'M INVOLVED IN THE LIAISON FOR SPECIAL EVENTS.

10:23:40 SO IT WAS NICE TO SEE AN OUTSIDE THE ESTERO PROPER PUT ON A
10:23:46 WONDERFUL EVENT LIKE THIS, AND I WOULD ENCOURAGE OTHER
10:23:49 ORGANIZATIONS TO LOOK AT THAT.
10:23:51 AND I THINK THAT IF WE HAVE SIGNIFICANT EVENTS LIKE A BEN
10:23:55 ALLEN BAND, EVEN ON A QUARTERLY BASIS, WE WOULD SEE THE
10:24:00 AMOUNT OF GROWTH OF PARTICIPATION GROW PRETTY SUBSTANTIALLY.
10:24:05 CAN'T BE AN INSIGNIFICANT BAND.
10:24:07 IT'S GOT TO BE A NAME BAND OR SOMETHING TO GET IN THERE.
10:24:11 I'D ALSO LIKE TO SEE US BE ABLE TO EXTEND THE TIME, IF AT
10:24:15 ALL POSSIBLE, INTO THE EVENING, WHERE WE REALLY GET
10:24:19 SIGNIFICANT CROWDS IN THERE.
10:24:20 BUT WE'LL HAVE TO WORK ON THAT.
10:24:23 I'D LIKE TO SEE US DO MORE OF THOSE.
10:24:26 OUR NEXT EVENT THAT CAROL AND I WILL BE WORKING ON IS
10:24:30 VETERANS DAY AROUND NOVEMBER 11.
10:24:32 I CAN'T REMEMBER THE DATE THIS YEAR.
10:24:34 BUT THAT'S A DIFFERENT KIND OF EVENT.
10:24:36 IT'S A LITTLE MORE SOMBER BECAUSE OF VETERANS DAY.
10:24:39 BUT WE'RE OPEN FOR ANY AND ALL NEW IDEAS ON THIS, NOT TO
10:24:45 WHERE WE NEED VILLAGE STAFF TO DO ALL THE WORK, BUT THAT WE
10:24:49 GET VOLUNTEERS TO REALLY ALMOST PUT THIS EVENT ON.
10:24:53 AND I THINK SOME OF OUR NEIGHBORING CITIES, THAT'S HOW THEY
10:24:58 PUT OFF SOME OF THE STUFF.
10:24:59 MORE ESTERO FEST WOULD BE GREAT.
10:25:01 THEY ARE GOING TO DO ANOTHER ONE NEXT YEAR.

10:25:02 I'M SURE IT WILL BE A BIG EVENT THEN.
10:25:04 I NEED TO ASK COUNCIL, I'VE GOT SOME CONFLICTS WITH OUR NEXT
10:25:11 COUPLE OF MEETINGS.
10:25:12 WE HAVE A PRETTY QUICK MEETING I GUESS ON APRIL 13th TO DO
10:25:16 A VISIT OF A HOUSE OFF PROPERTY, SO APRIL 13th AND APRIL
10:25:21 20th, I HAVE SOME CONFLICTS THAT I'M NOT GOING TO BE ABLE
10:25:24 TO ATTEND THOSE MEETINGS.
10:25:25 I NEED AN EXCUSED ABSENCE FROM -- I'M NOT SURE HOW WE DO

10:25:30 THAT, STEVE?
10:25:31 DOES COUNCIL APPROVE THAT?
10:25:34 >>Steven Sarkozy: MOTION TO APPROVE.
10:25:35 >>Mayor Errington: CAN WE DO IT THROUGH A MOTION OR
10:25:37 CONSENSUS?
10:25:38 >>Steven Sarkozy: MOTION.
10:25:38 >>Mayor Errington: MOTION.
10:25:39 OKAY.
10:25:41 >>Vice-Mayor McLain: I MAKE THAT MOTION, I GUESS.
10:25:42 IS THAT APPROPRIATE?
10:25:43 SOMEBODY ELSE HAS TO DO IT.
10:25:45 >>Mayor Errington: I THINK SOMEONE ELSE SHOULD MAKE THE
10:25:47 MOTION.
10:25:48 >> LET ME MAKE THAT MOTION.
10:25:49 >>Mayor Errington: AND YOU HAVE A SECOND.
10:25:50 >>Jim Boesch: I'LL SECOND.
10:25:51 >>Mayor Errington: CALL THE ROLL, PLEASE.

10:25:53 >>Joanne Ribble: AYE.
10:25:54 >>Larry Fiesel: AYE.
10:25:56 >>Jim Boesch: AYE.
10:25:58 >>Jim Ward: AYE.
10:25:59 >>Jim Wilson: AYE.
10:26:01 >>Vice-Mayor McLain: AYE.
10:26:04 >>Mayor Errington: AYE.
10:26:07 >>Vice-Mayor McLain: THANK YOU.
10:26:08 >>Mayor Errington: ANYTHING ELSE?
10:26:10 >>Vice-Mayor McLain: NO.
10:26:10 >>Mayor Errington: THANK YOU.
10:26:14 >>Jim Ward: JUST A FOLLOW-UP ON WHAT JON SAID, IT IS THE
10:26:16 INTENT OF THE CHAMBER OF COMMERCE TO HAVE THE ESTERO FEST BE
10:26:20 AN ANNUAL EVENT.
10:26:21 >>Mayor Errington: GOOD.
10:26:22 HOW DO YOU TO BE BEN ALLEN?
10:26:27 >>Jim Ward: WE'LL SEE.
10:26:28 >>Jim Boesch: MAYOR, I WOULD LIKE TO MAKE A COMMENT, TOO.
10:26:32 IN CONNECTION WITH YOUR MESSAGES, LARRY, A MAYOR HAS BEEN
10:26:43 CARRYING THE BANNER FOR CLEAN WATER, CLEAN, NOT JUST THE
10:26:47 ESTERO RIVER, SINCE WE FIRST STARTED.
10:26:50 YOU HAVE TO GIVE A LOT OF CREDIT TO HER FOR STAYING WITH IT
10:26:57 AND MAKING SURE WE HAVE A POSITIVE PROGRAM MOVING FOR CLEAN
10:27:00 WATER HERE IN ESTERO.
10:27:08 >>Mayor Errington: THANK YOU.

10:27:08 I HAVE IT DOWN HERE, CLEAN WATER.
10:27:10 THAT'S INTERESTING.
10:27:11 BECAUSE WHEN YOU READ IN THE NEWSPAPER AND DIFFERENT
10:27:14 ARTICLES, AND YOU READ ABOUT WHAT'S HAPPENING TO OUR WATER,

10:27:19 IT'S VERY SERIOUS.
10:27:20 IF ANY OF YOU ARE FAMILIAR WITH LAKE POWELL OUT IN UTAH,
10:27:25 IT'S DRYING UP.
10:27:28 WE START LOOKING AROUND AND READING, WE ARE IN SERIOUS
10:27:34 TROUBLE WITH WATER.
10:27:35 SO WE HAVE A DROUGHT RIGHT NOW.
10:27:40 I GET CONCERNED WHEN SO MANY DEVELOPERS COME IN AND IT'S
10:27:44 ALWAYS APPROVAL OF, YES, WATER.
10:27:48 YOU HAVE PLENTY OF WATER.
10:27:49 SO WE HAVE TO STAY VIGILANT WITH THAT.
10:27:52 WE NEED TO WORK WITH THE WATER SCHOOL TO DO SOMETHING, MORE
10:27:59 SO.
10:27:59 I THINK I'VE TALKED WITH STEVE ABOUT THIS.
10:28:02 I THINK ONE OF THE AREAS THAT WE REALLY NEED TO PUT OUR NAME
10:28:05 WITH FGCU IS WITH THE WATER SCHOOL.
10:28:10 IT SHOULD BE IN ESTERO.
10:28:12 SOMETHING DOING AN AUXILIARY SOMETHING, BUT WE CAN DO THAT.
10:28:17 MAYBE THAT PROPERTY ON THE TEN ACRES COULD HAVE SOME PLACE
10:28:21 TO HAVE SOMETHING WITH THE WATER SCHOOL.
10:28:22 BUT WE ARE MISSING OUT SINCE WE DON'T HAVE A CONNECTION
10:28:27 TOTALLY WITH THEM.

10:28:29 BONITA SPRINGS HAS A FACILITY.
10:28:32 NAPLES EVEN HAS SOMETHING.
10:28:34 SO WE NEED TO DO SOMETHING TO GET OUR NAME CONNECTED WITH
10:28:37 FGCU AND THE WATER SCHOOL ALONG THE ESTERO RIVER, EVEN IF IT
10:28:42 DOESN'T SIT ON THE ESTERO RIVER, BUT THEY ARE CONNECTED WITH
10:28:45 US AND HELPING US WITH OUR WATER.
10:28:47 I, TOO, ENJOYED THE ESTERO FOREVER FOUNDATION GALA.
10:28:53 I THOUGHT IT WAS TREMENDOUS.
10:28:54 IT WAS VERY, VERY NICE EVENING.
10:28:57 I WAS UNABLE TO ATTEND THE BEN ALLEN CONCERT.
10:29:01 WE HAD FAMILY TO COME IN, AND I STILL CAN'T GET THE RINGING
10:29:06 OUT OF MY HEAD WITH A GRANDSON, SIX YEARS OLD, TELLING HIS
10:29:10 EIGHT-YEAR-OLD SISTER, DON'T LOOK OUTSIDE MY SIDE OF THE
10:29:14 WINDOW IN RIDING OUT THE CAR.
10:29:16 "STOP LOOKING OUT MY SIDE OF THE WINDOW."
10:29:18 THAT'S WHAT I WAS DOING WHEN YOU WERE ENJOYING THE BEN ALLEN
10:29:22 CONCERT.
10:29:23 THINGS JUST DID NOT WORK OUT FOR THAT DAY AT ALL.
10:29:29 YOU MENTIONED VETERANS DAY.
10:29:33 ARE WE DOING MEMORIAL DAY AT ALL?
10:29:36 NOTHING?
10:29:37 >>Vice-Mayor McLain: NO.
10:29:38 >>Mayor Errington: SO EVERYTHING WILL BE GIVEN OVER TO THE
10:29:40 ELKS CLUB?
10:29:41 IS THAT HOW WE'RE GOING TO DO THAT?

10:29:42 WE NEED TO THINK ABOUT THIS AND LET THEM KNOW SO THEY CAN BE
10:29:48 PREPARED.
10:29:50 I KNOW WE HAVE DONE -- THE CHAMBER DID AN ACTIVITY, TOO, I
10:29:55 THINK LAST YEAR.
10:29:58 LET'S STAY IN COMMUNICATION WITH THEM.
10:30:00 IF WE'RE NOT GOING TO, THEN WE DON'T DO IT.
10:30:03 I AM GOING TO DELIVER THE FIRST PITCH FOR THE MIGHTY MUSCLES
10:30:15 ON APRIL 29th.
10:30:17 I'VE BEEN INVITED AND I'M GOING TO PRACTICE.
10:30:20 I USED TO PLAY SOFTBALL, SO I'M NOT WORRIED ABOUT IT.
10:30:24 I DIDN'T PLAY SOFTBALL, WHEN I WAS PLAYED IT WAS OVERHEAD.
10:30:30 IT WAS TOUGH TIME.
10:30:32 IT WILL BE FUN.
10:30:33 I HAVE NOTHING ELSE TO REPORT.
10:30:35 IT'S BEEN VERY, VERY BUSY.
10:30:37 VERY BUSY COUPLE OF WEEKS.
10:30:38 THANK YOU.
10:30:39 DO I HAVE A MOTION TO ADJOURN AND GO INTO THE WORKSHOP?
10:30:44 IT'S EARLY.
10:30:49 >>Carol Sacco: WE HAVE THE TO MY KNOWLEDGE ATTORNEY REPORT.
10:30:51 >> NO REPORT.
10:30:55 >>Steven Sarkozy: NO REPORT FROM ME, BUT DAVID HAS A POINT
10:30:59 OF INFORMATION.
10:31:00 I'D LIKE TO LET HIM COME UP.
10:31:04 >>David Willems: GOOD MORNING AGAIN.

10:31:05 BUILDING ON COUNCIL'S DISCUSSION ABOUT WATER QUALITY, I
10:31:09 ATTENDED A MEETING THAT THE STATE HAD, FLORIDA DEPARTMENT OF
10:31:11 ENVIRONMENTAL PROTECTION, UP IN FORT MYERS.
10:31:13 AND WHAT THEY PRESENTED WAS THEY ARE WORKING ON A TMDL,
10:31:18 WHICH IS A TOTAL MAXIMUM DAILY LOAD.
10:31:20 AND THEY ARE USING THIS AREA AS KIND OF THEIR PILOT PROJECT.
10:31:23 WHAT THEY ARE TRYING TO COME UP WITH IS WHAT'S THE RIGHT
10:31:27 AMOUNT OF BACTERIA BASICALLY THAT CAN BE IN THE WATERWAYS.
10:31:31 AND SO THEY ARE COMING UP WITH A REPORT.
10:31:35 IT'S AVAILABLE NOW.
10:31:35 THEY ARE TAKING PUBLIC COMMENTS ON IT.
10:31:37 IT'S BASICALLY FOR -- SOUTHERN PART OF LEE COUNTY, ESTERO,
10:31:43 BONITA, AND COLLIER COUNTY.
10:31:46 WHAT THEY HAVE DONE IS THEY'VE SPLIT UP EACH WATER BODY.
10:31:49 IDENTIFIED THE ONES THAT ARE IMPAIRED, WHICH ESTERO RIVER
10:31:52 IS.
10:31:54 AND THIS IS KIND OF THE FIRST STEP OF THIS STATE STARTING TO
10:31:57 REQUIRE EACH MUNICIPALITY TO FIX THE PROBLEM.
10:32:02 THE GOOD THING FOR ESTERO IS, IS WE'VE ALREADY STARTED THIS
10:32:06 PROCESS.
10:32:06 SO WE'RE ALREADY WORKING ON ADDRESSING THE BACTERIA ISSUE.
10:32:10 RIGHT NOW, WE HAVE THE THREE WASTEWATER TREATMENT PLANTS

10:32:12 THAT WE'RE HOOKING UP TO CENTRAL SEWER.
10:32:15 ALSO, THE NEXT PHASE IS THE REST OF THE SEPTIC TANKS ALONG
10:32:18 THE ESTERO RIVER.

10:32:19 SO IN THE COMING WEEKS, YOU MIGHT HEAR ABOUT IT.
10:32:21 I CAN SEND A LINK THAT WILL SHOW YOU WHAT THE REPORT IS.
10:32:25 ESTERO IS JUST A LITTLE PIECE OF IT BECAUSE IT INCLUDES ALL
10:32:27 THE WATERSHEDS HERE THAT ARE IMPAIRED FOR BACTERIA, WHICH
10:32:31 INCLUDES I THINK SPRING CREEK AND IMPERIAL RIVER DOWN IN
10:32:36 BONITA AND SEVERAL HAVE BEEN THE CITY OF NAPLES.
10:32:39 IT REQUIRES THAT WE REMOVE -- IT SAYS THAT THE TARGET WOULD
10:32:43 BE US TO REMOVE 80% OF THE BACTERIA THAT'S IN THE WATERWAY
10:32:46 RIGHT NOW.
10:32:47 >> 80?
10:32:49 >>David Willems: YES.
10:32:51 >>Mayor Errington: HOW LONG WILL THAT TAKE?
10:32:54 >>David Willems: A LONG TIME.
10:32:55 AND THE DIFFICULTY WITH ALL OF THESE, SO EVEN THOUGH, LET'S
10:33:00 SAY NEXT YEAR WE TAKE THE PACKAGE WASTEWATER TREATMENT
10:33:04 PLANTS OFF-LINE IT STILL MAY TAKE A LITTLE BIT OF TIME
10:33:07 BEFORE YOU SEE THE BIG IMPROVEMENT.
10:33:09 IT TAKES A LITTLE BIT OF TIME FOR THEM TO REALLY MAKE THE
10:33:12 IMPROVEMENT THAT YOU'RE GOING TO SEE IN THE DATA.
10:33:14 BUT WE ALSO HAVE THE ADDITIONAL MONITORING THAT SHOULD HELP
10:33:17 US BE ABLE TO DEMONSTRATE THAT AS WE GET FURTHER ALONG.
10:33:26 >>Larry Fiesel: WITH THE CONVERSION FROM SEPTIC TO SEWER,
10:33:29 THE THREE COMMUNITIES AT THE HEAD OF THE PACK, CAN YOU
10:33:32 EITHER SEND US AN E-MAIL OR ADDRESS WHAT WAS DISCUSSED IN
10:33:36 THOSE MEETINGS, WHAT THOSE RESIDENTS WERE TOLD ABOUT WHAT

10:33:40 THEIR COST IS GOING TO BE AND SO FORTH?
10:33:42 >>David Willems: SO WE DID NOT GET INTO THE COST PER
10:33:45 RESIDENT WITH ANY OF THEM YET.
10:33:47 REALLY, IT WAS A PRESENTATION OF THE DESIGN.
10:33:50 SHOWED THEM WHAT WAS GOING TO BE BUILT.
10:33:53 SHOW THEM WHAT THE TOTAL COST WOULD BE.
10:33:56 WE DID NOT BREAK IT DOWN.
10:33:57 THEY CAN JUST TAKE THAT NUMBER, DIVIDE BY THE NUMBER OF
10:34:00 LOTS, BUT WE ALSO EXPLAINED TO THEM THAT THE VILLAGE IS
10:34:03 WORKING TO GET FEDERAL AND STATE DOLLARS TO HELP OFFSET
10:34:07 THAT.
10:34:07 SO IF THEY JUST TOOK THE VALUE -- THE COST AND DIVIDE IT BY
10:34:11 THE NUMBER, THAT'S PROBABLY HIGHER THAN WHAT THEY WOULD HAVE
10:34:14 TO PAY.
10:34:15 DETERMINING EXACTLY WHAT EACH RESIDENT IS GOING TO PAY IS
10:34:20 PART OF THE ASSESSMENT PROCESS, WHICH IT'S RELATED BUT
10:34:24 SEPARATE TO THE DESIGN.
10:34:26 WE HAVE ANOTHER CONSULTANT THAT'S WORKING ON THAT.

10:34:28 BY THE END OF THE YEAR, WE SHOULD KNOW WHAT THOSE ARE AND
10:34:31 WE'LL PRESENT THOSE TO THOSE COMMUNITIES AGAIN.
10:34:33 A LOT OF IT WAS ANSWERING THEIR QUESTIONS AND CONCERNS ABOUT
10:34:37 SOME OF IT WAS CONSTRUCTION STAGING, FOR EXAMPLE, CYPRESS
10:34:41 BEND, THEY WERE CONCERNED ABOUT THE TRUCKS COMING THROUGH
10:34:44 THEIR PROPERTY.
10:34:45 SO WE'RE GOING TO SEE IF THERE IS A WAY THAT IT CAN COME IN

10:34:47 OFF ESTERO PARKWAY INSTEAD FOR A TEMPORARY ENTRANCE.
10:34:51 JUST REALLY A LOT OF JUST INTERNAL THINGS.
10:34:54 >>Larry Fiesel: INFORMATIONAL.
10:34:55 >>David Willems: YEAH, THEY SEEM TO BE MOSTLY OPEN TO IT.
10:34:59 ALL OF THEM, YOU KNOW, THE COMMENT THAT WE GOT FROM A LOT OF
10:35:01 THEM WAS THEY KNEW IT WAS COMING.
10:35:05 EVEN BEFORE THE VILLAGE STARTED TALKING ABOUT IT, IT SOUNDS
10:35:07 LIKE EACH OF THOSE COMMUNITIES WERE INTERNALLY DISCUSSING
10:35:11 IT.
10:35:11 IT SEEMS LIKE THEY KNEW THAT THERE WAS AN ISSUE THAT WOULD
10:35:13 EVENTUALLY NEED TO BE RESOLVED.
10:35:17 >>Jim Boesch: DAVID, EVER SINCE I'VE BEEN HERE, WE'VE BEEN
10:35:22 TALKING ABOUT WATER, QUALITY OF WATER, AND THE MAYOR CAN
10:35:27 PROBABLY ASCERTAIN THAT EACH YEAR, IT DOESN'T GO BETTER
10:35:31 QUALITY.
10:35:32 IT GOES WORSE AND WORSE AND WORSE.
10:35:35 WE'RE TALKING OVER 20 YEARS THAT IT GOES ON.
10:35:39 EVEN IN THE ECCL, WE'RE WORKING ON IT.
10:35:44 I AM THE LAST ONE TO PRESENT INCREASE IN TAXES, BUT MAYBE
10:35:47 THEY SHOULD BE CONSIDERING A SEPARATE BILL LIKE WE HAVE WITH
10:35:52 LIBRARIES AND EVERYTHING ELSE FOR WATER ON THE COUNTY
10:35:58 BECAUSE THAT'S THE ANSWER.
10:35:59 TAKES MONEY.
10:35:59 EVERYBODY IS AFRAID TO PUT UP MORE MONEY AND SO FORTH.
10:36:02 SO MAYBE WE SHOULD HAVE A WATER QUALIFICATION OR SOMETHING,

10:36:06 AND THAT MONEY STARTS TO ACCUMULATE SO THEY CAN DO SOME OF
10:36:10 THESE PROJECTS.
10:36:12 BECAUSE WE GO THROUGH ALL THE STUDIES.
10:36:14 WE KNOW WHAT HAS TO BE DONE.
10:36:16 IN THE END, THERE'S NO MONEY, SO, GUESS WHAT, IT'S JUST
10:36:20 TALK.
10:36:21 YOU GO TO THE MEETING.
10:36:25 I'M SURE YOU WERE IMPRESSED BY THE IDEAS, BUT THE LAST
10:36:29 QUESTION WAS, WHERE IS THE MONEY COMING FROM?
10:36:34 AT YOUR NEXT MEETING, MAYBE THAT THOUGHT SHOULD COME UP.
10:36:40 WE HAVE A SEPARATE TAX FOR CLEAN WATER.
10:36:43 >>David Willems: THERE ARE CITIES THAT HAVE THAT.
10:36:45 THE CITY OF BONITA HAS THAT.
10:36:46 THE CITY OF FORT MYERS HAS THAT.

10:36:49 I KNOW THE COUNTY HAS DISCUSSED IT, BUT I DON'T BELIEVE THEY
10:36:53 HAVE GONE FORWARD.
10:36:54 AND EVEN IN SOME OF THE CITIES, IT'S NOT FUNDED TO THE POINT
10:36:58 THAT IT'S GOING TO MAKE A HUGE DIFFERENCE IN WHAT YOU'RE
10:37:01 ABLE TO DO.
10:37:03 >>Jim Boesch: COUNTY TAX.
10:37:05 I'M SURE IF THEY HAD ONE, BONITA WOULD REPLACE THEIRS AND WE
10:37:12 CAN BE -- TALKING ABOUT WHEN A PROJECT COMES UP AND IF THE
10:37:16 MONEY IS THERE, GO AHEAD WITH THE PROJECT RATHER THAN TALK,
10:37:21 TALK, TALK.
10:37:22 JUST A THOUGHT.

10:37:28 >>Jim Ward: DAVID, ON THE COST YOU WERE REFERENCING EARLIER,
10:37:30 THE COST OF THE INFRASTRUCTURE THAT WE PUT IN PLUS THE COST
10:37:33 OF THEM ACTUALLY HOOKING UP FROM THE HOME TO THE SEWER?
10:37:39 >>David Willems: THESE COMMUNITIES ARE A LITTLE BIT
10:37:41 DIFFERENT IN THAT THEY WON'T HAVE THE INDIVIDUAL HOME COST.
10:37:47 THEY ALREADY HAVE WATER, SO A LOT OF THOSE HOOKUP FEES ARE
10:37:52 THE WATER HOOKUPS.
10:37:53 THEY ALREADY HAVE THAT.
10:37:56 >>Jim Ward: SEWER.
10:37:57 >>David Willems: THEN THE WHOLE COMMUNITY HAS THE SEWER
10:38:00 SYSTEM.
10:38:01 SO IF YOU'RE A SINGLE-FAMILY RESIDENCE, WE'LL PUT A GRAVITY
10:38:04 SEWER LINE DOWN THE MIDDLE OF THE ROAD AND THEN HAVE TO
10:38:07 CONNECT IN.
10:38:07 THEY ALREADY HAVE THE GRAVITY SEWER LINE AND THE CONNECTION
10:38:11 BUILT BECAUSE THEY ARE TAKING THE WATER TO THEIR PACKAGE
10:38:14 WASTEWATER TREATMENT PLANTS.
10:38:15 THAT'S WHY WE PICKED THESE AS THE FIRST THREE, THOSE ON-SITE
10:38:18 IMPROVEMENTS AREN'T NEEDED FOR THESE COMMUNITIES, BECAUSE
10:38:21 THEY HAVE ALREADY BUILT THEM.
10:38:23 >>Jim Ward: THERE WILL BE COMMUNITIES THAT HAVE INDIVIDUAL
10:38:26 --
10:38:27 >>David Willems: THE NEXT PHASES WILL, AND THAT WILL BE PART
10:38:29 OF THE DISCUSSION.
10:38:29 IT'S A GREAT POINT THAT THERE ARE TWO WAYS TO DO IT.

10:38:33 ONE IS, THE VILLAGE, THERE HAVE BEEN SOME PLACES THAT THE
10:38:36 MUNICIPALITY HAS ACTUALLY TAKEN THAT ON THEMSELVES, GOTTEN
10:38:40 RIGHT OF ACCESS FROM EACH HOMEOWNER AND THEN THE
10:38:44 MUNICIPALITY ACTUALLY INSTALLS THE CONNECTION.
10:38:47 THE OTHER WAY IS THAT IT'S ON EACH RESIDENT TO HIRE A
10:38:51 PLUMBER AND GET THAT CONNECTION IN.
10:38:52 SO WHEN WE GET INTO THOSE PROJECTS, WE'LL TALK A LOT MORE
10:38:55 DETAIL ON THAT.
10:38:56 THOSE CONTRACTS WILL BE COMING TO COUNCIL AT THE NEXT
10:39:00 COUNCIL MEETING.

10:39:04 >>Jim Ward: THANK YOU.
10:39:04 >>Mayor Errington: THE NEW DEVELOPMENT THAT'S GOING IN NEXT
10:39:07 DOOR TO CYPRESS BEND WITH THE APARTMENTS, WILL THEY CONNECT
10:39:10 TO THE STRIP MALL THERE?
10:39:15 THEY HAVE SEWER.
10:39:16 >>David Willems: YES.
10:39:17 I BELIEVE THEY WILL BE SHARING THE SAME FORCE MAIN.
10:39:19 I'M NOT SURE IF THEY HAVE TO UPGRADE IT OR NOT.
10:39:22 >>Mayor Errington: THEY ARE SO CLOSE TO CYPRESS BEND WHERE
10:39:24 YOU'RE TALKING ABOUT.
10:39:29 >>David Willems: THEY ARE GOING TO GO TO 41 AND THEN UP INTO
10:39:31 THE SAME FORCE MAIN EVENTUALLY, BUT THEY'LL GO A DIFFERENT
10:39:34 ROUTE.
10:39:35 >>Mayor Errington: OKAY.
10:39:36 THANK YOU.

10:39:38 >>Vice-Mayor McLain: YOU DID THREE DIFFERENT MEETINGS, I
10:39:40 TAKE IT, BECAUSE THERE ARE DIFFERENT DEVELOPMENTS.
10:39:43 >>David Willems: WE'VE DONE TWO.
10:39:44 WE'RE TRYING TO SCHEDULE THE THIRD ONE IS ESTERO BAY
10:39:46 VILLAGE.
10:39:47 WE HAVEN'T BEEN ABLE TO GET A DATE YET.
10:39:51 >>Vice-Mayor McLain: I WANT TO CONGRATULATE YOU ON THE DATES
10:39:53 THAT YOU HAVE HAD THE TWO MEETINGS, BECAUSE THERE ARE A LOT
10:39:55 OF PEOPLE IN THOSE DEVELOPMENTS THAT WILL BE GONE BY MAY,
10:39:59 PROBABLY.
10:40:00 >>David Willems: THAT'S WHY WE TRY TO DO IT RIGHT NOW, YES.
10:40:03 >>Vice-Mayor McLain: GOOD ACTIVITY, GOOD PLANNING, I THINK,
10:40:05 TO GET THAT DONE IN THERE.
10:40:06 SO MOST OF THE PEOPLE WERE POSITIVE.
10:40:08 ANY NEGATIVE COMMENTS TO IT AT ALL?
10:40:11 >>David Willems: NO, NOT REALLY.
10:40:12 I MEAN, THEY ARE NOT HAPPY ABOUT HAVING TO POTENTIALLY PAY
10:40:16 MONEY, BUT THEY GET RID OF THE HEADACHE OF HAVING TO MANAGE
10:40:19 THEIR PACKAGE WASTEWATER TREATMENT PLANTS.
10:40:21 I THINK THEY'D REALIZE THERE IS AN IMPACT ON THE ENVIRONMENT
10:40:25 FOR WHAT'S GOING ON.
10:40:27 THOSE PUBLIC MEETINGS ARE GOOD BECAUSE ONE OF THEM WE HAVE
10:40:32 TO PUT THE WET WELL RIGHT BEHIND SOMEBODY'S HOUSE.
10:40:35 AT THAT MEETING, WE GOT TO MEET WITH THAT PERSON.
10:40:38 YOU KNOW, COORDINATE WITH THEM AND MAKE SURE THAT IT WORKS

10:40:40 FOR THEM AND WORKS FOR LEE COUNTY UTILITIES AS WELL.
10:40:42 I THINK HE WAS GLAD -- WE ACTUALLY WENT UP TO HIM AND GOT
10:40:48 HIS CONTACT INFORMATION SO OUR CONSULTANT CAN MEET WITH THEM
10:40:51 TO MAKE SURE THAT HE KNOWS WHAT TO EXPECT AND THERE AREN'T
10:40:54 SURPRISES.
10:40:56 >>Vice-Mayor McLain: WHAT KIND OF PARTICIPATION WOULD YOU

10:40:57 ANTICIPATE?
10:40:58 A GOOD TURNOUT IN EACH DEVELOPMENT?
10:41:00 >>David Willems: CYPRESS BEND WAS PROBABLY A COUPLE HUNDRED
10:41:03 PEOPLE.
10:41:04 >>Vice-Mayor McLain: REALLY.
10:41:04 WOW.
10:41:05 >>David Willems: IT WAS STANDING-ROOM ONLY IN THEIR
10:41:07 CLUBHOUSE.
10:41:08 LITTLE FEWER IN SUNNY GROVES, BUT STILL PROBABLY 50 OR MORE.
10:41:12 AND THEY HAD GOOD QUESTIONS AND GOOD MEETINGS.
10:41:20 >>Mayor Errington: ANY OTHER COMMENTS?
10:41:21 STEVE, HAVE YOU FINISHED?
10:41:25 >>Steven Sarkozy: THAT'S IT.
10:41:26 >>Mayor Errington: THANK YOU.
10:41:28 WHY DON'T WE ADJOURN AND TAKE LIKE A FIVE-MINUTE STANDUP
10:41:32 BREAK JUST TO STRETCH OUR LEGS WHATEVER.
10:41:37 [BREAK]
10:50:47 >>Mayor Errington: OKAY.
10:50:48 WELCOME.

10:50:50 HOW MANY DID WE LOSE?
10:50:56 >>Vice-Mayor McLain: I'M HERE.
10:50:57 >>Mayor Errington: YOU CAN STAY, GARY.
10:50:59 WE LOST THE ATTORNEY.
10:51:00 HE HAD ASKED PERMISSION TO LEAVE.
10:51:01 HE HAD A DOCTOR'S APPOINTMENT.
10:51:03 OKAY.
10:51:06 WE ARE GOING INTO THE WORKSHOP, AND ONLY ONE AGENDA ITEM,
10:51:12 ESTERO ON THE RIVER CULTURAL RESOURCE ASSESSMENT.
10:51:15 STEVE?
10:51:17 >>Steven Sarkozy: THANKS, MAYOR AND MEMBERS OF COUNCIL.
10:51:20 THERE'S BEEN A LOT OF MISINFORMATION LATELY ABOUT WHAT'S
10:51:22 HAPPENING OVER ON THE SOUTH SIDE OF THE RIVER IN THE
10:51:26 HAPPEHATCHEE CENTER AND SO FORTH.
10:51:28 BUT PART OF THE THINGS THAT WE'RE DOING -- THERE ARE TWO
10:51:36 THINGS, AND I'LL LET DAVID KIND OF DIVE INTO THESE DIFFERENT
10:51:39 AREAS.
10:51:41 FIRST, THERE IS THE PACKAGE OF IMPROVEMENTS THAT WE'RE
10:51:43 MAKING SOUTH OF THE RIVER, INCLUDING THE PATHWAY, EVENTUALLY
10:51:50 GETTING INTO THE BRIDGE AND A FENCE AROUND THE SITE.
10:51:53 THAT'S STEP ONE OR PHASE ONE.
10:51:57 BUT ALSO PROBABLY COEQUAL, ANOTHER PROJECT, PHASE TWO, IS
10:52:02 THE REMOVAL OF SOME OF THE STRUCTURES THAT ARE ON THE SOUTH
10:52:06 SIDE OF THE RIVER, NOT IN THE HAPPEHATCHEE AREA, BUT ON THE
10:52:12 PROPERTY THAT WE CURRENTLY CONTROL FROM THE HAPPEHATCHEE

10:52:16 SITE OVER TO U.S. 41.
10:52:18 AND THEY ARE OLD BUILDINGS AND STRUCTURES AND THAT'S WHAT IS

10:52:23 ON THE AGENDA TODAY.
10:52:24 I WOULD LIKE TO TURN IT OVER TO DAVID AND HAVE HIM TALK
10:52:26 ABOUT THOSE TWO ELEMENTS IN EITHER ORDER.
10:52:29 BUT KIND OF GIVE YOU AN UPDATE ON ESTERO ON THE RIVER.
10:52:35 >>David Willems: GOOD MORNING AGAIN.
10:52:36 THEY REALLY WORK TOGETHER.
10:52:38 IF WE'RE GOING TO DO A PHASE ONE PATHWAY ON THE AREA THAT IS
10:52:42 WEST OF HAPPEHATCHEE, THOSE STRUCTURES, THERE ARE STRUCTURES
10:52:47 OUT THERE THAT ARE REALLY SAFETY CONCERNS.
10:52:50 THEY ARE FALLING APART.
10:52:51 THERE'S BROKEN GLASS ALL OVER THE PLACE.
10:52:54 THEY REALLY HAVEN'T BEEN MAINTAINED PROBABLY FOR DECADES.
10:52:57 AND SO IF WE WANTED TO BRING PEOPLE OUT THERE, THOSE
10:53:00 STRUCTURES REALLY NEED TO BE REMOVED, BUT WE DIDN'T WANT TO
10:53:03 REMOVE THOSE STRUCTURES UNTIL WE WERE ASSURED THAT THEY
10:53:06 DIDN'T HAVE HISTORICAL VALUE BECAUSE OF EVERYTHING THAT'S
10:53:09 GOING ON AROUND THERE, YOU KNOW, WITH THE KORESHAN HISTORY
10:53:12 THERE AND HOW OLD SOME OF THOSE BUILDINGS ARE.
10:53:15 SO THAT'S WHY WE HIRED ACI TO GO OUT THERE.
10:53:18 THEY BASICALLY LOOKED AT THE WHOLE AREA, THEY DIDN'T JUST
10:53:21 LIMIT IT TO THE STRUCTURES THAT WE WERE TALKING ABOUT.
10:53:23 THEY LOOKED AT THE WHOLE AREA.
10:53:25 AND IF YOU READ THROUGH THE REPORT, YOU CAN SEE THEY TALKED

10:53:27 ABOUT THERE'S A WALL THERE, SOME FOUNDATIONS FROM HISTORICAL
10:53:34 STRUCTURES.
10:53:35 THOSE ARE THINGS THAT WE'RE NOT PROPOSING TO DO ANYTHING
10:53:38 WITH.
10:53:38 THEY ARE GOING TO STAY EXACTLY THE WAY THEY ARE.
10:53:41 WHAT WE WANTED TO DO IS LOOK AT THESE STRUCTURES AND GET A
10:53:44 DETERMINATION, IF IT'S SOMETHING THAT THEY THOUGHT NEEDED TO
10:53:47 BE PRESERVED, IF IT HAD ANY HISTORICAL VALUE.
10:53:51 AND THEN THEY WENT OUT THERE AND LOOKED AT THE STRUCTURES,
10:53:54 AND THESE ARE THE THREE STRUCTURES REALLY THAT WE'RE TALKING
10:53:57 ABOUT.
10:53:59 THEY HAVE NAMES FOR THEM BASED ON WHO LIVED THERE, BUT YOU
10:54:02 CAN JUST SEE THE CONDITION OF THIS HOUSE.
10:54:05 IT REALLY HASN'T BEEN MAINTAINED.
10:54:06 THE VILLAGE ACTUALLY DID BOARD THIS ONE UP JUST FOR SAFETY
10:54:12 BACK WHEN WE PURCHASED THE PROPERTY, YOU CAN SEE IT'S AN
10:54:15 OLDER BUILDING THAT HASN'T BEEN MAINTAINED.
10:54:17 THIS ONE IS IN EVEN WORSE SHAPE.
10:54:19 YOU CAN SEE THERE ARE ACTUALLY LITTLE TREES GROWING OUT OF
10:54:21 THE ROOF.
10:54:22 AND THEN THE THIRD ONE IS, THIS IS JUST A CONCRETE STRUCTURE
10:54:27 THAT WAS BUILT ALONGSIDE ONE OF THE HOMES.
10:54:30 IF YOU READ THROUGH THE REPORT, THEY CALL IT THE BOMB
10:54:33 SHELTER, BUT THERE SEEMS TO BE SOME QUESTION WHETHER THAT'S

10:54:37 REALLY WHAT THE USE WAS.

10:54:40 BASICALLY, THE REPORT SAYS IT WAS REALLY USED FOR STORAGE IT
10:54:43 SEEMED LIKE.
10:54:44 EVEN IF IT ORIGINALLY WASN'T A BOMB SHELTER, IT'S BEEN
10:54:48 MODIFIED.
10:54:48 THAT'S THE CASE WITH BOTH OF THE OTHER TWO STRUCTURES AS
10:54:51 WELL.
10:54:51 THIS MAP REALLY SHOWS APPROXIMATELY WHERE THEY ARE LOCATED.
10:54:55 THEY ARE NOT LOCATED ON THE HAPPEHATCHEE PROPERTY.
10:54:59 THEY ARE SOMEWHAT CLOSE TO THE HAPPEHATCHEE PROPERTY.
10:55:01 THERE IS A DRIVEWAY THAT'S MAYBE 50 FEET FROM THE
10:55:06 HAPPEHATCHEE PROPERTY AND THEN THESE HOMES ARE ON THE OTHER
10:55:08 SIDE OF THAT DRIVEWAY.
10:55:10 THEN I JUST WANTED TO CALL ATTENTION TO THIS IS PART OF THE
10:55:14 ACTUAL REPORT, AND THE WAY THAT THE ARCHAEOLOGIST CALLED
10:55:19 THEM, ONE IS THE HOLLY PARK HOUSE.
10:55:20 THEN THEY HAVE THE LAKEWOOD HOUSE -- OR LOCKWOOD HOUSE.
10:55:24 THEN THEY CALL THE OTHER ONE THE BOMB SHELTER.
10:55:26 HERE YOU CAN SEE THIS IS REALLY WHAT THEIR DETERMINATION IS.
10:55:31 IT'S ALTERED FROM WHAT IT WAS ORIGINALLY.
10:55:33 IT DOESN'T HAVE SUFFICIENT FEATURES TO REALLY MAKE IT
10:55:37 HISTORICAL, AND IT'S HIGHLY DETERIORATED.
10:55:41 SO IN THEIR OPINION, THESE STRUCTURES REALLY ARE NOT
10:55:44 HISTORICAL IN NATURE AND WOULDN'T WARRANT BEING LISTED AS
10:55:50 HISTORICAL.
10:55:51 FURTHERMORE, ONE OTHER ITEM, WHEN YOU GET INTO THE ZONING,

10:55:54 THE ORIGINAL ZONING APPROVAL FOR THIS PROPERTY, THERE IS A
10:55:58 CONDITION IN THERE THAT SAYS FROM WHEN LEE COUNTY ZONED IT,
10:56:02 THAT SAYS THAT THERE NEEDS TO BE AN ARCHAEOLOGICAL
10:56:05 PRESERVATION PLAN TO OUTLINE HOW STRUCTURES ON THE SITE
10:56:08 WOULD BE PRESERVED.
10:56:10 AND YOU CAN SEE HERE THAT THE ARCHAEOLOGIST'S RECOMMENDATION
10:56:14 IS THAT PLAN REALLY ISN'T WARRANTED FOR WHAT'S OUT THERE
10:56:17 RIGHT NOW.
10:56:17 WE WANTED TO JUST BRING THIS FORWARD JUST SO THE COUNCIL AND
10:56:21 THE PUBLIC KNOWS EXACTLY WHAT WE'RE DOING.
10:56:24 SO WHAT WE'RE GOING TO DO IS WE'RE GOING TO DEMOLISH THOSE
10:56:28 THREE STRUCTURES, WHICH WILL ALLOW US TO FINISH THE PHASE
10:56:30 ONE PATH AND ALLOW PEOPLE TO GO OUT THERE IN A SAFE MANNER,
10:56:34 THAT YOU DON'T HAVE DILAPIDATED HOMES RIGHT NEXT TO WHERE
10:56:37 WE'RE INVITING THE PUBLIC OUT.
10:56:39 WE ARE ALSO THE NEXT PLANNING, ZONING AND DESIGN BOARD
10:56:45 MEETING, WE ARE GOING TO PRESENT THIS TO THEM AS WELL
10:56:48 BECAUSE OF THAT CONDITION WITHIN THE ZONING.
10:56:50 WE JUST WANTED TO SHOW THEM THAT WE HAD A PROFESSIONAL
10:56:54 OPINION THAT SAYS THAT HISTORIC PRESERVATION PLAN REALLY

10:56:57 ISN'T WARRANTED AND THAT WE'RE GOING TO TAKE DOWN THOSE
10:57:00 THREE STRUCTURES.
10:57:01 EVERYTHING ELSE OUT THERE THAT IS REFERENCED IN THERE -- IN
10:57:04 THIS REPORT, WILL STAY EXACTLY THE WAY IT IS RIGHT NOW.
10:57:08 >>Mayor Errington: ANY QUESTIONS?

10:57:10 JUST A MOMENT, VICE-MAYOR.
10:57:15 >>Vice-Mayor McLain: JUST A COUPLE OF THINGS, IF YOU HAVEN'T
10:57:19 READ IT, THE HISTORICAL WRITE-UPS ON THIS I THOUGHT WERE,
10:57:22 FOR ME ANYWAY, PRETTY REVEALING.
10:57:24 I HADN'T LOOKED AT ALL THE HISTORY OF HOW THINGS GOT SOME
10:57:28 THINGS MOVED OVER TO THE STATE PARK AND THE LIKES.
10:57:31 SO IT WAS VERY GOOD.
10:57:32 I ALSO COMPLIMENT DAVID FOR REACHING OUT TO THE HISTORICAL
10:57:36 SOCIETY.
10:57:38 I CALLED MARK NOVITSKI YESTERDAY JUST TO MAKE SURE, TO KNOW
10:57:45 WHAT'S GOING ON BECAUSE THIS IS A HISTORICAL THING.
10:57:47 HIS COMMENTS WERE ECHOED PRETTY MUCH WITH WHAT THE REPORT
10:57:50 IS.
10:57:51 HE DID SAY THAT THERE MIGHT BE A POSSIBILITY IN THE FUTURE,
10:57:58 DOUBTFUL, I THINK, BUT THE POSSIBILITY OF MAYBE
10:58:02 RECONSTRUCTING ONE OR BOTH OF THE BUILDINGS AND THEY CAN GET
10:58:06 THE PLANS AND REDO IT.
10:58:07 BUT I DON'T THINK THERE'S ENOUGH SIGNIFICANCE THERE TO DO
10:58:12 MUCH.
10:58:12 [INAUDIBLE]
10:58:14 I THINK THAT IS IMPORTANT FOR US WHEN WE HAVE A HISTORICAL
10:58:16 SOCIETY IN ESTERO THAT WE KIND OF GET THEIR ACKNOWLEDGMENT
10:58:20 OF WHAT WE'RE DOING AND MAKE SURE THEY DON'T HAVE ANY
10:58:23 CONCERNS WITH IT.
10:58:24 AND I DIDN'T HEAR ANY.

10:58:25 I'D SAY WHAT YOUR PLAN AND RECOMMENDATION IS, IS GOOD.
10:58:32 >>Jim Boesch: DAVID, TWO THINGS.
10:58:34 ONE THING, JON, WE HAD WORKED THREE, FOUR YEARS AGO AND
10:58:40 STILL ALIVE, WITH INVESTING IN KORESHAN PARK AS WELL.
10:58:46 AND THERE IS HISTORICAL HOUSE, WE WERE ALL INVITED TO SEE
10:58:52 THAT.
10:58:52 AND THE HISTORICAL SOCIETY WANTS TO BUILD ANY NEW THINGS, I
10:59:01 THINK IT WOULD BE A GOOD IDEA TO DIRECT THEM WHERE IT'S A
10:59:04 LOT EASIER TO BUILD.
10:59:07 TRAFFIC IS THERE TO BUILD --
10:59:15 THAT'S WHERE THEY SHOULD BE DIRECTED.
10:59:17 I THINK THEY KNOW THAT, BUT FOR US TO DO ANYTHING IN THAT
10:59:23 PARTICULAR SITE THAT WE'RE TALKING ABOUT, I THINK IT WOULD
10:59:28 BE BETTER GOING OVER TO KORESHAN PARK.
10:59:31 THE QUESTION I ASK, AND I KNOW NEXT WEEK WE'RE GOING OVER TO
10:59:37 CHARLES HOUSE -- WHY DON'T THAT COME UP?

10:59:42 IT'S ON THE PROPERTY.
10:59:43 WHY DOESN'T THAT COME UP WHEN YOU TALK ABOUT THE BUILDINGS?
10:59:48 >>David Willems: SO IN THIS CASE, IT WAS REALLY FOCUSED ON
10:59:50 THE PHASE ONE TRAIL.
10:59:52 WHEN WE ACTUALLY STARTED THIS CONTRACT WITH THE
10:59:55 ARCHAEOLOGIST, WE ACTUALLY DIDN'T HAVE ACCESS TO CHARLES
11:00:01 HOUSE YET.
11:00:02 NOW THAT WE HAVE ACCESS TO THAT HOUSE, WE'RE ACTUALLY RIGHT
11:00:04 NOW WORKING ON A CONTRACT WITH ACI TO LOOK AT HAPPEHATCHEE,

11:00:11 DURAY PROPERTY AND ALSO HAVE THEM LOOK AT THE HIGHLANDS
11:00:14 HOUSE ON THE NORTH SIDE OF THE RIVER.
11:00:16 ONCE THAT SECOND REPORT IS DONE, IT WILL ENCOMPASS THE
11:00:19 ENTIRE PROPERTY THAT THE VILLAGE OWNS.
11:00:20 >>Jim Boesch: THAT WAS NOT CHARLES HOUSE, FOUNDATION'S
11:00:24 HOUSE.
11:00:25 >>David Willems: YES.
11:00:28 >>Jim Boesch: INTERESTING.
11:00:29 >>Mayor Errington: ANY OTHER COMMENTS?
11:00:30 JOANNE.
11:00:30 >>Joanne Ribble: WERE YOU ABLE TO IDENTIFY ANY SEPTIC
11:00:34 SYSTEMS OR WELLS THAT ARE ASSOCIATED WITH THOSE PROPERTIES?
11:00:39 IS THERE ANY DANGER?
11:00:41 >>David Willems: YES, THERE ARE WELLS.
11:00:43 AND THAT GOES ON KIND OF THE PHASE ONE PART.
11:00:46 WE ACTUALLY WENT OUT THERE, KIND OF HAVE THE TRAIL ROUGHED
11:00:50 IN WHERE WE REMOVED EXOTIC SO WE COULD SEE WHERE WE WANTED
11:00:53 TO PUT THE TRAIL.
11:00:54 I THINK WE IDENTIFIED MAYBE -- I DON'T KNOW THE NUMBER, I
11:00:57 THINK FEWER THAN FIVE WELLS THAT WERE KIND OF IN CLOSE
11:01:01 PROXIMITY AND PART OF THE CONSTRUCTION THAT WE'RE GOING TO
11:01:05 DO FOR THE PHASE ONE TRAIL IS TO ABANDON THOSE WELLS, CAP
11:01:10 THEM SO PEOPLE --
11:01:12 >>Joanne Ribble: NONE OF THIS REQUIRES ANY ACTION FROM THE
11:01:14 COUNCIL.

11:01:14 >>David Willems: NO.
11:01:16 IT'S INFORMATIONAL.
11:01:17 JUST BEING TRANSPARENT.
11:01:18 YOU KNOW, IF IT HAD REQUIRED, THEY RECOMMENDED A
11:01:22 PRESERVATION PLAN, THEN WE WOULD PROBABLY HAVE TO DO
11:01:25 SOMETHING WITH PLANNING AND ZONING AND LET THEM SEE WHAT THE
11:01:29 PLAN IS.
11:01:30 BUT THAT'S NOT WHAT IS BEING RECOMMENDED.
11:01:36 >>Jim Ward: SOME OF THE COMMENTS WE'VE SEEN IN THE PRESS
11:01:39 RECENTLY, PARTICULARLY FROM ONE WOMAN, WAS THAT THE VILLAGE
11:01:42 WAS DESTROYING SOME OF THE NATIVE PLANTS.
11:01:45 CAN YOU COMMENT ON THAT?

11:01:51 >>David Willems: WHEN WE WENT OUT THERE WE REMOVED THE
11:01:53 EXOTICS IS WHAT WE DID FOR THE PATH.
11:01:54 WE ACTUALLY MOVED THE PATH AROUND NATIVE TREES AND ANYTHING
11:01:58 THAT WAS NATIVE THROUGH THERE.
11:02:04 >>Jim Ward: THE REPORTS ARE NOT ACCURATE?
11:02:08 >>David Willems: I DON'T KNOW EXACTLY WHAT THE REPORT WAS
11:02:09 BASED ON.
11:02:14 >>Jim Ward: IT WAS IN THE NEWS MEDIA RECENTLY AND THERE WERE
11:02:17 SOME COMMENTS MADE BY ONE PARTICULAR PERSON THAT THERE WAS
11:02:22 SOME VEGETATION, A LOT OF NATURAL VEGETATION BEING
11:02:25 DESTROYED.
11:02:27 >>Jim Boesch: RELY ON THE NEWSPAPER TO GIVE YOU THE --
11:02:30 >>Jim Ward: NO.

11:02:30 [LAUGHTER]
11:02:33 >>David Willems: SO, I MEAN, THERE MAY HAVE BEEN LIKE GROUND
11:02:36 COVER OR SOMETHING, BUT THE TREES, WE WENT AROUND ANY NATIVE
11:02:40 TREES.
11:02:41 >>Jim Boesch: I THINK, DAVID, THE BEST PART OF THIS REPORT
11:02:45 IS FOR ALL THOSE PEOPLE THAT THINK IT SHOULD BE HISTORIC
11:02:49 PRESERVATION AND ALL THIS, EVEN SOME OF THE SLABS SHOULD BE
11:02:54 PRESERVED.
11:02:56 IF THEY READ THE REPORT, IT DOESN'T QUALIFY FOR NATIONAL
11:03:00 HISTORIC PRESERVATION.
11:03:02 AND NONE OF THEM, IF I READ THIS REPORT RIGHT, NONE OF THEM
11:03:07 QUALIFY ANY MORE FOR NATURAL HISTORIC PRESERVATION.
11:03:11 SO WHEN YOU GET PEOPLE THAT COME IN AND THEY ARE GOING TO
11:03:13 TALK ABOUT THAT AND SAY, WAIT A MINUTE, WE WENT THROUGH ALL
11:03:16 THE WORK AND HERE IS A REPORT I CAN SHOW YOU.
11:03:19 NONE OF THOSE BUILDINGS QUALIFY FOR NATIONAL HISTORIC
11:03:23 PRESERVATION.
11:03:24 SO LET'S NOT TALK ABOUT DOING THAT WITH THE BUILDINGS THAT
11:03:28 ARE OUT THERE.
11:03:33 >>David Willems: ON THE TRAIL LAYOUT, THE MAJORITY OF THE
11:03:36 TRAIL IS WITHIN THE LIMITS OF HISTORIC TRAILS.
11:03:38 FOR EXAMPLE, THERE IS AN EXISTING -- WE'RE USING THE
11:03:41 EXISTING DRIVEWAY FOR THE HOMES AS THE PATH HERE.
11:03:45 DOWN HERE, THERE WAS THAT OLD PARKING LOT AND EVERYTHING
11:03:48 THAT WE WENT THROUGH.

11:03:49 UP THROUGH HERE, THERE'S ACTUALLY AN OLD, LIKE, FOOT BRIDGE
11:03:53 THAT WE'RE KIND OF GOING ALONG.
11:03:56 WE ACTUALLY HAVE TO GET A LOT OF OLD LIGHT POLES REMOVED
11:04:00 THAT WERE KIND OF ALONG A DRIVEWAY.
11:04:02 SO THE MAJORITY OF IT IS JUST WE'RE GOING BACK TO WHERE
11:04:06 PATHS WERE ORIGINALLY.
11:04:11 >>Mayor Errington: STEVE.
11:04:13 >>Steven Sarkozy: WE DO HAVE A LOT OF DEMANDS AND A LOT OF

11:04:16 NEED FOR HISTORIC PRESERVATION ALREADY IN THE COMMUNITY AND
11:04:20 OTHER PLACES.
11:04:20 IF YOU THINK ABOUT THE KORESHAN VILLAGE OVER IN THE STATE
11:04:25 PARK, THOSE HISTORIC STRUCTURES ARE NOT BEING MAINTAINED AS
11:04:33 WELL AS THEY SHOULD BE TO THE PRESERVATIONIST BECAUSE THE
11:04:38 STATE IS NOT PUTTING ENOUGH MONEY INTO THEM.
11:04:41 THE STATE DOESN'T HAVE ENOUGH MONEY INTO THEM.
11:04:44 THE OLD COUNTRY STORE ITSELF, THE RESTORATION OF THAT IS
11:04:48 ESTIMATED IN EXCESS OF $1.5 MILLION.
11:04:51 SO WE'VE GOT A LOT OF NEEDS THAT ARE OUT THERE THAT WE WOULD
11:04:59 BE REMISS.
11:05:00 IT WOULD BE FOOLISH, IN FACT, IN MY OPINION, TO TRY TO ADD
11:05:04 MORE HISTORIC PRESERVATION OBLIGATIONS WHEN THEY REALLY
11:05:09 DON'T EXIST ON OUR PROPERTY AND WE HAVE ALL OF THOSE NEEDS
11:05:12 ACROSS 41.
11:05:13 LONG TERM, WHEN THE BOOMER HOUSE COMES BACK TO BE FULLY
11:05:21 CONTROLLED BY THE STATE, THERE'S NO BUDGET FOR UPGRADING OR

11:05:25 MAINTAINING THE BOOMER HOUSE.
11:05:28 AND THAT'S AN HISTORIC STRUCTURE.
11:05:30 SO WE'VE GOT SOME ISSUES OUT THERE, NOT OURS, BUT AS A
11:05:34 BROADER COMMUNITY ABOUT HOW TO MAINTAIN OUR HISTORIC
11:05:38 HERITAGE WITHOUT TRYING TO MAKE WORK IN THESE AREAS.
11:05:44 >>Jim Boesch: IF ANYBODY WANTS TO DONATE, WE CAN DO IT
11:05:47 THROUGH THE FOREVER ESTERO FOUNDATION.
11:05:51 >>Mayor Errington: ANY OTHER COMMENTS?
11:05:54 >>Larry Fiesel: I WOULD LIKE TO SAY THAT I WAS PLEASED TO
11:05:56 SEE THIS REPORT BECAUSE I THINK IT'S A VERY IMPORTANT
11:06:01 HISTORICAL DOCUMENT TO READ.
11:06:04 I READ A BOOK THAT WAS WRITTEN BY A LADY FROM FLORIDA GULF
11:06:07 COAST UNIVERSITY.
11:06:08 I CAN'T REMEMBER THE NAME OF THE BOOK.
11:06:09 >>Mayor Errington: -- OF IMMORTALITY.
11:06:14 >>Larry Fiesel: YES.
11:06:14 BUT IT WAS A HISTORY BASICALLY OF THE KORESHANS THEMSELVES.
11:06:17 BUT THIS JUST ADDS TO THAT AND A LOT OF INFORMATION IN HERE
11:06:20 THAT I THINK IS IMPORTANT FOR ALL OF US TO UNDERSTAND THE
11:06:23 HISTORIC VALUE OF WHAT'S TAKING PLACE IN OUR COMMUNITY.
11:06:28 I TOLD DAVID I KIND OF GOT A LITTLE NOSTALGIC WITH THIS ONE
11:06:32 PICTURE GOING RIGHT THROUGH THE TWO-LANE BRIDGE OVER THE
11:06:36 RIVER.
11:06:37 THAT WAS THE ONLY WAY YOU GET FROM NAPLES TO FORT MYERS WHEN
11:06:40 I LIVED IN NAPLES.

11:06:42 AND I REMEMBER -- I DON'T REMEMBER THE BUILDINGS BECAUSE
11:06:45 SOME OF THEM WEREN'T THERE AT THAT TIME, BUT I DO REMEMBER
11:06:49 THAT BRIDGE.
11:06:50 AND THE ONE STOPLIGHT AT BROADWAY.

11:06:55 >>Mayor Errington: REMINISCING.
11:06:57 ONE OF THE COMMENTS THAT I WOULD LIKE TO MAKE IS THAT WHEN
11:07:04 THIS PROPERTY WAS REZONED MANY YEARS AGO TO BE A
11:07:10 DEVELOPMENT, ALL OF THIS, EVERYTHING WE'RE TALKING ABOUT
11:07:13 WOULD HAVE BEEN TORN DOWN.
11:07:17 IT WAS REZONED FOR THAT, AND IF IT HAD HAPPENED, IT WOULD
11:07:22 ALL BE GONE NOW.
11:07:25 THE OLD HOUSES, NOTHING IS SIGNIFICANT FOR PRESERVING
11:07:32 BECAUSE IT'S IN THE DOCUMENTS HERE WITH PROFESSIONALS DOING
11:07:35 IT.
11:07:35 SO I AM IN TOTAL AGREEMENT WITH THAT.
11:07:37 I WOULD HATE TO SEE US PUTTING DOLLARS INTO OLD STRUCTURES
11:07:41 THAT HAD NO SIGNIFICANCE WHATSOEVER EXCEPT SOMEBODY CAME
11:07:44 ALONG AND BUILT A HOUSE YEARS AFTER THE KORESHANS HAD DIED
11:07:48 AND LEFT.
11:07:50 SO THAT HAS NO MEANING, I DON'T THINK SIGNIFICANT MEANING.
11:07:59 THE WALL, WHAT DO THEY CALL IT?
11:08:01 THAT WALL.
11:08:03 THE LIMESTONE WALL.
11:08:05 WHY IS THAT EVEN BEING CONSIDERED?
11:08:07 I MEAN, THAT COULD BE A HAZARD DOWN THE ROAD, PEOPLE

11:08:13 TRIPPING OVER IT, FALLING OVER IT.
11:08:14 WHY ARE WE EVEN THINKING ABOUT IT?
11:08:16 AND THESE OLD SLABS, THE SLABS, ARE WE LOOKING AT GOING BACK
11:08:20 TO ROME WHERE PEOPLE HAVE THE SLABS, THIS HAPPENED HERE.
11:08:26 WE'RE NOT GOING TO DO THAT, ARE WE?
11:08:29 >>David Willems: WELL, I THINK THOSE HAVE TIEBACK TO THE
11:08:31 KORESHAN SETTLEMENT.
11:08:33 >>Mayor Errington: BUT IN HERE, DO THEY HAVE ANY
11:08:35 SIGNIFICANCE FOR HISTORICAL PRESERVATION?
11:08:38 WHY WOULD WE TAKE A SLAB AND PUT A MARKER ON THERE AND SAY
11:08:45 IT WAS A SAW MILL OR IT WAS A BUTCHER SHOP?
11:08:50 >>David Willems: GENERALLY, THE ONES THAT I KNOW THAT I'VE
11:08:52 SEEN OUT THERE, THEY ARE JUST LIKE -- YOU HAVE THE CORNER
11:08:55 POST OF ONE BUILDING THAT'S OUT THERE.
11:08:57 YOU HAVE SEVERAL OF THOSE.
11:08:58 YOU HAVE A COUPLE OF WALLS THAT WERE USED, YOU KNOW, BECAUSE
11:09:02 IT HAD LIKE A LOWER AREA FOR THE WORKS.
11:09:05 AND THEN THE LIME ROCK WALL ACTUALLY LOOKS KIND OF COOL OUT
11:09:09 THERE, THAT IT'S JUST A DIFFERENT LOOK.
11:09:12 >>Mayor Errington: IT WAS LIKE THREE FEET WIDE AND SIX FEET
11:09:15 HIGH AT ONE TIME.
11:09:16 >>David Willems: IN SPOTS.
11:09:17 MOST OF IT IS A LOT SHALLOWER THAN THAT.
11:09:21 >>Mayor Errington: SO EVERYTHING THAT HAPPENS THERE HAS TO
11:09:22 GO AROUND THE WALL?

11:09:24 >>David Willems: I MEAN, THAT WAS PART OF WHAT THE
11:09:26 CONSTRUCTION OF U.S. 41 WAS SO DIFFICULT IS BECAUSE THEY HAD
11:09:29 TO FIT BETWEEN THAT WALL AND THE STORE ON THE OTHER SIDE.
11:09:35 >>Mayor Errington: ARE YOU SAYING THAT NOTHING CAN EVER
11:09:38 BE --
11:09:38 >>David Willems: I DON'T KNOW THAT ANSWER.
11:09:39 WE HAVEN'T PURSUED THAT.
11:09:41 REALLY TO GET THE PATH GOING WERE THE THREE STRUCTURES.
11:09:45 THAT'S REALLY WHAT OUR FOCUS WAS.
11:09:48 THOSE WALLS ARE PROBABLY NOT AS OBTRUSIVE INTO A PASSIVE
11:09:54 RECREATIONAL TYPE OF A TRAIL SYSTEM.
11:10:00 >>Mayor Errington: ANY OTHER COMMENTS?
11:10:02 STEVE, DO YOU HAVE ANYTHING ELSE?
11:10:07 >>Steven Sarkozy: THAT'S IT.
11:10:08 >>Mayor Errington: THAT'S IT.
11:10:08 OKAY.
11:10:09 I GUESS WE WILL --
11:10:11 >> SO MOVED.
11:10:12 >>Mayor Errington: SO MOVED.
11:10:13 [SOUNDING GAVEL]

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.

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

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October 01, 2021

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Executive Director

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Executive Director Christopher P. Morrill

Date: **March 22, 2022**



FLC
FLORIDA LEAGUE OF CITIES
100TH ANNIVERSARY

For being a champion in the defense and protection of municipal Home Rule,
the Florida League of Cities presents the

2022

HOME RULE HERO

to

Councilmember Joanne Ribble

VILLAGE OF ESTERO

PHILLIP E. WALKER
Commissioner, Lakeland
President, Florida League of Cities, Inc.

JEANNIE GARNER
Executive Director and CEO
Florida League of Cities, Inc.

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

VILLAGE COUNCIL MEETING

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

March 16, 2022 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Pastor Frank Brand First Baptist Church of Estero.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Katy Errington - District 4, Vice Mayor Jon McLain - District 3, Councilmember Joanne Ribble - District 1, Councilmember Larry Fiesel - District 2, Councilmember Jim Boesch - District 5, Councilmember Jim Ward, - District 6, and Councilmember Jim Wilson - District 7.

Also present
Village Manager Steve Sarkozy, Village Attorney Burt Saunders, Public Works Director David Willems, Community Development Director Mary Gibbs, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to approve agenda.

Motion by: Councilmember Ribble
Seconded by: Vice Mayor McLain

Action: Approved agenda.

Vote: (Roll Call)
Aye: Councilmembers Boesch, Fiesel, Ward, Wilson, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS
None.

4. CONSENT AGENDA

(a) March 2, 2022, Council Meeting Minutes

Motion: Motion to approve the Consent Agenda.

Motion by: Councilmember Fiesel
Seconded by: Councilmember Ward

Action: Approved the Consent Agenda.

Vote: (Roll Call)
Aye: Councilmembers Boesch, Fiesel, Wilson, Ward, Ribble, Vice Mayor McLain, and Mayor Errington.

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA
None.

6. ACTION ITEMS

(a) Village-initiated rezoning and Comprehensive Plan Amendment

Staff Presentation/Comments
Steve Sarkozy, Village Manager
Mary Gibbs, Community Development Director

Council Questions or Comments
Councilmembers Ward, and Fiesel, and Mayor Errington.

Public Comments
Clark Mackenzie, Highlands Ave
Patty Whitehead, Old Estero

Motion: Motion to approve initiation of a rezoning and Comprehensive Plan Amendment for property south of Estero River, East of US 41 and north of Corkscrew Road.

Motion by: Councilmember Wilson
Seconded by: Councilmember Fiesel

Action: Approved initiation of a rezoning and Comprehensive Plan Amendment for property south of Estero River, East of US 41 and north of Corkscrew Road.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Wilson, Ribble, Ward and Boesch, Vice Mayor McLain, and Mayor Errington.
Nay:
Abstentions:

(b) Purchase of the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue.

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Councilmember Ribble.

Public Comments
Patty Whitehead, Old Estero
Clark Mackenzie, Highlands Ave

Motion: Motion to approve the purchase of the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue.

Motion by: Councilmember Ribble
Seconded by: Vice Mayor McLain

Action: Approved the purchase of the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Wilson, Ribble, Ward and Boesch, Vice Mayor McLain, and Mayor Errington.
Nay:
Abstentions:

(c) First Addendum to Peoples Gas System, Inc. "(TECO)" Franchise Agreement

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Council Questions or Comments
Vice Mayor McLain.

Public Comment
None.

Motion: Motion to approve First Addendum to Peoples Gas System, Inc. "(TECO)" Franchise Agreement Ordinance 2021-09.

Motion by: Councilmember Ward
Seconded by: Councilmember Boesch

Action: Approved First Addendum to Peoples Gas System, Inc. "(TECO)" Franchise Agreement Ordinance 2021-09.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Wilson, Ribble, Ward and Boesch, Vice Mayor McLain, and Mayor Errington.
Nay:
Abstentions:

(d) Sandy Lane & Broadway East Bicycle/Pedestrian Improvements Design and Permitting Services (CN 2022-02) Contract

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

Council Questions or Comments
Councilmember Fiesel, Vice Mayor McLain, and Mayor Errington.

Public Comment
None.

Motion: Motion to approve the contract with Atkins North America to provide design and permitting services for the Sandy Lane and Broadway East Bicycle/Pedestrian Improvements Project in the amount of $671,513.25, approve a contingency fund amount of $67,000 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contract with Atkins North America and any other related ancillary documents on behalf of the Village Council.

Motion by: Councilmember Fiesel
Seconded by: Vice Mayor McLain

Action: Approved the contract with Atkins North America to provide design and permitting services for the Sandy Lane and Broadway East Bicycle/Pedestrian Improvements Project in the amount of $671,513.25, approve a contingency fund amount of $67,000 (an amount equal to 10% of the total project cost) to cover unforeseen circumstances which may occur, and authorize the Village Manager to execute the contract with Atkins North America and

any other related ancillary documents on behalf of the Village Council.

Vote: (Roll Call)
Aye: Councilmembers Fiesel, Wilson, Ribble, Ward and Boesch, Vice Mayor McLain, and Mayor Errington.
Nay:
Abstentions:

7. PUBLIC COMMENT ON NON-AGENDA ITEMS
None.

8. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

Councilmembers Fiesel, Wilson, Ribble, Ward, Boesch, Vice Mayor McLain, and Mayor Errington.

9. VILLAGE ATTORNEY'S REPORT

None

10. VILLAGE MANAGER'S REPORT

Steve Sarkozy, Village Manager

Adjourn Regular Session at 10:24 a.m. and Convene Workshop Items at 10:29 a.m.

11. WORKSHOP ITEMS

(a) 2019 Debt – Early Retirement of $20,000,000 note

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Public Comment
None.

Council Questions or Comments
Councilmembers Fiesel, Wilson, Ribble, Ward, Boesch, Vice Mayor McLain, and Mayor Errington.

Council gave their consensus to move forward.

(b) Gess Family Partnership & Gulf Coast Driving Range LLC

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Public Comment

None.

Council Questions or Comments
Councilmembers Fiesel, Wilson, Ribble, Ward, Boesch, Vice Mayor McLain, and Mayor Errington.

Council gave their consensus to move forward.

(c) State Legislative Updates Discussion

Staff Presentation/Comments
Steve Sarkozy, Village Manager

Public Comment
None.

Council Questions or Comments
None.

12. ADJOURNMENT at 11:12 am.

ATTEST:

By: _____
Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Katy Errington, Mayor

(td/CS)

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

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:
Financial Report for the month ended February 28, 2022.

Description:

This financial report provides details of operations for the month ending February 28, 2022, which is the fifth month of the 2021-2022 fiscal year. Activity year to date is trending as projected as the second quarter of the fiscal year begins. 5 months of activity represents 41.7% of the fiscal year completed.

- *Ad valorem (real estate) taxes*: February saw ad valorem taxes collected of $125,486. November and December are the months where most of the ad valorem taxes are collected. As of the end of February, 95% of the budgeted amount has been collected.

- *General Fund*: State Revenue Sharing Sales Tax is on target with budgeted amounts this fiscal year of $269,194, or 45% collected. Half-Cent Sales Tax is at $1,199,002, or 40% and local 6 cent Fuel Tax is at $181,297 or 34% collected. Each of these revenues are above FY 2021 actual collections for the same period.

- *Reserved Funds:* $5,596,700 in operating reserve funds (Unassigned General Fund Balance); $670,000 in litigation defense reserve funds and $148,000 in major road maintenance reserve funds.

- *Debt Reduction Funding*: $7,481,005 has been allocated for Debt Reductionfunding.

- *Available funds:* total funds categorized as available are $42,052,765.

Action Requested:
Approve financial report.

Financial Impact:
There is no financial impact of this report.

Attachments:

1. February 28, 2022 Budget report

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Ad Valorem Taxes	125,486	5,022,446	5,281,886	(259,440)	95%
Local Communications Srvs Tax	80,350	325,353	878,542	(553,189)	37%
Local Business Tax	397	3,238	21,900	(18,662)	15%
Franchise Fees-Electric	159,735	712,654	2,130,400	(1,417,746)	33%
Franchise Fees-Solid Waste	42,723	42,723	161,100	(118,377)	27%
Rev Sharing Sales tax	53,839	269,194	601,500	(332,307)	45%
Mobile Home License	189	2,140	3,600	(1,460)	59%
Alcohol Beverage Tax	745	745	32,300	(31,555)	2%
Half Cent Sales Tax	358,930	1,199,002	3,021,473	(1,822,471)	40%
Fines & Forfeitures	20	101	500	(399)	20%
Interest Income	617	2,246	32,400	(30,154)	7%
Rental income	-	15,000	36,000	(21,000)	42%
Miscellaneous Revenue	-	20	25,000	(24,980)	0%
Administrative Fee	1,522	3,066	18,000	(14,934)	17%
Cost Recovery-Admin Charge	1,000	8,350	9,000	(650)	93%
Dev & Zoning-Fixed Fees	7,961	23,119	40,400	(17,281)	57%
Dev & Zoning-Cost Recovery Fee	8,747	46,555	43,800	2,755	106%
Planning-Miscellaneous Revenue	5,128	769,889	-	769,889	100%
Code Comp & Contractor License	-	2,000	6,300	(4,300)	32%
Local Option Gas Tax-1-6 Cent	49,764	181,297	531,529	(350,232)	34%
ROW Permits	-	300	1,500	(1,200)	20%
Rev Sharing-Fuel Tax	14,485	72,423	-	72,423	100%
FDOT US 41 Light Maintenance	-	-	122,100	(122,100)	0%
ARPA Funding	-	8,482,206	-	8,482,206	100%
Covid Cares-Covid	-	-	-	-	0%
WCIND Marine Patrol Revenue	-	-	11,900	(11,900)	0%
FEMA-Federal Share	-	-	121,300	(121,300)	0%
	-	-	-	-	0%
Total Revenues-General Fund	**911,635**	**17,184,066**	**13,132,430**	**4,051,636**	131%
Building Fees	77,670	378,315	1,042,200	(663,885)	36%
Surcharge Fee Retained	658	658	3,300	(2,642)	20%
Convenience Fee	2,488	13,324	15,000	(1,676)	89%
Interest income	13	49	1,000	(951)	5%
	-	-	-	-	
Total Revenues-Building Fee Fund	**80,829**	**392,346**	**1,061,500**	**(669,154)**	37%
Interest Income	125	483	10,000	(9,517)	5%
	-	-	-	-	0%
Total Revenues-Debt Serv	**125**	**483**	**10,000**	**(9,517)**	5%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Local Option Gas Tax 1-5 Cent	36,170	131,848	387,933	(256,085)	34%
Interest Income-Gas Tax	32	120	-	120	100%
Lee Cty Funding-Estero Prkway	-	-	-	-	0%
Developer Contributions-Inters	-	53,695	132,000	(78,305)	41%
FDOT Funding-US 41 Landscaping	-	-	1,100,000	(1,100,000)	0%
Road Imp Fee-Residential	-	9,996	145,800	(135,804)	7%
Road Imp Fees-Commercial	48,600	72,170	145,800	(73,630)	49%
Park Imp Fees-Residential	-	1,535	43,800	(42,265)	4%
Park Imp Fee-Commercial	-	-	80,200	(80,200)	0%
Interest Income-Rd Impact	148	434	42,000	(41,566)	1%
Interest Income-Com Prk Impact	2	149	-	149	100%
Interest Inc-Com Prk Contri	2	7	-	7	100%
Interest Inc-Public Land	2	9	-	9	100%
Interest Income-Park Imp	8	30	-	30	100%
	-	-	-	-	
Total Revenues-Capital Projects Fund	**84,963**	**269,992**	**2,077,533**	**(1,807,541)**	**13%**
Total Revenues-All Funds	**1,077,552**	**17,846,888**	**16,281,463**	**1,565,425**	**110%**
Debt Serv Fd Trans from Gen Fd	-	2,515,197	2,515,800	(603)	100%
Proceeds from Debt Issue	-	-	-	-	0%
Cap Projects Trans from Gen Fd	109,289	589,760	4,447,800	(3,858,040)	13%
Cap Project Trans fromDebtServ	-	-	-	-	0%
Total Revenues and Other Financing Sources-All Funds	***1,186,841***	***20,951,845***	***23,245,063***	***(2,293,218)***	*90%*
Executive Salaries	10,356	51,782	124,300	72,518	42%
FICA Taxes	792	3,961	9,600	5,639	41%
Workers Comp	-	83	300	217	28%
Unemployment Comp	194	852	2,000	1,148	43%
Travel and Per Diem	44	44	22,000	21,956	0%
Books Pub & Memberships	-	7,589	5,000	(2,589)	152%
Training	-	295	2,000	1,705	15%
Total Village Council	*11,387*	*64,607*	*165,200*	*100,593*	39%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Executive Salary	23,074	86,254	205,000	118,746	42%
Car Allowance	554	2,829	7,200	4,371	39%
Regular Salaries & Wages	9,724	43,355	137,100	93,745	32%
FICA Taxes	2,525	6,926	26,200	19,274	26%
Retirement Contributions	2,269	11,590	36,000	24,410	32%
Group Insurance	-	24,951	69,900	44,949	36%
Worker's Compensation	-	165	800	635	21%
Unemployment Comp	85	387	1,200	813	32%
Miscellaneous Professional Srv	-	-	75,000	75,000	0%
Contractual Srvs-Adm Assist	-	-	-	-	0%
Communication Services	5,250	13,125	32,760	19,635	40%
Miscellaneous Contractual Srvs	-	-	35,000	35,000	0%
Travel & Per Diem	449	599	12,000	11,401	5%
Public Relations	750	6,388	15,000	8,612	43%
Books Pub & Memberships	50	800	3,000	2,200	27%
Training	75	75	4,000	3,925	2%
Total Village Manager	*44,806*	*197,444*	*660,160*	*462,716*	30%
Village Attorney	14,870	68,982	200,000	131,018	34%
Land Use Legal	6,082	15,162	85,000	69,839	18%
Comprehensive Plan Legal	-	-	15,000	15,000	0%
Code Enforcement Legal	108	108	12,000	11,893	1%
Land Dev Code Legal	-	-	15,000	15,000	0%
	-	-	-	-	0%
Total Village Attorney	*21,060*	*84,251*	*327,000*	*242,749*	26%
Regular Salaries & Wages	2,874	14,620	121,000	106,380	12%
FICA Taxes	220	1,118	9,300	8,182	12%
Retirement Contributions	-	-	12,800	12,800	0%
Group Insurance	-	-	8,300	8,300	0%
Worker's Compensation	-	-	300	300	0%
Unemployment Compensation	58	252	600	348	42%
Codification	-	1,225	-	(1,225)	100%
Election Services	-	-	-	-	0%
Travel & Per Diem	-	-	1,000	1,000	0%
Legal Notices	209	582	5,000	4,418	12%
Book, Pub & Membership	-	-	500	500	0%
Training	-	-	100	100	0%
Total Village Clerk	*3,361*	*17,797*	*158,900*	*141,103*	11%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Regular Salaries & Wages	19,423	97,178	275,800	178,622	35%
FICA Taxes	1,486	7,434	21,100	13,666	35%
Retirement Contributions	953	4,867	29,000	24,133	17%
Group Insurance	-	5,587	26,100	20,513	21%
Worker's Compensation	-	110	600	490	18%
Unemployment Compensation	106	473	1,100	627	43%
Accounting Services	-	-	5,000	5,000	0%
Auditing & Actuarial Services	-	1,000	49,000	48,000	2%
Books, Publications & Members	-	-	586	586	0%
	-	-	-	-	37%
	-	-	-	-	0%
Total Finance	*21,967*	*116,650*	*408,286*	*291,636*	29%
Regular Salaries & Wages	24,460	104,306	154,200	49,894	68%
FICA Taxes	1,841	7,823	11,800	3,977	66%
Retirement Contributions	2,502	12,777	16,200	3,423	79%
Group Insurance	1,117	23,804	26,700	2,896	89%
Worker's Compensation	-	1,349	1,900	551	71%
Unemployment Compensation	88	398	500	102	80%
Land Development Code	-	7,301	40,000	32,699	18%
Comp Plan/Land Dev Regulations	-	-	30,000	30,000	0%
Growth Model Srvs	-	-	10,000	10,000	0%
Development Srvcs Manager	-	-	40,000	40,000	0%
Misc Professional Services	-	-	65,000	65,000	0%
Economic Development	-	2,500	60,000	57,500	4%
Travel & Per Diem	-	66	2,000	1,934	3%
Legal Notices-Plan & Zoning	-	183	6,000	5,817	3%
Books, Pub & Memberships	-	4,426	10,000	5,574	44%
Training	-	125	600	475	21%
Total Development Services	*30,008*	*165,056*	*587,400*	*422,344*	28%
Cost Recovery-Wages	8,141	41,188	228,300	187,112	18%
Cost Recovery FICA Taxes	606	3,067	17,500	14,433	18%
Retirement Contributions	-	-	24,000	24,000	0%
Insurance	-	-	6,200	6,200	0%
Cost Recovery Worker's Comp	-	-	6,200	6,200	0%
Cost Recovery Unemploy Comp	-	-	1,600	1,600	0%
Cost Recovery Prof Services	-	2,300	17,518	15,218	13%
Planning & Zoning-Fixed Fee	58,936	115,227	364,000	248,773	32%
	-	-	-	-	0%
Planning, Zoning and Development Review Services	*67,683*	*161,782*	*665,318*	*503,536*	24%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Regular Salaries & Wages	-	-	36,300	36,300	0%
FICA Taxes	-	-	2,800	2,800	0%
Retirement Contributions	-	-	3,800	3,800	0%
Insurance	-	-	6,200	6,200	0%
Workers Compensation	-	-	500	500	0%
Unemployment Compensation	-	-	300	300	0%
Special Magistrate Srvs	2,375	4,663	16,000	11,338	29%
Code Compliance Contract Srvs	25,099	49,543	160,160	110,617	31%
Other Chrges-Filing Fees	-	50	1,200	1,151	4%
Total Code Compliance Services	*27,474*	*54,255*	*227,260*	*173,005*	24%
Lee Cty Animal Control Srvs	-	-	38,000	38,000	0%
Total Animal Control	-	-	*38,000*	*38,000*	0%
Regular Salaries & Wages	-	-	87,800	87,800	0%
FICA Taxes	-	-	6,700	6,700	0%
Retirement Contributions	-	-	9,200	9,200	0%
Insurance	-	-	19,400	19,400	0%
Workers Compensation	-	-	2,600	2,600	0%
Unemployment Compensation	-	-	300	300	0%
Flood Plain-Com Rating System	6,950	6,950	150,000	143,050	5%
NPDES Compliance	-	-	10,000	10,000	0%
Water Level & Quality Monitor	8,786	21,699	130,000	108,301	17%
Estero River Sediment Analysis	-	-	30,000	30,000	0%
Water & Sewer Expansion	45,060	73,214	-	(73,214)	100%
Community Monitoring	-	-	20,000	20,000	0%
Miscellaneous Stormwate Maint	-	206	300,000	299,794	0%
Estero River Maintenance	-	-	-	-	0%
Miscellaneous Stormwate Maint	-	9,900	-	(9,900)	100%
Water Quality Joint Advocacy	-	5,000	5,000	-	100%
Total Public Works/ Physical Environment	*60,796*	*116,969*	*771,000*	*654,031*	15%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Regular Salaries & Wages	-	-	79,800	79,800	0%
Public Works Wages	12,787	64,554	-	(64,554)	100%
FICA Taxes	931	4,695	6,100	1,405	77%
Retirement Contribution	1,006	5,138	8,400	3,262	61%
Group Insurance	-	13,262	19,400	6,138	68%
Worker's Compensation	-	1,046	2,600	1,554	40%
Unemployment Compensation	58	260	300	40	87%
Traffic Counts	-	799	16,500	15,701	5%
Misc Professional Services	-	490	60,000	59,510	1%
Misc Engineering Srvc	-	-	-	-	0%
Misc Construction Services	-	12,850	60,000	47,150	21%
Bridge Maintenance	-	-	10,000	10,000	0%
Irrigation Maintenance	-	6,634	-	(6,634)	100%
Landscape Maintenance	775	29,655	152,500	122,845	19%
Mowing Maintenance	-	22,820	-	(22,820)	100%
Ditch Maintenance	-	1,150	-	(1,150)	100%
Sidewalk Maintenance	-	17,852	-	(17,852)	100%
Street Light Maintenance	-	-	80,400	80,400	0%
Street Sweeping Services	1,400	5,600	22,000	16,400	25%
Traffic Sign Maintenance	2,525	2,525	5,000	2,475	50%
Traffic Signal Maintenance	1,285	2,570	-	(2,570)	100%
Right-of-Way Permit Review	-	2,806	20,000	17,194	14%
Railroad Maintenance	-	18,000	18,000	-	100%
Misc Traffic Safety Projects	-	-	-	-	0%
Misc Landscape Projects	27,325	27,325	-	(27,325)	100%
Sandy Lane Bridge Maint/Access	-	7,444	-	(7,444)	100%
Resurf/Drainage-Poinciana Trai	-	-	-	-	0%
Road Maintenance	160	1,770	250,000	248,230	1%
US41 Traffic Signal Maint	-	-	30,000	30,000	0%
US41 Landscape Maint	-	-	333,026	333,026	0%
Estero Parkway Landscape Maint	-	18,469	364,856	346,387	5%
Travel	486	1,083	5,000	3,917	22%
Communications	43	176	500	324	35%
Utilities	6,022	19,822	35,270	15,448	56%
Equipment & leases	285	1,253	2,500	1,247	50%
Street Light Insurance	-	3,214	16,500	13,286	19%
Operating Supplies	159	1,881	3,000	1,119	63%
Books, Publications & Members	-	800	1,500	700	53%
Training	-	324	2,000	1,676	16%
	-	-	-	-	
Total Public Works/ Transportation	*55,245*	*296,263*	*1,605,152*	*1,308,889*	18%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Webmaster Srvs & Maintenance	600	2,850	9,000	6,150	32%
Software Licensing	3,032	32,171	30,000	(2,171)	107%
Information Technology Srvs	25,586	49,726	130,000	80,274	38%
Audio Visual Services	2,955	17,880	46,000	28,120	39%
Small tools & equipment	-	-	13,800	13,800	0%
Capital Outlay	-	-	10,000	10,000	0%
Total Information Technology	*32,173*	*102,626*	*238,800*	*136,174*	43%
Lee Cty Law Enforcement	192	1,392	10,000	8,608	14%
Total Law Enforcement/ Security	*192*	*1,392*	*10,000*	*8,608*	14%
Parks Master Plan	-	-	-	-	0%
YMCA Operating Agreement	5,140	25,700	63,000	37,300	41%
Utilities	179	1,837	6,000	4,163	31%
Equipment Rent & Leases	-	-	1,100	1,100	0%
Repairs & Maint	-	177	20,000	19,824	1%
Total Parks & Recreation	*5,319*	*27,714*	*90,100*	*62,386*	31%
Lobbying Services	3,000	12,000	100,000	88,000	12%
State Administrative Fees	650	1,828	9,500	7,672	19%
Tax Collector Fees	-	0	3,750	3,750	0%
Audio Visual Services	2,194	7,969	-	(7,969)	100%
Misc Contractual Srvcs	-	-	250,000	250,000	0%
Communications	419	1,672	5,000	3,328	33%
Freight & Postage	152	459	3,500	3,041	13%
Utilities	1,404	12,389	17,500	5,111	71%
Equipment Rental & Leases	602	3,964	10,000	6,036	40%
Office Lease-Corkscrew Palms	19,104	95,522	257,400	161,878	37%
Insurance	-	18,426	78,700	60,275	23%
Repairs & Maintenance	1,421	7,299	20,000	12,701	36%
Printing	-	-	1,500	1,500	0%
Contingency	-	-	104,200	104,200	0%
Office Supplies	205	1,431	6,500	5,069	22%
Operating Supplies	463	5,269	11,000	5,731	48%
Books Pub & Membership	200	200	2,000	1,800	10%
Capital Outlay	-	-	-	-	0%
Total General Government	*29,814*	*168,426*	*880,550*	*712,124*	19%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Covid Contractual Expenditures	-	-	-	-	0%
Repair and Maintenance	-	-	-	-	0%
Covid Supplies	-	-	-	-	0%
Capital Outlay	-	-	-	-	0%
Total COVID	-	-	-	-	0%
Lee Cty Marine Patrol	-	-	43,860	43,860	0%
Total Lee County Marine Patrol	-	-	*43,860*	*43,860*	0%
	-	-	-	-	0%
Disaster Preparedness Services	-	-	10,000	10,000	0%
Total Hurricane Irma	-	-	*10,000*	*10,000*	0%
Total Expenditures-General Fund	***411,286***	***1,575,234***	***6,886,986***	***5,311,753***	23%
Regular Salaries & Wages	-	-	12,100	12,100	0%
FICA Taxes	-	-	1,000	1,000	0%
Retirement Contributions	-	-	1,300	1,300	0%
Insurance	-	-	6,200	6,200	0%
Workers Compensation	-	-	500	500	0%
Unemployment Compensation	-	-	200	200	0%
Building Service Contract	177,040	349,722	954,100	604,378	37%
Laserfische Software	-	-	8,100	8,100	0%
Building IT Contract Services	994	1,843	5,300	3,457	35%
Records Imaging Services	-	-	-	-	0%
Inkforce Software	1,275	5,100	15,300	10,200	33%
Communications	152	573	1,400	827	41%
Freight & Postage	48	144	600	456	24%
Utilities	207	1,017	3,000	1,983	34%
Equipment Lease	378	2,664	9,800	7,136	27%
Office Lease-Corkscrew Palms	3,913	19,565	52,800	33,235	37%
Repairs & Maintenance	218	844	3,800	2,956	22%
Credit Card Fees	2,643	14,977	27,800	12,823	54%
Office Supplies	63	682	3,000	2,318	23%
Operating Supplies	664	3,303	4,800	1,497	69%
Capital outlay	-	-	211,530	211,530	0%
Total Expenditures-Building Fee Fund	*187,596*	*400,433*	*1,322,630*	*922,197*	30%
Principal Payments	-	-	697,344	697,344	0%
Interest Expense	-	339,019	678,485	339,466	50%
Total Expenditures-Debt Service	-	*339,019*	*1,375,829*	*1,036,810*	25%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Estero Parkway Improvements	61,833	441,211	360,000	(81,211)	123%
River Ranch Rd Improvements	36,619	44,581	4,977,800	4,933,219	1%
Corkscrew Rd Widening	20,255	45,659	4,426,000	4,380,342	1%
Bridge Maintenance	-	-	400,000	400,000	0%
Williams Rd Widening	-	-	867,500	867,500	0%
	-	-	-	-	0%
	-	-	-	-	0%
	-	-	-	-	0%
Total Roadway Projects	118,707	531,451	11,031,300	10,499,849	5%
Corkscrew Rd Signal-Puente Ln	-	-	-	-	0%
Williams Rd Intersection Impro	8,171	37,784	-	(37,784)	100%
Williams Rd High School Turn	-	-	-	-	0%
US41 Pelican Colony Signal	-	-	132,000	132,000	0%
	-	-	-	-	0%
Total Intersection Improve Proj	8,171	37,784	132,000	94,216	29%
Coconut Rd Crosswalks	-	1,429	177,800	176,371	1%
Williams Rd Bike/Sidewalks	800	10,835	2,213,700	2,202,865	0%
Intersect Safety Improv Study	-	-	110,000	110,000	0%
Sandy Ln Bike-Ped Improv	46	46	207,000	206,954	0%
Broadway E Shared Use Path	-	-	134,400	134,400	0%
Broadway W Bus Stop Improv	-	8,005	-	(8,005)	100%
Total Bicycle & Ped Improv Proj	846	20,315	2,842,900	2,822,585	1%
US 41 FDOT Landscape	633	2,533	-	(2,533)	100%
US 41 Landscaping Enhancement	-	43,022	-	(43,022)	100%
Monument Sign/Branding	10,726	10,726	-	(10,726)	100%
Three Oaks Prkwy MonumentSigns	2,722	2,722	-	(2,722)	100%
Via Coconut Pt Landscap Improv	-	46	-	(46)	100%
Ben Hill Griff Pkwy Landsc Imp	-	12,500	-	(12,500)	100%
I-75 Interchange Landscaping	-	-	-	-	0%
Landscaping Misc	-	-	3,706,000	3,706,000	0%
	-	-	-	-	0%
Total Landscaping & Beauti Proj	14,082	71,549	3,706,000	3,634,451	2%

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Park Capital Projects	-	3,000	-	(3,000)	100%
Estero on River Master Plan	33,374	64,566	252,000	187,434	26%
Estero Com Prk Master Plan	-	-	150,000	150,000	0%
Estero Com Prk Expansion	-	-	738,000	738,000	0%
Total Parks & Recreation Proj	33,374	67,566	1,140,000	1,072,434	6%
Estero River N Brnch Drainage	-	-	-	-	0%
Estero Rvr Sediment Removal	-	-	-	-	0%
Stormwater Misc	-	-	354,000	354,000	0%
	-	-	-	-	0%
	-	-	-	-	0%
Total Stormwater Projects	-	-	354,000	354,000	0%
Land Purchase-Estero on River	-	-	-	-	0%
Williams Road Property-Church	-	-	-	-	0%
	-	-	-	-	
Total Land Acquistions	-	-	-	-	0%
Total Expenditures-Capital Project Fund	175,180	728,665	19,206,200	18,477,535	4%
Total Expenditures-All Funds	***774,062***	***3,043,350***	***28,791,645***	***25,748,295***	***11%***
Gen Fd Trans to Debt Service	-	2,515,197	2,515,800	603	100%
Gen Fd Trans to Cap Projects	109,289	589,760	4,447,800	3,858,040	13%
Debt Serv Trans toCap Projects	-	-	-	-	0%
CIP Tran from Gas Tax-300-000	-	-	-	-	0%
CIP Tran from RdImp 300-990	(65,891)	(138,905)	-	138,905	100%
CIP Tran from ComPrkIF 300-991	-	-	-	-	0%
CIP Tran from RegPrkIF 300-992	-	-	-	-	0%
CIP Tran from PubLand- 300-994	-	-	-	-	0%
CIP Tran from Park IF 300-995	-	-	-	-	0%
Gas Tax Trans to CIP-300-266	-	-	-	-	0%
Rd Imp Fee Trans toCIP-300-990	65,891	138,905	-	(138,905)	100%
ComPrk Imp Fee Tran to CIP-991	-	-	-	-	0%
RegPrk Imp Fee Tran to CIP-992	-	-	-	-	0%
PubLand BonusDen TrantoCIP-994	-	-	-	-	0%
Park Imp Fee Tran to CIP-995	-	-	-	-	0%
Total Expenditures and Other Financing Uses-All Funds	***883,350***	***6,148,308***	***35,755,245***	***29,606,937***	*17%*
Excess Revenue over Expenditures	***303,490***	***14,803,537***	***(12,510,182)***	***27,313,719***	

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Estimated Prior Year Surplus		41,145,056	34,841,408	6,303,648	
Fund Balance		**55,948,593**	**31,647,540**	**24,301,053**	

Village of Estero

	Actual	Year to Date	Bud Amend-June	Budget	Year to
			General Fund		
Revenues	911,635	17,184,066	13,132,430	4,051,636	131%
Expenditures	411,286	1,575,234	6,886,986	5,311,753	23%
Operating Excess (deficit)	500,349	15,608,833	6,245,444	9,363,389	
Transfers out to Debt Service	-	(2,515,197)	(2,515,800)	603	100%
Transfers out to Capital Projects	(109,289)	(589,760)	(4,447,800)	3,858,040	13%
Operating Excess (deficit)	391,061	12,503,875	(718,156)	13,222,031	
			Building Fee Fund		
Revenues	80,829	392,346	1,061,500	(669,154)	37%
Expenditures	187,596	400,433	1,322,630	922,197	30%
Operating Excess (deficit)	(106,767)	(8,086)	(261,130)	253,044	
			Debt Service Fund		
Revenues	125	483	10,000	(9,517)	5%
Expenditures	-	339,019	1,375,829	1,036,810	25%
Operating Excess (deficit)	125	(338,535)	(1,365,829)	1,027,294	
Debt Service Proceeds	-	-	-	-	0%
Transfers in from General Fund	-	2,515,197	2,515,800	(603)	100%
Transfers out to Capital Projects	-	-	-	-	0%
Operating Excess (deficit)	125	2,176,662	1,149,971	1,026,691	
			Capital Projects Fund		
Revenues	84,963	269,992	2,077,533	(1,807,541)	13%
Expenditures	175,180	728,665	19,206,200	18,477,535	4%
Operating Excess (deficit)	(90,216)	(458,674)	(17,128,667)	16,669,993	
Transfers in from Other Funds	109,289	589,760	4,447,800	(3,858,040)	13%
Operating Excess (deficit)	19,072	131,087	(12,680,867)	12,811,954	

Village of Estero

Budget Report-All Funds

For the Month Ending February 2022

	Current Month Actual	2021-2022 Year to Date Actual	2021-2022 Original Budget	2021-2022 Budget Variance	2021-2022 Year to Date Percentage
Reserved and Available Funds Report					
General Fund Reserves		$ 5,596,700			
Litigation Defense Reserve		670,000			
Major Road Maintenance Reserve		148,000			
Debt Reduction		7,481,129			
Total Reserved Funds		$ 13,895,829			
General Fund Capital Projects		$ 29,470,121			
Building Fee Fund		682,553			
Gas Tax Capital Projects		1,895,779			
Developer Contribution		386,458			
Road Impact Fees		8,796,663			
Community Park Impact Fees		107,859			
Regional Park Impact Fees		-			
Estero Park Entry Contribution		101,016			
Park Imp Fees		469,172			
Public Land Purchase		143,144			
Total Available Funds		$ 42,052,765			

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Adopt Resolution 2022-03 which approves the updated Multijurisdictional Program for Public Information related to flood hazards.

Background:

The Village joined the National Flood Insurance Program in September 2015. This allows the Village to participate in the Community Rating System to provide residents with flood insurance discounts. As part of this, the Village participates in and approves a "Multijurisdictional Program for Public Information" to provide a variety of flood-related information to residents.

Description:

The Multijurisdictional Program is to be updated every 5 years by all participating jurisdictions (Bonita Springs, Cape Coral, Estero, Fort Myers, Fort Myers Beach, Sanibel, and Unincorporated Lee County). Cape Coral has adopted this, and the other jurisdictions are in the process now.

Action Requested:

Adopt Resolution 2022-03 which approves the updated Multijurisdictional Program for Public Information related to flood hazards.

Process and Timeline:

- Village joined National Flood Insurance Program September 30, 2015.
- Village adopted Resolution approving Multijurisdictional Program for Public Information on January 6, 2016.
- Update is due every 5 years.

Financial Impact:

No direct financial impact to the Village but participating in this program can help provide flood insurance discounts to residents.

Prepared by: Mary Gibbs

Attachments:

1. Resolution 2022-03 and Exhibit A.

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2022 - 03

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE UPDATED MULTIJURISDICTIONAL PROGRAM FOR PUBLIC INFORMATION RELATED TO FLOOD HAZARDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero joined the National Flood Insurance Program (NFIP) on September 30, 2015; and

WHEREAS, this entitled the Village to emergency disaster assistance from FEMA and participation in the NFIP Community Rating System to provide residents of the Village with flood insurance discounts; and

WHEREAS, on January 6, 2016, the Village Council adopted Resolution No. 2016-01, approving the Multijurisdictional Program for Public Information (PPI); and

WHEREAS, the Multijurisdictional PPI was created and implemented to broaden the public's understanding of flood hazards and vulnerabilities and to provide options for flood insurance and best practices; and

WHEREAS, all participating communities are required to adopt a resolution approving an updated PPI at least every five years; and

WHEREAS, updating the PPI assists the village to obtain points to help reduce the cost of insurance to its residents.

WHEREAS, the Village Council desires to approve the updated Multijurisdictional Program for Public Information, attached hereto as Exhibit A.

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

Section 1. The Village of Estero Council does hereby approve the updated Multijurisdictional Program for Public Information, attached hereto as Exhibit A.

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this ____ day of _____, 2022.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

By: _____
Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Esq., Village Attorney

LEE COUNTY

Multi-jurisdictional

PROGRAM FOR PUBLIC INFORMATION

ABOUT FLOOD HAZARDS AND FLOOD INSURANCE RATE MAPS

AUGUST 2020

A Comprehensive Outreach Strategy for:
Bonita Springs
Cape Coral
Estero
Fort Myers
Fort Myers Beach
Unincorporated Lee County
Sanibel

Mission Statement: To protect public health and property by educating the community about flood hazards, flood insurance, proper building techniques for floodplains, and floodplain functions. An important objective of this PPI is to *encourage a unified message consistent with NFIP and CRS objectives.*

PPI AT A GLANCE

- Projects implemented January through July
- Annual monitoring meeting each August
- Annual evaluation report prepared each year and submitted with annual recertification.
- PPI updated every 5 years

Background/Timeline/Update

Background

A Program for Public Information (PPI) is a committee-based, localized approach to community outreach about flood hazards and flood insurance under the NFIP's Community Rating System (CRS) program.

In 2015, the first Multi-jurisdictional Program for Public Information was created and implemented. The original PPI document included: 1) Establishment of the PPI Committee; 2) Review of flood mapping, structure location and NFIP insurance coverage; 3) Selection of target areas and audiences; 4) Assessment of public information needs; 5) Formulation of messages and outcomes; 6) Selection of outreach projects; 7) Selection of flood response projects; and 8) Agreement on implementation, monitoring and yearly evaluation.

As mandated by the 2017 Community Rating System Manual, the community must update its Program for Public Information at least every five years. Detailed and thorough research was integrated in the original PPI document as a baseline for PPI creation. Rather than alter the intent and integrity of the original set of data and information, this PPI document has been revised to include new information with a focus on capturing and comparing data through a five-year perspective.

Annually, an addendum is created to cover membership changes or minor tweaks that will not alter the overall intent of the PPI. Those have been absorbed into this five-year update, and include changing the annual committee meeting to August and updating some language in the outreach messages to reflect our experiences during Hurricane Irma.

This five-year update discontinues the practice of tracking NFIP coverage rates for non-residential structures. Since 2015, it has become clear that the NFIP data does not allow us to easily determine the difference between a policy for a commercial structure or policies for a leased unit and/or contents within that structure. We cannot presume that all of these policies are for structures. As a result, it is difficult to determine an accurate coverage rate among either structures or units. This is also the reason that the 2015 document declined to track NFIP coverage rates for multi-family residential units. This is NOT viewed as a disadvantage. We continue to regard single-family residential coverage, which we do track, as a sentinel indicator of NFIP coverage rates.

One emerging issue, however, has presented a challenge in the 2020 update: our inability to effectively determine how many local home owners are turning to private flood insurance carriers, how that effects our overall coverage rates, and whether that is an explanation for what appears to be a decline in coverage rates for some areas of Lee County.

Timeline

June 3, 2014	PPI Kickoff meeting
Nov 23, 2015	Original PPI document released and published
April 11, 2016	1st annual monitoring meeting
April 25, 2017	2nd annual monitoring meeting
May 30, 2018	3rd annual monitoring meeting
August 14, 2019	4th annual monitoring meeting
August 28, 2020	5th annual monitoring meeting
April 2021	5 year PPI update document released and published

UPDATE (5 year) SUMMARY

Each CRS Coordinator or Floodplain Manager from the seven Lee County jurisdictions documented their activities throughout the year and since the adoption and implementation of the original PPI in late 2015. They were polled to evaluate their success and provide feedback regarding the outreach projects. Below is the outcome of a five year evaluation:

Observations/Trends

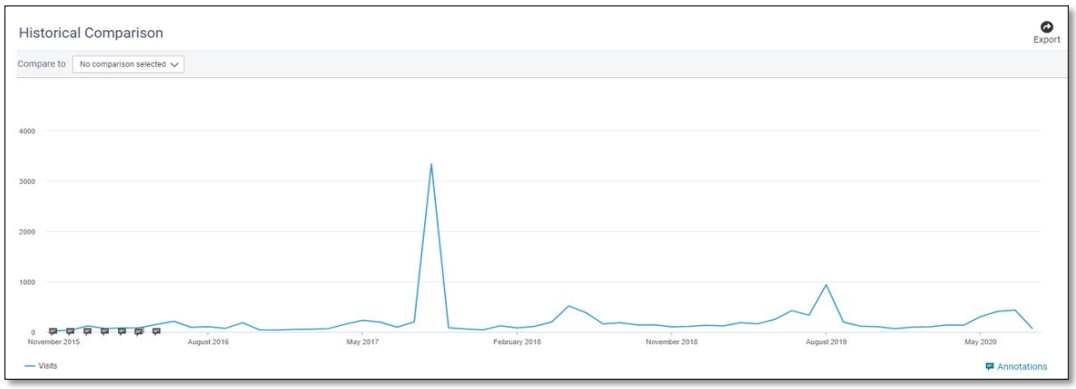
- Decrease (for several communities) for RFAs (Request For Action);
- Increased requests for FIRM information (particularly after the Agents/lenders email is sent);
- Increase in construction projects that exceed minimum standards (based on the 2017 FBC freeboard requirement);
- Increase in Mitigated Rep Loss structures due to Substantial Damage incurred due to Invest 92L Storm and Hurricane Irma (both from 2017);
- Increase (temporary) in requests for information related to the Rep Loss mailers (especially in regards to the "financial assistance" language in the letter);
- Increase in renovation projects in SFHA (with most projects remaining just under the substantial Improvement 50% threshold)~~;~~
- Frustration regarding broken FEMA web links due to the recent massive website overhaul;
- Virtual media event created in response to the COVID pandemic to adapt to the current environment;
- Increase in Flood Insurance premiums and flood insurance in force. Decrease in flood insurance policies (see page 22);
- Increase in hits to online zone look up or other floodplain pages;
- Increase in flood protection information and sit visit requests;
- Increase in number of permits for flood prone area; and
- Increase in violations for unpermitted or non-compliant construction.

Changes to PPI

Based on the observations over the last five years, below are the changes to the Program for Public Information.

- PPI committee meeting date changes to August of each year;
- Committee member replacements in addendums absorbed into updated document;
- Tweaks to outreach language regarding Elevation Certificates on record (changed to *if* on record);
- Tweaks to outreach language regarding the insuring your property (changed to *buy flood insurance*);
- Tweaks to outreach language regarding evacuation notifications (changed to *pack your go bag and pet needs*);
- Tweaks to FRP outreach 3 (changed from word document to webpage/weblinks);
- Annual rainy season project change (changed from annual rainy season briefing to annual rainy season *media event*);
- Annual media hazard change (changed from Media Hazard Guide to Media Hazard *Webpage*);
- Change PPI Event Calendar to PPI *Project* Calendar;
- CodeRed changed to AlertLee;
- LeeEvac changed to LeePrepares;
- PPI Monitoring/Reporting – over time the committee has refined the data collection method to become more simplified; and
- Lee County's Find My Flood Zone app no longer serves addresses in the municipal jurisdictions that have their own NFIP memberships, because the County does not receive updates for all of their flood map amendments and revisions.

The chart below represents activity on the All Hazard Guide website over a five-year span. There were significant spikes in August/September of 2017 due to the summer storms (Invest92L) and Hurricane Irma. The other significant spikes may be attributed to the annual release dates of the digital hazard guide versions as well as each completed outreach.



History

In August 1979, the City of Sanibel became the first community in Lee County to join the National Flood Insurance Program (NFIP) and adopt Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. By 1984, all Lee County jurisdictions joined the program, which was created in 1968 to provide flood insurance to private property owners. Since then, newly incorporating jurisdictions in Lee County, an area of 521,000 acres or 813 square miles along the Gulf of Mexico in Southwest Florida, have followed this example and joined the NFIP.

When communities adopt Flood Insurance Rate Maps and flood hazard ordinances and enforce FEMA construction requirements, their residents become eligible to buy policies from the NFIP. This facilitates real estate transactions because flood insurance is required to obtain mortgages in the Special Flood Hazard Area as designated on FEMA flood maps. In addition, FEMA agrees to provide emergency disaster assistance to NFIP communities.

Beyond NFIP requirements, all jurisdictions in Lee County participate in the NFIP's voluntary Community Rating System (CRS). Under CRS guidelines, member communities agree to adopt and enforce higher regulatory standards for construction, record keeping and public outreach. In return for these higher standards, communities earn points that translate into flood insurance discounts. In 2011, municipal and county jurisdictions in Lee, Collier and Charlotte counties formed the Southwest Florida CRS Users Group to share ideas and mutual assistance toward the goal of higher standards of floodplain management.

The original PPI document combined Unincorporated Lee County and Estero data because the Village of Estero was not an official member of the NFIP until 9/30/2015 and their independent data was not available until 2016, after the baseline data was compiled. For comparison consistency, the 2020 data includes the combined totals for Unincorporated Lee and Estero, in addition to their separate data.

Establishing the PPI Committee

In 2013, members of the CRS Users Group in Lee County agreed to enhance their communication outreach with a Multijurisdictional Program for Public Information, a new communication option offered in the 2013 CRS Manual.

The Lee County Multijurisdictional Program for Public Information began with the creation of a PPI Committee representing public stakeholders and local government staff. An organizational meeting was held June 3, 2014 for committee volunteers representing banking, real estate, public health, insurance and general business and residential interests from all the communities. The Committee accomplished these tasks:

- Assess countywide public information needs and identify critical target audiences;
- Formulate important flood-related messages;
- Identify outreach projects to convey the messages;
- Examine other public information initiatives;
- Prepare this Program for Public Information document and have it adopted by the governing boards of member communities; and
- Implement, monitor, and evaluate the program.

Below is a current membership list as of August 2020. Details of the committee's **initial** membership, meeting dates, meeting notes and attendance from 2015 can be found in Appendix A. Member replacement can also be found in the PPI Addendums. Future committee member replacements will continue to be featured in addendums to the PPI as opposed to revisions to the PPI document.

Lee County Multijurisdictional PPI Committee and Dates of PPI Adoption

Community	Government Staff	Public Stakeholders	Adoption	5 year renewal
Bonita Springs	Ayita Williams, Floodplain Manager	Bob Rosier, President, Rosier Insurance	Bonita Springs City Council Res 15-63	
Cape Coral	Wyatt Daltry, Planning Coordinator	Craig McElroy, Cape Coral resident	Cape Coral City Council Res 15-16	
Estero	Matt Noble, Principal Planner	Marilyn Edwards, Estero resident	Village of Estero Council Res 2016-01	
Fort Myers	Robert Ward, Floodplain Coordinator Brent Brewster, Flood Plain Manager	Danielle St. Onge, Realtor Association of Greater Fort Myers and the Beach		
Fort Myers Beach	Chelsea O'Riley, Public Works Manager	Jacki Liszak, President Fort Myers Beach Chamber of Commerce	Town of Fort Myers Beach Council Res 16-02	
Unincorporated Lee County	Betsy Clayton, Public Information Officer Billie Jacoby, CRS Coordinator	Robbie Roepstorff, President, Edison National Bank Josh Overmyer, resident of North Fort Myers and SFHA	Lee Board of County Commissioners Res 15-11-22	
Sanibel	Harold Law, CRS Director	Chris Heidrick, President, Heidrick & Company Insurance	Sanibel City Council Res 15-096	

2020 PPI Committee Approvals

The following charts of topics, target audiences, outreach projects, messages and outcomes summarize the PPI Committee's final accomplishment. An "at-a-glance" summary of all the projects by message and outcome codes is included in Appendix B Community Rating System reviewers. The remainder of this document details how this Program for Public Information addresses specific Community Rating System Activities and how these audiences, messages and projects were chosen by the committee.

Topics:
1 - Know Your Flood Hazard
2 - Buy Flood Insurance
3 - Protect People from Flood Hazard
4 - Protect Property from Flood Hazard
5 - Build Responsibly
6 - Protect Natural Floodplain Functions
7 - Prepare for Hurricanes

Messages:
1 – Learn your flood hazard, zone and map information and your evacuation zone;
2 – Buy flood insurance for your home and contents;
3 – Ask your community floodplain manager about flood protection assistance;
4 – Get a print or online copy of the Lee County All Hazards Guide;
5a – Get a permit before you build;
5b – Know the safety and insurance benefits of exceeding minimum standards;
5c – Before you remodel, learn about flood regulations and building codes;
6a – Don't block natural flowways;
6b – Report blocked ditches, swales and canals;
7 – Choose your flood warning system.

Outreach projects:
OP1 - Rep Loss Residents letter
OP2 - Rep Loss Non-resident owners' letter
OP 3 - Permit applicant brochure
OP 4 - Media event
OP 5 - Media Hazard Webpage
OP 6 - Agents email

Flood response projects:
FRP 1 - Pre-storm news releases
FRP 2 - Social Media postings
FRP 3 - Media briefings in the EOC
FRP 4 - Post-storm news releases
FRP 5 - Additional web postings

Target Audience:
- Media
- Permit applicants
- Real estate agents, insurance agents and lenders
- Residents of repetitive loss areas
- Non-resident property owners in rep loss areas

CRS Activity 330 Proposed Scoring

	330 Outreach Projects	Topics Covered (T) and Messages Used (M)								
		T1 Hazard	T2 Insure	T3 People	T4 Property	T5 Build	T6 Natural	T7 Hurricane	OP	PPI
OP1	RL Residents letter	M1	M 2	M 3	M 4	M 5c	M 6b	M 7	✓	✓
OP2	RL Non-resident owners letter	M 1	M 2	M 3	M 4	M 5c	M 6a	M 7	✓	✓
OP3	Permit applicant brochure	M 1	M 2		M 4	M 5b	M 6a	M 7	✓	✓
OP4	Media event	M 1	M 2	M 3	M 4	M 5a	M 6b	M 7	✓	✓
OP5	Media Hazard Webpage	M 1	M 2	M 3	M 4		M 6b	M 7	✓	✓
OP6	Agents email	M 1	M 2	M 3	M 4	M 5c	M 6b	M 7	✓	✓
	330 Flood Response Projects	Topics Covered (T) and Messages Used (M)								
		T1 Hazard	T2 Insure	T3 People	T4 Property	T5 Build	T6 Natural	T7 Hurricane	OP	PPI
FRP1	Pre-storm news releases			M2			M3	M1	✓	✓
FRP2	Social Media postings			M2			M3	M1	✓	✓
FRP3	Media briefings in the EOC			M2				M1	✓	✓
FRP4	Post-storm news releases			M4	M4	M5			✓	✓
FRP5	Additional web postings			M4	M4	M5			✓	✓

6 Outreach Projects

Target Audience	Outreach Project 1	Messages	Results/Outcome	Schedule	Responsibility
Residents of repetitive loss areas	Annual Letter	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction;	February	An elected official (in coordination with the Floodplain Manager or CRS Coordinator) in each jurisdiction will send a letter to every residence in the repetitive loss area
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits, to be tracked by the jurisdictions		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		5c – Before you remodel, learn about flood regulations and building codes.	R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction		
		6b – Report blocked ditches, swales and canals.	R9 – Increased requests for action, to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

Target Audience	Outreach Project 2	Messages	Results/Outcome	Schedule	Responsibility
Non-resident owners of houses in repetitive loss areas	Annual Letter	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction	February	An elected official (in coordination with the Floodplain Manager or CRS Coordinator) in each jurisdiction will send a letter to non-resident property owners in the repetitive loss area
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits, to be tracked by the jurisdictions		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		5c – Before you remodel, learn about flood regulations and building codes.	R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction		
		6a – Don't block natural flowways.	R8 – Fewer violations of unpermitted filling or blocking of natural flowways; to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

Target Audience	Outreach Project 3	Messages	Results/Outcome	Schedule	Responsibility
Permit applicants	Build Responsibly brochure	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction;	Year-round	Floodplain manager or CRS coordinator will ensure this brochure is given to every permit applicant at the time of application
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		5b – Know the safety and insurance benefits of exceeding minimum standards.	R7 – Increase in construction projects that exceed minimum standards; to be tracked by each jurisdiction		
		6a – Don't block natural flowways.	R8 – Fewer violations of unpermitted filling or blocking of natural flowways; to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

Target Audience	Outreach Project 4	Messages	Results/Outcome	Schedule	Responsibility
Media	Annual rainy season Media event	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction;	May	Lee County PIO will invite representatives of all media to an event where they can hear our messages and bank flood insurance and floodplain management information
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits, to be tracked by each jurisdiction		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		5a – Get a permit before you build.	R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction		
		6b – Report blocked ditches, swales and canals.	R9 – Increased requests for action, to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

Target Audience	Outreach Project 5	Messages	Results/Outcome	Schedule	Responsibility
Media	Media Hazard Webpage	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction;	May	Lee County PIO will distribute a weblink for easy to access information regarding flood hazards for storm events
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits; to be tracked by each jurisdiction		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		6b – Report blocked ditches, swales and canals.	R9 – Increased requests for action, to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

Target Audience	Outreach Project 6	Messages	Results/Outcome	Schedule	Responsibility
Real estate and insurance agents, and lenders	Annual email	1 – Learn your flood hazard, zone and map information and your evacuation zone;	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction;	June	Floodplain manager or CRS coordinator for each jurisdiction will send a letter to every real estate and insurance agent and lender in the jurisdiction
		2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction		
		3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits; to be tracked by each jurisdiction		
		4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions		
		5c – Before you remodel, learn about flood regulations and building codes.	R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction		
		6b – Report blocked ditches, swales and canals.	R9 – Increased requests for action, to be tracked by each jurisdiction		
		7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management		

CRS activities objectives

This PPI document will assist the jurisdictions in supporting the communication objectives of the following CRS activities:

Map Information Services	Flood Protection Information	Rep Loss Area Outreach
Outreach Projects	Flood Protection Assistance	Drainage System Maintenance
Hazard Disclosure	Insurance Promotion	Flood Warning and Response

Map Information Services Activities

All projects publicize how to get FEMA Flood Insurance Rate Map information. This information also can be obtained in various ways depending on the jurisdiction. Some, like Lee County, use a "Find My Flood Zone" app. Lee County's app and the widely distributed Lee County All Hazards Guide also point users to their appropriate jurisdictions and FEMA's Flood Map Service Center. Each jurisdiction has its own method of providing map information services, and all jurisdictions provide this information by phone or in person at their offices. In addition, several jurisdictions issue a written a FIRM letter if requested.

The map information includes:

- All FIRM panel information;
- Flood zone and BFE, floodway or COBRA/OPA zone;
- Coastal High Hazard Area, Coastal Building Zone, Windspeed Building Risk Category;
- Evacuation Zone;
- Watershed ID and related issues; and
- Grade elevation and issues related to the difference between grade and BFE.

Outreach Project Activities

This document implements both the Program for Public information and the Flood Response Preparation package under this activity. When a storm is severe enough to activate the Lee County Emergency Operations Center, the Lee County PIO stationed at the EOC, which is also staffed by representatives of each jurisdiction, will take over countywide communication. This pre-packaged information includes select messages from the PPI. For the convenience of the Community Rating System reviewers, a table summarizes the PPI messages in the format of the "CRS Activity 330 Proposed Scoring" chart on page 6.

Hazard Disclosure Activities

The PPI includes an annual email to real estate agents with messages that communicate the select CRS topics. It includes a copy of Lee County All Hazards Guide with the recommendation that they share it with their clients. That guide is loaded with information about how someone can learn the flood zone, flood map and other flood hazard details for any parcel in all of the jurisdictions. It also includes information about how their clients can contact the jurisdictions for site visits or other information. In addition, the State of Florida requires that flood zone and flood information is part of sale closing documentation.

Flood Protection Information Activities

All PPI outreach projects include each jurisdiction's web site as an important conduit of information in the PPI. The jurisdictions will agree to a checklist of information to be placed on each jurisdiction's floodplain management home page. This same checklist would be offered to media and other partners. And, the jurisdictions are encouraged to embrace these website references in other outreach projects as well.

The check list would include:

- The seven committee-selected communication topics and related messages;
- Information about flood warning systems, flood hazard and evacuation maps, and links to flood safety precautions, and shelter locations, including special-needs shelters; and
- Links to:
    - Additional flood hazard and flood insurance information, especially those topics for which the jurisdiction claims CRS credit;
    - FEMA's FloodSmart website;
    - Emergency operations centers;
    - Elevation Certificate look-up; and
    - Rain gages.

Flood Protection Assistance Activities

Jurisdiction staff provide one-on-one advice to anyone interested in protecting their building from flood damage. Some of these can be inexpensive, such as retrofitting an elevated foundation with the proper flood openings. Some can be expensive, such as elevating a slab-on-grade structure. Therefore the assistance includes a discussion of possible financial assistance and all relevant regulatory requirements. Some instances may include a site visit to determine the source of flood damage and to review alternative protection measures. These may be followed by a written summary of the flood problem and recommended alternatives. The reviews will include how elevating a building, retrofitting flood openings, and having the proper enclosed areas can reduce flood insurance premiums.

The committee discussed this service and made two recommendations:

First, in the past, the public has been advised of this service through an annual mailing to all properties in the community or all properties in the SFHA. This has proven to be very expensive and publicizes the service to many people who do not need it. The committee agreed that the real target would be those most likely to experience flooding and benefit from this assistance – their repetitive loss areas.

The communities originally mapped their repetitive loss areas using NFIP data, local data, and statistics, initially focusing on structures that had received at least one or more flood insurance claim to the NFIP. Then, dates of the claims were compared to the dates of known weather events to determine the potential causes of flooding. Topographic data was used to identify areas with significantly lower elevations than the developed areas with no flood claims. Two-foot (spaced) contours and a LiDAR DEM were used as a background to help with visualization of topography. The process also looked at the areas that are most vulnerable to storm surge along the coast and shoreline, populated areas along interior waterways, areas that the communities have had detailed studies due to flooding and/or local knowledge of problematic flooding. The result of mapping the many layers of information is that the communities were able to better determine the areas and specific structures that may be subject to flooding.

While an annual notice to repetitive loss area properties will be the primary publicity vehicle for the service, it was decided that the assistance should also be included in other media that reach a wider audience, such as on each community's website, the All Hazards Guide, and notices to lenders, real estate agents, and insurance agents.

Second, the committee recommended that appropriate PPI messages be conveyed to people receiving the assistance along with the recommendations from the visit. For example, these messages could be reinforced:

- Buy flood insurance for your home and contents or keep a flood insurance policy (Message 2);
- Protect your family, too. Get a print or online copy of the Lee County All Hazards Guide (Message 4); and/or
- Learn about the building regulations and get a permit before you start (Messages 5c and 5a).

Insurance Promotion Activities

This PPI document includes communication that supports the goal of increasing flood insurance coverage. A lender sits on the PPI Committee. The PPI includes the assessment of NFIP coverage for the number of policies in each jurisdiction in the AE and VE flood zones, and the number of policies covering residential and non-residential structures An outcome for all six outreach projects is to increase the number of NFIP flood insurance policies in the jurisdictions. An elected official in each jurisdiction will send the letter to Repetitive Loss Area property owners and residents. This document establishes 2015 baseline coverage rates for single family residences and non-residential structures in each jurisdiction and sets the 2015 baseline number of policies for single-family homes, residential 2-4 units, other residential units, and non-residential structures.

Rep Loss Area Outreach Activities

The PPI identifies repetitive loss areas as a target area and includes two outreach projects to separate target audiences: residents and non-resident owners of houses in repetitive loss areas. It also verifies that the outreach messages promote flood insurance, flood protection assistance and warning systems and response.

Drainage System Maintenance Activities

Florida's Stream Dumping Regulations make dumping or obstructing flows in ditches and streams illegal. In this PPI, Outreach Projects 2 and 4 will bring the message "Don't block natural flowways," to all permit applicants and non-resident owners of properties in repetitive loss areas. The message "Report blocked ditches, swales and canals," is delivered in Outreach Projects 1, 3, 5 and 6. The projects will outline the benefits of these messages, including reduction of neighborhood flooding. It will also include the consequences violating the Florida Statute.

Flood Warning and Response Activities

Traditionally, the public is advised of this service through an annual mailing to all properties in the community or all properties in the SFHA. The committee favors an alternative approach for four reasons:

1. Government mailers are more likely to be tossed as junk mail than to actually be read and saved.
2. The expense of a multijurisdictional mailing to 119,424 structures is estimated to be approximately $47,770. This is based on a cost of $.40 per mailer including stationery and bulk mail rates. Due to the committee's desire to communicate several messages, it was decided that this communication would not be appropriate for a mailed postcard or a utility bill stuffer. Also note that no single utility company covers the entire jurisdiction. Not all of the jurisdictions have an existing mailer that can "piggy-back" for this mailing.
3. The most compelling reason the committee embraced the alternative is that many outreach projects already exist in the multijurisdictional area to communicate about flood warning systems and response as well as flood hazard and safety messages. These saturate the Southwest Florida area throughout the June 1-October 31 storm season. Led by the Lee County Emergency Operations staff, all jurisdictions participate in hurricane preparedness outreach. The Lee County EOC distributes approximately 25,000 printed All Hazards Guides throughout the county. This guide includes an abundance of information about both criteria for 610 – notice of the warning system and recommended safety measures for a flood. Its hurricane preparedness seminars reach more than 3,500 people annually. In addition, all jurisdictions have newsletters and/or web sites that explain flood warning systems and hazards and promote safety information. Beyond that, stakeholder groups participate in hurricane season communication – all of which highlights flood warning and response information coupled with messages about flood hazard risks and safety measures. These include:
    - Four major newspapers with a combined circulation of more than 200,000: The News-Press, Naples Daily News, Florida Weekly – Fort Myers, and Breeze Newspapers – which has five community newspapers, all publish annual hurricane guides for both print and online distribution during June. In addition, these newspapers repeat this information often during hurricane season as part of their coverage of tropical storms, storm anniversaries and rainy season events.
    - NBC, CBS, ABC and Fox local television broadcast affiliates reach all of Southwest Florida with routine storm warning, response and hazard safety information. Each also posts an online Hurricane Guide and routinely references warning and response information and flood safety information as part of coverage of tropical storms, storm anniversaries and rainy season events.
    - WGCU, the Public Radio station affiliated with Florida Gulf Coast University and a communication partner with the Lee County Emergency Operations Center, and all major radio stations similarly broadcast this information.
    - The Lee County Electric Coop includes this information in its billing at least once annually – often more frequently in stormy seasons.
    - All local Publix and Home Depot stores distribute this information, and Home Depot holds several preparedness seminars at its stores during June.
    - In jurisdictions where Publix and Home Depot do not exist, smaller chains or private grocery and hardware stores fill this role.
    - The Lee County Public Information Officer conducted a survey of all major distributors of hurricane season guides and analyzed the content. Her survey found at least a dozen additional hurricane season outreach projects that re-distribute the flood warning and response and hazard safety information distributed by the Lee County Emergency Operations Center.
    - This information is posted in all libraries throughout Lee County.

4. The final reason the committee prefers the alternative outreach is that the news media is now the primary source of storm, weather and impending disaster information. However, every reporter, editor, anchor, blogger, etc. is communicating something different. An important objective of this PPI is to *encourage a unified message consistent with NFIP and CRS objectives*. That consistency will be extended to communication to insurance agents, real estate agents, lenders, residents of repetitive loss areas and non-resident owners of property in the repetitive loss areas. A clear and consistent message will be distributed in the way it is most likely to be received. Specifically, the flood warning system information will be communicated through the message: Choose your flood warning system. The committee is encouraging individuals not simply to turn on the TV or radio to learn if a storm is coming, but to ***CHOOSE*** a method of personal notification. In this jurisdiction, those options include:
    - **AlertLee** – A free telephone, text or email service;
    - **LeePrepares for iPhone** – A free app for Apple devices that pushes evacuation notifications in real time during emergencies and which also allows users to search for evacuation zones by street address;
    - **LeePrepares for Android** – A free app for Android devices that pushes evacuation notifications in real time during emergencies and which also allows users to search for evacuation zones by street address or by GPS;
    - **Facebook** – This Facebook page posts real time updates about emergency conditions and always offers general preparedness information;
    - **Twitter** – There are two Twitter accounts: @LeeEOC - offers purely emergency information, and @LCEMFL - offers also includes general and preparedness information;
    - **IPAWS** – Lee County Public Safety is a FEMA Integrated Public Alert Warning System (IPAWS) Alerting Authority. We can utilize the IPAWS to alert and warn Lee County residents and visitors about serious emergencies through various means, including the Emergency Alert System (EAS), Wireless Emergency Alerts (WEA), and the National Oceanic and Atmospheric Administration (NOAA) Weather Radio.

Review of Mapping, Structure Location and Insurance Coverage

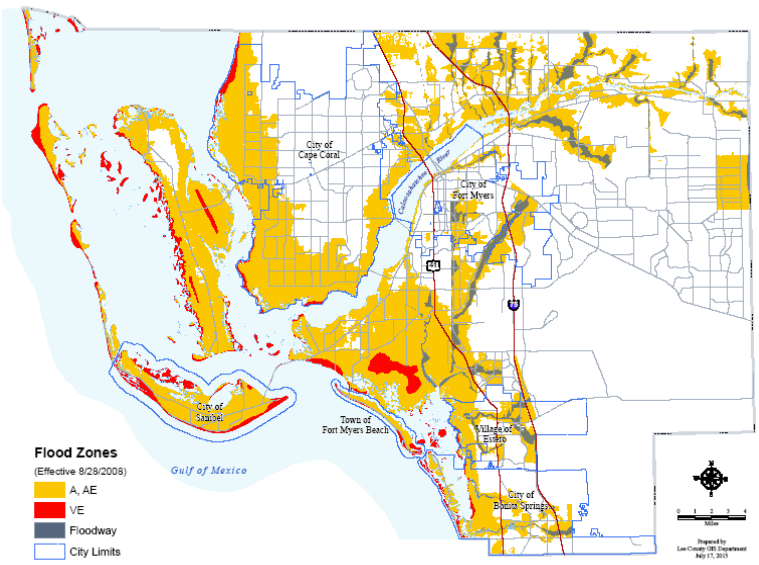
The committee crafts its public information program with a review of countywide FEMA Flood Insurance Rate Maps, the Lee County Hurricane Evacuation Map, which was adopted as part of Lee County's Local Mitigation Strategy, and consideration of areas where the National Flood Insurance Program reported repetitive losses.

The committee specifically considers VE Zones, A and AE zones; regulatory floodways in the AE zones; X Zones outside the Special Flood Hazard Area; and repetitive loss areas in each of the communities.

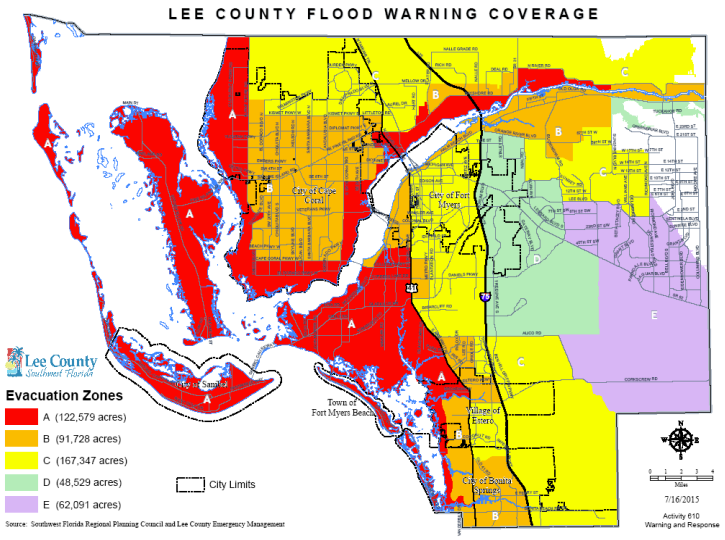
The Flood Insurance Rate Maps show that most of Lee County's communities include a mix of FEMA flood zones, with two exceptions:

- The barrier islands of Fort Myers Beach and Sanibel are mapped almost completely in the Special Flood Hazard Area and have no significant areas of X Zone;
- Because they are barrier islands and FEMA has mapped them exclusively with coastal modeling, neither Sanibel nor Fort Myers Beach has regulatory riverine floodways.

Lee County Flood Zones and Regulatory Floodways established by FEMA



In reviewing the Lee County Hurricane Evacuation Map from 2015, the committee noted that all V Zones from the FEMA Flood Insurance Rate Maps are included in Evacuation Zone A. The same holds true for the most updated version of this evacuation map in 2020.



Acres in Flood Zone – 2015 Baseline

Descriptions of the flood zones, Evacuation Zone A and repetitive loss areas can be summarized in this table, which reflects ***zones in acres and repetitive loss properties in numbers of structures as of 2015***:

	FLOOD INSURANCE RATE MAPS				EVACUATION MAP	NFIP Data
	V Zone	A and AE	Regulatory Floodway	X Zone	Evacuation Zone A	Rep Loss Properties
Bonita Springs	792	8,338	501	16,784	3,391	62
Cape Coral	1,269	32,431	28	40,218	25,262	2
Estero	115	6,280	1,194	9,985	2,695	1
Fort Myers	36	6,976	901	19,003	18	5
Fort Myers Beach	645	1,017	0	0	1,661	326
Lee County	9,680	105,271	8,413	251,076	78,925	197
Sanibel	2,727	8,015	0	4	10,745	61
Total Multijurisdictional Area	15,264	168,328	9,843	337,070	122,697	654

Structures in Flood Zones – 2015 Baseline

In addition to looking at the flood zones and other flood hazard features, the committee considered the number of structures located within the Special Flood Hazard Area in the V, AE and A zones, and outside the Special Flood Hazard Area in the X Zone.

Residential structures consistently comprise at least 90% of the SFHA structures in each community, with the exception of Fort Myers, where it is 88%.

Information gleaned from this review can be summarized in the following two tables:

Structure Count in The Special Flood Hazard Area				
Jurisdiction	**Land Use**	**Number of Structures**	**Total of Structures**	**Percentage of Total**
Bonita Springs	NON-RES	352	9,134	3.9%
	RES 1-4	8,518		93.3%
	RES 5 OR MORE	264		2.9%
Cape Coral	NON-RES	621	29,227	2.1%
	RES 1-4	27,977		95.7%
	RES 5 OR MORE	629		2.2
Estero	NON-RES	216	4,524	4.8%
	RES 1-4	4,182		92.4%
	RES 5 OR MORE	126		2.8%
Fort Myers	NON-RES	665	5,655	11.8%
	RES 1-4	4,588		81.1%
	RES 5 OR MORE	402		7.1%
Fort Myers Beach	NON-RES	150	3,071	4.8%
	RES 1-4	2,784		90.6%
	RES 5 OR MORE	137		4.5%
Lee County	NON-RES	3,797	62,617	6.1%
	RES 1-4	56,695		90.5%
	RES 5 OR MORE	2,125		3.4%
Sanibel	NON-RES	524	5,196	10.1%
	RES 1-4	4,423		85.1%
	RES 5 OR MORE	249		4.8%

Structure Count Outside the Special Flood Hazard Area				
Jurisdiction	**Land Use**	**Number of Structures**	**Total of Structures**	**Percentage of Total**
Bonita Springs	NON-RES	926	14,533	6.4%
	RES 1-4	13,211		90.9%
	RES 5 OR MORE	396		2.72%
Cape Coral	NON-RES	1,552	42,319	3.8%
	RES 1-4	40,297		95.2%
	RES 5 OR MORE	470		1.1%
Estero	NON-RES	264	11,381	2.3%
	RES 1-4	10,671		93.8%
	RES 5 OR MORE	446		3.9%
Fort Myers	NON-RES	2,678	16,760	15.98%
	RES 1-4	13,206		78.79%
	RES 5 OR MORE	876		5.23%
Fort Myers Beach	NON-RES	0	0	0
	RES 1-4	0		0
	RES 5 OR MORE	0		0
Lee County	NON-RES	4,999	88,685	5.6%
	RES 1-4	82,221		92.7%
	RES 5 OR MORE	1,465		1.7%
Sanibel	NON-RES	0	1	0
	RES 1-4	1		100%
	RES 5 OR MORE	0		0

For the five-year update, the Committee collected 2020 NFIP policy data and moved 2015 baseline data into a new appendix. Other comparison data is shown below with green sections representing 2020 data. First, the number of residential and non-residential structures that are insured is summarized.

Bonita Springs	**Policies in Force**	**Premium**	**Insurance in Force**	**Trend**
Single Family	3,601	$2,584,634	$1,018,508,500	
2-4 Family	539	$276,822	$107,802,000	
All Other Residential	3,385	$1,192,826	$648,374,200	
Non Residential	162	$249,890	$64,382,900	
Total 2015	7,687	$4,304,172	$1,839,067,600	
Total 2020	12,688	$7,944,259	$3,201,100,900	
Cape Coral	**Policies in Force**	**Premium**	**Insurance in Force**	
Single Family	24,263	$17,457,691	$6,807,001,200	
2-4 Family	1,305	$714,142	$250,949,100	
All Other Residential	6,298	$2,281,650	$968,686,500	
Non Residential	433	$762,624	$186,428,400	
Total 2015	32,299	$21,216,107	$8,213,065,200	
Total 2020	33,429	$23,768,793	$9,019,135,600	
Fort Myers	**Policies in Force**	**Premium**	**Insurance in Force**	
Single Family	2,420	$1,519,168	$666,345,800	
2-4 Family	142	$74,506	$27,954,100	
All Other Residential	2,328	$538,209	$533,836,000	
Non Residential	357	$722,979	$163,534,600	
Total 2015	5,247	$2,854,862	$1,391,670,500	
Total 2020	6,575	$3,906,250	$1,832,223,700	
Fort Myers Beach	**Policies in Force**	**Premium**	**Insurance in Force**	
Single Family	752	$1,472,743	$171,361,000	
2-4 Family	181	$270,854	$37,885,100	
All Other Residential	2,155	$1,008,029	$424,961,600	
Non Residential	91	$343,534	$27,202,500	
Total 2015	3,179	$3,095,160	$661,410,200	
Total 2020	6,366	$7,816,562	$1,388,515,900	
Lee County and Estero	**Policies in Force**	**Premium**	**Insurance in Force**	
Single Family	37,569	$29,482,789	$9,945,139,600	
2-4 Family	9,348	$4,470,315	$1,761,470,600	
All Other Residential	29,097	$10,271,974	$4,963,202,700	
Non Residential	2,629	$5,220,373	$1,083,827,500	
Total 2015	78,643	$49,445,451	$17,753,640,400	
Total 2020	67,332	$45,814,380	$16,284,149,600	
Sanibel	**Policies in Force**	**Premium**	**Insurance in Force**	
Single Family	3,167	$3,717,049	$965,807,100	
2-4 Family	636	$853,437	$131,318,800	
All Other Residential	4,167	$3,020,452	$712,038,200	
on Residential	449	$1,435,628	$134,824,000	
Total 2015	8,419	$9,026,566	$1,943,988,100	
Total 2020	7,528	$9,395,904	$1,827,281,200	

Year	Policies in Force totals ↓	Premium totals ↑	Insurance in Force totals ↑
2015	135,474	$89,942,318	$31,802,842,000
2020	133,918	$98,646,148	$33,552,402,900

In the second category, the number of buildings in AE and VE FIRM zones that are insured is summarized as of 2015.

Bonita Springs	Policies in Force	Premium	Insurance in Force
A01-30 & AE Zones	5,095	$2,634,413	$1,101,897,300
V01-30 & VE Zones	356	$719,184	$74,124,100
Cape Coral	**Policies in Force**	**Premium**	**Insurance in Force**
A01-30 & AE Zones	27,843	$19,441,499	$6,897,670,400
V01-30 & VE Zones	4	$10,926	$880,000
Fort Myers	**Policies in Force**	**Premium**	**Insurance in Force**
A01-30 & AE Zones	3,863	$2,137,968	$975,113,600
V01-30 & VE Zones	2	$13,667	$580,900
Fort Myers Beach	**Policies in Force**	**Premium**	**Insurance in Force**
A01-30 & AE Zones	2,498	$1,916,153	$560,935,200
V01-30 & VE Zones	681	$1,179,007	$100,475,000
Lee County and Estero	**Policies in Force**	**Premium**	**Insurance in Force**
A01-30 & AE Zones	65,232	$40,462,568	$14,389,566,800
V01-30 & VE Zones	2,820	$4,049,213	$481,045,300
Sanibel	**Policies in Force**	**Premium**	**Insurance in Force**
A01-30 & AE Zones	6,471	$5,738,677	$1,612,233,800
V01-30 & VE Zones	1,944	$3,281,768	$330,878,500

The Committee also collected insurance data regarding the value of policies.

	Policies in Force	Coverage in Force	Premiums in Force	Claims Submitted	Claims Paid	Total Payments
	As of June 30, 2015			Jan. 1, 1978 – June 30, 2015		
Bonita Springs	7,687	$1.8 billion	$4.3 million	9	5	$111,140
Cape Coral	32,299	$8.2 billion	$21.2 million	751	110	$800,137
Estero	3,632	Unavailable as of October 2015.		Unavailable as of October 2015.		
Fort Myers	5,247	$1.4 billion	$2.8 million	238	130	$1.5 million
Fort Myers Beach	3,179	$661.4 million	$3.1 million	340	281	$6.3 million
Lee County	75,011	$17.7 billion	$49.4 million	6,527	4,338	$59.1 million
Sanibel	8,419	$1.9 billion	$9.0 million	1,337	583	$7.3 million
Total Multijurisdictional Area	135,474	$31.7 billion	$89.8 million	9,202	5,447	$75.1 million

Determine Level of Flood Insurance Coverage

The committee was interested in looking at coverage rates by category of structure within the SFHA, particularly for single-family homes. However, the shared CIS (Community Information System) data does not enable us to give a coverage rate for a particular kind of structure, such as single-family or multi-family, specifically within the SFHA. Therefore, coverage rates by type of structure can only be provided for the combined area inside and outside of the SFHA.

The islands of Sanibel and Fort Myers Beach provide an exception for the specific category of single family residences, because every SFR structure – with the exception of one single-family house on Sanibel – is in the SFHA.

A similar conundrum appears with the analysis of the multi-family categories. The number of 2-4 family policies exceeds the number of structures in that category. In the all-other residential category, coverage rates appear to be close to 100% (or over 100%) only because the number of policies for dwelling units is disproportionate to the number of multi-unit structures. Therefore coverage rates cannot be accurately calculated for any category that includes multi-family structures. This would include any "total" comparisons adding in the number of policies attributed to multi-family dwellings. Those coverage rates will be artificially high. To determine an accurate multi-family coverage rate, the jurisdictions would have to determine how many multi-family dwelling units are in each jurisdiction, and the NFIP would have to break out the policies for multi-family structures from the policies for multi-family units, many of which may be for contents only.

Therefore, the committee used the NFIP data to establish two important baselines:

1. The number of flood policies in each jurisdiction by residential and non-residential structure categories;
2. Jurisdiction-wide coverage rates for single-family residences and non-residential structures.

Baseline 2015 Number of NFIP Policies						
	Single Family	2-4 Family	All Other Residential	Non Residential	Totals 2015	Totals 2020
Bonita Springs	3,601	539	3,385	162	7,687	8,696
Cape Coral	24,263	1,305	6,298	433	32,299	27,673
Fort Myers	2,420	142	2,328	357	5,247	3,685
Fort Myers Beach	752	181	2,155	91	3,179	6,366
Lee County/Estero	37,569	9,348	29,097	2,629	78,643	54,028
Sanibel	3,167	636	4,167	449	8,419	7,527
Total Multijurisdictional Area	71,772	12,151	47,430	4,121	135,474	107,975

2015 Coverage Rates for All Single-Family and Non-Residential Structures					
Jurisdiction	**Structure Type**	**Structures in the SFHA**	**Total Structures**	**Total Policies**	**Total Coverage Rate**
Bonita Springs 5,451 policies in the SFHA	Single family	5,096	13,096	3,601	27%
	All Other Residential	3,686	9,653	3,385	
	Non-Residential	352	1,278	162	13%
	Total structures	9,134	23,667	7,687	
Cape Coral 27, 848 policies in the SFHA	Single Family	26,493	64,696	24,263	37%
	All Other Residential	2,113	4,677	7,603	
	Non-Residential	621	2,173	433	20%
	Total structures	29,227	71,546	32,299	
Estero 1,741 policies in the SFHA	Single Family	2,586	9,866	Not yet available; reflected in Lee County totals.	
	All Other Residential	1,722	5,559		
	Non-Residential	216	480		
	Total structures	4,524	15,905		
Fort Myers 917 policies in the SFHA	Single Family	2,922	12,939	2,420	19%
	All Other Residential	2,068	6,133	2,468	
	Non-Residential	665	3,343	357	11%
	Total structures	5,655	22,415	5,247	
Fort Myers Beach 3,179 policies in the SFHA	Single Family	2,373	2,373	752	32%
	All Other Residential	548	548	2,336	
	Non-Residential	150	150	91	61%
	Total structures	3,071	3,071	3,179	
Lee County 68,482 policies in the SFHA	Single Family	31,994	91,061	37,569	41%
	All Other Residential	28,826	51,445	38,445	
	Non-Residential	3,797	8796	2,629	30%
	Total structures	62,617	151,302	78,643	
Sanibel 8,419 policies in the SFHA	Single Family	3,655	3,656	3,167	87%
	All Other Residential	1,017	1,017	4,803	
	Non-Residential	524	524	449	86%
	Total structures	5,196	5,196	8,419	

Recommendations Related to the PPI Document and Insurance Coverage Outcomes

The committee acknowledged that the single-family coverage rates based on this analysis may appear artificially low for the jurisdictions with large areas outside the SFHA, especially Bonita Springs, Cape Coral and unincorporated Lee County. The committee recognizes the challenge in improving these coverage rates, especially considering the rising cost of flood insurance premiums and the high number of structures outside the SFHA, which are not mandated to have insurance. Another factor at play may be the high number of retired homeowners who do not have mortgages.

All of these factors contribute to the wide variation in single-family coverage rates among the jurisdictions. The committee wrestled with the question: Is the current NFIP coverage adequate? The committee feels it is not, but did not feel it was useful to assign some percentage or number-driven goal to the promotion of NFIP policies.

Therefore, the committee took a two-step approach to encouraging increased NFIP coverage throughout the multijurisdictional area:

1. Track the residential and non-residential coverage rates in each jurisdiction and the numbers of policies in the flood zones and among the residential and non-residential structures against the 2015 baselines established in this report.
2. The PPI document would be used to outline an information program to increase the NFIP protection for property.

This PPI document addresses the topic Buy Flood Insurance with this message, “Buy flood insurance for your home and contents.” This outreach is explored fully throughout this PPI document, and can be summarized here:

Message: Buy flood insurance for your home and contents	
Outcome: Increase the number of flood insurance policies	
Outreach Project	**Target Audience**
1 Annual letter – sent by elected official	Residents of repetitive loss area
2 Annual letter – sent by elected official	Non-resident owners of repetitive loss area
3 Build Responsibly brochure	Permit applicants
4 Annual rainy season media event	Media
5 Media Hazard Webpage	Media
6 Annual agent email	Real estate and insurance agents and lenders

Details of the annual review of insurance coverage are included in the Implementation, Monitoring and Evaluation section of this PPI. This includes the directive for an annual report to the governing bodies of each jurisdiction.

2015-2020 Trend Analysis

2015-2020 Trend Analysis - NFIP Policies								
	2015 Policies in Force		2020 Policies in Force		Trend	2015 NFIP Coverage Rate	2020 NFIP Coverage Rate	Trend
	Residential	Non-Residential	Residential	Non-Residential		Single-Family	Single-Family	
Bonita Springs	7,525	162	12,420	268	UP	27%	41%	UP
Cape Coral	31,866	433	33,027	402	UP/DOWN	37%	36%	DOWN
Estero			1,463	60	NEW		11%	NEW
Fort Myers	4,890	357	6,223	352	UP/DOWN	19%	25%	UP
Fort Myers Beach	3,187	91	6,206	160	UP	32%	47%	UP
Lee County			63,695	2,114	NEW		36%	NEW
LeeCounty/Estero*	76,014	2,629	65,158	2,174	DOWN	41%	34%	DOWN
Sanibel	7,970	449	7,178	350	DOWN	87%	75%	DOWN

In addition to the structure and policy numbers included in this report, the Lee County Multijurisdictional PPI tracked NFIP coverage rates for single-family residences and for commercial structures.

This five-year update discontinues the practice of tracking NFIP coverage rates for commercial (non-residential) structures. Since 2015, it has become clear that the NFIP data does not allow us to easily determine the difference between a policy for a commercial structure or policies for a leased unit and/or contents within that structure. We cannot presume that all of these policies are for structures. As a result, it is difficult to determine an accurate coverage rate among either structures or units. This is also the reason that the 2015 document declined to track NFIP coverage rates for multi-family residential units. This is NOT viewed as a disadvantage. We continue to regard single-family residential coverage, which we do track, as a sentinel indicator of NFIP coverage rates.

At a glance, the above trend chart appears to show a reduction in policies in force for the NFIP coverage rate for commercial structures in Cape Coral, Fort Myers and the outdated 2015 category for Lee County/Estero. In addition, the trend chart for NFIP coverage rates – which reflects newly constructed structures from 2015 to 2022 – shows a drop in the NFIP coverage rate for single-family homes for Cape Coral, Sanibel and the outdated comparison category of Lee County/Estero. This is particularly interesting in Cape Coral, where the number of residential policies in force increased by 1,161 or 3.6% but the coverage rate – figuring in new construction – declined by a slim 1 percentage point.

Looking more in-depth into these trends, the committee concluded that its messaging to promote the purchase of NFIP policies continues to be successful. We lack conclusive data to verify these trends, which can also be influenced by NFIP policy and economic conditions beyond our control.

These are the main considerations for a statistical decline:

1. **Increase in private flood insurance policies: Over the last five years, the number of private flood insurance options available here has skyrocketed, but we do not have access to reliable data regarding how many policy holders are substituting private coverage for NFIP policies. Anecdotally, local insurance agents, including the two who serve on our committee, acknowledge that this is a significant trend. Private insurance options include broader coverage, lower premiums and/or deductibles, faster waiting periods, and easier underwriting (no EC). There are also higher payout caps, which tends to attract owners of high-value properties – like those on Sanibel Island – where home values far exceed the $250,000 maximum payoff on an NFIP policy. It may seem more advantageous for homeowners to obtain *one* robust private policy – especially for VE zone structures – than to couple an NFIP and private policy, which had been a common practice in the past.**
2. **LOMCs – There has been an uptick in the Letters of Map Change which remove buildings or properties from the SFHA, therefore the federal mandate to carry flood insurance is typically removed.**
3. **Pre-FIRM, Non-Primary structures – Lee County has a substantial number of Pre-FIRM structures, many of which are seasonal residences, rented to others, or commercial properties. The Homeowner Flood Insurance Affordability Act (HFIAA) mandated 25% annual premium increases on these structures. Compounded, premiums for these properties have tripled since HFIAA became law. As a result, many of these property owners have moved to private insurers offering equal or better coverage at lower premiums or could no longer afford coverage and now self-insure.**
4. **The NFIP allows for dropped coverage if there is no mortgage – and cash purchases continue to be popular here.**

The committee will continue its practice of updating statistics annually so that the new categories reflected in the trend chart will begin to reveal trends in Lee County and Estero that are more suited to annual comparisons.

Target Areas and Audiences

With the review of maps and insurance policy data, the committee turned its attention to target areas and audiences.

Because Lee County communities have been members of the NFIP since the early 1980s, much of the construction here complies with NFIP standards. And, because the Florida Building Code has long addressed hurricane and other flood-related issues. The exception could be Fort Myers Beach, which is a barrier island with pre-FIRM development and the greatest concentration of repetitive loss properties. However, the committee felt that the messages targeted to Fort Myers Beach would also be needed throughout the Special Flood Hazard Area.

The other exception is the repetitive loss properties themselves, and by extension, the neighborhoods around those properties. The committee saw the residents of rep loss structures as a separate audience from the owners of these structures. This is particularly the case Southwest Florida where there are many seasonal residents and rentals.

The committee also agreed that construction permit applicants should be a target audience to encourage exceeding minimum requirements and to be aware of substantial improvement/substantial damage regulations in the SFHA. However, because they felt that building responsibly in areas outside the Special Flood Hazard Area is also important, they broadened this audience to all construction permit applicants with the goal of informing them about the safety and insurance benefits of exceeding minimum construction standards.

In addition, the committee identified two other target audiences, which are not only stakeholders who will benefit from the communication goals of the PPI and but also will pass that information to additional audiences. The media was selected not only because most people turn to news coverage to hear weather and storm reports, but also because they do not usually report a message consistent with NFIP and CRS objectives. Real estate and insurance agents and lenders, who deal routinely with NFIP issues, were also identified as a direct conduit to their clients. They can especially be useful to spread the word about flood map and flood protection services.

Therefore, the committee finalized its TARGET AUDIENCE as:

- Residents and non-resident property owners within repetitive loss areas;
- Permit applicants;
- Real estate and insurance agents and lenders;
- The media.

The PPI Committee discussed that the media in the Lee County jurisdictions are both a target audience and an important source of communication outreach.

Assessment of Public Information Needs

Assessment of current outreach efforts to the target areas and target audiences are done annually. It includes an inventory of existing outreach efforts, not only about flood insurance and floodplain management issues, but also about hurricanes and related topics. The original inventory was Jan. 1, 2013 through October 1, 2015. Subsequent reviews note a strong trend toward digital communication.

The Lee County Public Information Officer conducted a thorough assessment of media coverage particularly to prepare for the 2015 hurricane season. This began with a collection of all hurricane guides or related special outreach projects done in 2014. The content was reviewed for common messages. As a second step, the PIO contacted all major media outlets and asked specific questions about their needs and interests for future coverage. This discussion included the most useful file types for maps (vector files not jpg) and text (word processing documents rather than pdf) and how they prefer to receive information (electronic not print). The PIO determined that local media are willing and even eager to have additional information about hurricane and flood hazards in a ready-to-use format.

In the spring of 2015, the Lee County PIO conducted the first coordinated media outreach. It included:

- The Lee County All Hazards Guide expanded to include additional flood hazard messages converted to AP Style and burned to a disk,
- A special landing page on the Lee County Emergency Management website for the Hurricane Guide media kit so those without the disk could access the files and info.
- Tracked the hurricane guides and messaging as they came out in 2015.

In addition to reviewing communication by the media, the committee also looked at everything the jurisdictions distribute and post in libraries.

Private sector communication was also surveyed. Although there was a variety, the Committee specifically examined these, which reached a large number of people:

News media, including The News-Press, Naples Daily News, Breeze Newspapers, NBC-2, ABC-7, WINK (CBS), WINK Radio, Fox-4, WGCU (PBS)

- The media distributes weather, warning system, evacuation and emergency response information as needed as storms approach, during and after.
- Both major newspapers and the Breeze family of local newspapers and all four of the major broadcasters posted hurricane guides that include information about warning systems, preparation for storms, and storm safety.
- WINK produces an additional print version of the guide which it distributes.
- All media does news coverage on the anniversary of major storms. Since the last CRS site visit, this has included anniversary information about Hurricanes Charley and Wilma.
- All news media is included in news releases distributed by the Lee County PIO when the Lee County Emergency Operations Center is activated.

Home Depot and local hardware stores

- During hurricane season, Home Depot distributes hurricane preparation information that includes local warning systems and tips on preparation for storms and storm safety.
- Also during hurricane season, Home Depot stores hold presentations and workshops about storm safety.
- Both the print and presentation information covers advice in property protections and building standards.

- In small communities, like Sanibel Island and Fort Myers Beach, which do not have a Home Depot specifically, local hardware or drug stores distribute similar information.

Lee County Electric Cooperative (LCEC)

- At least once a year and more frequently in a busy storm season, the electric company billing includes information on local warning systems, preparation for storms, and storm safety.
- This billing stuffer is usually timed for hurricane season.

Libraries

- The Town of Fort Myers Beach Library and Lee County library system, which serves all the other jurisdictions, is a repository for all flood hazard and flood map information. Lee County's All Hazards Guide is also available.
- Information in the libraries covers local warning systems, preparation for storms, and storm safety.

Publix Grocery Stores

- Annually Publix distributes a hurricane guide that includes information about warning systems, preparation for storms, and storm safety. It is often the WINK guide.
- In small communities, like Sanibel Island and Fort Myers Beach, which do not have a Publix specifically, local stores distribute similar information.

Red Cross

- The Red Cross distributes warning system, evacuation and emergency response information as needed during storms.
- The Red Cross is also a distributor of 1,300 copies of the Lee County All Hazards Guide.

The committee made this over-arching conclusion: Only the jurisdictions are communicating information truly consistent with CRS and NFIP objectives. All other outreach saturates the community with information about flood warning and response information, emergency safety tips and general preparedness consistent with Activity 610. Despite this abundant (even redundant) communication, the coverage tended to encourage the community to watch their news outlet for breaking information. There was little encouragement to sign up for personal alert systems coming directly from the Lee County Emergency Operations Center. The media was seen not only as an under-utilized partner, but also as a potential distraction from CRS/NFIP messages.

The committee agreed outreach to the media could counteract this and reinforce unified messages. As a member of the PPI Committee, the Lee County PIO proposed two specific outreach projects to the media as a target group to improve this effort: a media event and a specific Hazards Guide for the media.

The inventory discovered these additional important "gaps" in communication:

- Most communication related to flood insurance and floodplain management is distributed by local governments. However, not all jurisdictions were communicating the same messages in a consistent, action-oriented way.
- Lee County's Public Safety Department produces an All Hazards Guide, but it lacks input from local floodplain managers and does not support CRS messages. The committee recommended that the All Hazards Guide content be expanded to include consistent messages.
- Traditional print or broadcast outreach by the jurisdictions and the media is being supplemented by electronic communication, especially web sites. But the sites themselves are not an effective outreach because they have no consistent messages. The committee agreed that all jurisdictions should post key links (as outlined in the discussion of Flood Protection Information) and should encourage the media and others to post these links as well.

The following chart summarizes this assessment process.

Outreach Projects/Messages	Bonita Springs	Cape Coral	Fort Myers	Fort Myers Beach	Lee County/Estero	Sanibel	Other
Annual outreach to SFHA residents about hazard warning systems and storm safety	Phone book ad	Direct mail	Phone book ad	Direct mail	Phone book ad	Direct mail	Media, Publix, Home Depot, LCEC, libraries, local stores
Annual letter to insurance, real estate agents about hazard warning systems and the risk of flooding	✓	✓	✓	✓	✓	✓	
Annual mailing to rep loss area property owners and residents about the risk of flooding and how to get additional assistance	✓	✓	✓	✓	✓	✓	
Annual hurricane preparedness information	✓	✓	✓	✓	✓	✓	Media, Publix, Home Depot, LCEC, libraries
All Hazards Guide – focuses on warning systems and storm preparation	Produced by Lee County Public Safety and distributed widely in all the jurisdictions and through many stores, living facilities, libraries, etc.						
Annual Storm Season Media Outreach					✓		
As-needed news outreach, including during storms	✓	✓		✓	✓	✓	Red Cross
FIRM letters on request	✓	✓		✓	✓	✓	
Presentations, workshops	✓	✓		✓	✓	✓	Home Depot
Storm anniversary outreach						✓	All media
Brochures available at Town Hall	✓			✓	✓	✓	
Advice on property protection and building standards	✓	✓	✓	✓	✓	✓	Home Depot, local stores
Site visits to discuss flooding and natural floodplain protection	✓	✓	✓	✓	✓	✓	

Formulate Messages and Outcomes

The Committee reviewed the recommended CRS outreach topics and chose seven. Specific, action-oriented messages were selected for each topic, which are labeled by the CRS topic number in the summary table.

Effective communication will result in measureable outcomes, which are labeled in the following summary table as R for "results." Of course, it is presumed that a variety of other factors, including the rising cost of flood insurance, a relatively active or inactive hurricane season, a relatively dry or rainy summer season, could also affect the outcomes. Therefore, they are viewed as indicators, and not an exact measure of the success of these campaigns. These outcomes will be tracked as explained in the summary table and will be reported at an annual committee meeting. That meeting will be more fully explained in the Implementation, Monitoring and Evaluation section of this document.

Most of these messages are self-explanatory, but several bear additional comment.

"Choose your flood warning system" was specifically crafted to encourage all residents and audiences to take individual action to sign up for personal warning notification. This fulfills the "warning system" portion of 610, and therefore is a message in every outreach project.

"Get a print or online copy of the Lee County All Hazards Guide" was finally chosen after the committee considered a variety of flood safety messages like "Turn around Don't Drown," and "Obey Evacuation Notices." Because these messages mimic the tips and preparedness information already in the Lee County All Hazards Guide, which also includes the flood warning system information, the committee agreed that the most important task is to urge people to get a copy of the guide for complete information. This is a primary message in all six outreach projects, including those which encourage the media, real estate and insurance agents, and lenders to emphasize the messages in the guide, to post the guide on their websites and to pass along the links to their customers.

The Build Responsibly and Protect Natural Floodplain Functions topics include alternative messages to accommodate different target audiences.

The Build Responsibly message 5a, "Get a permit before you build," is targeted to media for widespread redistribution. 5b "Know the safety and insurance benefits of exceeding minimum standards" is aimed at permit applicants, real estate and insurance agents, and lenders. 5c "Before you remodel, learn about flood regulations and building codes" is aimed at both residents and non-resident owners in rep loss areas.

6a "Don't block natural flowways," is used in the outreach to permit applicants. The companion to this message, 6b "Report blocked ditches, swales and canals" was considered important enough to include in all of the other five outreach projects. Flat terrain and porous, sandy soil encourage standing water in this multijurisdictional area. One of the most useful tasks for residents is to let the jurisdictions know if there is a blockage so it can be cleared to improve drainage capacity before a serious storm event.

Outreach Project Results Summary Table

All Messages and Results/Outcomes		
Topic	**Messages**	**Results/Outcomes (R)**
1. Know Your Flood Hazard	1 – Learn your flood hazard, zone and map information and your evacuation zone.	R1 – Increased requests for FIRM information from the jurisdictions – to be tracked by each jurisdiction R2 – Increased hits to online zone look-ups and other floodplain management web pages, to be tracked by each jurisdiction
2. Buy Flood Insurance	2 – Buy flood insurance for your home and contents.	R3 – Increase in the number of flood insurance policies, to be tracked by each jurisdiction
3. Protect Property from Flood Hazard	4 – Get a print or online copy of the Lee County All Hazards Guide.	R5 – Increased distribution of the Lee County All Hazards Guide; print versions to be tracked by Lee EOC and downloads to be tracked by all jurisdictions
4. Protect People from Flood Hazard	3 – Ask your community floodplain manager about flood protection assistance.	R4 – Increased calls for flood protection information and site visits; to be tracked by the jurisdictions
5. Build Responsibly	5a – Get a permit before you build. 5b – Know the safety and insurance benefits of exceeding minimum standards. 5c – Before you remodel, learn about flood regulations and building codes.	R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction R7 – Increase in construction projects that exceed minimum standards; to be tracked by each jurisdiction R6 – Fewer violations for unpermitted or non-compliant construction; to be tracked by each jurisdiction.
6. Protect Natural Floodplain Functions	6a – Don't block natural flowways. 6b – Report blocked ditches, swales and canals.	R8 – Fewer violations of unpermitted filling or blocking of natural flowways; to be tracked by each jurisdiction R9 – Increased requests for action, to be tracked by each jurisdiction
7. Prepare for Hurricanes	7 – Choose your flood warning system.	R10 – Increased sign-up for personal notification, to be tracked by Lee County Emergency Management

After considering a long list of possible outreach projects, the committee selected these six:

- annual letter to residents in the Repetitive Loss Areas
- annual letter to non-resident home owners in repetitive loss areas
- applicant brochure
- annual event for representatives of all media
- annual Media Hazard Webpage
- annual email or letter to real estate and insurance agents, and lenders

The products themselves will be designed to the requirements of Activity 610 – Flood Warning and Response through the alternative outreach option 611 B (5c).

Outreach Project 1: Distribute an annual letter to residents in the Repetitive Loss Areas from the elected official who chairs the jurisdiction's governing board. This letter will go out in February, the peak of Lee County's visitor season.

This outreach will deliver these messages:

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 3 – Ask your community floodplain manager about flood protection assistance;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 5c – Before you remodel, learn about flood regulations and building codes;
- 6b – Report blocked ditches, swales and canals;
- 7 – Choose your flood warning system.

The letter includes how to contact the local communities and directs readers to websites.

Outreach Project 2: Distribute an annual letter to non-resident home owners in repetitive loss areas, also from the elected official who chairs the jurisdiction's governing board and also in February. Insurance and real estate agents and lenders on the committee felt strongly that this is likely to be a different audience from the residents because of the local likelihood that many dwellings are seasonally occupied or are rentals. The alternative message 6a was used here because the non-resident would be more likely to build something to obstruct a flowway than to notice one that is blocked in the neighborhood.

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 3 – Ask your community floodplain manager about flood protection assistance;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 5c – Before you remodel, learn about flood regulations and building codes;
- 6a – Don't block natural flowways;
- 7 – Choose your flood warning system.

The letter includes how to contact the local communities and directs readers to websites.

Outreach Project 3: Each jurisdiction's floodplain administrator or CRS coordinator will ensure that all permit applicants are given a brochure to encourage them to learn about the safety and insurance benefits of exceeding minimum building standards for new construction and remodeling. This brochure is given regardless of whether the construction project is in or out of the SFHA. The messages are:

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 5b – Know the safety and insurance benefits of exceeding minimum standards;
- 6a – Don't block natural flowways;
- 7 – Choose your flood warning system.

The brochure directs readers to websites.

Outreach Project 4: The Lee County PIO will host an annual event for representatives of all media – particularly assignment editors and weather reporters. This presents the opportunity for persuasive, two-way communication with decision-making assignment editors as well as reporters. This enables the committee members, floodplain administrators, CRS coordinators and the Lee County PIO to interact with both reporters and assignment editors and respond to their needs. It is designed to push messages that will be useful annually in any storm event. It is important to note that although the media in Lee County saturates the area with storm warning and response information and general safety and preparedness tips, it does not present this information with consistent, action-oriented messages that reflect the NFIP/CRS topics. This event will not simply regurgitate the information in either the Media Hazard Webpage or the Lee County All Hazards Guide.

This will be in May at the outset of the June 1-October 31 hurricane season, which is also the local rainy season. In addition to receiving information, editors and reporters can interview local floodplain managers, emergency response staff and PPI Committee members for stock photos and video to be used not only for hurricane and storm preparedness but also for prestorm coverage.

This will heavily urge the media to either link their web sites to the Lee County EOC and jurisdictional flood home pages or to post the recommended flood hazard links on their own web sites. These messages will be delivered, and they will fulfill the Activity 610 requirements:

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 3 – Ask your community floodplain manager about flood protection assistance;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 5a – Get a permit before you build;
- 6b – Report blocked ditches, swales and canals;
- 7 – Choose your flood warning system.

Outreach Project 5: The Lee County PIO will prove a link to the annual Media Hazard Webpage with "ready to use" messages, information and maps (flood and evacuation) for every media outlet as well as individual reporters. During a storm event, this prepared information will make it easy for media to access action-oriented, consistent messages, especially those supporting Activity 610 objectives. In addition to communicating the PPI messages, this outreach will also encourage the media to refer its

audience to the jurisdictions' web sites, to FloodSmart and other important websites, and floodplain management staff for additional information. It will also encourage the media to post or reprint this information to their own websites and their hurricane preparedness guides. The Lee County PIO will update the webpage as needed with input from Lee County Emergency Management staff, floodplain managers and CRS coordinators. This will be done in coordination with May/June hurricane season coverage. The Topics/Messages are:

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 3 – Ask your community floodplain manager about flood protection assistance;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 6b – Report blocked ditches, swales and canals;
- 7 – Choose your flood warning system.

Outreach Project 6: Floodplain managers or CRS coordinators for each jurisdiction will distribute an annual email or letter to real estate and insurance agents, and lenders in June. In addition to communicating the PPI messages, it will also encourage the agents and lenders to post this information on their websites and pass it along to their clients. The messages will include:

- 1 – Learn your flood hazard, zone and map information and your evacuation zone;
- 2 – Buy flood insurance for your home and contents;
- 3 – Ask your community floodplain manager about flood protection assistance;
- 4 – Get a print or online copy of the Lee County All Hazards Guide;
- 5c – Before you remodel, learn about flood regulations and building codes;
- 6b – Report blocked ditches, swales and canals;
- 7 – Choose your flood warning system.

Flood Response Projects

The multijurisdictional PPI develops standards for the Flood Response Preparation (FRP) package that is created annually by the Lee County Emergency Operations Center for distribution by the Lee County Public Information Officer if a flood event occurs. All jurisdictions have input into this package of information. During activation of the Lee County Emergency Operations Center, the Lee County PIO becomes the central spokesperson for the media. Where and when appropriate, however, references to contacts in each of the jurisdictions will be made. This is especially important for post-storm permitting. This information includes messages for broadcast and print media news releases, social media dissemination, and websites.

The chart below lists the messages (labeled as "M") for the flood protection and response communication – and their corresponding CRS topics (CRST). It also lists the outcomes (labeled as "O") expected for these messages.

Flood Protection Messages		
Timing	**Message/CRS Topic**	**Outcome**
As the storm or hurricane approaches (pre-storm)	M1 Obey evacuation notices (CRST 7 Prepare for Hurricanes)	O1 People willingly and quickly evacuate
	M2 Pack your go-bag and your pet needs. (CRST 4 Protect People.)	
	M3 Report blocked ditches, swales and canals (CRST 6 Protect Natural Floodplain Functions)	O2 Flooding is reduced
After the storm (post-storm)	M4 Do life-saving and damage mitigation immediately (CRST 3 Protect Property) (CRST 4 Protect People)	O3 Injury and more serious property damage is mitigated
	M5 Get a permit for permanent repairs. (CRST 5 Build Responsibly)	O4 New construction meets code

These are the (flood response preparation) projects that will deliver these messages:

FRP1 – Pre-storm News Releases: The Lee County Public Information Officer, who is a member of the PPI Committee, will include the M1, M2, M3 messages in all appropriate storm-related news releases.

FRP2 – Social Media Postings: The Lee County Public Information Officer, who is a member of the PPI Committee, will ensure that the M1, M2, M3 messages are included in Facebook, Twitter and all other social media communication prior to the storm.

FRP3 – News Briefings from the EOC: If the EOC is activated during an event, the Lee County Public Information Officer, who is a member of the PPI Committee, will include the M1, M2 messages in all media briefings.

FRP update: As a result in the media guide to the media webpage in Outreach Project 5, the sample attachment within this FRP has been tweaked. The FRP references a webpage link now.

FRP4 – Post-storm News Releases: The Lee County Public Information Officer, who is a member of the PPI Committee, will include the M4, M5 messages in all appropriate storm-related news releases.

FRP5 – Additional web postings: The Floodplain Administrators or CRS Coordinators for each jurisdiction will post additional M4, M5 messages on their permitting web pages. This is very important because the permitting offices of the different jurisdictions may alter their routine permitting processes as a result of the storm event. The storm-related permitting information must clarify these alternate guidelines.

These messages will be disseminated for all events in which the Lee County Emergency Operations Center is in pre-activation (during which the event is continually reviewed to determine whether a full activation is required) or in full activation.

Flood Response Projects Summary					
Timing	**Audience**	**Outcome**	**Message**	**Project**	**Assignment**
Pre-storm	Media	O1, O2	M1, M2, M3,	FRP1 Pre-storm news releases	Lee PIO
Pre-storm	Media, all residents and visitors	O1, O2	M1, M2, M3	FRP2 Social media postings	Lee PIO
Pre-storm	Media	O1	M1, M2	FRP3 News briefings in the EOC	Lee PIO
Post-storm	Media	O3, O4	M4, M5	FRP4 post-storm News releases	Lee PIO
Post-storm	Residents and owners of damaged property	O3, O4	M4, M5	FRP5 Additional postings on jurisdictions' permitting web pages	Floodplain Administrators or CRS Coordinators for each jurisdiction

Messages:

1 – Learn your flood hazard, zone and map information and your evacuation zone;
2 – Buy flood insurance for your home and contents;
3 – Ask your community floodplain manager about flood protection assistance;
4 – Get a print or online copy of the Lee County All Hazards Guide;
5a – Get a permit before you build;
5b – Know the safety and insurance benefits of exceeding minimum standards;
5c – Before you remodel, learn about flood regulations and building codes;
6a – Don't block natural flowways;
6b – Report blocked ditches, swales and canals;
7 – Choose your flood warning system.

IMPLEMENTATION, MONITORING AND EVALUATION

Floodplain managers and CRS coordinators will document their activities throughout the year. The PPI committee will meet annually no later than August 31 of each year to review those activities, evaluate their success and update the PPI document if necessary through an addendum. Over time, the committee has refined the data collection method to become more simplified.

Specific tasks of this implementation include:

	Floodplain managers and CRS coordinators will view Website content monthly to update content and test link
	Floodplain managers and CRS coordinators will update insurance statistics charts each time the NFIP distributes updated, to any member jurisdiction and/or when new CIS (community information system) information is available.
	The Lee County PIO will maintain an updated contact list of local media.
	Floodplain managers and CRS coordinators (prior to the annual meeting of the PPI Committee) will update their contact lists of licensed real estate and insurance agents and lending institutions.

Trends:

Floodplain managers and CRS coordinators will discuss and contribute information/data to a composite annual draft PPI report that is to be presented each calendar year at the annual monitoring meeting to attest to accomplishment of the above tasks and show the tracking of *general* outcomes including, but not limited to:	
	Increase or decrease in Requests for FIRM information from the jurisdictions
	Increase or decrease in Hits to online zone look-ups and other floodplain management web pages
	Increase or decrease in Number of flood insurance policies in force (through the CIS documentation)
	Increase or decrease in Requests for flood protection information and site visits from the jurisdictions (including a notation of which came from the Repetitive Loss outreach projects)
	Increase or decrease in Number of printed copies distributed & downloads of the All Hazards Guide
	Increase or decrease in violations for unpermitted or non-compliant construction
	Increase or decrease in Construction projects that exceed minimum standards
	Increase or decrease in Violations of dumping/obstructing flows in creek, canals, ditches and streams
	Increase or decrease in Reports of blocked ditches, swales and canals

FRP:

In years when there is a storm event, these items below will also be tracked as outcomes of the Flood Response Projects (FRP). This is especially important because we haven't had enough local flooding to establish a good baseline.	
	Statistics on evacuation, including occupancy of shelters and traffic counts on major highways – if available
	Activation of Lee County and Cape Coral EOC
	General information on the extent of flooding
	General information on injuries and property damage
	Statistics on flood-related construction and violations for unpermitted work

After the PPI committee meets to review the year's outreach programs and the results of outcome monitoring, the annual evaluation report will be finalized and sent to the governing board of each jurisdiction.

Appendix A PPI Committee Meeting Notes (establishing the PPI)

Where the evaluation shows revisions would be productive, such as dropping a project that is not having an effect on the desired outcomes, the committee may vote to adjust the projects accordingly and release an addendum to the PPI if necessary.

June 3, 2014 – Organizational meeting, attendance included:

- Bonita Springs: John Gucciardo, Assistant City Manager, and Bob Rosier, Rosier Insurance;
- Cape Coral: Rick Sosnowski, Principal Planner, and Mary Briggs, Lee Memorial Hospital Communications Manager;
- Fort Myers: Brent Brewster, Floodplain Administrator, and Danielle St. Onge, Realtors Association of Greater Fort Myers and The Beach;
- Fort Myers Beach: Josh Overmyer, Floodplain Administrator;
- Lee County: Robert Stewart, Floodplain Administrator, and Robbie Roepstorff, Edison National Bank;
- Sanibel: Laura Wesserling, Deputy Building Official, and Chris Heidrick, Heidrick and Company Insurance.

July 23, 2015 – Discussion of messages, audiences, and potential projects; attendance included:

- Bonita Springs: John Gucciardo, Assistant City Manager, and Bob Rosier, Rosier Insurance;
- Cape Coral: Wyatt Daltry, Principal Planner, and Mary Briggs, Lee Memorial Hospital Communications Manager;
- Fort Myers: Brent Brewster, Floodplain Administrator, and Danielle St. Onge, Realtors Association of Greater Fort Myers and The Beach;
- Fort Myers Beach: Megan Will, Floodplain Administrator, and Dave Anderson, Fort Myers Beach Chamber of Commerce;
- Lee County: Tim Engstrom, Lee County assistant PIO; and Robbie Roepstorff, Edison National Bank; Billie Jacoby, Lee County CRS Coordinator;
- Sanibel: William Dalton, Emergency Management Director, and Chris Heidrick, Heidrick and Company Insurance;
- Also in attendance: Joan LaGuardia, Lee County Administration.

Sept. 15, 2015 – Refinement of messages and projects; discussion of templates; attendance included:

- Bonita Springs: John Gucciardo, Assistant City Manager, and Bob Rosier, Rosier Insurance;
- Cape Coral: Wyatt Daltry, Principal Planner;
- Estero: Marilyn Edwards, resident;
- Fort Myers: Danielle St. Onge, Realtors Association of Greater Fort Myers and The Beach;
- Fort Myers Beach: Megan Will, Floodplain Administrator;
- Lee County: Betsy Clayton, Lee Co. PIO; Billie Jacoby, Lee Co. CRS Coordinator; Josh Overmyer, resident;
- Sanibel: Laura Wesserling, Deputy Building Official, and Chris Heidrick, Heidrick and Company Insurance.
- Also in attendance: Joan LaGuardia, Lee County Administration.

Oct. 13, 2015 – Discussion of writing the PPI and designing the projects as alternative outreach options 611 B (5c) for Activity 610 and 362 A (4C) and 362 B (3) for this Activity360; ***final agreement*** of the projects, outcomes and overall approach of the document; attendance included:

- Bonita Springs: Bob Rosier, Rosier Insurance;
- Cape Coral: Wyatt Daltry, Principal Planner;
- Estero: Marilyn Edwards, resident;
- Fort Myers: Danielle St. Onge, Realtors Association of Greater Fort Myers and The Beach;
- Fort Myers Beach: Megan Will, Floodplain Administrator; Dave Anderson, Fort Myers Beach Chamber of Commerce;

Appendix B At-a-Glance CRS Summary

- Lee County: Betsy Clayton, Lee County PIO; Billie Jacoby, Lee County CRS Coordinator; Robbie Roepstorff, Edison National Bank;
- Sanibel: Sandy Larsen, Assistant City Engineer; Chris Heidrick, Heidrick and Company Insurance;
- Also in attendance: Joan LaGuardia, Lee County Administration.

Project	Audience	Message	Result/Outcome	Schedule	Responsibility
OP 1	Residents in repetitive loss areas	1, 2, 3, 4, 5c, 6b, 7	R1, R2, R3, R4, R5, R6, R9, R10	February	Floodplain manager or CRS coordinator for each jurisdiction
OP2	Non-resident owners of property in the repetitive loss areas	1, 2, 3, 4, 5c, 6a, 7	R1, R2, R3, R4, R5, R6, R8, R10	February	Floodplain manager or CRS coordinator for each jurisdiction
OP3	Permit applicants	1, 2, 4, 5b, 6a, 7	R1, R2, R5, R7, R8, R10	Year-round	Floodplain manager or CRS coordinator for each jurisdiction
OP4	Media	1, 2, 3, 4, 5a, 6b, 7	R1, R2, R3, R4, R5, R6, R9, R10	May	Lee County PIO
OP5	Media	1, 2, 3, 4, 6b, 7	R1, R2, R4, R5, R9, R10	May	Lee County PIO
OP6	Real estate and insurance agents and lenders	1, 2, 3, 4, 5c, 6b, 7	R1, R2, R3, R4, R5, R6, R9, R10	June	Floodplain manager or CRS coordinator for each jurisdiction

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Final Plat for Estero Crossing

Motion to Approve final Plat for Estero Crossing

Background:

The Council approved rezoning on January 29, 2020 for the Estero Crossing property, a 43-acre parcel located on the south side of Corkscrew Road, 1,000 feet west of I-75 and east of the Lowe's Plaza. The property was approved as a Mixed Use Planned Development for residential multifamily uses and commercial uses. Development Orders were recently approved by the Planning, Zoning and Design Board.

Description:

The plat is typically the last step in the process and is necessary in order to sell/convey land. This plat is a 'map" that depicts the general configuration of the property, including the residential tract, commercial tract, lakes, the reverse frontage road, and environmental preserves.

Action Requested:

Motion to Approve final Plat for Estero Crossing

Process and Timeline:

- Preliminary Plat submitted on June 1, 2020
- Staff, professional surveyors, and Village attorney review
- Plat revised by applicant
- Plat deemed complete by Village attorney on March 17, 2022

Financial Impact:

No financial impact

Prepared by: Mary Gibbs

Attachments:

1. Staff Report
2. Village Attorney Memorandum
3. Plat

VILLAGE OF ESTERO
PLAT REVIEW
STAFF REPORT

PROJECT NAME: **ESTERO CROSSING**

CASE TYPE: **FINAL PLAT**

CASE NUMBER: **PLT2020-E002**

COUNCIL DATE: **April 6, 2022**

REQUEST
The applicant has requested Council approval for a final plat of Estero Crossing to create tracts for residential use, commercial use, preserves, lakes, and roads. A copy of the plat is provided in attachment B.

PROPERTY DESCRIPTION
The property is located on the south side of Corkscrew Road between Estero Town Commons Place and Corkscrew Woodlands Blvd, and east of the Lowe's Plaza.

ZONING
The property is 43 acres in size and is zoned Mixed Use Planned Development (MPD).

FUTURE LAND USE DESIGNATION
Transitional Mixed Use

TAXES
Property taxes must be paid prior to approval of the plat per Florida Statutes. The property taxes were paid for 2021 as verified by the Village.

EASEMENTS
There are a total of nine (9) easement types present on the subject property.

STAFF ANALYSIS
The preliminary plat package was submitted to the Village for review on June 1, 2020. Staff reviewed the plat to confirm that it is consistent with the approved Development Order. The Village Professional Surveyor Mapper (Banks Engineering) and the Village attorney reviewed the final plat for consistency with the Florida Statutes and the Village of Estero's Administrative Code. The Village attorney deemed the final plat to be complete on March 17, 2022 (Attachment A).

The Village attorney and Staff confirm that the plat meets the requirements of Chapter 177, Part I, Florida Statutes, conforms with the approved development order (site plan), and meets the requirements of Administrative Code Section 13-19.

ATTACHMENTS

A. Attorney Memorandum
B. Plat

GRAY | ROBINSON
ATTORNEYS AT LAW

1404 DEAN STREET
SUITE 300
FORT MYERS, FL 33901

TEL 239-598-3601
FAX 239-598-3164
gray-robinson.com

BOCA RATON
FORT LAUDERDALE
GAINESVILLE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA

239-598-3601
DEREK.ROONEY@GRAY-ROBINSON.COM

MEMORANDUM

TO: Mary Gibbs, Director of Community Development

CC: Development , Development Review Specialist

FROM: Derek P. Rooney, Assistant Village Attorney

DATE: March 17, 2022

SUBJECT: Village of Estero Final Plat Review
Estero Crossing – PLT2020-E002

Ms. Gibbs,

I have completed my review of the above-referenced plat and find that the submitted package resubmittal significantly meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code for final plat with the exceptions denoted below:

1. Plat. Partially Accepted. Village Attorney name is Burt Saunders.
2. Title Certification. Accepted
3. Mortgage Consent and Joinder. Accepted
4. Easement/Tract Table. Accepted
5. Road Name Approve. Accepted
6. Survey. Accepted
7. Infrastructure Surety. Accepted.
8. Taxes. Accepted
9. Property Owners Association Documents. Accepted

Sincerely,

/s/ Derek Rooney

Assistant Village Attorney

ESTERO CROSSING

A SUBDIVISION LYING IN
Section 35, Township 46 South, Range 25 East
Village of Estero, Lee County, Florida

INSTRUMENT NUMBER

SHEET 1 OF 5

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S.#5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, SD ESTERO CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS HEREIN DESCRIBED HAS CAUSED THIS PLAT ENTITLED "ESTERO CROSSING", A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS FOR THE PURPOSES DESCRIBED:

A. RESERVE TO SD ESTERO CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS:

1. TRACT "R-1", "R-2" & "R-3" AS A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES WITH NO RESPONSIBILTY FOR MAINTENANCE.
3. ALL ACCESS EASEMENTS (A.E.) AS SHOWN ON THIS PLAT FOR ACCESS & INGRESS AND EGRESS WITH NO MAINTENANCE RESPONSIBILITIES.
4. TRACT "L-1" & "L-2" (LAKE TRACTS) WITH NO RESPONSIBILITY FOR MAINTENANCE.
5. A PUBLIC ACCESS EASEMENT (P.A.E.), AS DEPICTED FOR PARK PURPOSES, WITH NO RESPONSIBILITY FOR MAINTENACE.
6. TRACTS "A" AND "B" AS FUTURE DEVELOPMENT.
7. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.) DEPICTED ON THE PLAT, WITH NO RESPONSIBILTY FOR MAINTENANCE.
8. TRACT P-1 (PRESERVE TRACT) WITH NO RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO ESTERO CROSSING PROPERTY OWNERS' ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS:

1. TRACT "R-1", "R-2" & "R-3" AS A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
2. TRACT "P-1" (PRESERVE TRACT) WITH RESPONSIBILITY FOR MAINTENANCE.
3. ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES WITH RESPONSIBILTY FOR MAINTENANCE(THE OWNERS OF EACH TRACT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LATERAL AND SERVICE LINES AFFECTING THEIR TRACT).
4. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN ON THIS PLAT WITH MAINTENANCE RESPONSIBILITIES PROVIDED, THE OWNER OF EACH TRACT SHALL HAVE RESPONSIBILITY FOR MAINTENANCE OF THE PORTION OF ANY L.B.E. LOCATED ON ITS PROPERTY PURSUANT TO THE DECLARATION FOR ESTERO CROSSINGS.
5. A NON-EXCLUSIVE EASEMENT OVER TRACT "L-1" & "L-2" (LAKE TRACTS) WITH RESPONSIBILITY FOR MAINTENANCE.
6. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN ON THIS PLAT FOR ACCESS AND MAINTENANCE OF THE LAKES AND SURFACE WATER MANAGEMENT SYSTEM WITH RESPONSIBILITY FOR MAINTENANCE.
7. ALL ACCESS EASEMENTS (A.E.) AS SHOWN ON THIS PLAT FOR ACCESS & INGRESS AND EGRESS WITH MAINTENANCE RESPONSIBILITIES.

C. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY(INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE REPAIR OF SUCH DAMAGES.

D. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA(LEE COUNTY):

1. THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES, WITH MAINTENANCE RESPONSIBILITIES.
2. A NON EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACTS R-1, R-2, R-3 AND ALL OTHERS FOR THE PURPOSE OF PERFORMING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS THE PROPERTIES DEDICATED ON THIS PLAT WITHOUT RESPONSIBILITY FOR MAINTENANCE.

E. DEDICATE TO THE VILLAGE OF ESTERO, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA(LEE COUNTY):

1. ALL A.E., P.A.E., TRACT R-1, R-2 AND R-3 FOR PUBLIC ACCESS WITH NO RESPONSIBILITY FOR MAINTENANCE.

F. DEDICATE TO THE OWNER OF TRACT "B" ITS SUCCESSORS & ASSIGNS:

1. TRACT L-1 AND L-2 WITH NO RESPONSIBILITY FOR MAINTENANCE BUT SUBJECT TO THE TERMS OF THE DECLARATION FOR ESTERO CROSSING.
2. THE PUBLIC ACCESS EASEMENT(P.A.E.) WITH RESPONSIBILITY FOR MAINTENANCE, BUT SUBJECT TO THE TERMS OF THE DECLARATION FOR ESTERO CROSSING.

IN WITNESS WHEREOF, SD ESTERO CROSSINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, A.D.

SD ESTERO CROSSINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
BRIAN STOCK, ITS MANAGER

WITNESSES: AS TO SD ESTERO CROSSINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

_____ SIGNATURE
_____ PRINT NAME

_____ SIGNATURE
_____ PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON _____ (DATE) BY BRIAN STOCK, AS MANAGER OF SD ESTERO CROSSINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC – STATE OF FLORIDA (SEAL)

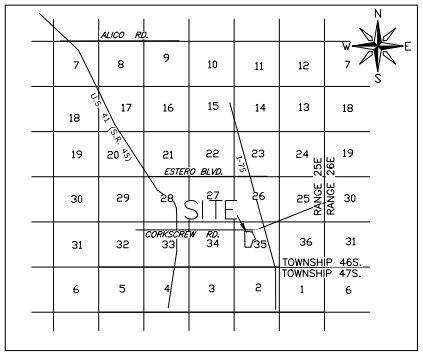
_____
PRINTED NAME

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST ONE QUARTER OF SECTION 35, TOWNSHIP 46, RANGE 25 EAST AS BEING A BEARING OF N00°44'07"W.
2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3.) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
4.) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5.) EASEMENTS ALONG LOT LINES ARE CENTERED ON SAID LOT LINE UNLESS OTHERWISE NOTED.

DOS2020-E006 / PLT2022E002

VICINITY SKETCH: NOT TO SCALE



LEE COUNTY, FLORIDA

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE VILLAGE OF ESTERO. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

D.E.	DRAINAGE EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SQ. FT.	SQUARE FEET
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
S.I.R.	SET 5/8" IRON ROD AND CAP LS5560
F.I.R.	FOUND 5/8" IRON ROD
F.S.	FLORIDA STATUTES
L.M.E.	LAKE MAINTENANCE EASEMENT
S.P.K.	SET PARKER KALON NAIL AND DISK LS5560
FPL	FLORIDA POWER AND LIGHT
S.W.E.	SIDEWALK EASEMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT

PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SAID SECTION 35; THENCE N00°44'07"W ALONG THE WEST LINE OF SAID FRACTION FOR 1926.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N00°44'07"W ALONG SAID WEST LINE FOR 710.00 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 35; THENCE N01°05'08"W ALONG THE WEST LINE OF SAID FRACTION FOR 1210.80 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE S85°17'35"E ALONG SAID RIGHT-OF-WAY LINE FOR 861.43 FEET; THENCE N88°41'44"E ALONG SAID LINE FOR 49.85 FEET; THENCE S25°48'14"E FOR 977.57 FEET; THENCE S68°30'00W FOR 331.29 FEET; THENCE S19°00'00"W FOR 900.00 FEET; THENCE WEST FOR 700.00 FEET TO THE POINT OF BEGINNING.

VILLAGE APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE COUNCIL, ESTERO, FLORIDA THIS ____ DAY OF _____, 2022.

_____
KATY ERRINGTON
MAYOR

_____
CAROL SACCO
VILLAGE CLERK

_____
MARY GIBBS
COMMUNITY DEVELOPMENT DIRECTOR

_____
BERT SAUNDERS
VILLAGE ATTORNEY

VILLAGE OF ESTERO SURVEYOR

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

_____
THOMAS R. LEHNERT, JR. LS5541
PROFESSIONAL SURVEYOR AND MAPPER
AS VILLAGE OF ESTERO DESIGNATED P.S.M.

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESTERO CROSSING, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____.M. THIS _____ DAY OF _____, 2022 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

_____

_____
CLERK OF CIRCUIT COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESTERO CROSSING, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DATE:

_____, P.S.M. #5560
KRIS SLOSSER STATE OF FLORIDA
4642 VILLA CAPRI LANE, BONITA SPRINGS, FL 34134

ESTERO CROSSING

A SUBDIVISION LYING IN
Section 35, Township 46 South, Range 25 East
Village of Estero, Lee County, Florida

INSTRUMENT NUMBER

SHEET 2 OF 5

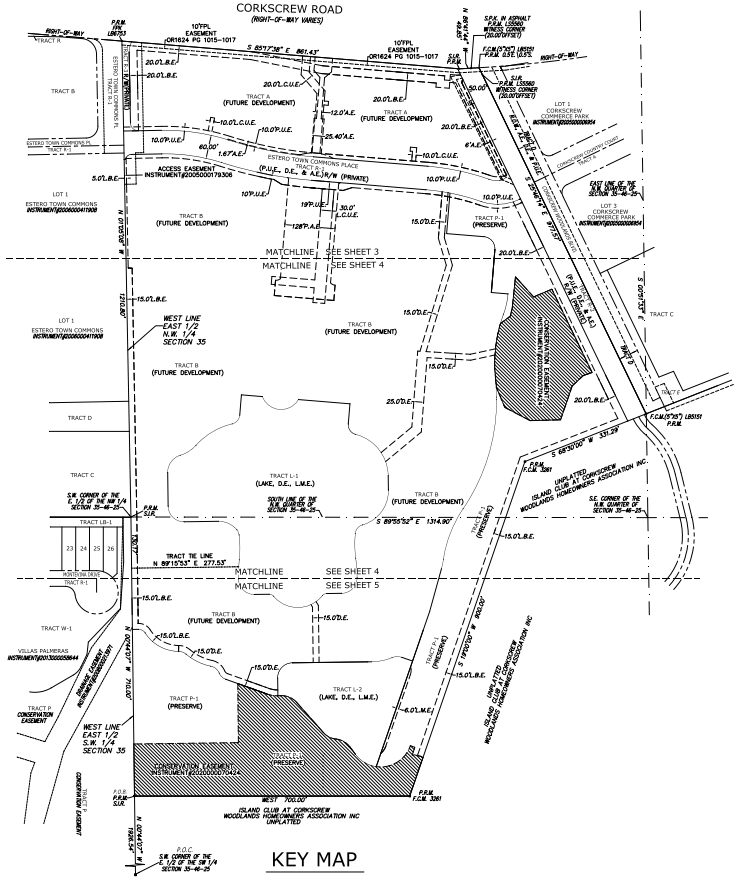
THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948

SCALE: 1" = 100'

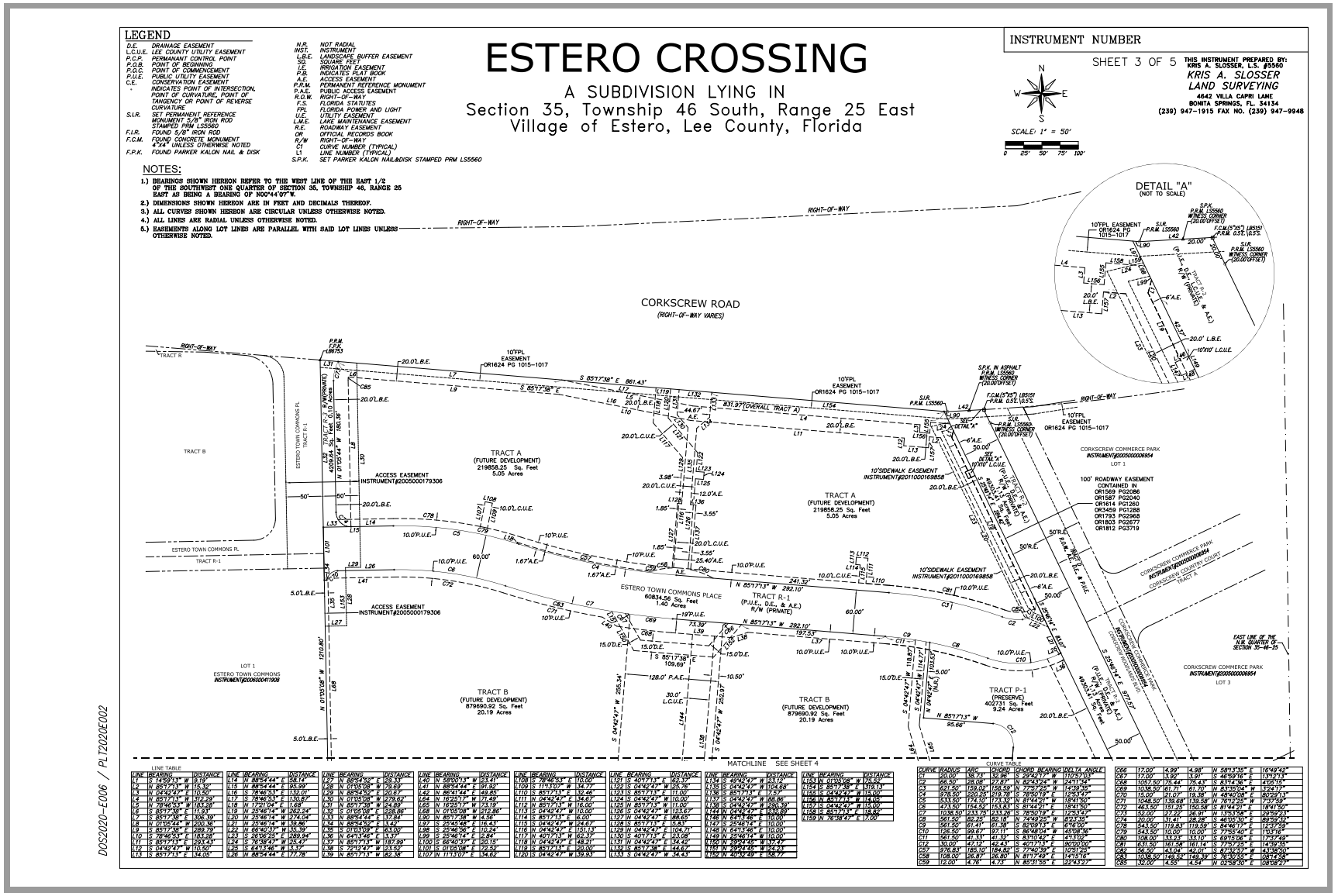
0 50' 100' 150' 200'

LEGEND

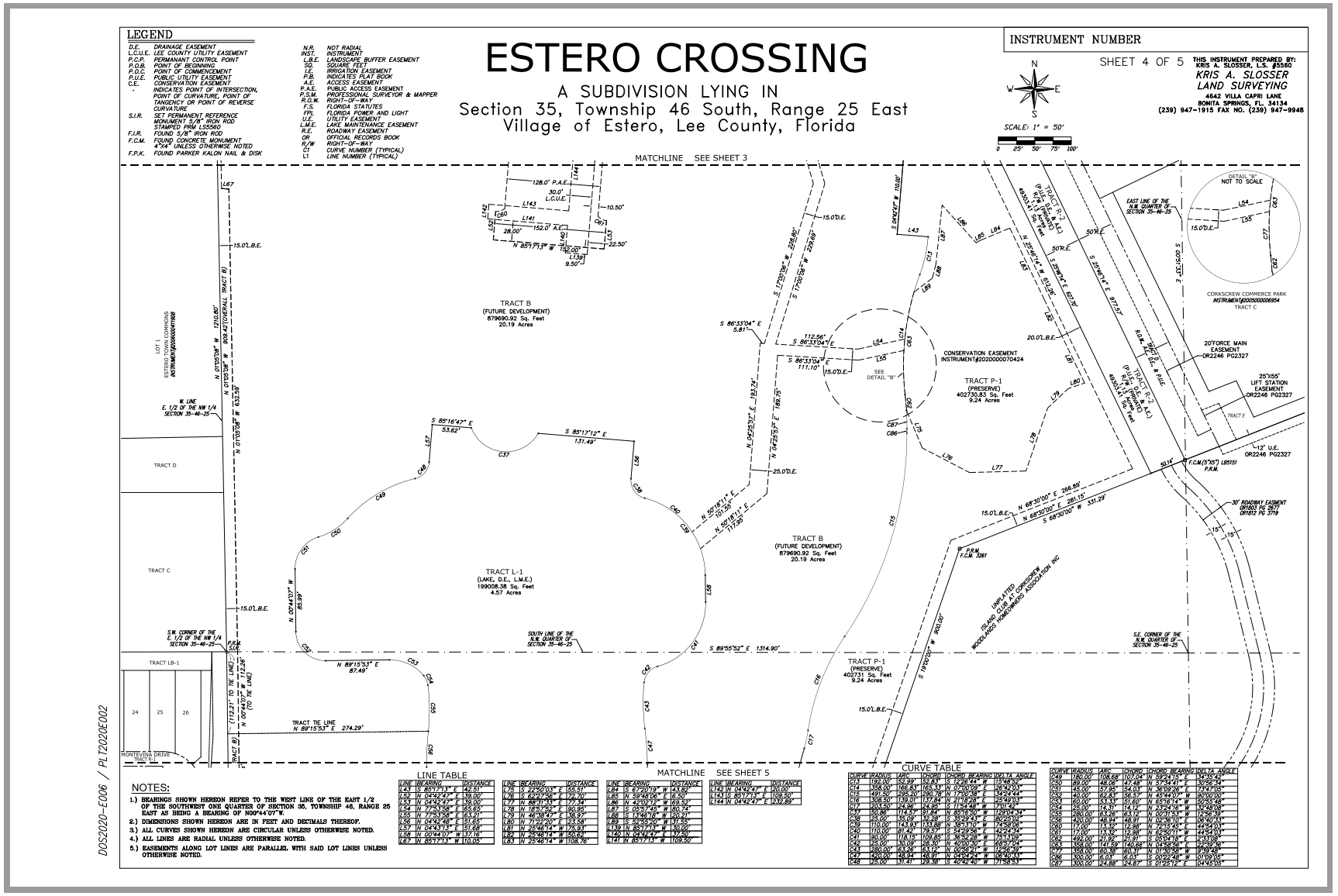
D.E.	DRAINAGE EASEMENT
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
P.C.P.	PERMANANT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
°	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
S.I.R.	SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED PRM LS5560
F.I.R.	FOUND 5/8" IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED
F.P.K.	FOUND PARKER KALON NAIL & DISK
N.R.	NOT RADIAL
INST.	INSTRUMENT
L.B.E.	LANDSCAPE BUFFER EASEMENT
SQ.	SQUARE FEET
I.E.	IRRIGATION EASEMENT
P.B.	INDICATES PLAT BOOK
A.E.	ACCESS EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.A.E.	PUBLIC ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
F.S.	FLORIDA STATUTES
FPL	FLORIDA POWER AND LIGHT
P	PLATTED DISTANCE
L.M.E.	LAKE MAINTENANCE EASEMENT
D	DEED DISTANCE
OR	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
C1	CURVE NUMBER (TYPICAL)
L1	LINE NUMBER (TYPICAL)

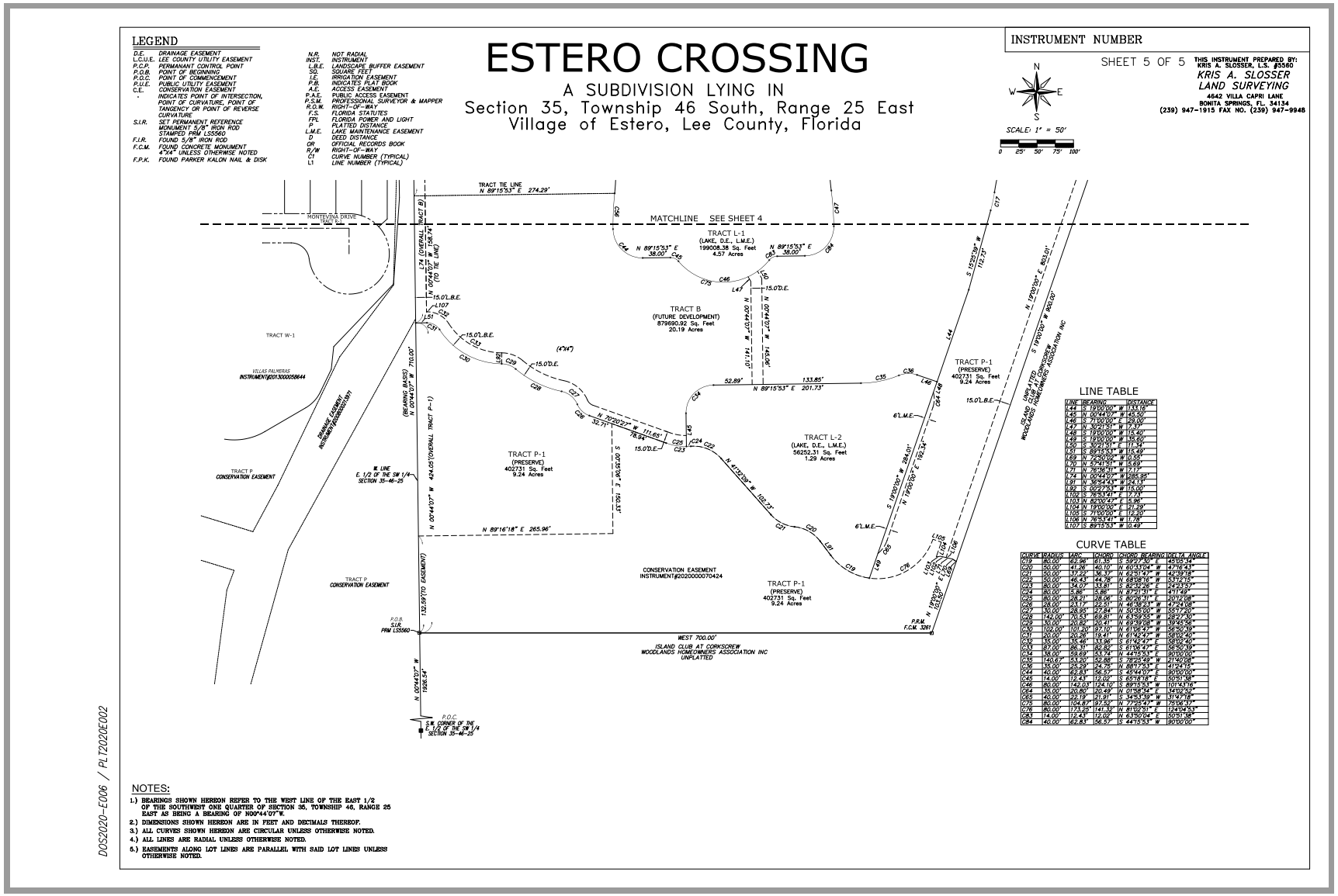


DOS2020-E006 / PLT2020E002



DOS2020-E006 / PLT2020E002


ESTERO CROSSING
A SUBDIVISION LYING IN
Section 35, Township 46 South, Range 25 East
Village of Estero, Lee County, Florida
INSTRUMENT NUMBER
SHEET 4 OF 5
THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5360
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL. 34134
(239) 947-1915 FAX NO. (239) 947-9948
SCALE: 1" = 50'
LEGEND
D.E. DRAINAGE EASEMENT
L.C.U.E. LEE COUNTY UTILITY EASEMENT
P.C.P. PERMANANT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
C.E. CONSERVATION EASEMENT
INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE
S.I.R. SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED PRM LS5560
F.I.R. FOUND 5/8" IRON ROD
F.C.M. FOUND CONCRETE MONUMENT 4"X4" UNLESS OTHERWISE NOTED.
F.P.K. FOUND PARKER KALON NAIL & DISK
N.R. NOT RADIAL
INST. INSTRUMENT
L.B.E. LANDSCAPE BUFFER EASEMENT
SQ. SQUARE FEET
I.E. IRRIGATION EASEMENT
P.B. INDICATES PLAT BOOK
A.E. ACCESS EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
R.O.W. RIGHT-OF-WAY
F.S. FLORIDA STATUTES
FPL FLORIDA POWER AND LIGHT
U.E. UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
R.E. ROADWAY EASEMENT
OR OFFICIAL RECORDS BOOK
R/W RIGHT-OF-WAY
C1 CURVE NUMBER (TYPICAL)
L1 LINE NUMBER (TYPICAL)
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 5
TRACT B (FUTURE DEVELOPMENT) 879690.92 Sq. Feet 20.19 Acres
TRACT L-1 (LAKE, D.E., L.M.E.) 199008.38 Sq. Feet 4.57 Acres
TRACT P-1 (PRESERVE) 402730.83 Sq. Feet 9.24 Acres
TRACT P-1 (PRESERVE) 402731 Sq. Feet 9.24 Acres
CONSERVATION EASEMENT INSTRUMENT#2020000070424
TRACT C
TRACT D
TRACT LB-1
TRACT E
TRACT C
CORKSCREW COMMERCE PARK INSTRUMENT#2005000006954
20'FORCE MAIN EASEMENT OR2246 PG2327
25'X55' LIFT STATION EASEMENT OR2246 PG2327
12' U.E. OR2246 PG2327
30' ROADWAY EASEMENT OR1803 PG 0677 OR1812 PG 3719
EAST LINE OF THE N.W. QUARTER OF SECTION 35-46-25
SOUTH LINE OF THE N.W. QUARTER OF SECTION 35-46-25
S.E. CORNER OF THE N.W. QUARTER OF SECTION 35-46-25
S.W. CORNER OF THE E. 1/2 OF THE NW 1/4 SECTION 35-46-25
W. LINE E. 1/2 OF THE NW 1/4 SECTION 35-46-25
TRACT TIE LINE N 89°15'53" E 274.29'
SEE DETAIL "B"
DETAIL "B" NOT TO SCALE
F.C.M.(5"SQ") LB5151 P.R.M.
P.R.M. F.C.M. 3361
UNPLATTED ISLAND CLUB AT CORKSCREW WOODLANDS HOMEOWNERS ASSOCIATION INC.
MONTEVINA DRIVE TRACT R-1
LOT 1 ESTERO TOWN CROSSINGS INSTRUMENT#2020000070424
NOTES:
1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST ONE QUARTER OF SECTION 35, TOWNSHIP 46, RANGE 25 EAST AS BEING A BEARING OF N00°44'07"W.
2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3.) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
4.) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
5.) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
LINE TABLE
CURVE TABLE
DOS2020-E006 / PLT2020E002



LINE	BEARING	DISTANCE
L44	S 19°00'00" W	133.16'
L45	N 00°44'07" W	45.50'
L46	S 71°00'00" E	29.00'
L47	N 90°00'00" E	7.73'
L48	S 19°00'00" W	15.40'
L49	S 19°00'00" W	135.60'
L50	S 90°00'00" W	7.73'
L51	S 89°15'53" W	15.49'
L69	N 72°30'09" W	10.58'
L70	N 57°41'51" W	15.69'
L71	N 76°53'41" W	9.12'
L72	N 00°44'07" W	1265.95'
L91	N 36°54'43" W	24.13'
L92	S 00°27'53" W	115.00'
L102	S 76°53'41" E	7.73'
L103	N 82°00'47" E	5.96'
L104	N 19°00'00" E	21.29'
L105	S 71°00'00" E	15.20'
L106	N 76°53'41" W	1.78'
L107	S 89°15'53" W	10.49'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C19	80.00'	62.96'	61.39'	S 59°27'50" E	45°05'34"
C20	50.00'	41.36'	40.10'	N 65°51'04" W	47°24'43"
C21	20.00'	17.72'	16.91'	N 62°51'47" W	45°29'18"
C22	50.00'	46.43'	44.78'	N 68°08'16" W	53°12'15"
C23	80.00'	14.07'	13.81'	N 82°35'26" E	10°04'32"
C24	80.00'	5.86'	5.86'	N 87°21'51" E	4°11'49"
C25	80.00'	28.21'	28.06'	N 80°26'41" E	20°12'08"
C26	228.00'	93.17'	92.51'	N 46°48'53" W	23°24'58"
C27	228.00'	28.05'	28.04'	N 58°05'00" W	7°02'40"
C28	142.00'	70.53'	69.81'	N 53°59'55" W	28°27'50"
C29	50.00'	20.82'	20.67'	N 63°18'08" W	23°51'30"
C30	50.00'	101.20'	85.10'	N 61°06'47" W	58°30'39"
C31	20.00'	20.28'	19.41'	N 61°42'47" W	58°05'40"
C32	35.00'	15.46'	15.33'	S 61°42'47" E	58°05'40"
C33	63.00'	86.31'	80.62'	S 61°06'47" E	58°30'39"
C34	38.00'	59.69'	53.74'	N 44°15'53" E	90°00'00"
C35	140.67'	63.50'	62.98'	S 78°25'49" W	21°40'08"
C36	35.00'	25.29'	24.75'	N 88°17'53" E	41°24'15"
C44	40.00'	62.83'	56.57'	S 45°44'07" E	90°00'00"
C45	14.00'	12.43'	12.02'	S 65°16'18" E	50°51'38"
C46	80.00'	142.03'	124.10'	S 89°15'53" W	101°43'76"
C64	35.00'	20.80'	20.49'	N 01°08'54" E	34°02'52"
C65	140.00'	22.19'	21.91'	S 34°53'59" W	9°12'58"
C75	80.00'	104.87'	97.52'	N 77°22'47" W	75°06'37"
C76	80.00'	173.28'	141.39'	N 81°02'51" E	124°04'53"
C83	14.00'	12.43'	12.02'	N 63°50'04" E	50°51'38"
C84	40.00'	62.83'	56.57'	S 44°15'53" W	90°00'00"

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Final Plat for Rivercreek Phase One (formerly known as Corkscrew Crossing)

Motion to Approve final Plat for Rivercreek Phase One (formerly known as Corkscrew Crossing)

Background:

The Council approved rezoning for the Corkscrew Crossing property, 395 acres, located on the south side of Corkscrew Road, east of Wildcat Run and west of Bella Terra and the Preserve on September 25, 2019. The Development Order was issued on October 28, 2021 for Phase One of the project which consists of 140 lots. (Two future phases will bring the total number of units to 554.)

Description:

The plat is the last step in the process to enable lots to be sold and developed. The plat is a “map” that depicts lots, open space, preserves, lakes and the general configuration of the property for the first phase. The remaining lots will be “replatted” in future phases.

Action Requested:

Motion to Approve final Plat for Rivercreek Phase One (formerly known as Corkscrew Crossing)

Process and Timeline:

- Preliminary Plat submitted on January 20, 2021
- Reviewed by staff, professional surveyors, Village attorney
- Revisions by applicant
- Deemed complete by Village attorney on March 22, 2022

Financial Impact:

No financial impact

Prepared by: Mary Gibbs

Attachments:

1. Staff Report
2. Village Attorney Memorandum
3. Plat

VILLAGE OF ESTERO
PLAT REVIEW
STAFF REPORT

PROJECT NAME: **RIVERCREEK - PHASE ONE (fka Corkscrew Crossing)**

CASE TYPE: **FINAL PLAT**

CASE NUMBER: **PLT2021-E001**

COUNCIL DATE: **April 6, 2022**

REQUEST
The applicant has requested Council approval for a final plat of Rivercreek – Phase One (fka Corkscrew Crossing). Phase One creates 140 residential lots on 395 acres. Future Phases will be submitted as a replat. A copy of the plat is provided in attachment B.

PROPERTY DESCRIPTION
The property is located on the south side of Corkscrew Road east of I-75 between the Wildcat Run subdivision on the west, and Preserve at Corkscrew/Bella Terra subdivisions on the east.

ZONING
The property is zoned Residential Planned Development (RPD).

FUTURE LAND USE DESIGNATION
Village Neighborhood 1

TAXES
Property taxes must be paid prior to approval of the plat per Florida Statutes. The property taxes were paid for 2021 as verified by the Village.

EASEMENTS
There are a total of twelve (12) easement types present on the subject property.

STAFF ANALYSIS
The preliminary plat package was submitted to the Village for review on January 20, 2021. Staff reviewed the plat to confirm that it is consistent with the approved Development Order. The Village Professional Surveyor Mapper (Banks Engineering) and the Village attorney reviewed the final plat for consistency with the Florida Statutes and the Village of Estero's Administrative Code. The Village attorney deemed the final plat to be complete on March 22, 2022 (Attachment A).

The Village attorney and Staff confirm that the plat meets the requirements of Chapter 177, Part I, Florida Statutes, conforms with the approved development order (site plan), and meets the requirements of Administrative Code Section 13-19.

ATTACHMENTS

A. Attorney Memorandum
B. Plat

EXHIBIT A

GRAY | ROBINSON
ATTORNEYS AT LAW

1404 DEAN STREET
SUITE 300
FORT MYERS, FL 33901

TEL 239-598-3601
FAX 239-598-3164
gray-robinson.com

BOCA RATON
FORT LAUDERDALE
GAINESVILLE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA

239-598-3601
DEREK.ROONEY@GRAY-ROBINSON.COM

MEMORANDUM

TO: Mary Gibbs, Director of Community Development

CC: Jim Hart, Development Review Specialist

FROM: Derek P. Rooney, Assistant Village Attorney

DATE: March 17, 2022, Revised March 22, 2022

SUBJECT: Village of Estero Final Plat Review
Corkscrew Crossing – PLT2021-E001

Ms. Gibbs,

I have completed my review of the above-referenced plat and find that the submitted package resubmittal significantly meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code for final plat.

1. Plat. Accepted.
2. Title Certification. Accepted.
3. Road Name Approve. Accepted
4. Survey. Accepted
5. Infrastructure Surety. Accepted.
6. Utility Service. Accepted
7. Taxes. Accepted
8. Property Owners Association Documents. Accepted.

Sincerely,

/s/ Derek Rooney

Assistant Village Attorney

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN

SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,

VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 1 OF 18

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP (DEVELOPER), THE OWNER OF THE LANDS DESCRIBED HEREON HAS CAUSED THIS PLAT OF RIVERCREEK – PHASE ONE TO BE MADE AND DOES HEREBY:

A. DEDICATE TO RIVERCREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS:.

1. TRACT "R" AS PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) SUBJECT TO THE EASEMENTS DEPICTED HEREON (L.C.U.E., P.U.E., L.E., D.E., A.E.) WITH RESPONSIBILITY FOR MAINTENANCE. ROADWAY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS AND PATHWAYS.

2. TRACTS "OS1", "OS2", "OS3", "OS4", "OS5", "OS6", "OS7" AND "OS8" (OPEN SPACE), FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LIGHTING, LANDSCAPING, SIGNS, WALLS AND IRRIGATION, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

3. TRACTS "L1", "L2", "L3", "L4", "L5", "L6", "L7", "L8", "L9" AND "L10" AS LAKES, FOR THE PURPOSE OF DRAINAGE, IRRIGATION AND STORM WATER MANAGEMENT, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

4. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS DEPICTED HEREON, LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

5. ALL DRAINAGE EASEMENTS (D.E.), REGIONAL DRAINAGE EASEMENT (R.D.E.) AND TEMPORARY DRAINAGE EASEMENT (T.D.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF STORMWATER/DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.

6. ALL ACCESS EASEMENTS (A.E.) AS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

7. ALL TEMPORARY ACCESS EASEMENTS (T.A.E.) AS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

8. ALL IRRIGATION EASEMENTS (I.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.

9. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS DEPICTED HEREON, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF LANDSCAPE, WITH RESPONSIBILITY FOR MAINTENANCE.

10. TRACTS "P1" AND "P2", AS PRESERVATION AREAS WITH RESPONSIBILITY FOR MAINTENANCE.

11. TRACT "A" FOR RECREATION PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE PUBLIC UTILITY EASEMENTS (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES:

ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

C. DEDICATE TO LEE COUNTY, FLORIDA, ITS SUCCESSOR AND ASSIGNS:

THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS DEPICTED HEREON, FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER AND REUSE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES.

D. RESERVE TO THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS:

TRACTS "F1" AND "F2". SUBJECT TO THE EASEMENTS SHOWN HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

E. DEDICATE TO ESTERO FIRE RESCUE AND LEE COUNTY:

A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT (E.A.E.) OVER AND ACROSS TRACT "R" AND ALL NON-EXCLUSIVE EMERGENCY ACCESS EASEMENTS (E.A.E.) DEPICTED HEREON, FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE VEHICLES THEREON, WITH NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

F. DEDICATE TO FLORIDA POWER LIGHT COMPANY:

ALL FLORIDA POWER AND LIGHT EASEMENTS (F.P.L.E.) DEPICTED HEREON, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICAL SERVICES, WITH RESPONSIBILITY FOR MAINTENANCE THEREOF.

G. DEDICATE TO VILLAGE OF ESTERO:

ALL THE PATHWAY EASEMENTS DEPICTED HEREON, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THE PATHWAY, WITH RESPONSIBILITY FOR MAINTENANCE THEREOF, 25.0' REGIONAL DRAINAGE EASEMENT (R.D.E.) WITH NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

IN WITNESS WHEREOF, LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, A.D.

_____
WITNESS

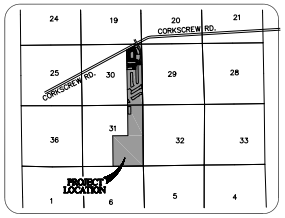
_____
PRINTED NAME

_____
WITNESS

_____
PRINTED NAME

LEE COUNTY HOMES ASSOCIATES IV, LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: LEE COUNTY HOMES IV CORPORATION,
A FLORIDA CORPORATION, IT'S GENERAL PARTNER

BY: _____
RICHARD M. NORWALK
VICE PRESIDENT



LOCATION MAP

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 19, 30 AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°16'01" WEST, A DISTANCE OF 2,632.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE ALONG SAID WEST LINE NORTH 00°23'14" WEST, A DISTANCE OF 2,654.44 FEET TO A POINT ON THE SOUTH LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°25'55" EAST, A DISTANCE OF 1,316.52 FEET TO THE SOUTHEAST CORNER OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; NORTH 00°33'07" WEST, A DISTANCE OF 2,647.49 FEET; THENCE NORTH 01°12'26" WEST, A DISTANCE OF 4,789.01 FEET; THENCE NORTH 61°46'42" EAST, A DISTANCE OF 1,480.55 FEET TO THE NORTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT #2012000094503, LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF PRESERVE AT CORKSCREW, INSTRUMENT #2012000094503, LEE COUNTY, FLORIDA SOUTH 01°10'12" EAST, A DISTANCE OF 190.04 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 01°11'25" EAST, A DISTANCE OF 5284.15 FEET TO THE SOUTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT #2012000094503, LEE COUNTY, FLORIDA AND ALSO BEING THE NORTHWEST CORNER OF BELLA TERRA UNIT TWO, PLAT BOOK 81, PAGES 1 THROUGH 36, LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE FOR THE REMAINING COURSES AND DISTANCES SOUTH 00°32'05" EAST, A DISTANCE OF 2,649.60 FEET; THENCE SOUTH 00°32'13" EAST, A DISTANCE OF 2,646.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 395.6 ACRES, MORE OR LESS.

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE VILLAGE OF ESTERO. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022, A.D., BY RICHARD N. NORWALK, AS VICE PRESIDENT OF LEE COUNTY HOMES IV CORPORATION, A FLORIDA CORPORATION, THE GENERAL PARTNER OF LEE COUNTY HOMES ASSOCIATES IV, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC SIGNATURE

_____
NOTARY PUBLIC PRINTED NAME (SEAL)

SURVEY NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR.
4. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF THE CORKSCREW ROAD C.R. 850, LEE COUNTY, FLORIDA AS BEING NORTH 61°46'42" EAST AND RELATE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA ZONE EAST, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90).
5. EASEMENTS COLLATED WITHIN THE PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

VILLAGE OF ESTERO APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE OF ESTERO VILLAGE COUNCIL, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2022.

_____ _____
KATY ERRINGTON CAROL SACCO
MAYOR, VILLAGE OF ESTERO VILLAGE CLERK

_____ _____
BURT L. SAUNDERS MARY GIBBS
VILLAGE ATTORNEY DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE OF ESTERO SURVEYOR

REVIEW BY THE DESIGNATED VILLAGE PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

_____
ALLEN W. VOSE III, P.S.M. # 7191
AS VILLAGE OF ESTERO DESIGNATED P.S.M.

CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERCREEK – PHASE ONE A SUBDIVISION LOCATED IN SECTIONS 19, 30, AND 31 TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT ___M. THIS ____ DAY OF _____, 2022 AND DULY RECORDED AS INSTRUMENT NUMBER _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

_____
LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERCREEK – PHASE ONE, A SUBDIVISION LOCATED IN SECTIONS 19, 30, AND 31 TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

RHODES & RHODES LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6897

DATE:

_____ P.S.M. #5739
JOHN SCOTT RHODES STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

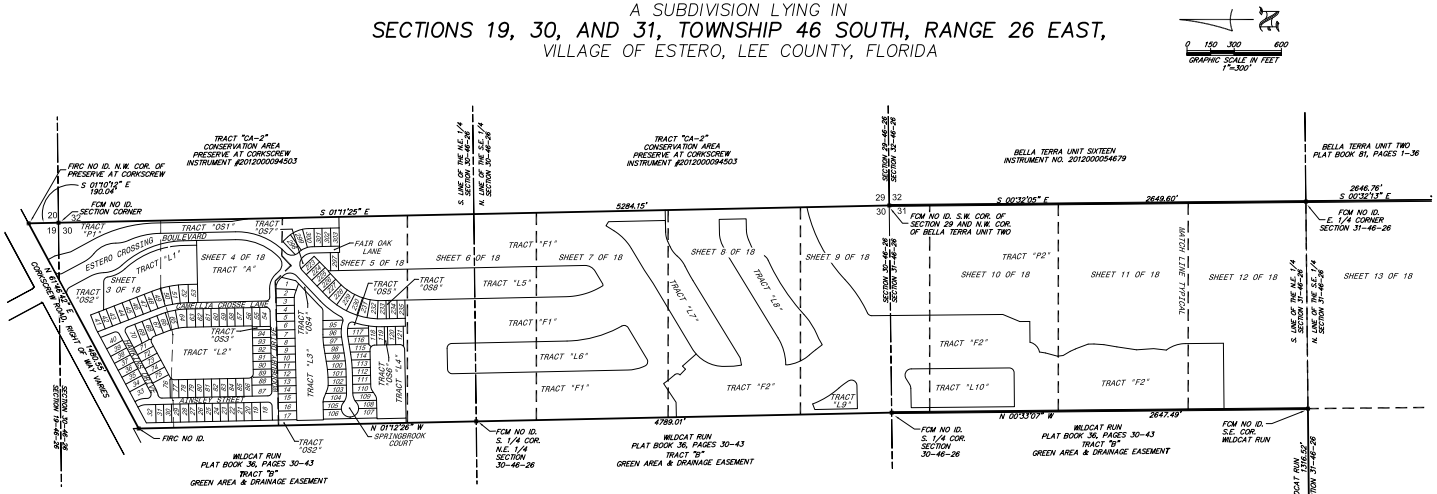
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 2 OF 18
KEYMAP



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENCY
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

- ■ SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- □ FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- ● PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- • INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ℄ CENTERLINE OF RIGHT OF WAY
- ○ SET WITNESS PINS 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

INSTRUMENT#_____

SHEET 3 OF 18

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	40.00'	90°00'00"	62.83'	56.57'	N 73°13'18" W
C2	40.00'	90°00'00"	62.83'	56.57'	N 16°46'42" E
C3	200.00'	26°12'24"	91.48'	90.68'	N 15°07'06" W
C4	200.00'	22°50'18"	79.72'	79.19'	N 39°38'27" W
C5	180.00'	40°17'08"	126.56'	123.97'	N 22°09'26" W
C6	180.00'	51°30'10"	160.23'	154.99'	N 25°33'31" W
C7	200.00'	24°14'10"	84.60'	83.97'	N 12°10'36" W
C8	1000.00'	27°01'54"	471.79'	467.43'	N 14°42'21" W
C9	600.00'	41°06'37"	430.51'	421.33'	N 21°44'43" W
C10	500.00'	23°06'09"	201.61'	200.24'	N 12°44'28" W
C23	150.00'	29°00'06"	75.93'	75.12'	N 76°16'45" E
C24	25.00'	78°13'24"	34.13'	31.54'	N 37°54'16" E
C25	130.00'	4°44'26"	10.76'	10.75'	N 64°38'55" E
C26	25.00'	112°16'27"	48.99'	41.52'	N 57°20'39" W
C27	105.00'	27°00'52"	49.51'	49.05'	N 14°42'52" W
C28	125.00'	27°00'52"	58.94'	58.39'	N 14°42'52" W
C29	85.00'	27°00'52"	40.08'	39.71'	N 14°42'52" W
C30	25.00'	97°07'26"	42.38'	37.48'	N 69°39'35" W
C31	25.00'	82°52'34"	36.16'	33.09'	N 20°20'25" E
C46	480.00'	19°53'26"	166.63'	165.80'	N 11°09'09" W
C47	500.00'	19°53'26"	173.58'	172.71'	N 11°09'09" W
C48	520.00'	19°53'26"	180.52'	179.62'	N 11°09'09" W
C55	30.00'	62°59'08"	32.98'	31.34'	N 30°17'08" E
C56	30.00'	97°07'26"	50.85'	44.98'	N 69°39'35" W
C58	30.00'	81°10'22"	42.50'	39.04'	N 49°13'42" W
C59	210.00'	33°39'31"	123.36'	121.60'	N 25°28'16" W
C60	570.00'	41°06'37"	408.98'	400.26'	N 21°44'43" W
C61	636.00'	19°53'26"	220.79'	219.68'	N 11°09'09" W
C84	866.00'	27°16'58"	412.37'	408.48'	N 14°48'31" W
C120	30.00'	43°20'10"	22.69'	22.15'	N 20°27'39" E
C121	30.00'	19°38'39"	10.29'	10.24'	N 51°57'17" E
C122	30.00'	41°53'15"	21.93'	21.45'	N 82°43'19" E
C123	30.00'	55°14'12"	28.92'	27.81'	N 46°42'58" W
C124	364.00'	3°16'12"	20.77'	20.77'	N 19°27'46" W
C125	480.00'	3°16'12"	27.39'	27.39'	N 19°27'46" W
C126	520.00'	4°43'24"	42.87'	42.86'	N 18°44'10" W
C127	636.00'	4°43'24"	52.43'	52.42'	N 18°44'10" W
C207	170.00'	15°41'47"	45.21'	45.08'	N 69°23'50" E
C208(E)	600.00'	20°08'06"	210.85'	209.77'	N 32°13'29" W
C209(E)	570.00'	20°05'55"	199.81'	198.79'	N 32°15'29" W
C210(E)	200.00'	12°39'10"	45.33'	45.23'	N 34°43'51" W
C212(E)	189.97'	15°22'30"	50.98'	50.82'	N 20°32'06" W
C213(E)	189.76'	5°52'04"	19.43'	19.42'	N 09°55'15" W
C214(E)	172.00'	5°49'36"	18.00'	17.99'	N 09°55'09" W
C215(E)	202.00'	27°42'35"	97.69'	96.74'	N 61°46'57" E
C216(E)	488.00'	5°31'36"	47.07'	47.05'	N 50°41'28" E
C217(E)	502.00'	6°24'34"	56.16'	56.13'	N 58°34'25" E
C218(E)	502.00'	8°19'04"	72.88'	72.81'	N 65°56'14" E

LINE TABLE

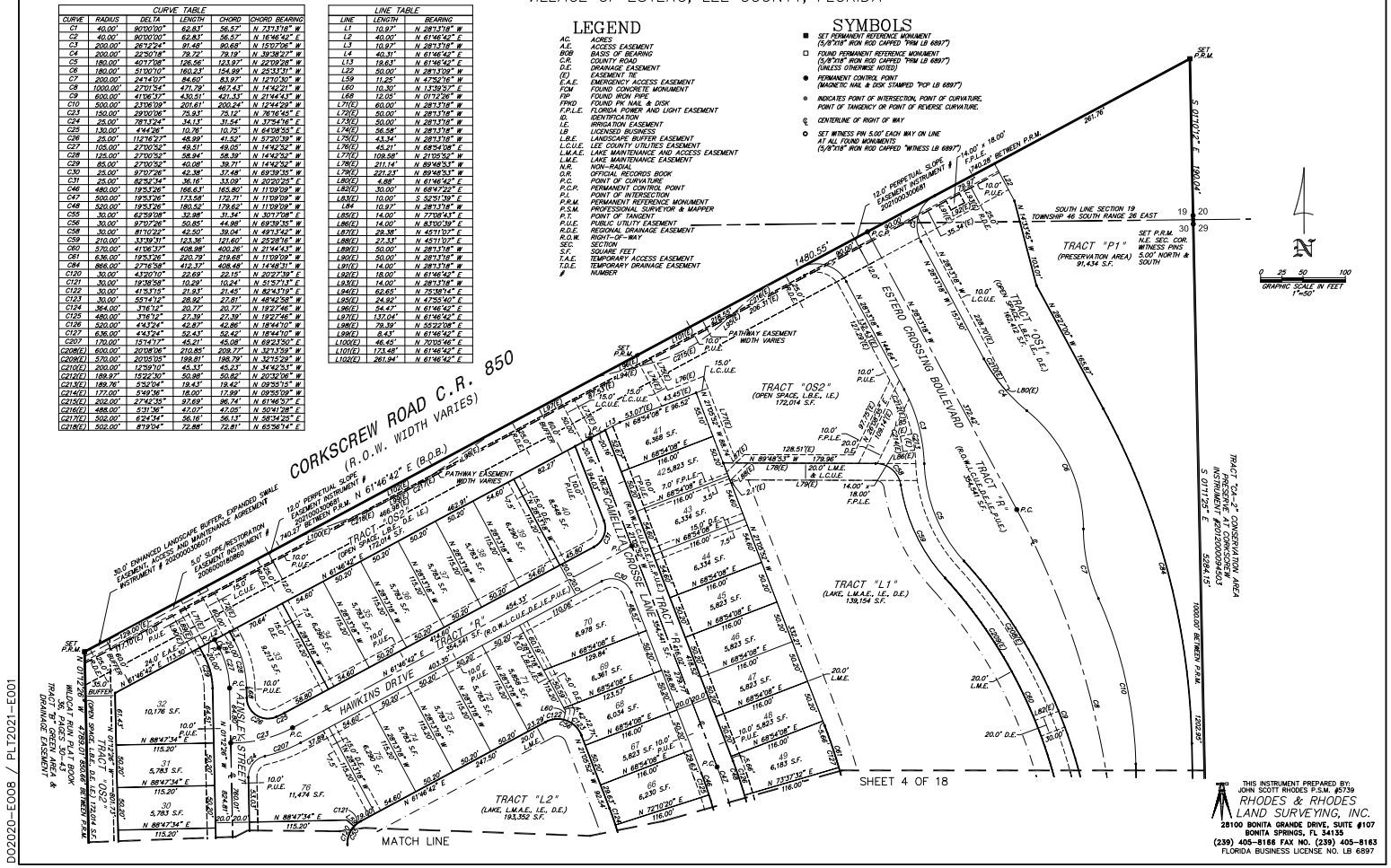
LINE	LENGTH	BEARING
L1	10.97'	N 28°13'18" W
L2	40.00'	N 61°46'42" E
L3	10.97'	N 28°13'18" W
L4	40.31'	N 61°46'42" E
L13	19.63'	N 61°46'42" E
L22	50.00'	N 28°13'09" W
L59	11.25'	N 47°52'16" W
L60	10.30'	N 13°39'57" E
L68	12.05'	N 01°12'26" W
L71(E)	60.00'	N 28°13'18" W
L72(E)	50.00'	N 28°13'18" W
L73(E)	50.00'	N 28°13'18" W
L74(E)	56.58'	N 28°13'18" W
L75(E)	43.34'	N 28°13'18" W
L76(E)	45.21'	N 68°54'08" E
L77(E)	109.59'	N 21°05'52" W
L78(E)	211.14'	N 89°48'53" W
L79(E)	221.23'	N 89°48'53" W
L80(E)	4.98'	N 61°46'42" E
L82(E)	30.00'	N 68°47'22" E
L83(E)	10.00'	S 52°51'39" E
L84	10.97'	N 28°13'18" W
L85(E)	14.00'	N 77°08'43" E
L86(E)	14.00'	N 83°00'39" E
L87(E)	29.36'	N 45°11'07" E
L88(E)	27.33'	N 45°11'07" E
L89(E)	50.00'	N 28°13'18" W
L90(E)	50.00'	N 28°13'18" W
L91(E)	14.00'	N 28°13'18" W
L92(E)	18.00'	N 61°46'42" E
L93(E)	14.00'	N 28°13'18" W
L94(E)	62.65'	N 75°38'14" E
L95(E)	24.92'	N 47°55'40" E
L96(E)	54.47'	N 61°46'42" E
L97(E)	137.04'	N 61°46'42" E
L98(E)	79.39'	N 55°22'08" E
L99(E)	8.43'	N 61°46'42" E
L100(E)	66.45'	N 70°00'46" E
L101(E)	173.48'	N 61°46'42" E
L102(E)	261.94'	N 61°46'42" E

LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.G.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

- SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- CENTERLINE OF RIGHT OF WAY
- SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")



THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
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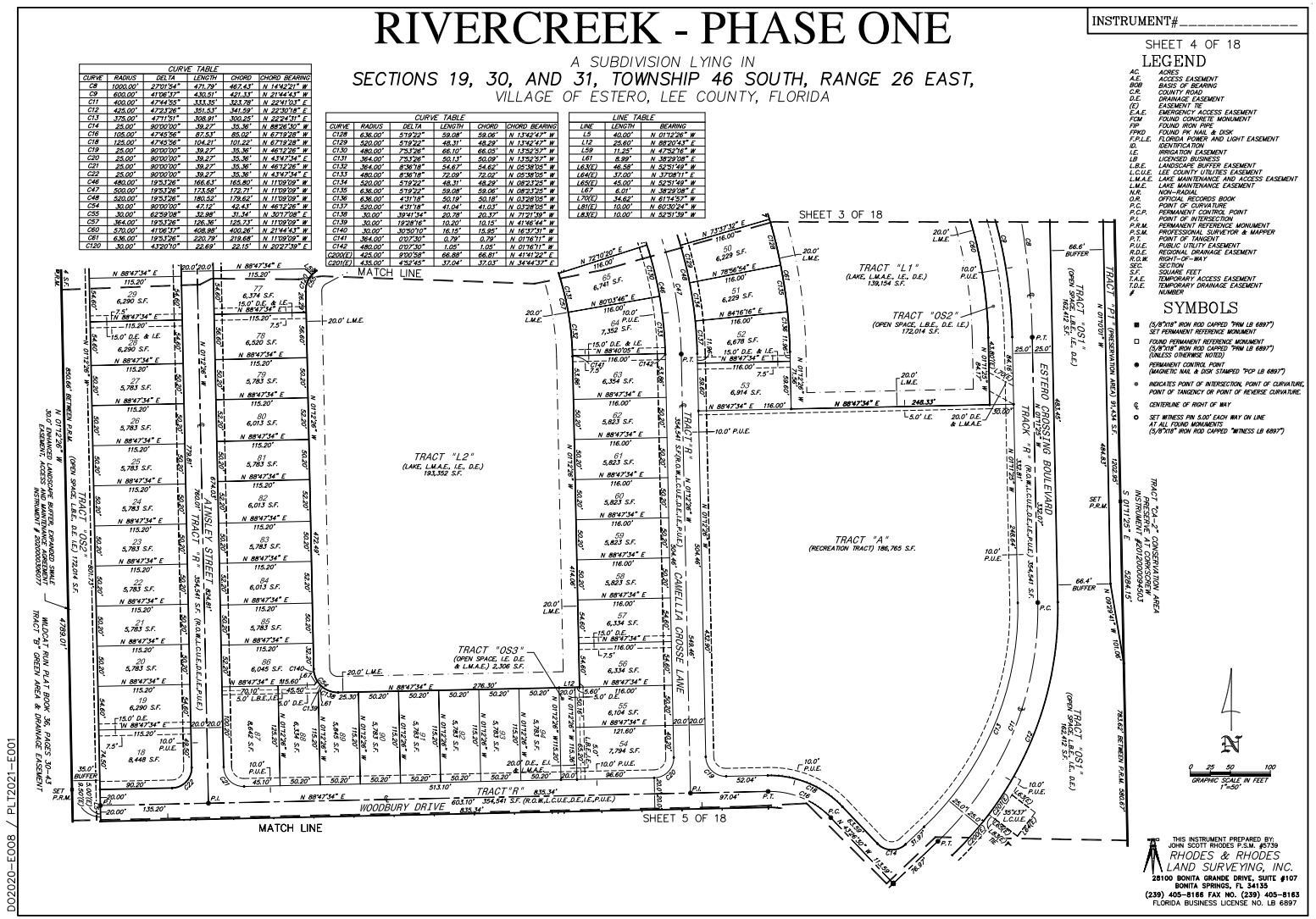
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 4 OF 18



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C8	1000.00'	27°01'54"	471.79'	467.43'	N 14°42'21" W
C9	600.00'	41°06'37"	430.51'	421.33'	N 21°44'43" W
C11	600.00'	47°44'55"	333.35'	329.78'	N 22°41'03" E
C12	425.00'	47°23'26"	351.53'	341.59'	N 22°30'16" E
C13	375.00'	47°11'51"	308.91'	300.25'	N 22°24'11" E
C14	25.00'	90°00'00"	39.27'	35.36'	N 88°26'30" W
C16	105.00'	47°45'56"	87.53'	85.02'	N 67°19'28" W
C18	125.00'	47°45'56"	104.21'	101.22'	N 67°19'28" W
C19	25.00'	90°00'00"	39.27'	35.36'	N 46°12'26" W
C20	25.00'	90°00'00"	39.27'	35.36'	N 43°47'34" E
C21	25.00'	90°00'00"	39.27'	35.36'	N 46°12'26" W
C22	25.00'	90°00'00"	39.27'	35.36'	N 43°47'34" E
C46	480.00'	19°53'26"	166.63'	165.80'	N 11°09'09" W
C47	500.00'	19°53'26"	173.58'	172.71'	N 11°09'09" W
C48	520.00'	19°53'26"	180.52'	179.62'	N 11°09'09" W
C54	30.00'	90°00'00"	47.12'	42.43'	N 46°12'26" W
C55	30.00'	62°58'08"	32.98'	31.34'	N 30°17'38" E
C57	364.00'	19°53'26"	126.36'	125.73'	N 11°09'09" W
C60	570.00'	41°06'37"	408.98'	400.26'	N 21°44'43" W
C61	636.00'	19°53'26"	220.79'	219.68'	N 11°09'09" W
C120	30.00'	43°20'10"	22.69'	22.15'	N 20°27'39" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C128	636.00'	5°19'22"	59.08'	59.06'	N 13°42'47" W
C129	520.00'	5°19'22"	48.31'	48.29'	N 13°42'47" W
C130	480.00'	7°53'26"	66.10'	66.05'	N 13°52'57" W
C131	364.00'	7°53'26"	50.13'	50.09'	N 13°52'57" W
C132	364.00'	8°36'18"	54.67'	54.62'	N 05°38'05" W
C133	480.00'	8°36'18"	72.09'	72.02'	N 05°38'05" W
C134	520.00'	5°19'22"	48.31'	48.29'	N 08°23'25" W
C135	636.00'	5°19'22"	59.08'	59.06'	N 08°23'25" W
C136	636.00'	4°31'18"	50.19'	50.18'	N 03°28'05" W
C137	520.00'	4°31'18"	41.04'	41.03'	N 03°28'05" W
C138	30.00'	39°41'34"	20.78'	20.37'	N 71°21'09" W
C139	30.00'	19°28'16"	10.20'	10.15'	N 41°46'34" W
C140	30.00'	30°50'10"	16.15'	15.95'	N 16°37'31" W
C141	364.00'	0°07'30"	0.79'	0.79'	N 01°16'11" W
C142	480.00'	0°07'30"	1.05'	1.05'	N 01°16'11" W
C200(E)	425.00'	9°00'58"	66.88'	66.81'	N 41°41'22" E
C201(E)	435.00'	4°52'45"	37.04'	37.03'	N 34°44'37" E

LINE TABLE		
LINE	LENGTH	BEARING
L5	40.00'	N. 01°12'26" W.
L12	25.60'	N. 88°20'43" E.
L59	11.25'	N. 47°52'16" W.
L61	8.99'	N. 38°29'08" E.
L63(E)	46.58'	N. 52°51'49" W.
L64(E)	37.00'	N. 37°08'11" E.
L65(E)	45.00'	N. 52°51'49" W.
L67	6.01'	N. 38°29'08" E.
L70(E)	34.62'	N. 61°14'57" W.
L81(E)	10.00'	N. 60°30'24" W.
L83(E)	10.00'	N. 52°51'59" W.

LEGEND

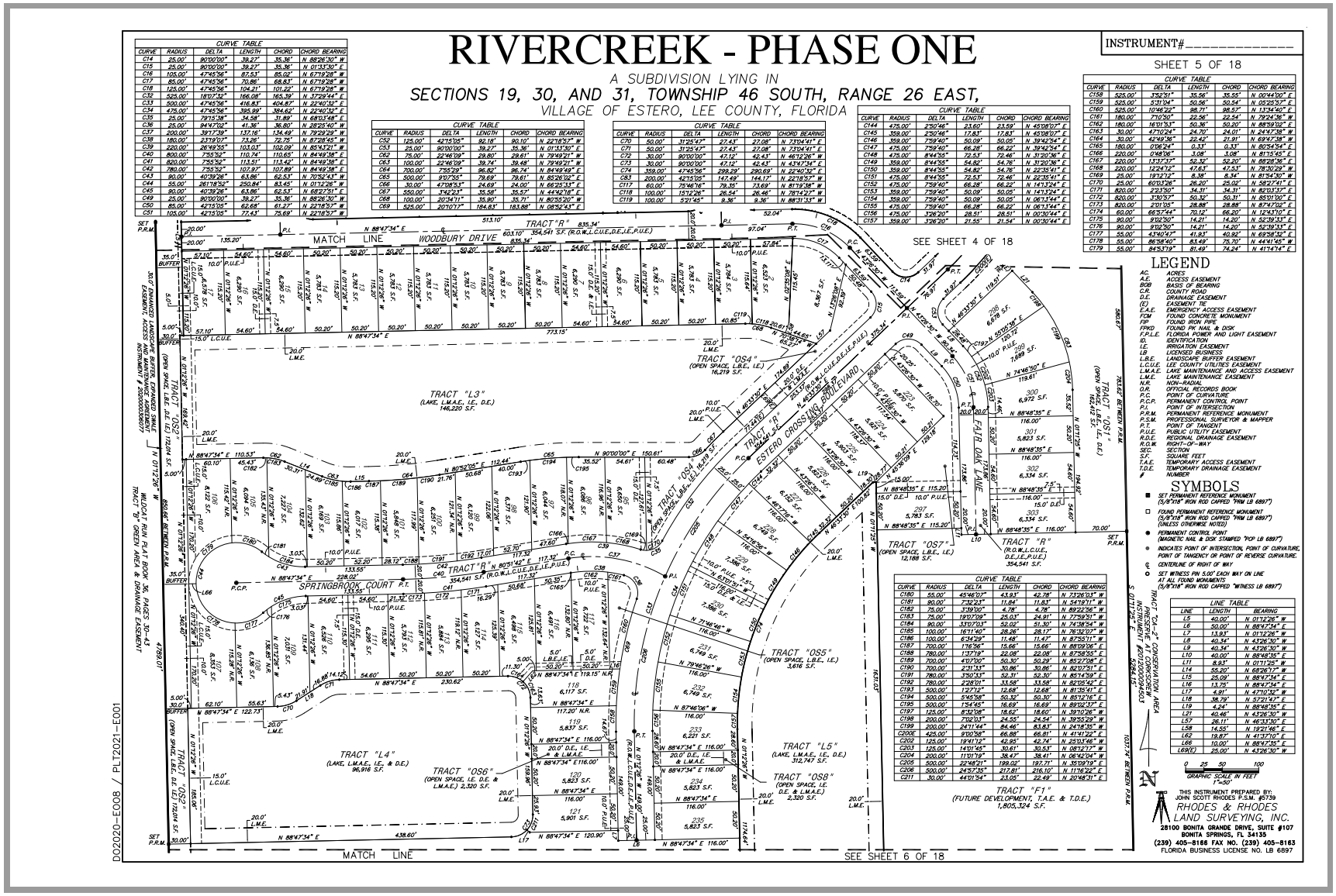
AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

- (5/8"X18" IRON ROD CAPPED "PRM LB 6897") SET PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- CENTERLINE OF RIGHT OF WAY
- SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

D02020-E008 / PLT2021-E001


RIVERCREEK - PHASE ONE
A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
INSTRUMENT#_____
SHEET 5 OF 18
LEGEND
SYMBOLS
TRACT "R"
TRACT "L3"
TRACT "L4"
TRACT "L5"
TRACT "OS4"
TRACT "OS5"
TRACT "OS6"
TRACT "OS7"
TRACT "OS8"
TRACT "F1"
WOODBURY DRIVE
ESTERO CROSSING BOULEVARD
FAIR OAK LANE
SPRINGBROOK COURT
MATCH LINE
SEE SHEET 4 OF 18
SEE SHEET 6 OF 18
THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
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FLORIDA BUSINESS LICENSE NO. LB 6897

RIVERCREEK - PHASE ONE

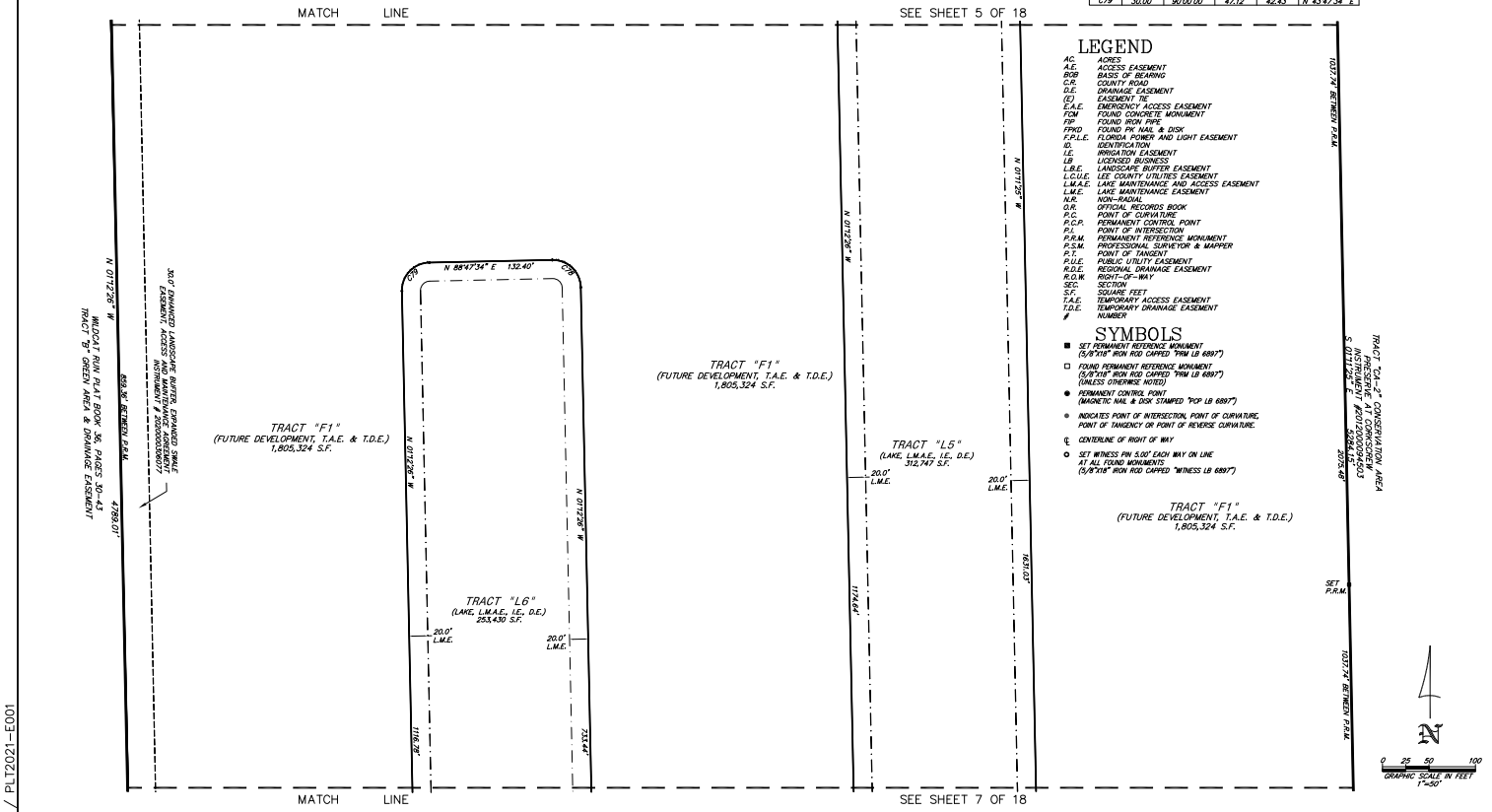
INSTRUMENT#_____

SHEET 6 OF 18

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C78	30.00'	90°00'00"	47.12'	42.43'	N 46°12'26" W
C79	30.00'	90°00'00"	47.12'	42.43'	N 43°47'34" E



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPND	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

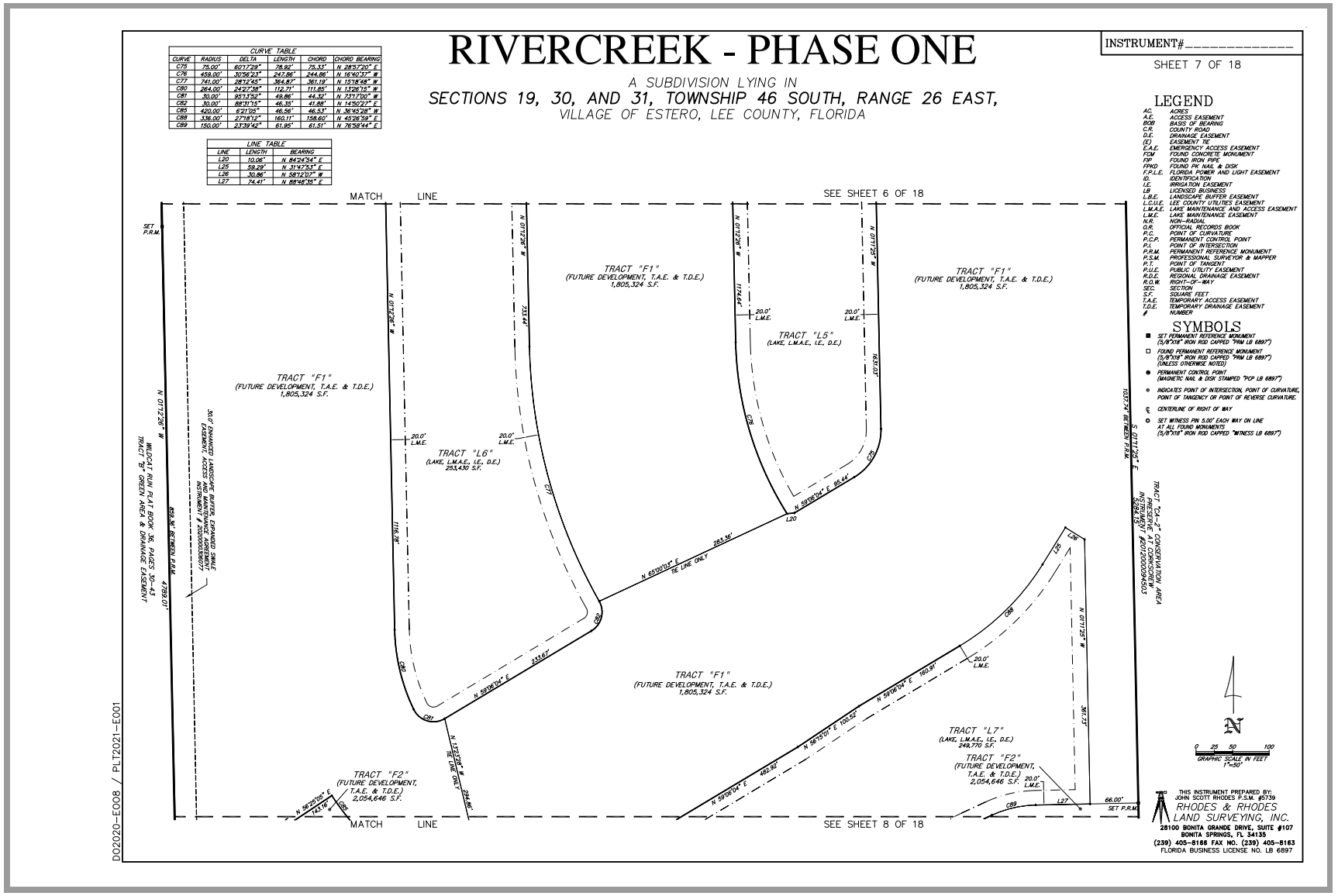
- ■ SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897")
- □ FOUND PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- ● PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- ◦ INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ℄ CENTERLINE OF RIGHT OF WAY
- ○ SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"x18" IRON ROD CAPPED "WITNESS LB 6897")

N

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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FLORIDA BUSINESS LICENSE NO. LB 6897

D02020-E008 / PLT2021-E001


RIVERCREEK - PHASE ONE
A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
INSTRUMENT#_____
SHEET 7 OF 18
CURVE TABLE
CURVE | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING
C75 | 75.00' | 60°17'29" | 78.92' | 75.33' | N 28°57'20" E
C76 | 459.00' | 30°56'23" | 247.86' | 244.86' | N 16°40'37" W
C77 | 741.00' | 28°12'45" | 364.87' | 361.19' | N 15°18'48" W
C80 | 264.00' | 24°27'39" | 112.71' | 111.85' | N 13°26'15" W
C81 | 50.00' | 95°13'52" | 69.86' | 44.32' | N 73°17'00" W
C82 | 30.00' | 88°31'15" | 46.35' | 41.88' | N 14°50'27" E
C85 | 420.00' | 6°21'05" | 46.56' | 46.53' | N 36°45'28" W
C88 | 336.00' | 27°18'13" | 160.11' | 158.60' | N 45°26'59" E
C89 | 150.00' | 23°39'42" | 61.95' | 61.51' | N 76°58'44" E
LINE TABLE
LINE | LENGTH | BEARING
L20 | 10.06' | N 84°24'54" E
L25 | 59.29' | N 31°47'53" E
L26 | 30.86' | N 58°12'07" W
L27 | 74.41' | N 88°48'35" E
MATCH LINE
SEE SHEET 6 OF 18
SEE SHEET 8 OF 18
TRACT "F1" (FUTURE DEVELOPMENT, T.A.E. & T.D.E.) 1,805,324 S.F.
TRACT "L5" (LAKE, L.M.A.E., I.E., D.E.)
TRACT "L6" (LAKE, L.M.A.E., I.E., D.E.) 253,430 S.F.
TRACT "L7" (LAKE, L.M.A.E., I.E., D.E.) 249,770 S.F.
TRACT "F2" (FUTURE DEVELOPMENT, T.A.E. & T.D.E.) 2,054,646 S.F.
20.0' L.M.E.
30.0' ENHANCED LANDSCAPE BUFFER, EXPANDED SIMPLE EASEMENT, ACCESS EASEMENT PER INSTRUMENT # 2020000308017
WILDCAT RUN PLAT BOOK 36, PAGES 54-57
TRACT "B" GREEN AREA & DRAINAGE EASEMENT
TRACT "CA-2" CONSERVATION AREA PER INSTRUMENT #2012000084503
SET P.R.M.
LEGEND
AC. ACRES
A.E. ACCESS EASEMENT
BOB BASIS OF BEARING
C.R. COUNTY ROAD
D.E. DRAINAGE EASEMENT
(E) EASEMENT TIE
E.A.E. EMERGENCY ACCESS EASEMENT
FCM FOUND CONCRETE MONUMENT
FIP FOUND IRON PIPE
FPKD FOUND PK NAIL & DISK
F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
ID. IDENTIFICATION
I.E. IRRIGATION EASEMENT
LB LICENSED BUSINESS
L.B.E. LANDSCAPE BUFFER EASEMENT
L.C.U.E. LEE COUNTY UTILITIES EASEMENT
L.M.A.E. LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
N.R. NON-RADIAL
O.R. OFFICIAL RECORDS BOOK
P.C. POINT OF CURVATURE
P.C.P. PERMANENT CONTROL POINT
P.I. POINT OF INTERSECTION
P.R.M. PERMANENT REFERENCE MONUMENT
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
P.T. POINT OF TANGENT
P.U.E. PUBLIC UTILITY EASEMENT
R.D.E. REGIONAL DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
SEC. SECTION
S.F. SQUARE FEET
T.A.E. TEMPORARY ACCESS EASEMENT
T.D.E. TEMPORARY DRAINAGE EASEMENT
NUMBER
SYMBOLS
SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897")
FOUND PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
CENTERLINE OF RIGHT OF WAY
SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"x18" IRON ROD CAPPED "WITNESS LB 6897")
0 25 50 100
GRAPHIC SCALE IN FEET 1"=50'
THIS INSTRUMENT PREPARED BY: JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 8 OF 18

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C86	25.00'	83°55'19"	36.62'	33.43'	N 02°01'40" E
C87	350.00'	4°30'22"	27.53'	27.52'	N 46°14'30" E
C90	175.00'	24°32'45"	74.97'	74.40'	N 52°32'31" E
C91	200.00'	23°16'36"	81.25'	80.69'	N 52°14'26" E
C92	1136.00'	5°17'18"	104.85'	104.82'	N 61°14'05" E
C93	234.00'	60°16'30"	246.30'	235.09'	N 28°56'49" E
C94	234.00'	49°42'07"	202.99'	196.68'	N 23°38'38" E
C95	234.00'	10°36'24"	43.32'	43.26'	N 53°47'53" E
C96	336.00'	30°46'40"	180.69'	178.52'	N 73°59'46" E
C97	864.00'	6°42'42"	101.21'	101.15'	N 61°56'47" E
C98	175.00'	23°30'27"	71.80'	71.30'	N 72°03'22" E
C99	175.00'	21°36'22"	67.01'	66.60'	N 77°50'24" E
C100	50.00'	62°03'07"	54.15'	51.54'	N 35°50'40" E
C101	70.00'	60°44'12"	74.20'	70.78'	N 35°11'12" E
C102	1326.00'	17°54'04"	414.29'	412.61'	N 56°36'16" E
C105	259.00'	34°45'44"	157.14'	154.74'	N 24°07'50" W

LINE TABLE		
LINE	LENGTH	BEARING
L23	44.23'	N 39°56'00" W
L24	50.00'	N 46°00'41" W
L28	36.23'	N 65°08'53" E
L29	47.25'	N 79°12'37" E
L30	50.52'	N 07°41'28" W
L31	58.20'	N 01°12'26" W
L32	85.81'	N 88°48'35" E
L33	68.95'	N 88°48'35" E
L34	63.53'	N 66°52'13" E
L39	9.35'	N 04°28'16" E

MATCH LINE

SEE SHEET 7 OF 18

SEE SHEET 9 OF 18

TRACT "F1"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
1,805,324 S.F.

TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
2,054,646 S.F.

TRACT "L7"
(LAKE, L.M.A.E., I.E., D.E.)
248,770 S.F.

TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
2,054,646 S.F.

TRACT "L8"
(LAKE, L.M.A.E., I.E., D.E.)
199,215 S.F.

TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
2,054,646 S.F.

TRACT "CA-2" CONSERVATION AREA PRESERVE AT CORKSCREW INSTRUMENT #2012000094503

30.0' ENHANCED LANDSCAPE BUFFER, EXPANDED SWALE MAINTENANCE ACCESS EASEMENT INSTRUMENT # 2020000084017

WILDCAT RUN PLAT BOOK 96, PAGES 30-43
TRACT "B" GREEN AREA & DRAINAGE EASEMENT

N 88°47'34" E 94.58'
S.E. P.R.M.
N 84°20'07" E 143.16'
N 17°39'19" W 116.00'
N 59°08'04" E 462.82'
N 17°39'19" W 294.86'
TIE LINE ONLY
20.0' L.M.E.
575.56'
N 58°35'26" E
590.33'
N 01°12'26" W 171.54'
S 01°11'25" E 5284.15'
905.34' BETWEEN P.R.M.
N 01°12'26" W 4789.01'
1868.67' BETWEEN P.R.M.
N 00°24'48" W 282.00'
TIE LINE ONLY
N 58°54'37" E 296.64'
TIE LINE ONLY

LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
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L.B.E.	LANDSCAPE BUFFER EASEMENT
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R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

- SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ℄ CENTERLINE OF RIGHT OF WAY
- SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")

N

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 9 OF 18

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C103	464.00'	18°23'45"	148.98'	148.34'	N 56°51'06" E
C104	741.00'	4°03'59"	52.58'	52.57'	N 39°28'43" W
C105	259.00'	34°45'44"	157.14'	154.74'	N 24°07'50" W
C106	541.00'	20°41'09"	195.32'	194.26'	N 31°10'07" W
C107	459.00'	9°36'59"	77.04'	76.95'	N 36°42'12" W
C108	35.00'	120°41'17"	73.72'	60.83'	N 28°26'56" E
C109	50.00'	30°29'57"	26.62'	26.30'	N 73°32'26" E
C110	40.00'	121°10'18"	84.59'	69.69'	N 61°07'14" W
C114	30.00'	65°32'51"	34.32'	32.46'	N 32°14'20" E
C115	816.00'	18°03'56"	257.29'	256.22'	N 55°58'47" E
C116	984.00'	30°39'19"	526.48'	520.22'	N 62°16'29" E

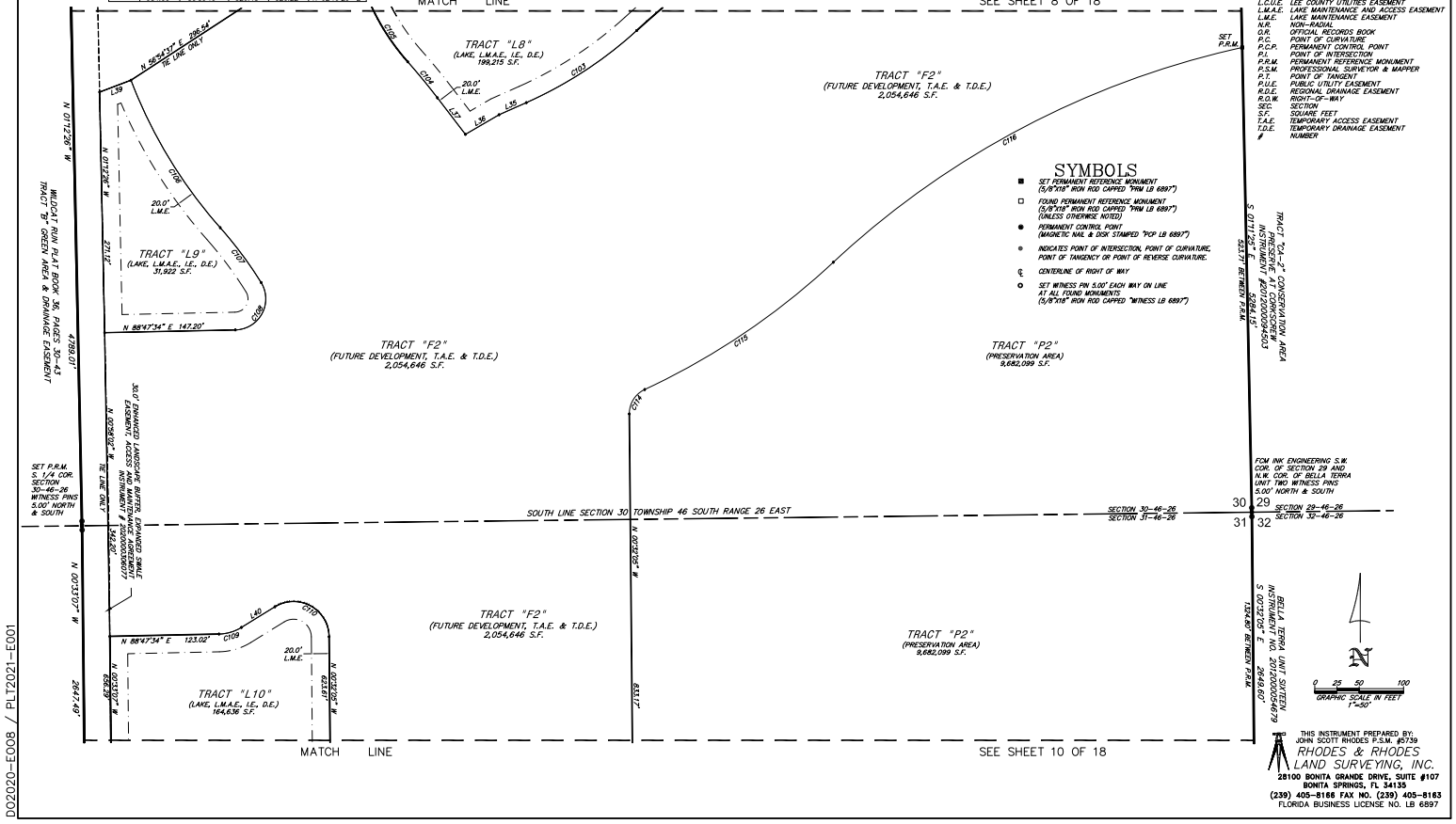
LINE TABLE		
LINE	LENGTH	BEARING
L35	33.65'	N 66°02'59" E
L36	43.81'	N 59°44'01" E
L37	51.92'	N 37°26'44" W
L39	37.80'	N 69°10'28" E
L40	44.33'	N 58°17'37" E

LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
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L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
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R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

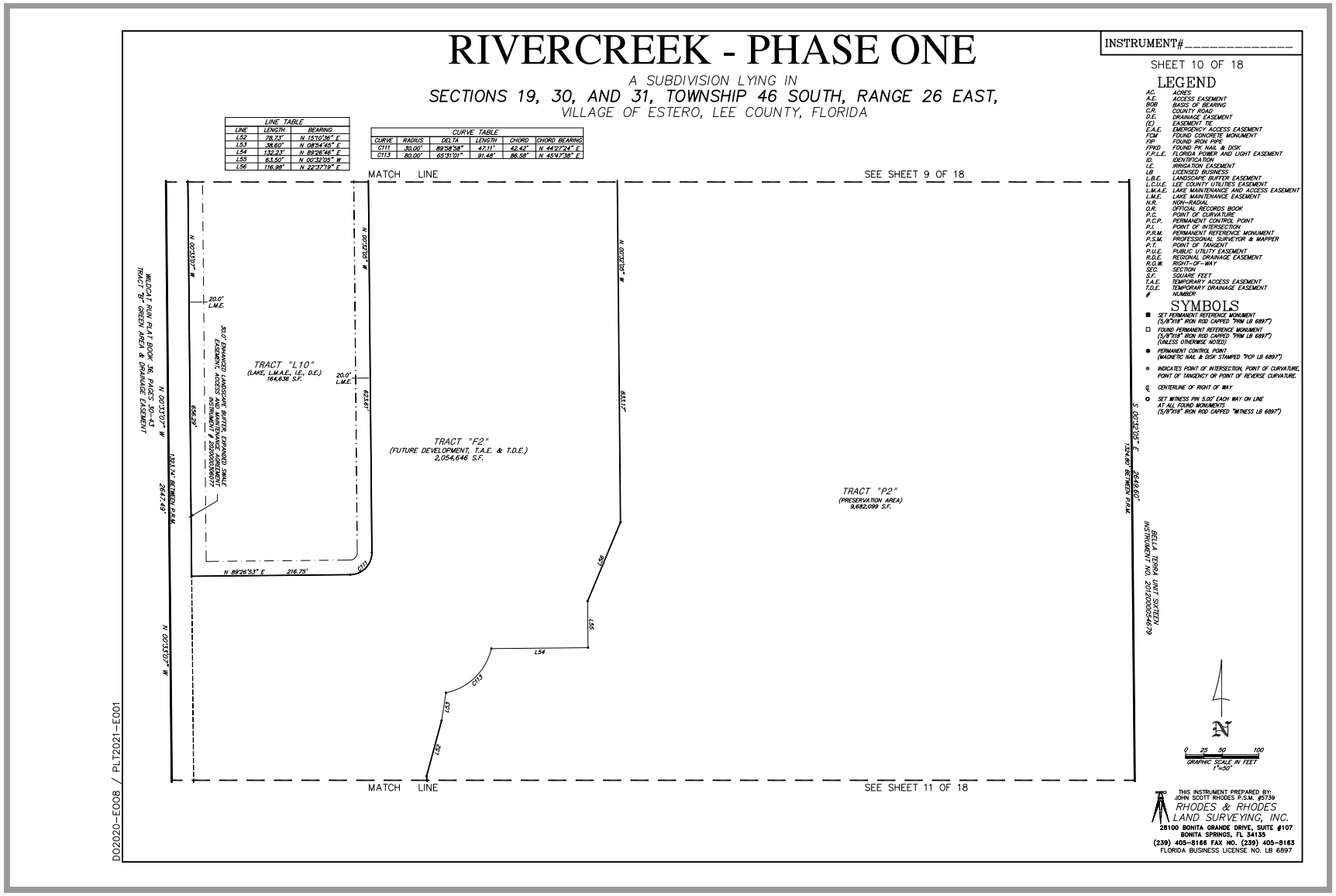
SYMBOLS

- ■ SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- □ FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- ● PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- ⊕ INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ℄ CENTERLINE OF RIGHT OF WAY
- ○ SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")



THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

D02020-E008 / PLT2021-E001


RIVERCREEK - PHASE ONE
A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
INSTRUMENT#_____
SHEET 10 OF 18
LEGEND
SYMBOLS
LINE TABLE
CURVE TABLE
MATCH LINE
SEE SHEET 9 OF 18
SEE SHEET 11 OF 18
TRACT "L10"
(LAKE, L.M.A.E., I.E., D.E.)
164,636 S.F.
TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
2,054,646 S.F.
TRACT "P2"
(PRESERVATION AREA)
9,682,099 S.F.
BELLA TERRA UNIT SIXTEEN
INSTRUMENT NO. 2012000054079
WILDCAT RUN PLAT BOOK 36, PAGES 30-43
TRACT "B" GREEN AREA & DRAINAGE EASEMENT
GRAPHIC SCALE IN FEET
1"=50'
THIS INSTRUMENT PREPARED BY:
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RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 11 OF 18

LINE TABLE		
LINE	LENGTH	BEARING
L41	80.98'	N 06°33'02" E
L42	108.62'	N 03°58'27" W
L43	126.93'	N 08°22'45" E
L44	83.85'	N 09°33'02" E
L45	63.08'	N 03°59'38" E
L46	37.33'	N 01°07'24" W
L47	78.97'	N 20°37'43" W
L48	8.40'	N 24°27'22" W
L49	35.82'	N 24°26'24" W
L50	51.84'	N 30°33'41" W
L51	36.64'	N 06°46'47" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C112	205.00'	36°26'02"	130.48'	128.29'	N 18°46'06" W

MATCH LINE

SEE SHEET 10 OF 18

TRACT "F2"
(FUTURE DEVELOPMENT, T.A.E. & T.D.E.)
2,054,646 S.F.

TRACT "P2"
(PRESERVATION AREA)
9,682,099 S.F.

30.0' ENHANCED LANDSCAPE BUFFER, EXPANDED SMILE EASEMENT, ACCESS AND MAINTENANCE EASEMENT PER INSTRUMENT # 2020000268177

WILDCAT RUN PLAT BOOK 36, PAGES 30-43
TRACT "B" GREEN AREA & DRAINAGE EASEMENT

SET P.R.M.

7286.67' BETWEEN P.R.M.
2647.49'

SET P.R.M.

1324.89' BETWEEN P.R.M.
S 00°12'05" E
2649.60'

BELLA TERRA UNIT SIXTEEN
INSTRUMENT NO. 2012000254679

MATCH LINE

SEE SHEET 12 OF 18

LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISH
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

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N

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

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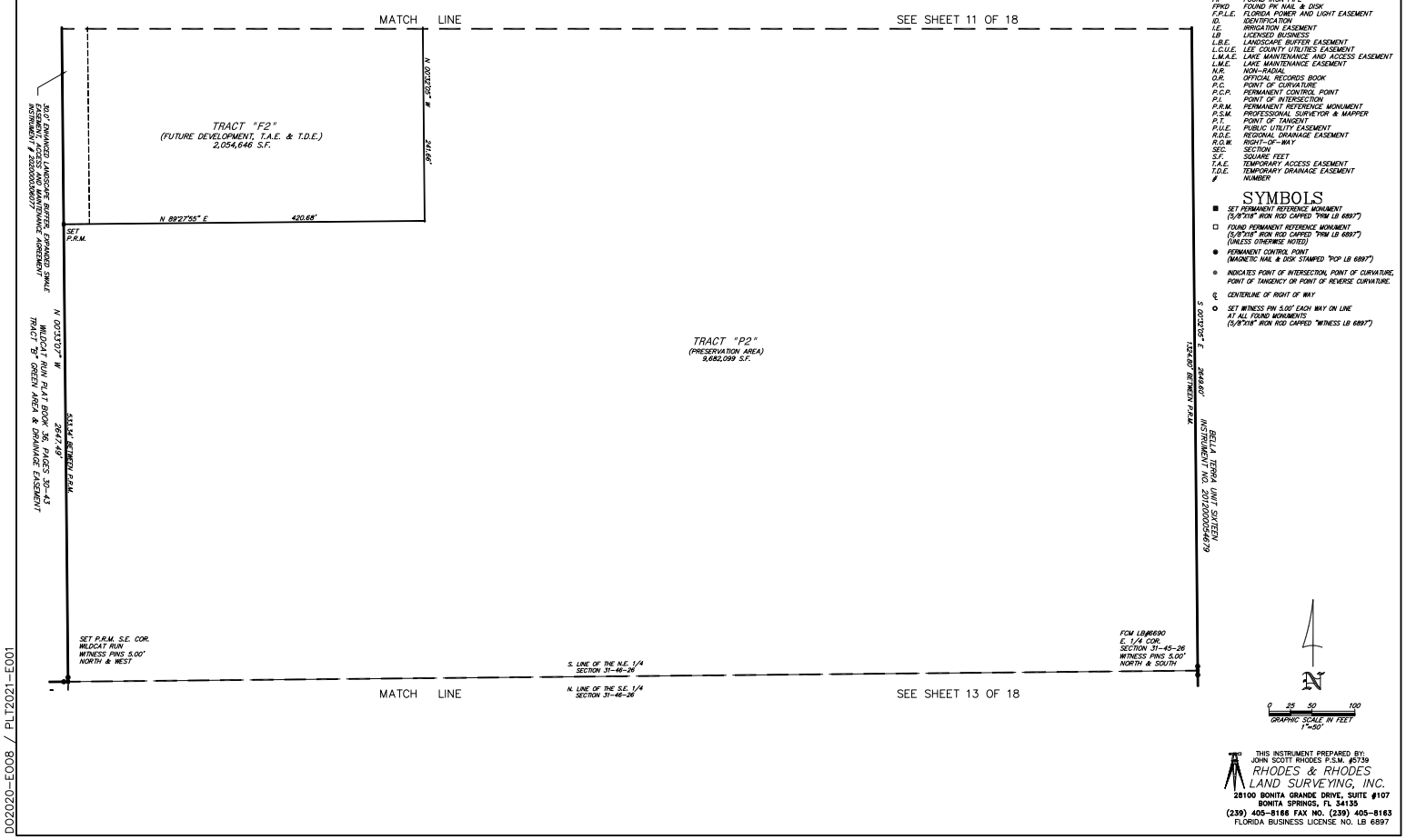
DO2020-EO08 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 12 OF 18



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT, TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

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N

0 25 50 100
GRAPHIC SCALE IN FEET
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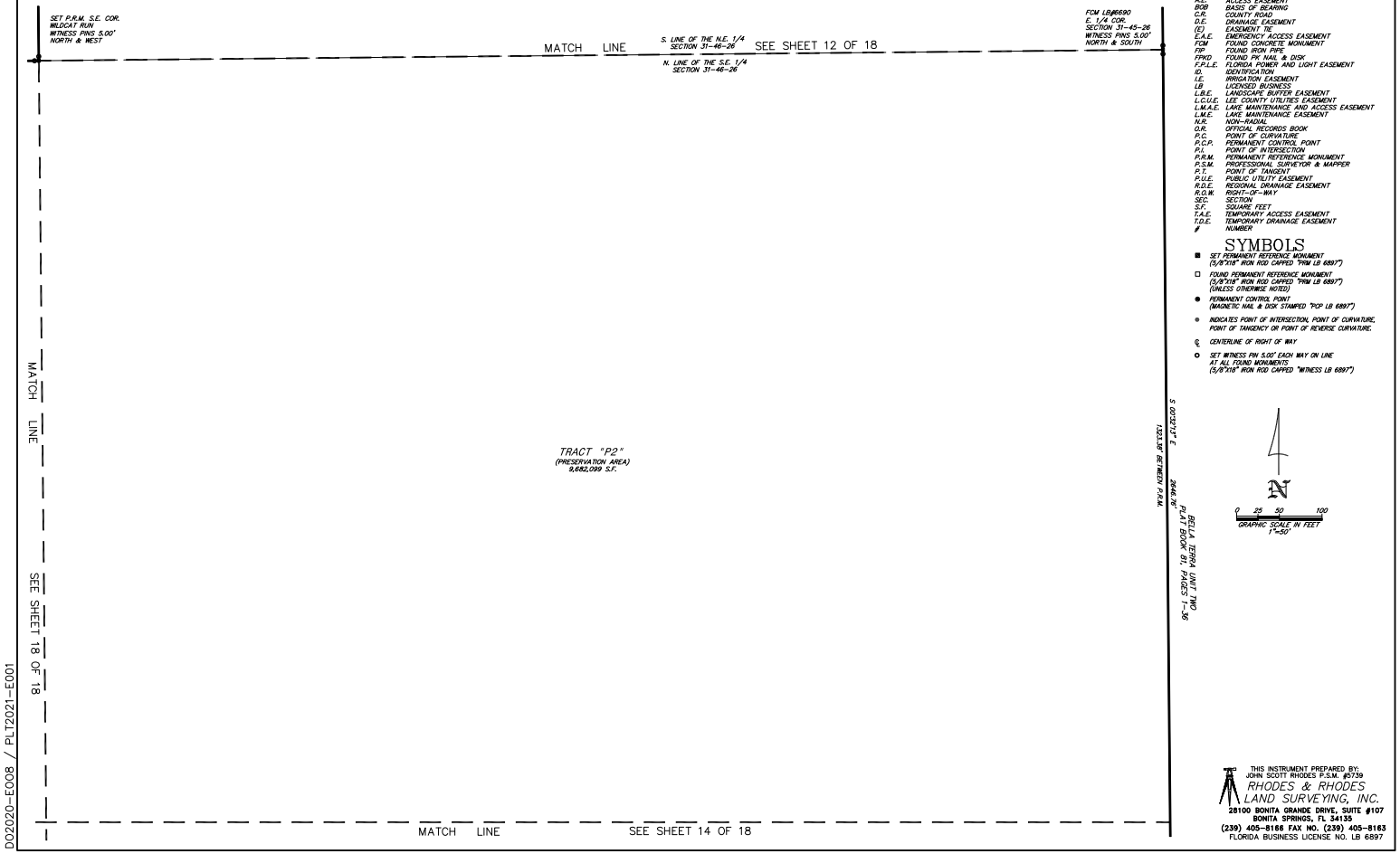
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

INSTRUMENT#_____

SHEET 13 OF 18

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

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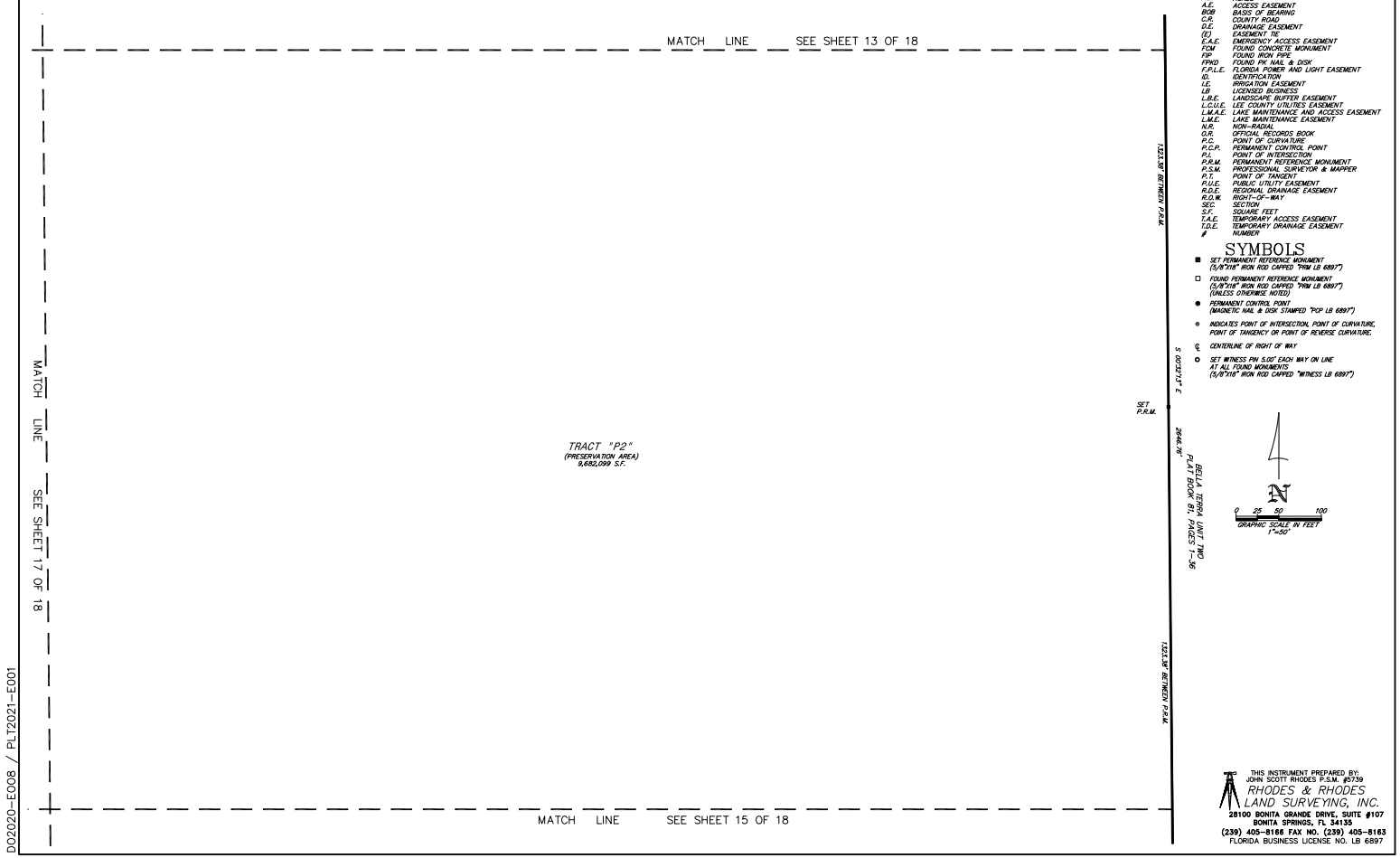
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 14 OF 18



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON PIPE
FPND	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

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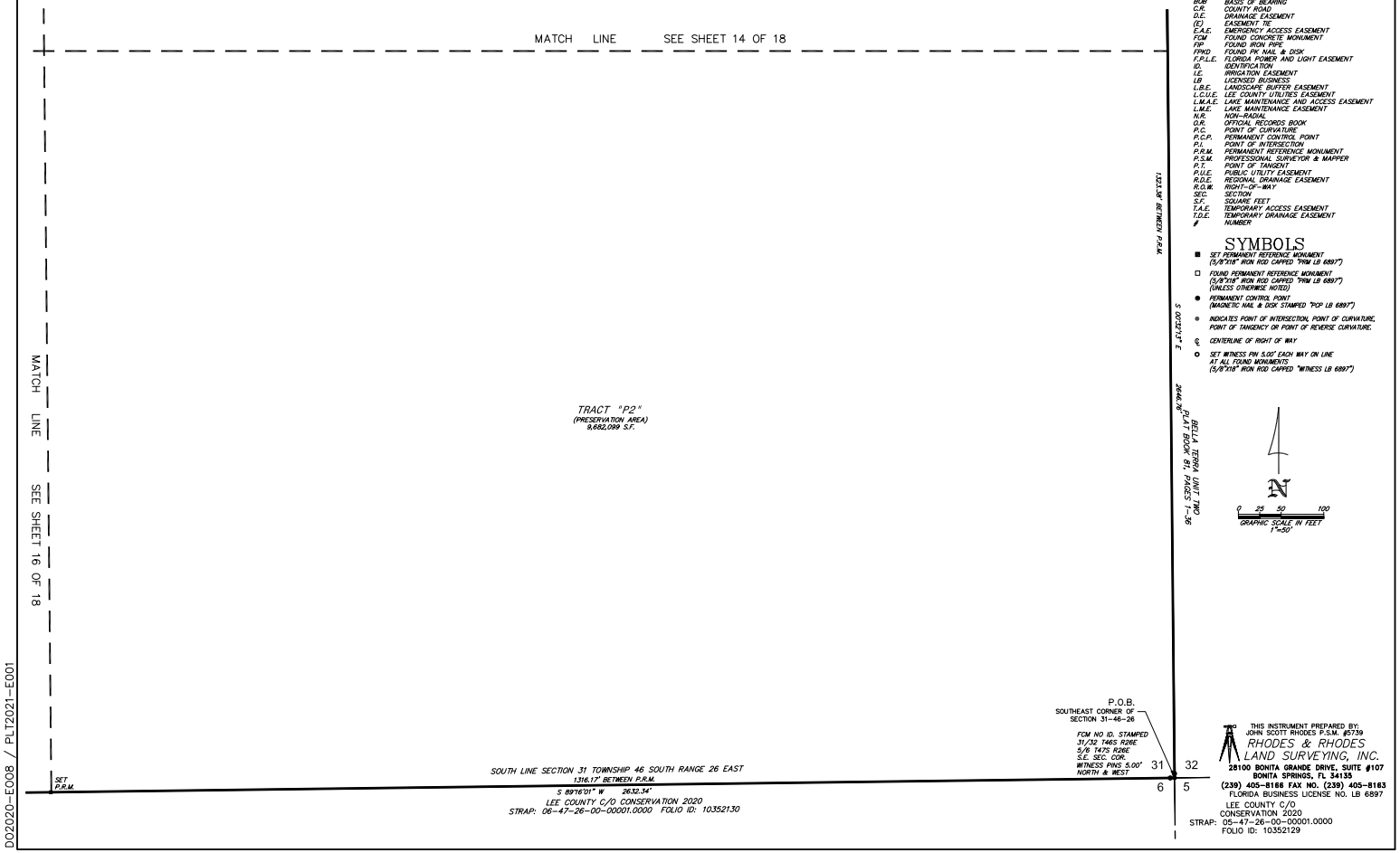
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 15 OF 18



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
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P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

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LEE COUNTY C/O
CONSERVATION 2020
STRAP: 05-47-26-00-00001.0000
FOLIO ID: 10352129

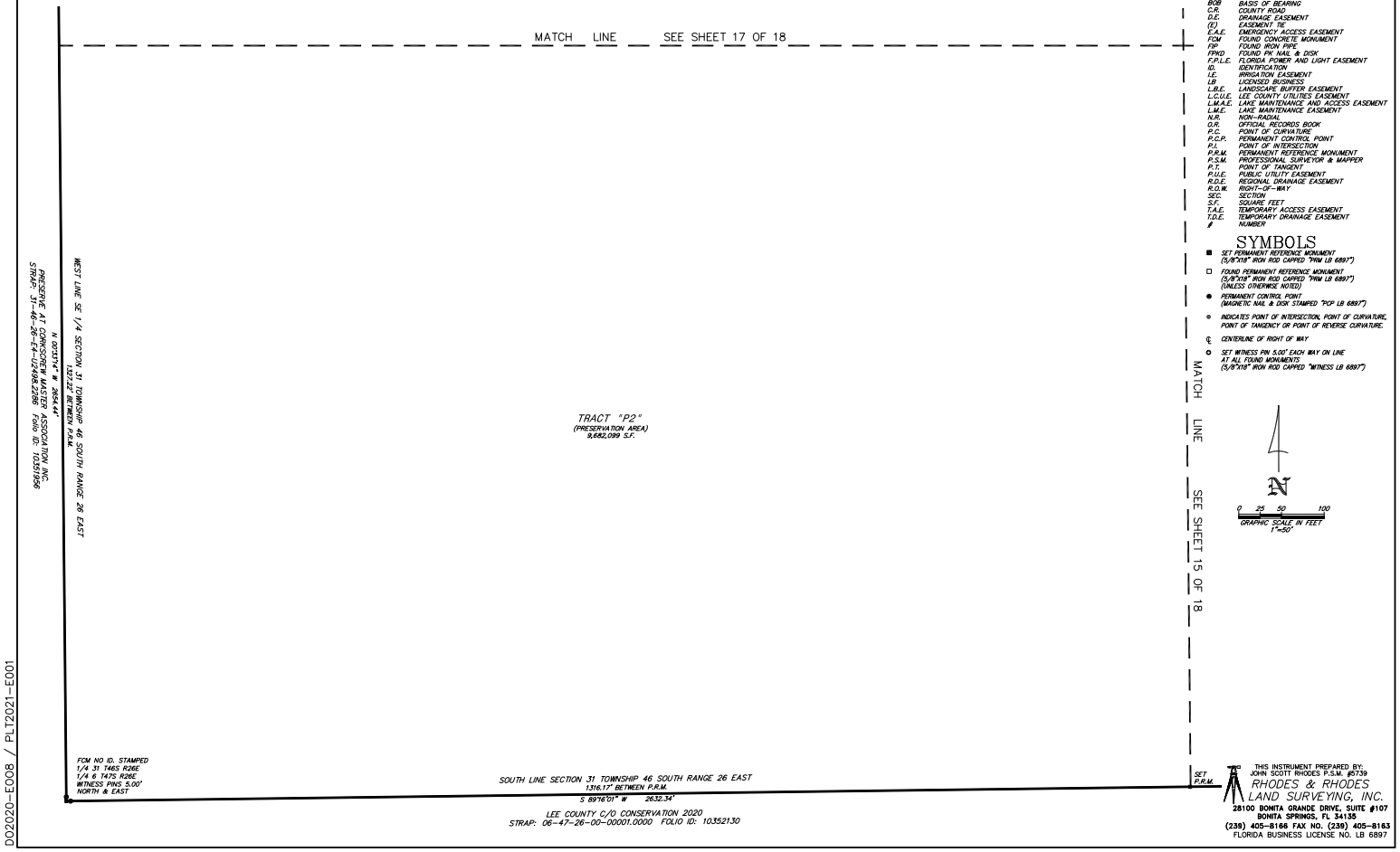
D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

INSTRUMENT#_____

SHEET 16 OF 18

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TYP.
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
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ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
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P.C.	POINT OF CURVATURE
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SEC.	SECTION
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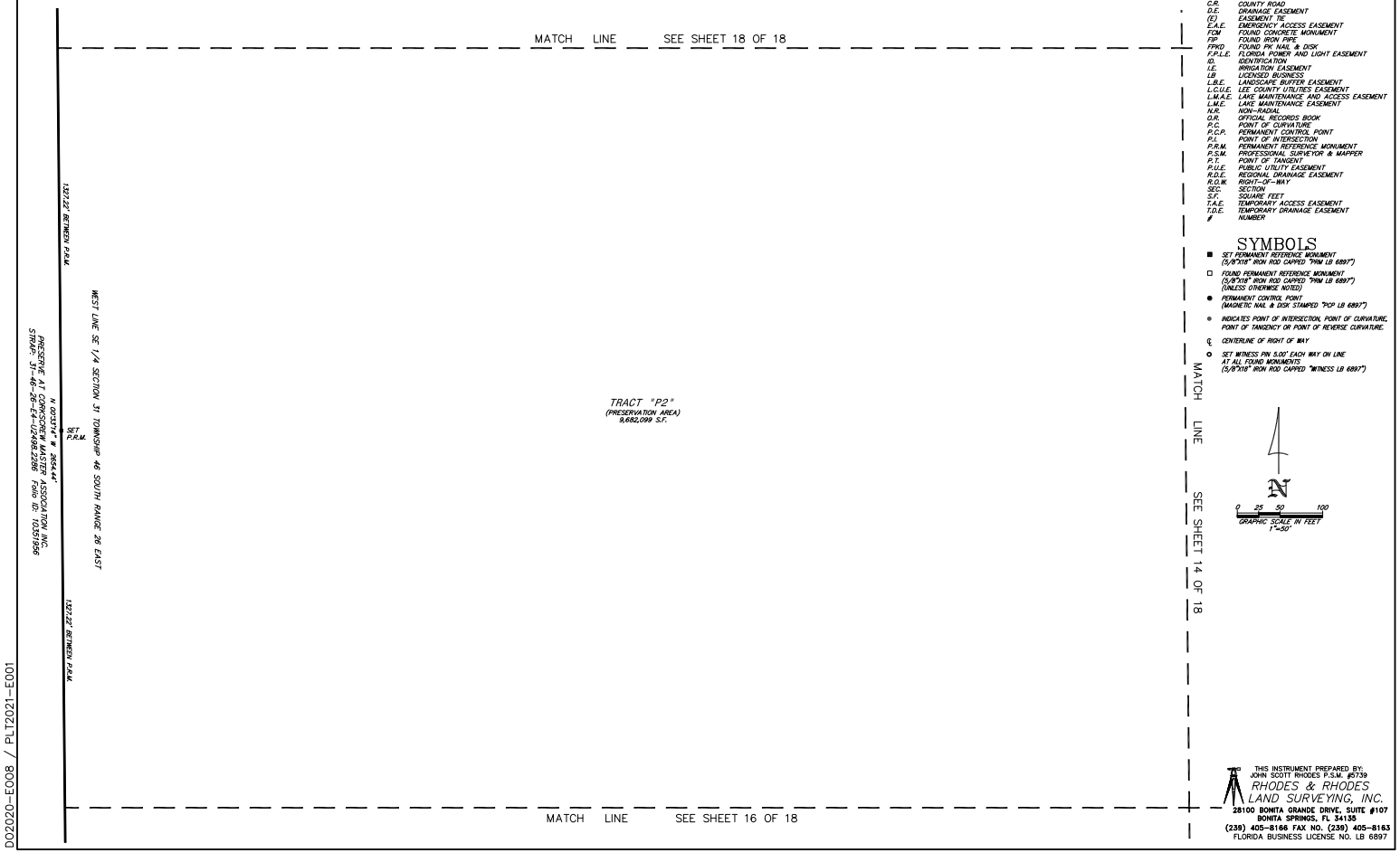
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RIVERCREEK - PHASE ONE

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT#_____

SHEET 17 OF 18



LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
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FCM	FOUND CONCRETE MONUMENT
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O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.D.E.	REGIONAL DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SEC.	SECTION
S.F.	SQUARE FEET
T.A.E.	TEMPORARY ACCESS EASEMENT
T.D.E.	TEMPORARY DRAINAGE EASEMENT
#	NUMBER

SYMBOLS

- ■ SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
- □ FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
- ● PERMANENT CONTROL POINT (MAGNETIC NAIL & DISK STAMPED "PCP LB 6897")
- ◦ INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.
- ℄ CENTERLINE OF RIGHT OF WAY
- ○ SET WITNESS PIN 5.00' EACH WAY ON LINE AT ALL FOUND MONUMENTS (5/8"X18" IRON ROD CAPPED "WITNESS LB 6897")

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

D02020-E008 / PLT2021-E001

RIVERCREEK - PHASE ONE

INSTRUMENT#_____

SHEET 18 OF 18

A SUBDIVISION LYING IN
SECTIONS 19, 30, AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

WILDCAT RUN PLAT BOOK 36, PAGES 30-43
TRACT "B" GREEN AREA & DRAINAGE EASEMENT
SOUTH LINE WILDCAT RUN

N 89°25'55" E 1316.52'

NORTH LINE SE 1/4 SECTION 31 TOWNSHIP 46 SOUTH RANGE 26 EAST

FCM INK ENGINEERING CENTER SEC. COR. SECTION 31-46-26 WITNESS PINS 5.00' EAST & SOUTH

SET P.R.M. S.E. COR. WILDCAT RUN WITNESS PINS 5.00' NORTH & WEST

WEST LINE SE 1/4 SECTION 31 TOWNSHIP 46 SOUTH RANGE 26 EAST

N 00°33'14" W 2654.44'
1327.22' BETWEEN P.R.M.

PRESERVE AT CORKSCREW MASTER ASSOCIATION INC.
STRAP: 31-46-26-E4-U2498.2286
Folio ID: 10251956

TRACT "P2"
(PRESERVATION AREA)
9,652,099 S.F.

MATCH LINE SEE SHEET 13 OF 18

MATCH LINE SEE SHEET 17 OF 18

LEGEND

AC.	ACRES
A.E.	ACCESS EASEMENT
BOB	BASIS OF BEARING
C.R.	COUNTY ROAD
D.E.	DRAINAGE EASEMENT
(E)	EASEMENT TIE
E.A.E.	EMERGENCY ACCESS EASEMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FPKD	FOUND PK NAIL & DISK
F.P.L.E.	FLORIDA POWER AND LIGHT EASEMENT
ID.	IDENTIFICATION
I.E.	IRRIGATION EASEMENT
LB	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.C.U.E.	LEE COUNTY UTILITIES EASEMENT
L.M.A.E.	LAKE MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.R.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.T.	POINT OF TANGENT
P.U.E.	PUBLIC UTILITY EASEMENT
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N

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

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D02020-E008 / PLT2021-E001

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Resolution No. 2022-05

A Resolution Confirming the Approval of Purchase of a Vacant Land and the Contract for Purchase of Property Located at Broadway E., Estero (River Oaks) from Old Town Preservation & Management Inc.; and Providing an Effective Date.

Description:

This resolution is confirming the approval of purchase of the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue. This parcel has been discussed in the past by the Village Council and several community groups that support the retention of this property by the Village. The purchase has been discussed with the owner and a favorable package has been negotiated. This purchase comes to the Village Council with a recommendation to acquire the entire site, to authorize the staff to prepare the necessary documents to secure the purchase and to bring back the final arrangements for formal Village Council approval.

Background Information:

The parcel has been of interest to the Village for some time for several reasons. First, a group of residents have made efforts to secure the property as a passive recreation area. Offers of volunteer efforts to help maintain the property were a very positive offer; however, the Village did not have the funds in place for the purchase at that time, nor did the Village have the plans for storm water improvements in that area necessitating the purchase.

The 2021-22 Budget contains an approved CIP project for a new Storm Water Pond and Bypass going around Country Creek to prevent backups and flooding during major storm events. During the IRMA Hurricane and related storm event we had our most significant flooding in this area. Water backed up in the North Branch of the Estero River due to a constriction in the flow way in Country Creek that caused flooding and closure of Three Oaks Parkway. Our Storm Water Master Plan identified the new pond and bypass as the least costly corrective measure. This property is needed as part of that project.

Lastly, funds for the purchase of environmentally sensitive lands in the amount of $750,000 are now available from the settlement of the litigation between the Village

and the developer of the Corkscrew Crossings project. We would propose that these funds be used for this purchase.

While both of the above objectives are offered as part of the justification for the purchase, either represents an appropriate public purpose.

Action Requested:

Motion to approve Resolution No. 2022-05 to purchase the 10-acre vacant parcel, commonly known as "River Oaks" at the east end of Broadway Avenue.

Financial Impact:

The cost of the parcel as negotiated is $1,200,000.

The $750,000 received from the litigation settlement would be applied to the purchase. The remaining balance of $450,000 to complete the purchase would be allocated from our Capital Improvement Fund Contingency.

In addition to the purchase price, the Village will need to allocate an additional amount, estimated at about $100,000, for survey, environmental assessments, removal of invasive species and other costs related to the upgrade and maintenance of the property. These expenses will be further outlined in subsequent reports to Council.

Prepared by: Steve Sarkozy

Attachments:

1. Resolution No. 2022-05
2. Signed purchase and sale agreement

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2022 - 05

A RESOLUTION CONFIRMING THE APPROVAL OF PURCHASE OF A VACANT LAND CONTRACT FOR PURCHASE OF PROPERTY LOCATED AT BROADWAY E., ESTERO (RIVER OAKS) FROM OLD TOWN PRESERVATION & MANAGEMENT INC.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council has previously approved (3/16/22) the Vacant Land Contract purchase of vacant land from the Seller, Old Town Preservation & Management, Inc., consisting of STRAP NOS. 27-46-25-E2-U2064.2491, 27-46-25-E2-U2034.2496, & 27-46-25-E2-U2084.2494; and

WHEREAS, it is recommended that the approval be in the form of a Resolution;

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

Section 1. The Village Council hereby confirms the approval of the Vacant Land Contract purchase of the real property set out above and authorizes the Village Manager, attorney and staff to proceed with due diligence and to take steps necessary for closing of the purchase.

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 6, day of April, 2022.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ _____ By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Esq., Village Attorney

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Vacant Land Contract

1. Sale and Purchase ("Contract"): *Old Town Preservation & Management, Inc.* ("**Seller**") and *Village of Estero, a Florida municipality* ("**Buyer**") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: *See Exhibit A attached hereto - Property located at Broadway E, Estero, FL 33928*

Legal Description: *See Exhibit A attached hereto;*

SEC ___/TWP /___/RNG ___ of *Lee* County, Florida. Real Property ID No.: *See Exhibit A attached* including all improvements existing on the Property and the following additional property: _____

2. Purchase Price: (U.S. currency) ..... $ *1,200,000.00*

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name: *SRQ Property Law, PLLC*

Escrow Agent's Contact Person: *Richard Lawrence, Esq.*

Escrow Agent's Address: *1800 2nd Street, Suite 888, Sarasota, Florida 34236*

Escrow Agent's Phone: *941-479-8500*

Escrow Agent's Email: *closings@srqpropertylaw.com*

(a) Initial deposit ($0 if left blank) (**Check if applicable**)

☐ accompanies offer

☒ will be delivered to Escrow Agent within *3* days (3 days if left blank) after Effective Date ..... $ *0.00*

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)

☐ within _____ days (10 days if left blank) after Effective Date

☐ within _____ days (3 days if left blank) after expiration of Due Diligence Period ..... $ _____

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) ..... $ _____

(d) Other: _____ ..... $ _____

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds ..... $ *1,200,000.00*

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. Time for Acceptance; Effective Date: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before *February 28, 2022*, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. Closing Date: This transaction will close on *See Additional Terms* ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

DS

Buyer (AM) (___) and Seller (PM) (___) acknowledge receipt of a copy of this page, which is 1 of 8 pages.

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("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $ _____ or _____% of the purchase price at **(Check one)** ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows: _____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to _____ LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. Assignability: (Check one) Buyer ☐ may assign and thereby be released from any further liability under this Contract, ☐ may assign but not be released from liability under this Contract, or ☒ may not assign this Contract.

8. Title: Seller has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at
(Check one) ☒ **Seller's** ☐ **Buyer's** expense and
(Check one) ☒ within 20 days after Effective Date ☐ at least _____ days before Closing Date,
(Check one)

(1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) Title Examination: After receipt of the title evidence, **Buyer** will, within ***10*** days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within ***30*** days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: Buyer may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

9. Property Condition: Seller will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Inspections: (Check (1) or (2))

(1) ☒ **Due Diligence Period: Buyer** will, at **Buyer's** expense and within ***60*** days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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(2) ☐ **No Due Diligence Period:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.

(b) Government Regulations: Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) Flood Zone: **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) Coastal Construction Control Line ("CCCL"): If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:
Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:
Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☒ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) PROPERTY TAX DISCLOSURE SUMMARY: **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) Foreign Investment in Real Property Tax Act ("FIRPTA"): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) 1031 Exchange: If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. Default and Dispute Resolution: This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

(a) Seller Default: If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

(b) Buyer Default: If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent: Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

327* *N/A*
Seller's Sales Associate/License No.

N/A
Buyer's Sales Associate/License No.

DS

Buyer (AM) (____) and Seller (PM) (____) acknowledge receipt of a copy of this page, which is 6 of 8 pages.

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329*	*N/A*	*N/A*
330	**Seller's** Sales Associate Email Address	**Buyer's** Sales Associate Email Address
331		
332*	*N/A*	*N/A*
333	**Seller's** Sales Associate Phone Number	**Buyer's** Sales Associate Phone Number
334		
335*	*N/A*	*N/A*
336	**Listing Brokerage**	**Buyer's Brokerage**
337		
338	*N/A*	*N/A*
339*	**Listing Brokerage Address**	**Buyer's Brokerage Address**

340 **22. Addenda:** The following additional terms are included in the attached addenda and incorporated into this Contract
341 **(Check if applicable):**
342* ☐ A. Back-up Contract
343* ☐ B. Kick Out Clause
344* ☐ C. Other _____

345* **23. Additional Terms:** _____
346 ***This Contract is subject to approval by Buyer's village council. If this Contract is not approved by the council***
347 ***within 30 days after the last to sign of Seller and Buyer's Village Manager, it shall become null and void.***
348
349 ***The Closing Date of this Contract will be the first business day to occur that is at least 25 calendar days following***
350 ***the expiration of the Due Diligence Period.***
351
352 ***Seller will have the right to allocate the total Purchase Price between the three parcels that make up the Property,***
353 ***and the allocation will be reflected on the closing statement at the closing of the Contract.***
354
355
356
357
358
359
360

361 **COUNTER-OFFER/REJECTION**

362* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
363 deliver a copy of the acceptance to Seller).
364* ☐ Seller rejects Buyer's offer

365 **This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before**
366 **signing.**

367* **Buyer:** *Village of Estero, a Florida municipality* Steve Sarkozy, Village Manager Date: 2/24/2022
368* Print name: Steve Sarkozy
369* **Buyer:** _____ Date: _____
370* Print name: _____
371 **Buyer's** address for purpose of notice:
372* Address: _____
373* Phone: _____ Fax: _____ Email: _____

DocuSigned by: Paul Marks
374* **Seller:** *Old Town Preservation & Management, Inc.* Date: 2/25/2022
375* Print name: Paul Marks
376* **Seller:** _____ Date: _____
377* Print name: _____

DS
Buyer (SM) (___) and Seller (PM) (___) acknowledge receipt of a copy of this page, which is 7 of 8 pages.

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378 **Seller's** address for purpose of notice:

379* Address: _____

380* Phone: _____ Fax: _____ Email: _____

381* **Effective Date:** 2/25/2022 **(The date on which the last party signed or initialed and delivered the**
382 **final offer or counter-offer.)**

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AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Resolution No. 2022-06

A Resolution Approving a Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, located at 9000 Williams Road, Estero, Florida; Providing for Due Diligence; and Providing an Effective Date.

Motion to approve Resolution No. 2022-06 Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, Located at 9000 Williams Road, Estero, Florida

Background:

The Gulf Coast Driving Range property is 9.85 acres and is located at 9000 Williams Road. The parcel is located south and west of the Estero Community Park and Estero High School, and east of Village-owned property. The Gess Family Partnership and Gulf Coast Driving Range LLC own the property.

The Village and the property owner's representative have been discussing a potential purchase of this property. This property could become an integral component of the Village's future recreation plans.

This is the last remaining parcel along Williams Road contiguous to the public property owned by the Lee County School District and Lee County Parks and Recreation. As such, the parcel has exciting potential to be used for uses by the Village or our other public agency partners. The parcel also represents something of a risk to the public agencies mentioned. This parcel has a "Village Center" zoning designation meaning that higher density may be possible. Higher densities represent potential conflicts with the many uses that may be envisioned by the public agencies, not only now but well into the future.

While a number of uses for the property have been discussed informally the purchase allows the Village to move forward with active planning for the site.

Description:

The Village Council agreed at a workshop on March 16, 2022 to proceed with the purchase of this property.

This Council action formalizes that direction.

Action Requested:

Motion to approve Resolution No. 2022-06 Commercial Contract for the Purchase of Real Estate from Gess Family Partnership + Gulf Coast Driving Range LLC, Located at 9000 Williams Road, Estero, Florida

Process and Timeline:

The closing on the property must occur on or before June 30, 2022.

Financial Impact:

The purchase price is $4,250,000.00. The funds for this purchase would come from our Capital Improvement Fund Reserve. In addition, an additional $150,000 would be allocated from the same reserve to cover all of the soft costs associated with the purchase, including: attorney fees, environmental assessment, etc. In addition, these funds would provide some initial planning for the site.

Prepared by: Steve Sarkozy

Attachments:

1. Resolution No. 2022-06
2. Gess Family Partnership & Gulf Coast Driving Range LLC Contract
3. Map location

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2022 -06

A RESOLUTION APPROVING A COMMERCIAL CONTRACT FOR THE PURCHASE OF REAL ESTATE FROM GESS FAMILY PARTNERSHIP+GULF COAST DRIVING RANGE LLC, LOCATED AT 9000 WILLIAMS ROAD, ESTERO, FLORIDA; PROVIDING FOR DUE DILIGENCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Manager has entered into a Commercial Contract for the Purchase of real property located at 9000 Williams Road, Estero, Florida; STRAP NO. 34-46-25-E4-0100C.0150, subject to Village Council approval; and

WHEREAS, the Village Council of the Village of Estero has determined that it is in the best interest of the Village of Estero approve the contract, to conduct due diligence, and if cleared, to close on the purchase of the property; and

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

Section 1. The Village Council hereby approves the Commercial Contract for the Purchase of the above-described property. A copy of the Contract is submitted with the Council packet.

Section 2. The Village Manager, staff and attorney are authorized to conduct due diligence on the property, and if cleared, to take such steps as are necessary to close on the purchase.

Section 3. This Resolution shall take effect immediately upon adoption.

THIS SPACE INTENTIONALLY LEFT BLANK

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 6 day of April, 2022.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____ _____By: _____
Carol Sacco, Village Clerk Katy Errington, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Esq., Village Attorney

Commercial Contract

Select Real Estate
by Stephanie Miller, Inc.

1. **PARTIES AND PROPERTY:** VILLAGE OF ESTERO **("Buyer")** agrees to buy and GESS FAMILY PARTNERSHIP + GULF COAST DRIVING RANGE LLC **("Seller")** agrees to sell the property at:

Street Address: 9000 Williams Rd, Estero, FL 33928

Legal Description: STRAP: 34-46-25-E4-0100C.0150
FLA.GULF LAND CO.SUBD. BLK.C PB 1 PG 59 LOT 15 LES 3028/3722

and the following Personal Property: _____

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: $ 4,250,000.00

(a) Deposit held in escrow by: TBD ("Escrow Agent") (checks are subject to actual and final collection) $ _____

Escrow Agent's address: _____ Phone: _____

(b) Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☒ within 7 days after Effective Date $ 100,000.00

(c) Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $ _____

(d) Total financing (see Paragraph 5) $ _____

(e) Other $ _____

(f) All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid via wire transfer. $ 4,150,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before February 28, 2022 AT 5PM EST, this offer will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer** or _____. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on ON OR BEFORE June 30, 2022 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

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on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) Location: Closing will take place in LEE County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

BUYER'S OBLIGATION: On or before _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

_____.

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

6. TITLE: Seller has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

_____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as _____.

(a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within _____ days after Effective Date or at least 20 days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

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Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days from receipt of the notice ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

☒ **Seller** will, within 10 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

_____,

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed $_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check **(a)** or **(b)**)

☐ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 90 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: Buyer will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: Seller and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 7 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: Buyer or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

Buyer (____) (____) and **Seller** (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

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17. DISCLOSURES:

(a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

(b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

(c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

(d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

(a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

(b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise ☒ is not assignable ☐ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer," "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

21. BROKERS: Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

(a) Seller's Broker: SELECT REAL ESTATE (Company Name) STEPHANIE MILLER (Licensee),
9210 ESTERO PARK COMMONS BLVD STE 9 ESTERO FL 33928 STEPHANIE@SELECTRE.NET
(Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☒ other (specify) 6% of Purchase Price of 45% interest owned and paid by Gess Family Partnership and 10% of Purchase Price of 55% interest owned and paid by Gulf Coast Driving Range LLC

(b) Buyer's Broker: SELECT REAL ESTATE (Company Name) STEPHANIE MILLER (Licensee),
9210 ESTERO PARK COMMONS BLVD STE 9 ESTERO FL 33928 239-249-5667, 239-277-1515
(Address, Telephone, Fax, E-mail),

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who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☒ other (specify) total compensation outlined above, PG. 6 Line 297-298 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

☐ (A) Arbitration	☐ (E) Seller Warranty	☐ (I) Existing Mortgage
☐ (B) Section 1031 Exchange	☐ (F) Coastal Construction Control Li	☐ (J) Buyer's Attorney Approval
☐ (C) Property Inspection and Repair	☐ (G) Flood Area Hazard Zone	☐ (K) Seller's Attorney Approval
☐ (D) Seller Representations	☐ (H) Seller Financing	☐ Other _____

23. ADDITIONAL TERMS:

This Contract is subject to approval by Buyer's Village Council. If this Contract is not approved by the Village Council within 45 days after the last to sign of Sellers and Buyer's Village Manager, it shall become null and void.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER

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ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

Steve Sarkozy, Village Manager — (Signature of Buyer) — Date: 2/24/2022

STEVE SARKOZY — (Typed or Printed Name of Buyer) — Tax ID No.: EIN 47-3445874

Title: VILLAGE MANAGER, VILLAGE OF ESTERO — Telephone:

(Signature of Buyer) — Date:

(Typed or Printed Name of Buyer) — Tax ID No.:

Title: — Telephone:

Buyer's Address for purpose of notice: ROBERT D PRITT, J.D. 239.292.2147, robertdpritt@gmail.com

Facsimile: — Email:

(Signature of Seller) — Date: 2-28-22

William B Gess II — (Typed or Printed Name of Seller) — Tax ID No.: 61-1325676

Title: MGR, GESS FAMILY PARTNERSHIP — Telephone: 859 948-5833

(Signature of Seller) — Date: 2-28-22

William B Gess II — (Typed or Printed Name of Seller) — Tax ID No.: 20-1443826

Title: MGR, GULF COAST DRIVING RANGE LLC — Telephone:

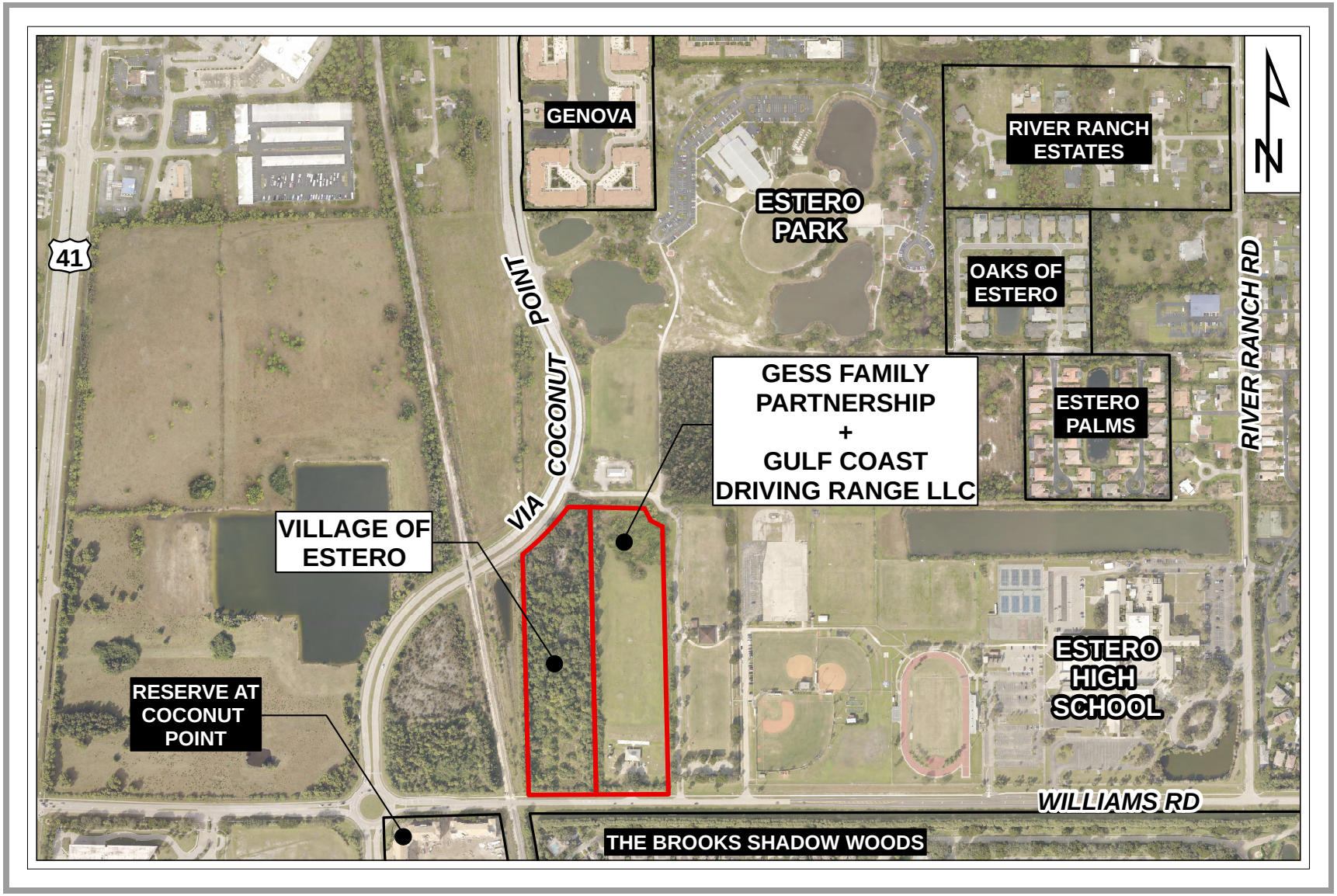
Seller's Address for purpose of notice: ATTN: MIKE REYNOLDS, 301 EAST MAIN STREET, SUITE 800, LEXINGTON, KY 40507

Facsimile: — Email: bgessky@windstream.net

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ESTERO PALMS
VILLAGE OF ESTERO
ESTERO HIGH SCHOOL
RESERVE AT COCONUT POINT
WILLIAMS RD
THE BROOKS SHADOW WOODS

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Motion to approve Short List of Firms for Village Attorney Services RFP 2022-02

Background:

The engagement of a firm to provide Attorney Services to the Village requires the solicitation of Letters of Interest via a Request for Proposals (RFP), the short listing of firms by an evaluation committee, and the final ranking of firms by that committee following interviews of the short-listed firms.

Description:

The action requested allows the RFP process to continue by approving the list of short-listed firms and delegating authority to staff to conduct interviews with those firms on April 11, 2022.

Staff has attached firm ownership disclosures of greater than 5% as recommended by the Village Attorney.

Action Requested:

Approve the following list of short-listed firms listed below. Delegate authority to staff to interview these firms on April 11, 2022. Staff will bring this back to Council for consideration of a finalist at a Council meeting in May.

- Nason Yeager Gerson Harris & Fumero, P.A.
- Roetzel & Andress, LPA
- Trask Daigneault, LLP
- Vose Law Firm LLP

Process and Timeline:

RFP's were received on March 25, 2022. The Evaluation Committee chose to short list the four (4) responding firms. Interviews with the short-listed firms will be conducted on April

11, 2022. Staff will bring this back to Council for consideration of a finalist at a Council meeting in May.

Financial Impact:

None at this time.

Prepared by: Steve Sarkozy

Attachments:

None

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 6, 2022

Agenda Item:

Estero on the River Cultural Resource Assessment

Description:

The Estero on the River property, owned by the Village of Estero, has several older buildings and structures that have previously been identified as potential historical resources. The Village of Estero is currently working to install a Phase 1 trail system on the property located south of the River between US 41 and the Happehatchee property. To accommodate the Phase 1 trail three existing structures are proposed to be removed. They are the Holly Park House, Lockwood House and Holly Park Bomb Shelter (location map and images attached).

The zoning approval for the Estero on the River property requires the preparation of a historical preservation plan prior to the first development order on the property.

To help understand potential historical resources on this property, the Village of Estero hired Archaeological Consultants, Inc. (ACI). ACI has completed a Cultural Resource Assessment Survey Update for the approximately 18 acres of property. Attached is a copy of the technical memorandum which outlines their findings. The Holly Park House, Lockwood House and Holly Park Bomb Shelter were all found to be in deteriorating and ruinous condition and none were found to be eligible for listing in the National Registry of Historical Places.

Financial Impact:

The Village of Estero will expend a minimal amount of funding to have ACI update records to reflect the current site conditions.

While not directly related to the findings of this report, the Village will be spending funds to demolish three existing structures that have not been identified as historical.

Prepared by: David Willems, P.E.

Attachments:

1. Location Map
2. Cultural Resource Assessment Survey Update Technical Memorandum
3. Structure Images


Estero on the River Location Map
Estero River
Corkscrew Rd
Corkscrew Rd
Corkscrew Village Ln
Google Earth
N
900 ft

CULTURAL RESOURCE ASSESSMENT SURVEY UPDATE
TECHNICAL MEMORANDUM
± 18 ACRE PORTION OF ESTERO ON THE RIVER
LEE COUNTY, FLORIDA

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

Florida's First Choice in Cultural Resource Management

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206

March 2022

CULTURAL RESOURCE ASSESSMENT SURVEY UPDATE
TECHNICAL MEMORANDUM
± 18 ACRE PORTION OF ESTERO ON THE RIVER
LEE COUNTY, FLORIDA

Prepared for:

Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Prepared by:

Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240

Maranda Kles -Project Manager
Lee Hutchinson – Project Archaeologist
Kimberly Irby – Architectural Historian

March 2022

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1.0 INTRODUCTION

This Cultural Resource Assessment Survey (CRAS) Technical Memorandum was prepared by Archaeological Consultants, Inc. (ACI) on behalf of the Village of Estero, to update a portion of the CRAS report prepared by ACI in 2005 in consideration of Lee County for a private developer (Florida Division of Historic Resources [FDHR] Report No. 22678). That survey resulted in a request by Lee County for a Historic Preservation Plan to be developed for future land use and changes (Resolution Number Z-07-021-Board of Commissioners of Lee County; pg 8; **Appendix A**). Since that time the Village of Estero was incorporated and took ownership of a portion of the property that was surveyed in 2005.

This survey focused on an ± 18-acre parcel in the Village of Estero in Lee County (**Figure 1**), that was part of a larger survey conducted by ACI in 2005. The purpose of this memorandum is to update the previously recorded historic resources (ACI 2005), record any new historic resources built prior to 1972, conduct additional archaeological testing, and update the boundaries of the listed National Register of Historic Places (NRHP) Koreshan Unity Settlement Historic District (8LL00094), if needed. The current survey was conducted at the request of the Village of Estero in consideration of the previous request for a Historic Preservation Plan by the Board of Commissioners of Lee County.

2.0 ENVIRONMENTAL SETTING

The project Area of Potential Effects (APE) is located in Section 33 of Township 46 South, Range 25 East in Lee County (United States Geological Survey [USGS] Estero, Fla. 1958, PR 1987; **Figure 2**). US 41 is situated immediately west, and the Estero River is to the north. The Estero River is tidal and drains into the Estero Bay estuary, one of the most productive estuaries in the state (Florida Department of Environmental Protection 2005).

Geologically, the project area is located within the Gulf Coastal Lowlands physiographic region (Puri and Vernon 1964). The land adjacent to the coastline is generally low in elevation and poorly drained. The general topography of the survey area is low and nearly level with an elevation of 10 feet (ft) above mean sea level (amsl).

A review of the Lee County Soil Survey (United State Department of Agriculture [USDA] 1984) revealed that the Estero on the River property is located within the Hallandale-Boca soil and Oldsmar-Malabar-Immokalee soil associations. These nearly level and poorly drained soil associations are typical of flatwoods and sloughs. Soils specific in the project area noted on **Figure 3.**

The project area is currently vacant, although there are remnants of some buildings, most are no longer extant. Exotic vegetation, such as Brazilian pepper and bamboo are common. Natural vegetation consists of cabbage palm, pine, oak, and various weeds and grasses **(Photos 1, 2**).

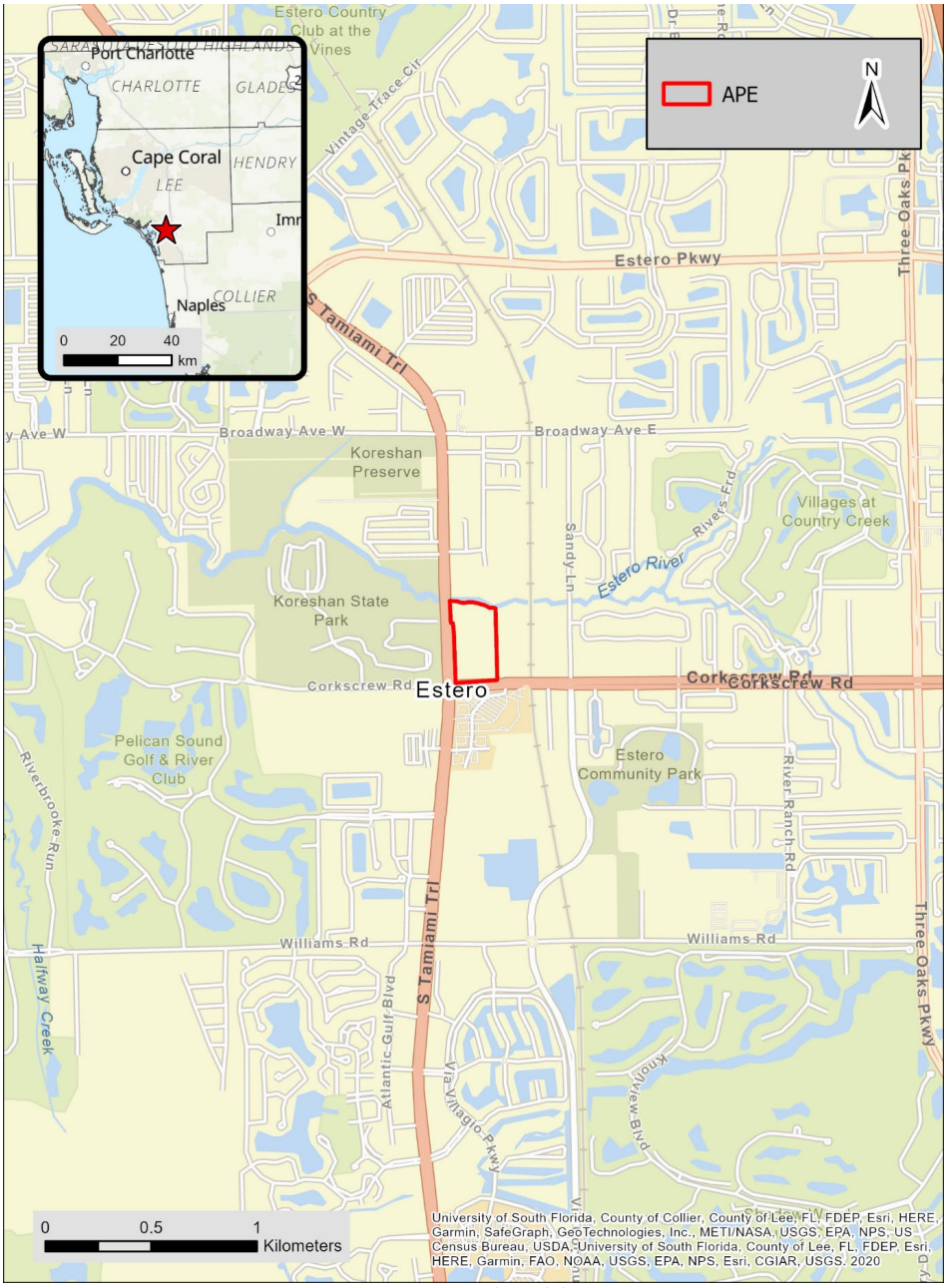


Figure 1. Location of the APE.

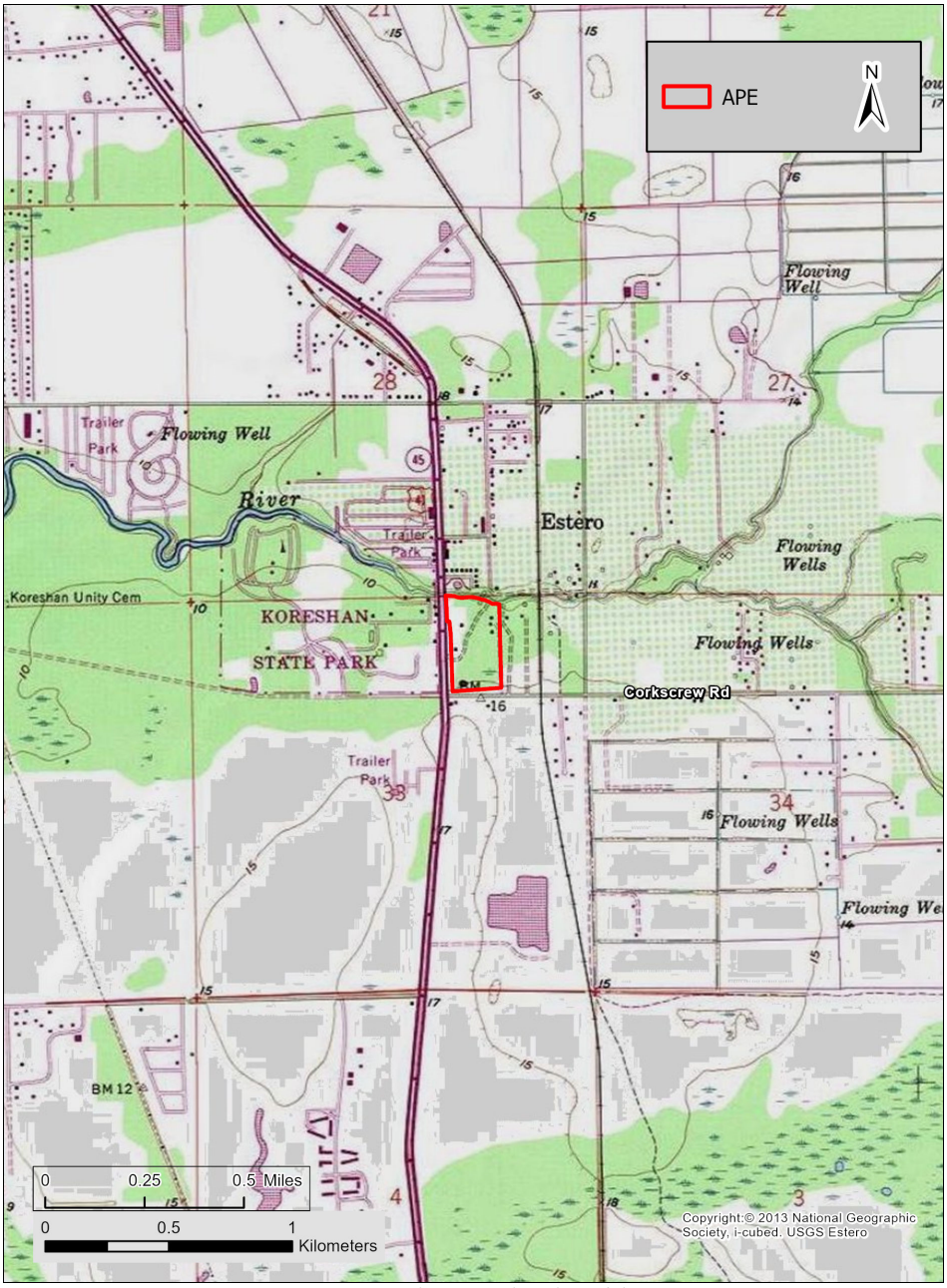


Figure 2. Environmental setting of the APE.

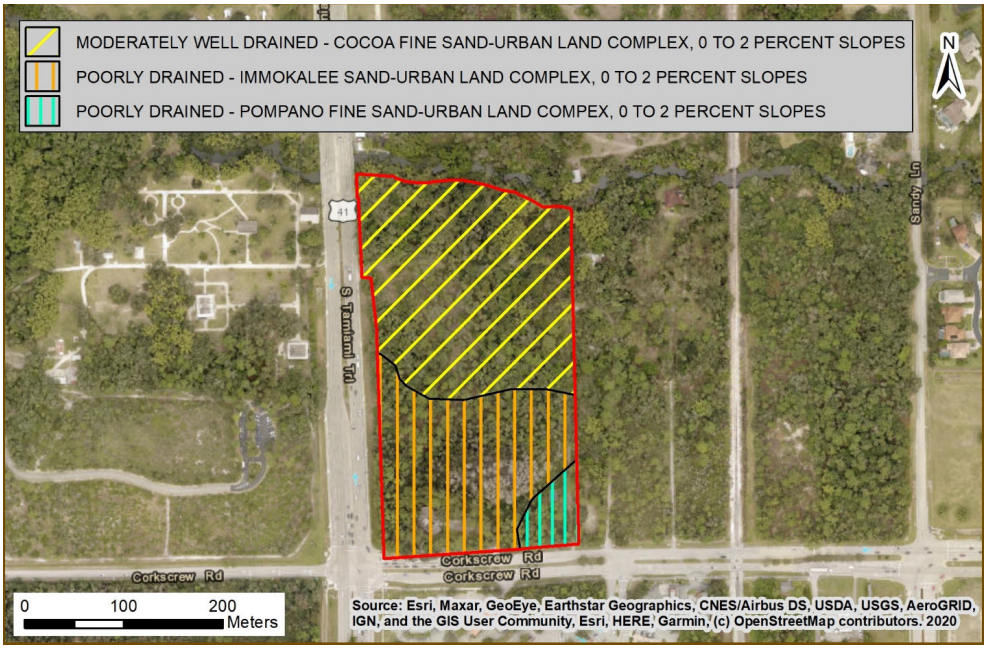


Figure 3. Soil types within the APE.



Photo 1. Natural vegetation within the APE.



Photo 2. Exotic vegetation within the APE.

3.0 HISTORIC OVERVIEW

An in-depth historic and prehistoric overview was completed during the previous CRAS and will not be repeated here (ACI 1997, Survey No. 5215; ACI 2005, Survey No. 22678). The following is an updated historic context overview.

Following the rise of automobile-based travel and the subsequent construction of the Tamiami Trail (US 41) through Lee County, the Koreshan Unity Settlement was forced to make changes to their way of life in order to sustain their livelihood. As a result, the community focused on Tamiami Trail traffic as a

source of income. The north-south connector between Tampa and Miami was constructed through the central portion of the Koreshan Unity Settlement, thus bisecting the community into east and west segments. In 1920, a general store and gas station were constructed on the west side of US 41 – outside of the project area – to accommodate travelers along the newly constructed route. At the time of its construction, the general store was the only store between Fort Myers and Naples, selling "groceries, fishing supplies, and the famous Koreshan 'risin' bread…it also housed the Estero Post Office, the 'Riverview' Restaurant and a Mobil Oil gas station" (Koreshan Unity Alliance, Inc. n.d.). Within the project area, the circa (ca.) 1910 Arts and Industrial Exhibits Complex was converted into the Rustic Tea Room with the associated Rustic Tea Room Outhouse (8LL02351) in ca. 1930 to provide food and beverages to travelers on the Tamiami Trail. At this time a new filling station was also built on the east side of US 41.

World War II brought the construction of two air bases in the Fort Myers area, Buckingham and Page Fields (Grismer 1949). Following the war, many of the servicemen stationed in the area returned with their families to make Lee County and the Fort Myers area their home (Board and Bartlett 1985). This contributed to the continued, steady growth of the region with new housing focused on the development of small tract homes in new subdivisions. The post-World War II development of Lee County is similar to that of the rest of America: increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, and strip development along major state highways. Florida's population increased from 1,897,414 to 2,771,305 from 1940 to 1950 (Tebeau 1971). This increase in population and residential construction is evidenced by the construction of multiple residences within the APE, but to the east of the Koreshan Unity-related properties, as well as mobile home parks within the general vicinity (USDA 1953). In addition, land to the east of US 41 was cleared between ca. 1953 and 1958 for future road widenings and bridge improvements (see **Figure 4**) which resulted in the demolition of several structures immediately adjacent to the route, including the Rustic Tea Room and the filling station (USDA 1953, 1958).

In 1961, Hedwig Michel, the last surviving member of the Koreshan Unity Settlement, donated the 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975; Ohnemus 2001). The Koreshan State Historic Site opened on the west side of US 41 in 1967. The Koreshan Unity Foundation, Inc. – later known as the College of Life Foundation, Inc. – continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975). The Koreshan Unity Settlement Historic District (HD) (8LL00094), comprised of both state-owned lands and those owned by the foundation, was listed in the NRHP in May 1976 (Fryman 1975). In addition, the Koreshan State Historic Site/Koreshan Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County on July 10, 2000. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

Additional widening operations for US 41 north of Corkscrew Road and south of the Estero River began during the late 1970s and carried on into the 1980s (FDOT 1979). During this time, US 41 was widened into a four-lane divided highway and a new bridge was constructed in ca. 1982 to carry the widened US 41 over the Estero River (FDOT 1986). Approximately three decades later, this portion of US 41/Tamiami Trail was further widened due to increased residential and commercial development in the area. In ca. 2013, the segment adjacent to the APE was widened into a six-lane divided highway and associated bridge crossing the Estero River was widened in accordance (Google Earth 2022). In addition to the improved infrastructure, the increased residential development in the area also led to the incorporation of the Village of Estero on December 31, 2014 (Village of Estero 2016).

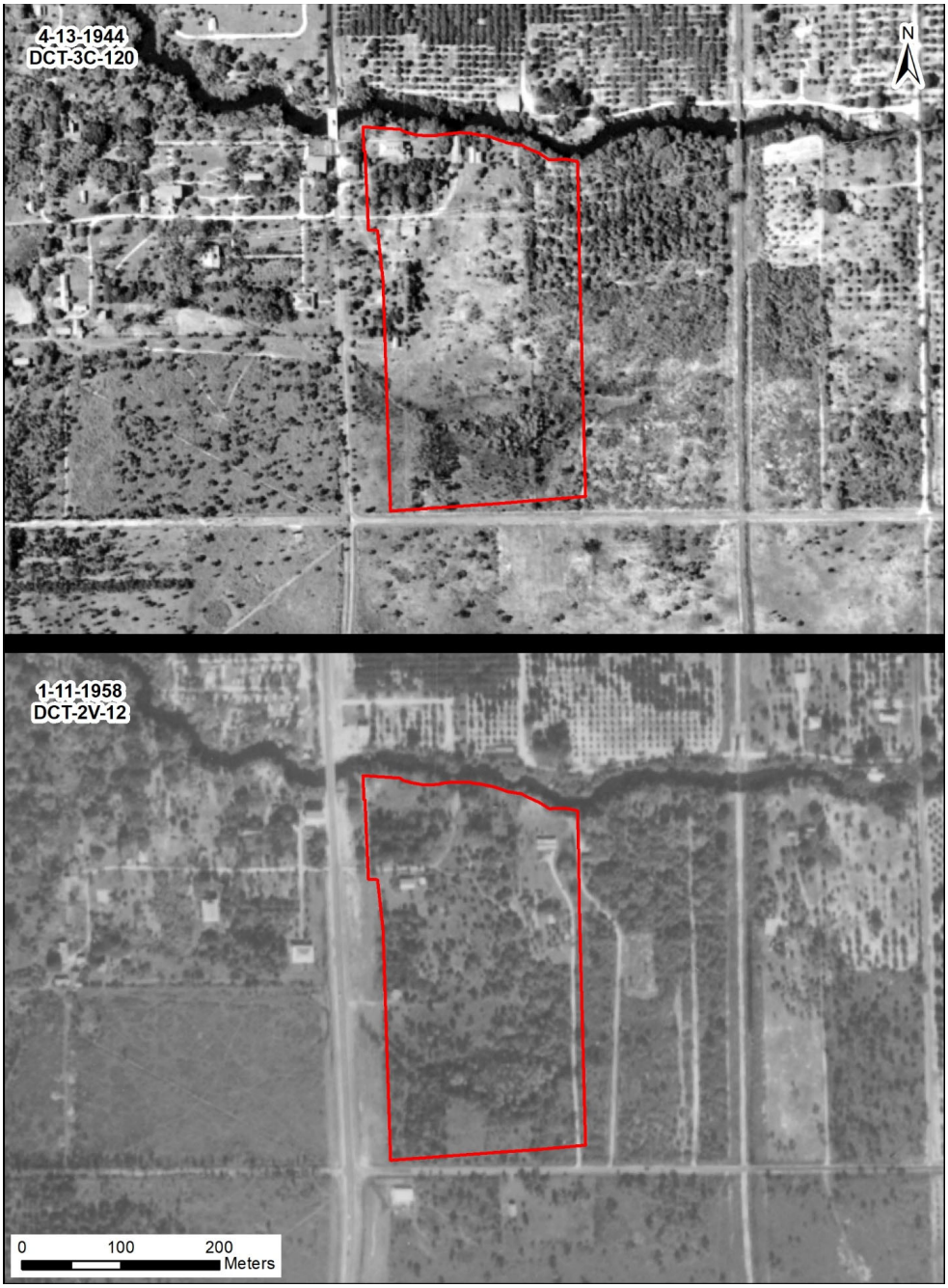


Figure 4. 1953 and 1958 setting of the APE.

4.0 BACKGROUND RESEARCH AND CONSIDERATIONS

The field survey was preceded by background research, which included a comprehensive review of archaeological and historical literature, records and other documents and data pertaining to the project area. This research was conducted to ascertain the types of cultural resources known in the project area and vicinity, their cultural affiliations, site location information, and other relevant data. This included a review of sites listed in the NRHP, the Florida Master Site File (FMSF), cultural resource survey reports, published books and articles, maps, historic aerials, a review of the Estero quadrangle map (USGS 1958), the Lee County property appraiser (Caldwell 2022), and information from the files of ACI. The FMSF data used in this report were initially obtained in August 2021.

Archaeological background research revealed a total 17 historic and prehistoric archaeological sites are located within and in close proximity to the APE (**Figure 5; Table 1**). Of these 17, eight are within the APE (blue in table below) and consists of building remains/historic refuse sites and historic refuse sites with a prehistoric component. These were recorded during various surveys of the general area (ACI 1997, 2005; Baker and Wheeler 2000; Clay and Wiseman 2000; Wayne and Dickinson 2004). The building remains were previously found ineligible for listing individually on the NRHP; however, they were considered contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) (Percy 1997; **Appendix A**). The other resources have not been evaluated by the State Historic Preservation Officer (SHPO).

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). Eight were archaeological resources (recorded as historic structures at the time, but later determined to be archaeological): the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Foundation, and a well. As a result of the 1997 survey, the SHPO (Percy 1997; **Appendix A**) concurred that these resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individually eligible for listing in the NRHP; however, none were given FMSF numbers at that time. Due to the Limerock Wall's contributory status, in June 2004, a Level III Historic American Buildings Survey (HABS) was prepared for the Limerock Wall (8LL02353) as part of the mitigation process in relation to the US 41 roadway improvements (**Appendix A**; FMSF). The mitigation process involved documenting and photographing the condition of the limerock wall prior to vibration activity from nearby road and bridge construction.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the current APE and areas to the east and north; however, only the results of the survey related to the current APE are presented here. As a result of the 2005 survey, four of the previously identified archaeological resources that were originally documents in 1997 were assigned FMSF numbers, the Publishing House Foundation (8LL02352), the Limerock Wall (8LL02353), the Sawmill #4 Foundation (8LL02354), and the Boat Works #2 Foundation (8LL02355). These foundations were previously determined ineligible for listing but were considered contributing resources to the Koreshan Unity Settlement Historic District (8LL00094), as these foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures (FMSF). These resources were recorded in ruinous condition as building foundations of the former commercial and industrial buildings (**Table 1**). Four additional archaeological resources were identified during the 2005 survey, three were artifact scatters associated with the building foundations (8LL02363-2365) and one was a new foundation (8LL02356) (**Table 1**). While informative, the artifact scatters did not produce any truly distinct artifacts and therefore they appear to be ineligible for listing on the NRHP; however, the SHPO has not evaluated these resources. The Apiary Foundation (8LL02356) was newly identified and recorded, it

was considered individually ineligible, but potentially contributing, however it has not been evaluated by the SHPO. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

With regard to the other five resources identified in 1997: the Entrance Pillars, Old Store Foundation, and Petronian Fountain were located on the west side of US 41 in the Koreshan State Park, therefore they were not evaluated during the 2005 survey and ACI was unable to relocate the well during the 2005 survey, therefore it was not given an FMSF number.

Table 1. Previously recorded archaeological resources within the APE and in close proximity.

FMSF No.	Site Name	Style/Site Type	Year Built; Culture Pd.	SHPO Evaluation
8LL01845	Founder' House	Homestead, historic refuse, artifact scatter	Prehistoric, 19th Century	Eligible
8LL01912	Estero Riverbank	Artifact scatter, historic refuse	Prehistoric, 20th Century	Ineligible
8LL01988	The Koreshan Laundry	Building remains	20th Century	Not Evaluated
8LL02035	Koreshan Waterline for Planetary Court	Artifact scatter, historic refuse	Prehistoric, Historic	Not Evaluated
8LL02064	Membership Cottage	Building remains, historic refuse	19th & 20th Century	Not Evaluated
8LL02065	Small Machine Shop	Industrial, historic refuse	20th Century	Not Evaluated
8LL02352	Guiding Star Publishing House Foundations	Building remains	ca. 1904	Ineligible
8LL02353	Limerock Retaining Wall	Building remains	ca. 1904	Ineligible
8LL02354	Machine and Woodworking Building Foundations	Building remains	ca. 1900	Ineligible
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building remains	ca. 1900	Ineligible
8LL02356	Apiary Foundations	Building remains	ca. 1900	Not Evaluated
8LL02362	Estero on the River Scatter	Artifact scatter	Prehistoric	Not Evaluated
8LL02363	Boatworks/ Plumbing Shop/ Apiary Scatter	Historic refuse	20th Century	Not Evaluated
8LL02364	Publishing House Scatter	Artifact scatter, historic refuse	20th Century	Not Evaluated
8LL02365	College of Life Scatter	Historic refuse	20th Century	Not Evaluated
8LL02541	Koreshan Bakery	Building remains, historic refuse	Unk	Not Evaluated
8LL02815	Zone 1 Refuse Site	Historic refuse/dump	Unk	Not Evaluated

*Blue shading denotes resources within the APE.

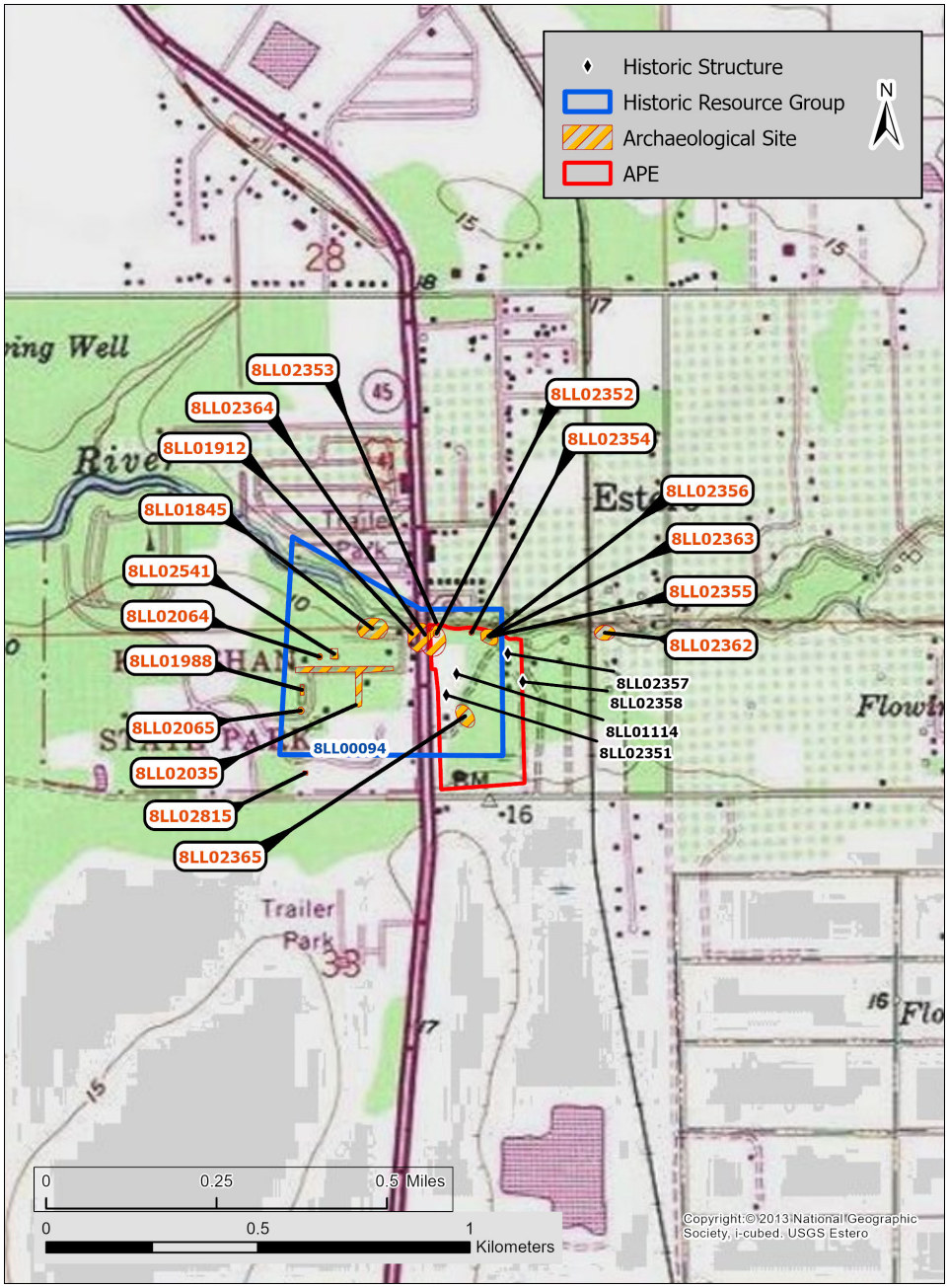


Figure 5. Previously recorded cultural resources within and in close proximity to the APE.

Historical/architectural background research including a review of the FMSF and the NRHP indicated that five historic resources were previously recorded within the APE (**Figure 5**). These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the buildings have been evaluated by the SHPO.

The Koreshan Unity Settlement Historic District (8LL00094) was listed in the NRHP on May 4, 1976, and the boundary east of US 41 lies within the subject property survey area. The Koreshan Unity Settlement Historic District (8LL0094) is comprised of approximately 54 acres north of Corkscrew Road, extending to the north side of the Estero River and bisected by the Tamiami Trail (US 41). The portion of the district east of US 41 is situated within the project area (**Figure 5**). The Koreshan Unity was a communal society based on the Christian beliefs while maintaining their own scientific ideology. In 1893, Dr. Cyrus Teed, founder of the Koreshan Unity Settlement, established a colony in Florida. Teed purchased 300 acres along the Estero River from Gustave Damkohler for $200, and construction of the commune began shortly after (Fryman 1975:8/1; Rea 1994:20). The location on the Estero River provided a major transportation route utilized by the Koreshans for importing and exporting goods, providing for the economy of the settlement. The settlement was called "New Jerusalem," and Teed's name in Hebrew translated to *Koresh* (Rea 1994:1). By the early 20th century, the commune reached its zenith, consisting of numerous residences and community buildings, a general store, a bakery, a publishing house, a machine shop, a sawmill, a concrete factory, boat building facilities, and other industrial buildings. Following the death of Dr. Cyrus Teed in 1908, the Koreshan movement declined. The celibate lifestyle required new members to be recruited from outside the community and without Teed to attract new members, the settlement became limited (Fryman 1975:8/2-3; Rea 1994:58-59).

By the late 1940s, a majority of the industrial facilities were demolished or destroyed by fire and the newly constructed Tamiami Trail (US 41) was built through the center of the settlement, disrupting the continuity of the commercial and residential activities of the community. By 1960, only four members of the Unity remained and Hedwig Michel, the last surviving member, donated 300 acres comprising the settlement to the State of Florida for its protection (Fryman 1975:8/3; Ohnemus 2001:11). She formed the Koreshan Unity Foundation, Inc. to oversee the Koreshan lands and the foundation continued to maintain the land east of US 41, including the ruins of the publishing house, tea house, former industrial and commercial buildings, and the Anna Lewis House (Dauray 2005; Fryman 1975:8/3). The foundation changed its name in 2001 to the College of Life Foundation, Inc. and has increased its land holdings to include adjacent properties. On July 10, 2000, the Koreshan State Historic Site/Koreshan Unity Settlement became a locally designated historic district (HD District 2000-06-01) in Lee County. The boundary for the local designation is contained within the Koreshan State Historic Site on the west side of US 41.

In 1997, ACI conducted a CRAS of *U.S. 41 from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida* (Survey No. 05215). At the time of this survey, the Anna Lewis House (8LL01114) was the only previously recorded building contributing to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) located on the east side of US 41. During the 1997 survey, it was noted that nine additional resources were identified within the boundaries of the Koreshan Unity Settlement Historic District (8LL00094), including one architectural resource, the Rustic Tea Garden Outhouse. As a result of the 1997 survey, the SHPO concurred that the nine resources contributed to the Koreshan Unity Settlement Historic District (8LL00094) but were not individual eligible for listing on the NRHP; however, none were given FMSF numbers at that time.

In 2005, ACI conducted a CRAS of *the Estero on the River Property* (Survey No. 22678) for a private developer. That survey included the APE and areas to the east and north, only the results of the survey related to the current APE are presented here. As a result of the survey, five previously identified

resources were assigned FMSF numbers, including the Rustic Tea Garden Outhouse (8LL02351). In addition, two resources, the Holly Park House (8LL02357), and the Lockwood House (8LL02358), were newly identified and recorded, the resources appeared to be ineligible for listing on the NRHP, did not appear to be contributing resources to the historic district, and were located outside the district boundaries. The "bomb shelter" was also noted, but not recorded as it was not 50 years of age at the time. As a result of the 2005 survey a Historic Preservation plan was initiated with the Lee County Historic Preservation Board/ Board of Commissioners, which included preserving or relocating certain structures. Additional aspects of the plan were to be finalized in the future.

Subsequently in 2010, during the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from the eastern property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010).

A review of relevant historic USGS quadrangle maps, historic aerial photographs, and the Lee County property appraiser's website data revealed the potential for one new historic resource, 50 years of age or older (constructed in 1972 or earlier), within the APE (Caldwell 2022). This includes the ca. 1957 bomb shelter associated with 8761 Corkscrew Road/Holly Park House (8LL02357). Based on the information stated above, two extant buildings, the Holly Park House (8LL02357) and the Lockwood House (8LL02358), will be updated since they have not been evaluated by the SHPO. Furthermore, because the boundary of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) has not been revised since 1976, it will also be updated to reflect changes to the east side of US 41.

5.0 STUDY METHODS

The FDHR's Module Three, Guidelines for Use by Historic Professionals, indicates that the first stage of archaeological field survey is a reconnaissance of the project area to "ground truth," or ascertain the validity of the predictive model (FDHR 2003). During this part of the survey, the researcher assesses whether the initial predictive model needs adjustment based on disturbance or conditions such as constructed features (i.e., parking lots, buildings, etc.), underground utilities, landscape alterations (i.e., ditches and swales, mined land, dredged and filled land, agricultural fields), or other constraints that may affect the archaeological potential. Additionally, these Guidelines indicate that non-systematic "judgmental" testing may be appropriate in urbanized environments where pavement, utilities, and constructed features make systematic testing unfeasible; in geographically restricted areas such as proposed pond sites; or within project areas that have limited high and moderate probability zones, but where a larger subsurface testing sample may be desired. While predictive models are useful in determining preliminary testing strategies in a broad context, it is understood that testing intervals may be altered due to conditions encountered by the field crew at the time of survey. A reasonable and good faith effort was made to locate the historic properties within the project APE (Advisory Council on Historic Preservation n.d.).

Archaeological field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005) were planned on being relocated and closer interval testing placed around them. However, methodology had to be downgraded due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50-meter (m) intervals and judgmentally. A surface reconnaissance was also conducted where the ground was clear. Shovel tests were circular and measured approximately 0.5 m in diameter by at least 1 m in depth. All soil removed from the shovel tests was screened through 6.4 millimeters (mm) mesh hardware cloth to maximize the recovery of artifacts. The locations of all shovel

tests were recorded with a Trimble Geo 7X Series GPS unit and following the recording of relevant data, such as stratigraphic profile, all shovel tests were refilled.

Historic/architectural field methodology consisted of a field survey of the APE to determine and verify the location of all buildings and other historic resources (i.e., bridges, roads, cemeteries) that are 50 years of age or older (constructed in or prior to 1972), and to establish if any such resources could be determined eligible for listing in the NRHP. The field survey focused on the assessment of existing conditions for all previously recorded historic resources located within the project APE, and the presence of unrecorded historic resources within the project area. For each property, photographs were taken, and information needed for the completion of FMSF forms was gathered. In addition to descriptions, each historic resource was reviewed to assess historic context, condition, and potential NRHP eligibility. Also, informant interviews would have been conducted, if possible, with knowledgeable persons to obtain site-specific building construction dates and/or possible associations with individuals or events significant to local or regional history.

Laboratory Methods and Curation: Artifacts, if found, would have been cleaned and sorted by artifact class and subjected to a limited technological analysis; however, no artifacts were found. All project records (including photos, field notes, and maps) will be curated at ACI in Sarasota in Project file P20116.1.

Inadvertent/Unanticipated Discovery of Cultural Remains: Occasionally, archaeological deposits, subsurface features or unmarked human remains are encountered during development, even though the project area may have previously received a thorough and professionally adequate cultural resources assessment. Such events are rare, but they do occur. If human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts are found, then the provisions and guidelines set forth in Chapter 872.05, *FS* (Florida's Unmarked Burial Law) are to be followed.

In the event such discoveries are made during the development process, all activities in the immediate vicinity of the discovery will be suspended, and a professional archaeologist will be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the staff of the Florida SHPO, will determine if the discovery is significant or potentially significant. In the event the discovery is found to be not significant, the work may immediately resume. If, on the other hand, the discovery is found to be significant or potentially significant, then development activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Development activities may then resume within the discovery area, but only when conducted in accordance with the guidelines and conditions of the approved mitigation plan.

6.0 SURVEY RESULTS

Archaeological field survey field methodology consisted of additional archaeological testing to bring testing methodology up to current standards. The positive test pits excavated in 2005 (ACI 2005; **Figure 6**) were planned on being relocated and closer interval testing placed around them; however, the field methodology had to be altered due to the overgrowth of bamboo and other exotic vegetation. Shovel tests that could be excavated were placed at 50 m intervals and judgmentally. A total of 12 additional shovel tests were excavated (**Figure 6**). No cultural materials were recovered from the shovel tests or noted on the surface. Typical stratigraphy consisted of 0-20 centimeters (cm) of gray sand; 20-50 cm of light gray sand;

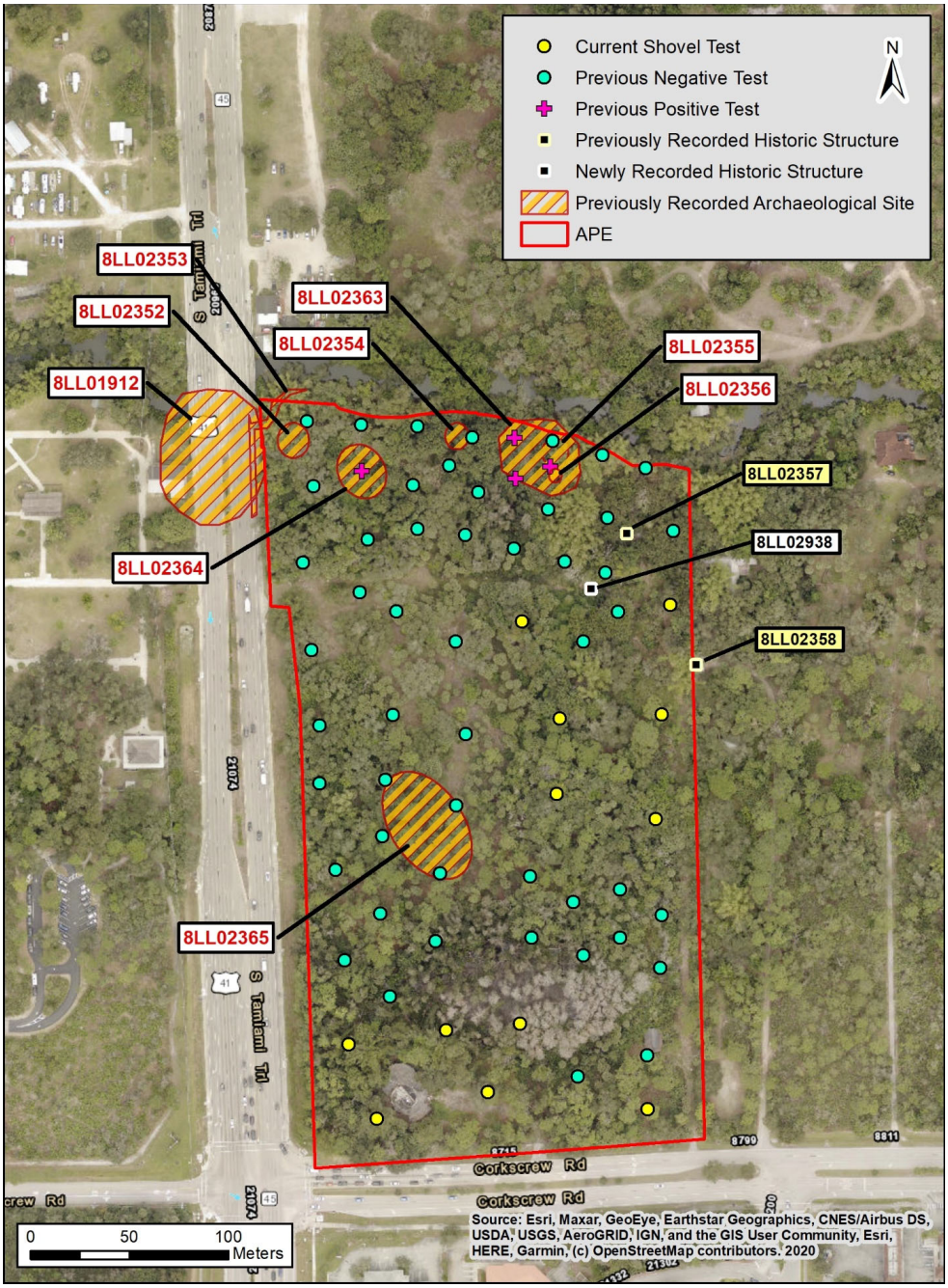


Figure 6. Approximate location of shovel tests and cultural resources within the APE.

and 50-100 cm of pale brown sand. A reasonable and good faith effort was made per the regulations laid out in 36 CFR § 800.4(b)(1) (Advisory Council on Historic Preservation n.d.) to survey all areas of the project APE.

In addition, several historic archaeological sites consisting of building remains within the APE were visited and photographed. Since their condition has only deteriorated more since the 2005 survey, none of the information on the FMSF forms has changed but photographs have been provided as per consultation with the FMSF (see **Appendix B**). Consultation with the SHPO's office (Aldridge 2021) noted that the FMSF forms did not have to be updated since the buildings/structures/sites were in a ruinous state or were not relocated, but to reference the appropriate FMSF number, include a current picture, and note that the building/structure/site is destroyed and/or in a ruinous state.

Building remains: 8LL02352, 8LL02354, 8LL02355, and 8LL02356 – Based on the 1997 survey the SHPO (Percy 1997) concurred that these remains were ineligible for listing on the NRHP, however they were contributing resources to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094). At the time the concrete foundations provided physical evidence of the size, location, scale, spatial relationship to other buildings, and existence of the structures. However, during the current survey only a few remnants of the foundations were relocated. These remnants have been heavily altered and no longer retain their original organization; therefore, evidence of size, scale, and spatial relationships is destroyed, and evidence of location and existence are vague to none. Therefore, these foundations still do not appear eligible for listing on the NRHP individually, and it appears they have lost the integrity that made them contributing resources to the historic district (**Photos 3-6**).

In addition, during this survey, ACI was again unable to relocate the well that was recorded in 1997.



Photo 3. View of 8LL02352.



Photo 4. View of 8LL02355



Photo 5. View of 8LL02354. Red arrows pointing to remaining foundation piers.



Photo 6. View of 8LL02356

Limerock Retaining Wall: The Limerock Retaining Wall (8LL02353) was constructed ca. 1904 as a retaining wall around the Guiding Star Publishing House (8LL2352) within the Koreshan Unity Settlement. The Guiding Star Publishing House was destroyed by fire in 1949 and the foundation remnants are now in deteriorated condition (**Photo 3**). The majority of the wall is covered by extensive vegetation, especially the root system of some of the larger plants, is intertwined with the Limerock Retaining Wall (**Photo 7**). A lack of maintenance has resulted in a ruinous condition. Furthermore, in 2013, US 41 and the US 41 bridge were widened, a large portion of the wall was destroyed, and US 41 and the bridge are now encroaching on the remaining portion of the wall (**Photo 7**). Due to the previous destruction and further deterioration of the wall and surrounding area, the limerock wall no longer retains historic integrity. While the wall remains in the same location, the physical evidence of the size, setting, and spatial relationship to other building foundations has been lost. As such, the wall no longer appears to be a contributing element to the Koreshan Unity Settlement Historic District (8LL00094). In addition, HABS documentation of the entire limerock wall was undertake in 2004 as a mitigation measure (**Appendix A**; FMSF).



Photo 7. Current condition of the of the Limerock Retaining Wall (8LL02353), looking south. Note position of the wall in relation to the US 41 bridge widening.

Historic/Prehistoric refuse: 8LL02363, 8LL02364, 8LL02365, and 8LL01912- During the 2005 survey it was suggested that 8LL02363-65 sites did not appear eligible for listing on the NRHP individually, nor were they considered contributing to the NRHP listed Koreshan Unity Settlement Historic District (8LL00094). At the time the sites provided very little new information about the Koreshan occupation of the area, and the recovered artifacts were sparse and mundane. No evidence of these sites was observed on the surface during this survey, and most were inaccessible due to extensive vegetative overgrowth. No evidence of the adjacent 8LL01912 was found to extend into the APE and review of the FSMF form suggests that this resource is actually located within the Koreshan State Park boundaries, not in the location recorded on the FMSF GIS database. Thus, the archaeological FMSF forms were not updated since no new information was learned, no additional artifacts were found, and no additional testing could be conducted where the sites were located. For information about the original survey and findings for these sites please refer to ACI 2005; Survey No. 22678 and the FMSF forms.

Therefore, none of the previously recorded archaeological resources appear individually eligible for listing on the NRHP, nor do they appear to contribute to the NRHP-listed Historic District. Thus, alteration of the boundaries of the NRHP-listed Historic District as suggested below will have no adverse effect on these resources, nor will future development of the APE. HABS documentation of the Limerock Wall (8LL01912) has already occurred as a mitigation measure for roadway work, however due to its interest and relation to the Koreshan Community it is recommended that the remaining portion of the wall within the APE be avoided, if possible.

Historical/Architectural Results: Background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). None of the resources have been evaluated by the SHPO. As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358) (**Figure 6**). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976 (**Figure 7**).

Below are descriptions and photographs of the newly identified and updated resources within the APE. A copy of the FMSF forms for the updated previously recorded and newly identified historic resources are provided in **Appendix C**. In addition, a letter was prepared for the demolished building and is contained in **Appendix D**.



Figure 7. Updated NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094) boundary.

8LL00094: The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. The only extant resource at this time was the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House." During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district (**Figure 7**). This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.



Photo 8. Holly Park House (8LL02357), looking north.

8LL02357: The Holly Park House is a Ranch style building located at 8761 Corkscrew Road that was constructed in ca. 1949 (**Photo 8**). The irregular plan, one-story building rests on a on a pier foundation made of various materials including tapered pre-cast concrete and concrete blocks. The building has a wood frame structural system clad with vertical wood siding. The hip roof is clad in asphalt shingles. The building features a brick chimney on the north interior slope. The main entrance is located on the south elevation through a single door which has been boarded over. All visible windows have been boarded over with plywood. Distinguishing architectural features include wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters. Alterations include replacement roofing materials, boarded up windows, and new siding. Additions consist of a ca. 1969 carport located on

the northeast side of the building. The open carport has a hip roof with decorative wrought iron supports. Ancillary structures include a non-historic shed to the south of the residence, a ca. 1965 concrete bomb shelter (8LL02938) to the southwest, and a ca. 1950 residence (8LL02358) to the south. The Ranch style is common throughout Lee County, and this former residence has undergone extensive alterations which have diminished its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02357 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 9. Lockwood House (8LL02358), looking north.

8LL02358: The Ranch style building located at 8751 Corkscrew Road was constructed in ca. 1950 (**Photo 9**). Commonly referred to as the Lockwood House, the former residence sits vacant on the parcel. The one-story, rectangular plan building rests on a tapered pre-cast concrete pier foundation and has a wood frame structural system. The central portion of the building is partially clad in original wood shingles; however, a majority of the exterior fabric was replaced with vertical wood plank ca. 1970. The side gable roof is clad in sheet metal and asphalt shingles. The main entrance is located on the south elevation through a single, open wood door frame. Visible windows include a six-light fixed unit and a partially dismantled three-stacked aluminum awning unit. Most of the original frames remain, but the windows themselves are gone. Distinguishing architectural features include boxed eave, wood window and door frames, and tapered pre-cast concrete piers. In ca. 1970, a wood frame garage was constructed on the east side of the building. Other alterations include replacement roofing materials, doors, and siding. A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building. This Ranch style building represents a common architectural style found throughout Lee County and non-historic additions and alterations have compromised its historic integrity. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8LL02358 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.



Photo 10. Holly Park Bomb Shelter (8LL02938), looking northeast.

8LL02938: The Masonry Vernacular style building located at 8761 Corkscrew Road was constructed in ca. 1957 (**Photo 10**). The building is an ancillary building to the Holly Park House (8LL02357) and is constructed of poured concrete dating from ca. 1957 (Dauray 2006). The building is rectangular and has a flat roof. The main entrance is located from the north end of the east elevation through an obscured door, which has been altered so that it can only be opened from the exterior. The southwest corner contains a concrete block clerestory (ca. 1965) with three windows, on the north, east and south walls (all of which have been boarded over with plywood), and a flat concrete roof. This is the buildings single distinguishing feature. The Lockwood House (8LL02358) is located to the south of the building.

The building was first identified, but not recorded, during *A Cultural Resources Assessment Survey of Estero on the River, Lee County, Florida* conducted by ACI in 2005 (Survey No. 22678). While the building is no longer accessible due to dense bamboo overgrowth surrounding the building, the 2005 survey provided some detail of the interior layout. The main entrance leads to hallway and from the hall, there is a double door into the main interior space of the building, a large open area with a small bathroom along the north wall, complete with toilet and shower. Also, during the original survey, interviews revealed two theories for the date of construction and function of this resource. Charles Dauray – President and CEO of the College of Life foundation – stated that the building was constructed in ca. 1957 by Holly Park as a Cold War era bomb shelter and was later converted into a shed with laundry facilities in the 1960s (ACI 2005). A secondary theory suggested by Georgia Nelson, Vice-President of the Estero Historical Society at the time, was that the building may have been constructed by the Koreshans during the 1920s. However, an assessment of the building materials revealed that the concrete contained a granular aggregate mixture consistent with that of mid- to late-twentieth century construction materials as opposed to the earlier shell aggregate, such as that found in the ca. 1910 Sunlit House (8LL02389) (ACI 2005).

Although the original purpose of the building cannot be fully confirmed, the bomb shelter theory is plausible. During the 1950s and 1960s, the construction of family bomb shelters or fallout shelters was promoted as fears grew of a nuclear attack during the Cold War. The Eisenhower and Kennedy administrations educated the public on the construction of home bunkers and the creation of public fallout shelters spread during this period (Ptacin 2020). Like most “Duck and Cover” Cold War-era procedures,

the bomb shelters would have provided little protection in the event of nuclear attack and in actuality provided the nation with an illusion of safety and preparedness. By 1965, it is estimated that approximately 200,000 home shelters had been constructed by civilians (Magnuson 2020).

Overall, the building is in a deteriorated state and has been altered over the years. The resource lacks sufficient architectural features and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events, nor could the original purpose of the building be fully confirmed. As a result, 8LL02938 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

7.0 CONCLUSIONS

As a result of the archaeological investigations, no new archaeological sites were discovered. Also, no evidence was observed on the surface for historic refuse sites, 8LL02365 and 8LL02363, and the historic refuse site with a prehistoric component, 8LL02364; also, no evidence of the adjacent 8LL01912 was found to extend into the APE. Thus, the archaeological FMSF forms were not updated. In addition, no FMSF forms were updated for the building/structure remnants (8LL02352, 8LL02353, 8LL02354, 8LL02355, and 8LL02356) but photographs of the resources or the area where the building/structure were once located, was documented (see **Appendix B**). While most of the building remains were previously considered contributing resources, it appears they all have lost their integrity and are no longer contributing. Mitigation measures have already been undertaken on the Limerock Wall (8LL02353) under Section 106.

Historical/architectural background research revealed that five historic resources were previously recorded within the APE. These include a portion of the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094), three buildings, the Anna Lewis House (8LL01114), the Holly Park House (8LL02357), and the Lockwood House (8LL02358), as well as the Rustic Tea Garden Outhouse (8LL02351). As a result of the historical/architectural field survey, one historic resource (8LL02938) was newly identified, recorded, and evaluated, and two previously recorded historic resources were identified and re-evaluated (8LL02357 and 8LL02358). These include the ca. 1949 Ranch style Holly Park House (8LL02357) and ca. 1950 Ranch style Lockwood House (8LL02358), as well as a Masonry Vernacular style bomb shelter building (8LL02938) constructed in ca. 1957. Overall, the updated and newly identified buildings have been altered, lack sufficient architectural features, and have become highly deteriorated over the years. In addition, the resources are not significant embodiments of a type, period, or method of construction and do not have any historic associations with significant persons and/or events – including the Koreshan Unity Settlement. As such, these three resources do not appear eligible for listing in the NRHP, either individually or as part of a historic district.

In addition, the Anna Lewis House (8LL01114) has been moved from the property and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Furthermore, the Rustic Tea Garden Outhouse (8LL02351) was confirmed as demolished. Both of these buildings were considered contributing resources to the NRHP-Listed Koreshan Unity Settlement Historic District (8LL00094).

The boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic or archaeological resources contributing to the district. Due to alterations made to the landscape, the movement or loss of formerly extant resources, and the present overgrown, highly altered, physical condition within the historic district on the east side of US 41, the land within the APE does not retain

historic integrity and no longer appears eligible for listing in the NRHP. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project. **Table 2** summarizes the opinions for all resource recorded within or immediately adjacent to the APE.

Table 2. Historical and Archaeological resources within the APE previous and current recommended NRHP evaluation/Contributing status.

FMSF No.	Site Name	Style/Site Type	Past Surveyor Opinion	Past SHPO Evaluation	Current Conditions	Current Survey Opinion
8LL01114	Anna Lewis House	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Moved	N/A
8LL02938	Holly Park Bomb Shelter	Masonry Vernacular	N/A	N/A	Deteriorating	Ineligible; Not contributing
8LL02357	Holly Park House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02358	Lockwood House	Ranch	Ineligible; Not contributing	Not evaluated	Ruinous	Ineligible; Not contributing
8LL02351	Rustic Tea Garden Outhouse	Frame Vernacular	Ineligible; Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02363	Boatworks / Plumbing Shop/ Apiary Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02365	College of Life Scatter	Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02364	Publishing House Scatter	Artifact Scatter, Historic Refuse	Ineligible; Not contributing	Not evaluated	Destroyed	Ineligible; Not contributing
8LL02356	Apiary Foundations	Building Remains	Ineligible: Contributing	Not evaluated	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02355	Boatworks #2 and Plumbing & Blacksmith Shop Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02352	Guiding Star Publishing House Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02353	Limerock Retaining Wall	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL02354	Machine and Woodworking Building Foundations	Building Remains	Ineligible: Contributing	Ineligible; Contributing	Ruinous/ Destroyed	Ineligible; Not contributing
8LL01912	Estero Riverbank – Trash Scatters	Artifact Scatter, Historic Refuse	Ineligible, Not contributing	Not evaluated	Not located within APE	N/A

Given the results of background research and field survey, no archaeological sites or historic resources that are listed, eligible for listing, or that appear potentially eligible for listing in the NRHP were located within the APE. As such, it is the professional opinion of ACI that the proposed undertaking will result in no historic properties affected. Due to the recommended boundary change to the NRHP-listed Koreshan Unity Settlement Historic District (8LL00094) further consultation may be required with the SHPO.

Additional opinions based on the previous Historic Preservation Plan request: In 2005 the APE was within Lee County jurisdiction when the request for an Historic Preservation Plan was made, the buildings designated for movement (Estero Creek School, Collier Residence, and Smith/Alvarez residence) were not within the current APE. The remainder of the Plan was to be determined. However, the APE is now under the jurisdiction of the Village of Estero and is outside of the Lee County-designated Koreshan State Historic Site. The APE does fall within the Village-recognized "Old Estero". Therefore, if the SHPO concurs with the above recommendations regarding eligibility and boundaries, there are no NRHP-eligible or contributing resources remaining, nor are there any local- or county-designated resources within the APE, thus the County-requested Historic Preservation Plan no longer appears necessary. However, the Village of Estero may want to consider preservation planning of their own, in accordance with Village of Estero Future Land Use Policy FLU-1.6.2 through 1.6.4 with regard to the small portion of the Limerock wall remaining within the APE.

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Appendix A
Lee County Resolution; SHPO correspondence; HABS documentation

RESOLUTION NUMBER Z-07-021

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

WHEREAS, Land Development Group, LLC, filed an application on behalf of the property owners, Village Partners, LLC, and College of Life Foundation, Inc., to rezone a 85.07±-acre parcel from Agricultural (AG-2) and Marine Commercial District (CM) to Mixed Use Development (MPD), and to utilize the Cash Contribution Option (Option 2) of the Bonus Density Program to increase the permissible density of the property above the Lee Plan standard density range for a project known as Estero on the River; and,

WHEREAS, a public hearing was advertised and held on April 4, 2007, before the Lee County Zoning Hearing Examiner Richard A. Gescheidt. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of April 13, 2007. This date was later extended to April 20, 2007. The Hearing Examiner gave full consideration to the evidence in the record for Case Nos. DCI2005-00041 (Rezoning) and REZ2006-00018 (Bonus Density Application); and,

WHEREAS, a second public hearing was advertised and held on June 4, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record, and the testimony of all interested persons in accordance with the procedures set forth in §34-83(b) of the Land Development Code. In addition, the Board considered the proposed bonus density contract based on the criteria set forth in LDC §34-1519.

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

SECTION A. REQUEST

The applicant filed a request to:

1. Rezone a 85.07±-acre parcel from AG-2 and CM to MPD to allow 530 residential units and 300,000 square feet of commercial space, with a maximum height of 60 feet (habitable stories). No blasting activity is proposed.

2. Participate in the Lee County Housing Bonus Density Program. The applicant is seeking to utilize the "Cash Contribution Bonus Density Option 2" pursuant to Lee County Land Development Code (LDC), Section 34-1519, to develop 181 bonus density dwelling units, with a proposed project total of 530 dwelling units on 85.07± acres for an approximate total of 7.84 dwelling units per acre.

The property is located in the Urban Community and Outlying Suburban Future Land Use Categories and is legally described in attached Exhibit A.

The request to rezone the property to MPD is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below. The request to participate in the Lee County Housing Bonus Density program, LDC Section 34-1519, by utilizing the "Cash Contribution Density Bonus (Option 2)" to develop 181 Bonus Density dwelling units is APPROVED, SUBJECT TO the conditions and deviations in Sections B and C below **and the terms of the Bonus Density Contract attached as Exhibit E.**

SECTION B. CONDITIONS:

All references to uses are defined or listed in the Lee County LDC.

1. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Estero on the River Master Concept Plan" prepared by Wilson Miller", date stamped "Received June 7, 2007 by Community Development", attached hereto as Exhibit C-1, and the one-page Parcel Summary attached hereto as Exhibit C-2, except as modified by the conditions below.

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

   a. Schedule of Uses

   Residential 1 (R-1)
   Accessory Uses and Structures
   Administrative Offices
   Agricultural uses, continuation of bona fide use only
   Dwelling Units
   Single Family Residence
   Entrance Gates and Gatehouses
   Essential Services
   Essential Service Facilities, Group I
   Excavation, Water Retention
   Fences and Walls
   Home Occupation (subject to standards in Lee County Land Development Code Section 34-1772)
   Model Homes, Model Units and Model Display Center, including accessory parking lots
   Real Estate Sales and Rental Office - limited to sales of lots, homes or units within Estero on the River
   Recreation Facilities, Personal and private On-Site and Off-Site
   Residential accessory uses, including but not limited to:
   Private garages, carports and parking areas
   Private swimming pools and enclosures
   Clubhouse including but not limited to Food and Beverage Service, Locker Rooms, Health Club and Spa
   Signs
   Temporary uses- limited to a sales center and construction office(s)

Residential 2 (R-2)
All uses permitted in the R-1 tracts plus:
Townhouse, Two-Family Attached and Multiple-Family Buildings
Parking Lot: accessory

Civic Use (CU)
All uses permitted in the R-2 tracts plus:
ATM
Cultural Facilities
EMS, Fire or Sheriff's station
Government agencies, office only, Library
Museums
Parking Lot
Post Office
Studios
Temporary Uses including but not limited to art and craft fairs, concerts "Taste of the Town", farmers' market, antique fairs and the like.
Theater, Indoor (550 seats + 150-seat Learning Theater)

Mixed Use (MU)
All uses permitted in the R-2 tracts plus:
Accessory Apartment
Accessory Commercial Uses
Animal Clinic - outside kennels are prohibited
ATM
Bait and Tackle Shop
Banks and Financial Institutions, Groups I & II
Bar or cocktail Lounge, in conjunction with a class III & IV
Bed and Breakfast
Boat Rentals and Sales, limited to canoes and kayaks
Business Services, Group II
Caretaker's Residence
Consumption on Premises, in conjunction with Class III & IV restaurant or Liquor Store (wine tasting events)
Convenience food and beverage store
Cultural Facilities
Cleaning and Maintenance Services, no warehouse
Clothing Stores
Clubs, Commercial, Fraternal & Private
Day Care Center, child or adult
Department Store, limited to 50,000 square feet
Drive thru Facility for any permitted use, limited to 4
Drugstore, Pharmacy
Food Stores, Group I
Garage, Public
Gift and Souvenir Shop
Grocery Store
Hardware Store, limited to 40,000 square feet

Healthcare Facilities, Groups I, II, III, and IV (limited to 100 beds)
Hobby, Toy and Game Shops
Hotel/Motel, limited to 100 rooms and 3 stories
Insurance Companies
Medical Office
Outdoor Seating for permitted uses
Parcel and Express Services (no warehouse)
Package Store
Paint, Glass and Wallpaper (no warehouse)
Parking Lot
Personal Services, Groups I and II
Pet Services, no outdoor run
Pet Shop, no outdoor run
Rental and Leasing Facilities, Groups I & II, no outdoor storage, display or sales
Repair Shops, Groups I and II, no outdoor storage, display or sales
Restaurant, Fast food, limited to 8
Restaurants, Groups I - III
Retail and Wholesale sales, when clearly incidental and subordinate to a permitted principal uses on the same premises
Specialty Retail, Groups I and II
Storage, Indoor Only
Studios
Theater, Indoor (550 seats and 150-seat Learning Theater)
Variety Store, limited to 20,000 square feet

Preserve/Indigenous (P and I)
Interpretive centers and Signage, rain shelters, gazebos
Nature and foot trails including boardwalks, benches and jogging paths
Paths, boardwalks and bridges
Water Management Facilities
Wildlife Management
Mitigation and Restoration Activities

College of Life Foundation
Civic/Cultural Facilities
Single-family residential units
Multi-Family residential units
Administrative Offices
Accessory Apartment 1

NOTE: Agricultural uses are not a permitted use within this planned development.

b. Site Development Regulations

See the Parcel Summary attached as Exhibit C-2 and the property development regulations below.

PROPERTY DEVELOPMENT REGULATIONS

	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS						
	Area	Depth	Width	Side	Rear	Front Road	Water-body	(Max) Height *See Note #7 below	(Max) Number of Hab. Floors	Distance between principal structure
Single-Family (detached)	6,500 sf	100	60	10	25	25	20	35	2	20
Two-Family Attached	7,500 sf	100	75	7.5	25	0	20	35	2	15
Townhouse	1,000 sf	50	20	15	N/A	15	20	45	3	15
Multi-family	10,000 sf	N/A	N/A	.5 BH *See Note#6 Below	20	20	0 or 20' *See Note #5 Below	60	3	25
RECREATION AREA	2,500 sf	25	25	10	10	20	0 or 20' *See Note #5 Below	45	3	15
Commercial	10,000 sf	100	100	5	10	0	0 or 20' *See Note #5 Below	60	4	15

Notes:
1) Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2) Accessory structure setbacks are to be same as principal structure except for rear setbacks, which are 50 percent of the principal structure setback.
3) All dimensions are in feet unless otherwise noted.
4) Minimum structural setbacks are as measured to an adjacent right-of-way or parcel line.
*5) Setback from Lake may be zero feet providing architectural bank treatment is incorporated into design.
*6) BH: Building Heights= Combined height of two adjacent buildings for the purpose of determining setback requirements. Any building in Parcel 1-A that is within 100-feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction. Any building in Parcel 4-A that is within 150 feet of any boundary adjacent to existing single family residential will have a 35-foot maximum height restriction.
***7) See Parcel Summary attached as Exhibit C-2 regarding height limitations adjacent to US 41, Estero River, Sandy Lane, Corkscrew Road and existing residential structures outside project boundaries.**

3. Design Elements. Development must comply with the Design Elements submitted by the applicant and found in Exhibit D.

4. Drainage.

a. The developer will not place an encroachment within the flood way as defined by the FEMA flood maps approved at the time of development order issuance.

b. At the time of the first development order application, the developer will submit a drainage analysis that demonstrates that the site development plan causes no adverse impact on adjacent upstream and downstream properties in terms of drainage capacity/conveyance, storm water discharge, and flood. The drainage analysis will include, but not limited to:

i. a drainage map for all contributory areas within and into the development, showing flow paths/arrows, existing on site and offsite drainage structures (sizes and inverts), and sub basin areas; and,

ii. hydrologic and hydraulic calculations for the 5, 10, 25, and 100-year storm events in order to establish existing baseline conditions.

c. The Developer, or its assigns, will dedicate a drainage/maintenance easement to Lee County for the purpose of Estero River maintenance. The easement will give the right, but not the obligation, to Lee County to access the property and provide maintenance of the drainage within the Estero River. The developer, or its assigns, will maintain the easement area free of debris at all times and provide perpetual monthly maintenance/mowing. The easement location and design will be jointly reviewed and approved prior to Development Order approval and recording by the County Attorney's Office, Parks and Recreation Department, the Division of Environmental Sciences, and the Division of Natural Resources.

5. Flood Regulations.

Development must be consistent with the local, State, and Federal regulations for development within any flood ways, flood plains, or properties designated that will be affected by a tropical storm event.

6. Green ways.

The developer will participate in a joint effort with Lee County Parks and Recreation Department to accommodate a "Green ways" area along the Estero River subject to obtaining all necessary permits. The "Green ways" must be approved by Lee County Parks and Recreation as part of the development order for this project. The Developer and Lee County Parks and Recreation Department have agreed that this effort will be jointly funded.

7. Open Space.

Prior to local development order approval, the landscape plan must include an open space diagram delineating the 30 acres of open space committed to on the Open Space Calculations table. Buildings within the "MU" and "CU" parcels must contain commercial

or community facility ground floor uses. Single-family lots within Parcel 5 must be a minimum 6,500 square feet with a maximum 45 percent lot coverage.

8. Landscape.

Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation, including areas to be restored per the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas being used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three-foot height and six-foot width using either a box culvert, conspan, or bridge.

9. Buffer.

Prior to local development order approval, the landscape plans must delineate a minimum 50-foot wide natural waterway buffer measured from the top of bank of the Estero River. The proposed Greenway may be located within the 50-foot wide buffer area. No additional boardwalks or pathways are allowed within 25 feet of the top of bank except as delineated in Condition 10 below. The design of the proposed greenway and the extent of activity to take place within the 50-foot wide buffer will be determined at the time of local development order and approved by the Division of Natural Resources, Division of Environmental Sciences, and the Parks and Recreation Department. Any walkway will be field inspected by the Division of Environmental Sciences' staff and adjustments may be made where necessary to preserve existing trees.

10. Shoreline Structures:

Shoreline structures along the Estero River are limited to a maximum of:

a. Two free-span bridges over the Estero River for pedestrian traffic field located to avoid impacting existing native trees; and,

b. one dock/canoe launch; and,

c. the existing covered boat house and dock in the northeast corner of Parcel 2; and,

d. the existing concrete bulkhead and dock in the northwest portion of Parcel 4; and,

e. the proposed vehicular and pedestrian bridge crossing connecting Parcels 1 and 2 to allow vehicular/pedestrian traffic. The existing structures may be restored or replaced with structures meeting the current LDC regulations provided the structure is not expanded. The shoreline structures may include river overlook areas.

11. Gopher Tortoise Management Plan.

Prior to local development order approval, the developer must submit a Gopher Tortoise Management Plan including details of the type of gopher tortoise permit secured from the

Florida Fish and Wildlife Conservation Commission for review and approval by the Division of Environmental Sciences' staff.

12. Lake Maintenance Easement.

Prior to local development order approval, any lake that is designed to utilize Deviation 5, 6, or 8 must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. Additionally, the use of Deviation 5, 6, or 8 is limited to a total maximum of 20 percent of the linear footage of an individual lake and compensatory littoral shelf must be provided as detailed in LDC §10-418.

13. Boat Docks.

Boat docks approved in this application are strictly limited to canoes, kayaks, and paddle boats. The developer may not permit motorized vessels, except those that are electric or battery powered, to utilize any boat docking facility located within the project boundaries. Combustion engines are prohibited.

14. Traffic Impacts.

a. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval.

b. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill when the project meets Lee County concurrency requirements (all conditions required by the Lee County Comprehensive Plan (Lee Plan) and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed to be "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

15. Historic Preservation.

The developer must submit an Historic Preservation Plan for the entire project to be approved by the Lee County Historic Preservation Board prior to the first local development order. The Estero Creek School and Collier Residence are scheduled for relocation pursuant to prior agreements and are not required to be included in the Historic Preservation Plan. The Smith/Alvarez residence may be relocated subject to Historical Designation at the new location. No development activity or demolition permits can be approved prior to the approval of the Historic Preservation Plan described above.

16. Local Development Order Approval.

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix, and general function, and all other Lee County Lee Plan provisions.

17. Sandy Lane Realignment. In the event that Sandy Lane is realigned, the realignment and any resulting changes in the open space assigned to the Sandy Lane alignment within the project may be approved through an administrative amendment of the approved planned development.

INCIDENT TO PARTICIPATION IN THE HOUSING BONUS DENSITY PROGRAM:

18. Eligibility for Bonus Density.

Bonus density is approved on this property in accordance with the terms and conditions of the Bonus Density Contract attached as Exhibit E. Bonus units will be distributed throughout the site in accordance with the Parcel Summary attached as Exhibit C-2. In accordance with the terms of the Bonus Density Contract, the developer will provide ten percent of the total project units approved under local development order(s) to qualified moderate income eligible families for initial sales. Moderate income means a person or household whose annual (gross) income does not exceed 120 percent of the area's median income as determined by HUD on a year-to-year basis.

19. Landscape Plan. Prior to local development order approval, the landscape plan must delineate a minimum of 14 acres of indigenous plant community and native tree preservation including areas to be restored in accordance with the Estero on the River Restoration Plan. Parcel 3 must include 3.69 acres of indigenous preservation of oak and pine scrub. All preservation areas used to meet the 14-acre requirement must be located outside of existing or future easements. The roadway proposed within Parcel 2 that bisects the existing indigenous plant communities must be designed to provide wildlife underpass with a minimum three feet in height and six feet in width using either a box culvert, conspan, or bridge.

20. Development Order. The developer may obtain the necessary development orders for site preparation, which include, but are not limited to, site infrastructure and fill, when the project meets Lee County concurrency requirements (all conditions required by the Lee County Lee Plan and the LDC). However, the developer may not obtain building permits for vertical development until notification of the commencement of the U.S. 41 six-lane improvements. This condition will not be construed to prevent the developer from availing itself of the provision of Lee County Ordinance 06-20, as amended (Fair Share Ordinance). Restoration or relocation of historic resources located within the project boundaries will be deemed "site preparation work" for purposes of this condition and may be approved by Lee County at any time.

SECTION C: DEVIATIONS

1. Planted Buffers within Easements. Deviation (1) seeks relief from the LDC §10-414 requirement that prohibits the planting of trees and shrubs in an easement, to allow planted buffers to be placed within 50 percent of the width of the lake maintenance easement. This DEVIATION IS APPROVED, SUBJECT TO the following condition:

   a. Prior to local development order approval, any lake that is designed to allow buffer plantings to overlap 10 feet into the 20-foot wide lake maintenance easement encircling the lake, must provide a minimum 20-foot wide lake maintenance easement from the lake control elevation to an adjacent common parking lot or roadway to provide access to the lake for long term maintenance. All buffer plantings adjacent to lakes must consist of native vegetation.

2. Pavement Widths. Deviation (2) seeks relief from the LDC §10-296 requirement to provide a minimum 24-foot wide pavement width for privately maintained rights-of-way, to allow a 20-foot wide pavement width. This DEVIATION IS APPROVED, SUBJECT TO that no life, health, and safety issues arise due to the smaller pavement width.

3. Parking. Deviation (3) seeks relief from the LDC §34-2013(a) requirement to provide that parking lots be designed so that all vehicles exit in a forward motion, to allow individual parking spaces to back onto rights-of-way, access drives, and easements allowing on-street parking. This DEVIATION IS APPROVED.

4. Edge of Pavement Radii. Deviation (4) seeks relief from the LDC §34-296 requirement to provide a minimum edge of pavement radius of 25 feet to 30 feet, to allow a minimum edge of pavement radius of 12 feet. This DEVIATION IS APPROVED.

5. Lakes. Deviation (5) seeks relief from the LDC §10-328 requirement to provide a 20-foot lake maintenance easement around the perimeter of proposed lakes, to allow structures or bulkheads to abut the water. This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

6. Excavation Banks. Deviation (6) seeks relief from the LDC §10-329(e)(4) requirement to provide sloped excavation banks, to allow up to 40 percent of the banks to utilize either:

   a. a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1; or,

   b. a 2:1 (horizontal: vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

   This DEVIATION IS APPROVED, SUBJECT TO Condition 12, above.

7. Separation from Alcohol related Uses. Deviation (7) seeks relief from the LDC §34-1263(e) and §34-264(b)(1) requirement to provide a minimum 500-foot separation for on and off premises alcoholic beverages sale or consumption from any of the enumerated uses, to allow a zero-foot separation between the use located within the project's perimeter

boundaries. This DEVIATION IS APPROVED, SUBJECT TO the condition that each on-premises Consumption on Premises of alcoholic beverages requested must be approved administratively as provided for in the LDC.

8. Water Body Setback. Deviation (8) seeks relief from the LDC §34-1047 requirement to provide building setbacks for the Estero/Corkscrew Road Overlay area of 25 feet from a water body, to allow a zero- to 25-foot water-body setback. This DEVIATION IS APPROVED, SUBJECT TO Condition 12.

9. Shared Parking. Deviation (9) seeks relief from the LDC §34-2015(1) requirement to provide that all required parking spaces must be provided on the same premises as the intended use, to allow shared parking. This DEVIATION IS APPROVED, SUBJECT TO the condition that, as part of the local development order approval, the developer demonstrate that the proposed uses will operate during varying times of the day as part of a Shared Parking Agreement.

10. Indigenous Open Space. Deviation (10) seeks relief from the LDC §10-415(b)(1)(a) requirement that large developments must provide 50 percent of the required open space as indigenous preserve, to allow 4.9 acres of indigenous preserve and 10.4 acres of other native preservation areas. This DEVIATION IS APPROVED, SUBJECT TO Condition 8, above.

11. Model Homes. Deviation (11) seeks relief from the LDC §34-1954(a)(1) requirement regarding model homes and units, to allow model homes and units by right. This DEVIATION IS APPROVED.

12. Connection Separation. Deviation (12) seeks relief from the LDC §10-285(a) requirement to provide a minimum of 660 feet for connection separation between access points on Corkscrew Road, to allow the connections provided for on the MCP. This DEVIATION IS APPROVED, SUBJECT TO following condition:

    a. Prior to local development order approval, the Developer must provide a cross-access easement connecting to the east and west property lines of STRAP#33-46-25-00-00008.0000. The cross-access easement must be recorded in the public records. The access centered 715 feet from the centerline of U.S. 41 may be realigned to an interconnection to the existing median opening 908 feet from U.S. 41 if the interconnection becomes available.

13. Buffers between Uses. Deviation (13) seeks relief from the LDC §34-372(a)(6)g. requirement to provide a minimum width and composition of all proposed buffers along the perimeter of the entire property, as well as between the individual uses, if the types of proposed uses require buffer separations between the different uses within the development, to allow the elimination of buffers between uses within the development. This DEVIATION IS APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description and sketch of the property
Exhibit B: Area Map (subject parcel identified with shading)
Exhibit C-1: Master Concept Plan date stamped Received June 7, 2007
Exhibit C-2: Parcel Summary
Exhibit D: Design Elements
Exhibit E: Bonus Density Contract

The applicant has indicated that the STRAP numbers for the property are:

28-46-25-00-00014.0020
28-46-25-00-00015.0000
28-46-25-00-00016.0040
28-46-25-00-00016.0050
28-46-25-00-00017.0000
28-46-25-00-00018.0000
28-46-25-00-00033.0000
28-46-25-00-00033.0010
33-46-25-00-00001.0000
33-46-25-00-00005.0000
33-46-25-00-00006.0000
33-46-25-00-00007.0000
33-46-25-00-00009.0000
33-46-25-00-00010.0000
33-46-25-00-00013.0000

SECTION E. FINDINGS AND CONCLUSIONS:

Rezoning Request:

1. The applicant has proven entitlement to the MPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The MPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities, and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

e. will not adversely affect environmentally critical areas or natural resources.

3. The MPD rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance the achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Bonus Density Request:

1. The bonus density request is consistent with the criteria contained in LDC §34-1516(c).

2. The request for bonus density is in compliance with and consistent with the Lee County Lee Plan.

3. The bonus density request includes only property that is zoned for the type of dwelling units to be constructed if the Mixed-Use Planned Development Zoning District is approved.

4. The bonus density request is less than the maximum total bonus density for the Urban Community and Outlying Future Land Use Categories.

5. The proposed development will not have substantially increased intensities of land uses along its perimeter.

6. The project is not located where additional traffic will be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.

7. As conditioned by the zoning approval, the development is not in a location where existing and committed public facilities are so overwhelmed that a density increase would be contrary to the overall public interest.

8. The bonus density request, as conditioned, will not decrease any required open space, buffering, landscaping, and preservation areas.

9. The project is located within the Categories 2 and 3 storm surge zone for land-falling hurricanes as depicted in the 1991 Hurricane Storm Tide Atlas for Lee County. The developer will provide appropriate mitigation at the time of local development order approval.

10. The resulting development with the bonus units will be compatible with existing and planned surrounding land uses.

Commissioner Hall made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of June 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:
Robert P. Janes, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

CIRCUIT COURT LEE COUNTY, FLORIDA

Approved as to form by:
Donna Marie Collins
County Attorney's Office

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 6th day of August, A.D. 2007

CHARLIE GREEN, CLERK

By Marcia Wilson
Deputy Clerk

CASE NOS: DCI2005-00041and REZ2006-00018

Z-07-021
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FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs

MEMBER OF THE FLORIDA CABINET
Division of Library & Information Services
Division of Historical Resources
Ringling Museum of Art
Division of Licensing
Division of Elections

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF HISTORICAL RESOURCES

August 13, 1997

Mr. J. R. Skinner
Division of Administration
Federal Highway Administration
U.S. Department of Transportation
227 N. Bronough Street, Room 2015
Tallahassee, Florida 32301

In Reply Refer To:
Frank J. Keel
Historic Preservation Planner
Project File No. 973270

RE: Cultural Resource Assessment Review Request
Cultural Resource Assessment Survey, US 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties, Florida. By Archaeological Consultants, Inc., April 1997.
SPN: 03010-1575
WPN: 1114187
FPN: ACXL-301-1(16)

Dear Mr. Skinner:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Protection of Historic Properties"), as well as the provisions contained in Chapter 267.061, *Florida Statutes*, we have reviewed the results of the field survey of the referenced project performed by Archaeological Consultants, Inc. and find them to be complete and sufficient.

We note that six previously unrecorded historic properties (8LL1912,1914-1917, and 1921) and four previously recorded historic properties (8LL1080, 1097 and 1098) and the National Register listed Koreshan Unity Settlement Historic District (8LL95) were located during the course of this survey. Based on the results of the survey, the Boomer House (8LL1098) and the Estero School (8LL1080) were determined to potentially eligible for listing in the *National Register of Historic Places*. We concur with this determination as well as with the determination that nine additional structures are contributing to the Koreshan Unity Settlement Historic District. We also concur that the remaining sites are ineligible for listing in the *National Register of Historic Places*, or otherwise of historical or architectural value.

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • (850) 488-1480
FAX: (850) 488-3353 • WWW Address http://www.dos. state.fl.us

☐ ARCHAEOLOGICAL RESEARCH (850) 487-2299 • FAX: 414-2207
☑ HISTORIC PRESERVATION (850) 487-2333 • FAX: 922-0496
☐ HISTORICAL MUSEUMS (850) 488-1484 • FAX: 921-2503

If you have any questions concerning our comments, please do not hesitate to contact us. Your interest in protecting Florida's archaeological and historic resources is appreciated.

Sincerely,

Laura A. Kammerer

for George W. Percy, Director
Division of Historical Resources
and
State Historic Preservation Officer

GWP/Kfk
xc: C. L. Irwin, FDOT
Bryan Williams, FDOT, District 1

FINAL
CULTURAL RESOURCE
ASSESSMENT SURVEY REPORT

U.S. 41
From North of C.R. 887 to San Carlos Boulevard
Collier and Lee Counties, Florida

State Project Numbers: 03010-1575 & 12010-1566
Work Program Item Numbers: 1114187 & 1114700
Federal Aid Program Numbers: ACXL-301-1(16) & XA-301-2(49)

This project is a PD&E Study of U.S. 41
which begins north of C.R. 887 at its southern terminus
and continues northward to San Carlos Boulevard;
the limits of the project area are approximately 18.78 km (11.67 mi).

Prepared for:

Florida Department of Transportation
District One
801 North Broadway
Bartow, Florida 33830

Prepared by:

Archaeological Consultants, Inc.
2345 Bee Ridge Road
Suite 6
Sarasota, Florida 34239

April 1997 CRAT# 973270

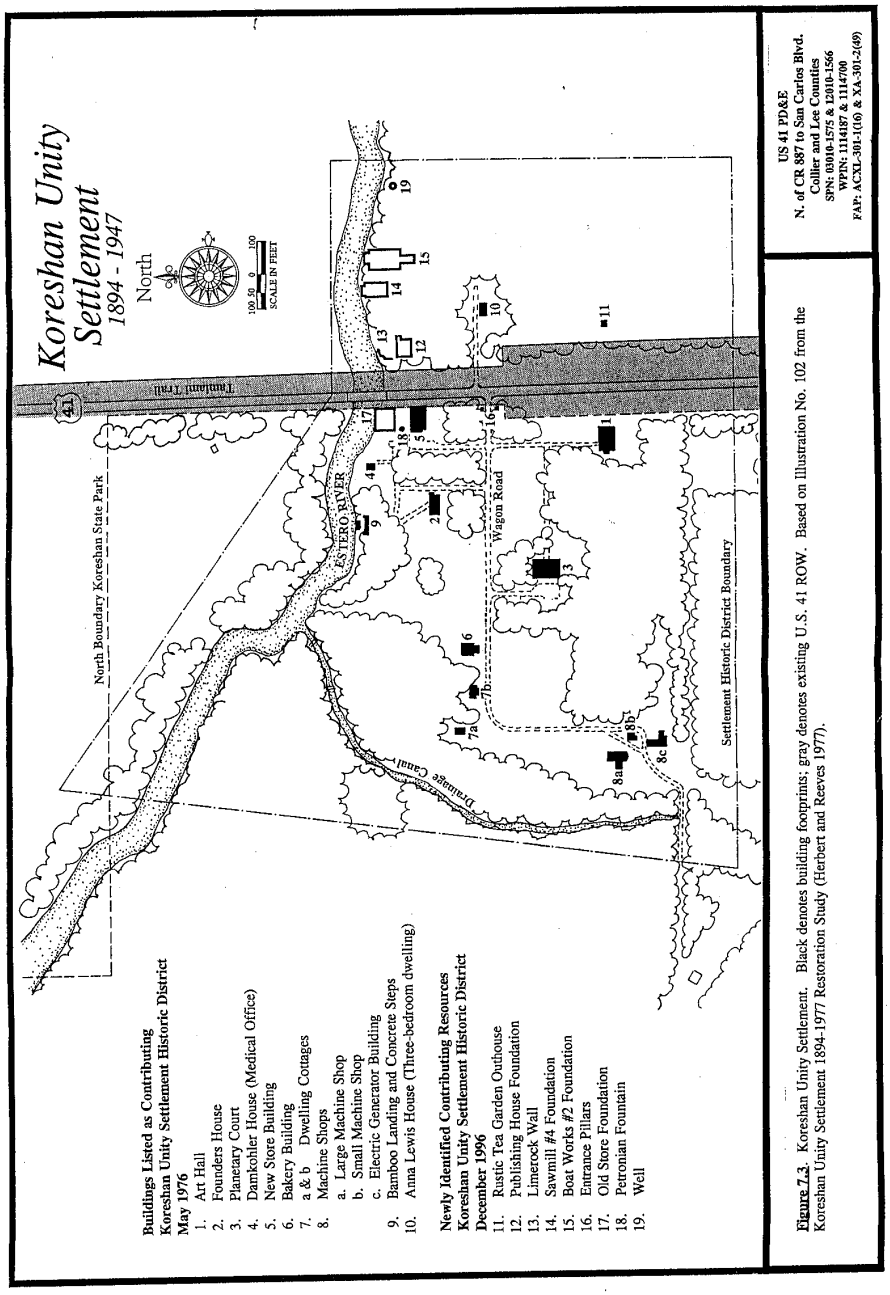
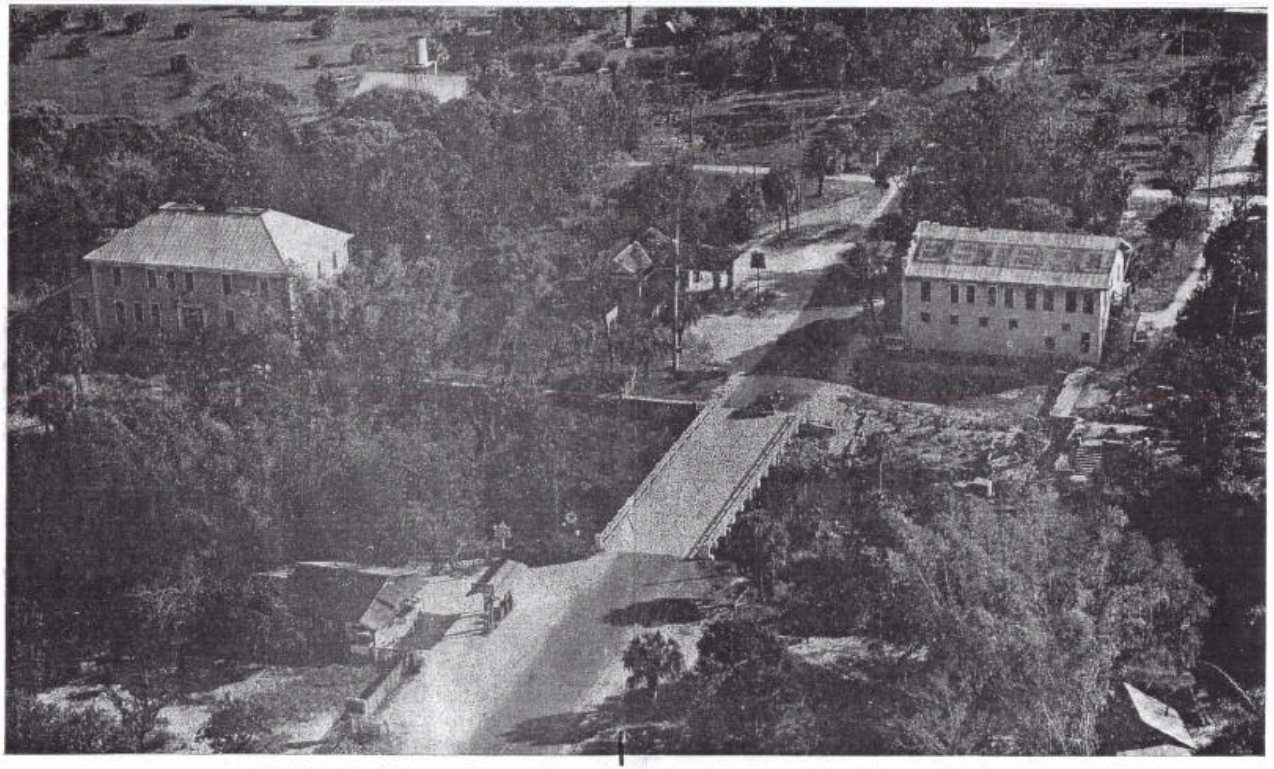


Figure 7.3. Koreshan Unity Settlement. Black denotes building footprints; gray denotes existing U.S. 41 ROW. Based on Illustration No. 102 from the Koreshan Unity Settlement 1894-1977 Restoration Study (Herbert and Reeves 1977).



Unity Publishing Plant, Filling Station and Store in Foreground. Many Buildings Not Shown

Figure 7.4. Historic Photograph Showing the Publishing House, Gas Station, and New Store (ca. 1949). (Photograph from the Collection of the Koreshan Unity Foundation.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
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Shops, Bamboo Landing and Concrete Steps, and the Anna Lewis House (Three-Bedroom Dwelling). Since 1976, nine additional resources have been discovered that fall within the district boundaries but were not previously identified as contributing resources. These nine resources include the Rustic Tea Garden Outhouse, the Publishing House Foundation, the Limerock Wall, the Sawmill #4 Foundation, the Boat Works #2 Foundation, the Entrance Pillars, the Old Store Foundation, the Petronian Fountain, and a well. All are over fifty years of age and by current NRHP criteria for evaluation are considered resources that contribute to the significance of the Koreshan Unity Settlement Historic District. Also within this time period, the Post Office was determined to be not historic and was relocated outside of the historic district boundaries onto another portion of the Koreshan State Historic Site property.

At the request of the Florida Division of Historical Resources, Survey and Registration Section, a narrative description of each newly identified contributing resource follows. This was done in lieu of preparing an amendment to the Koreshan Unity Settlement Historic District NRHP nomination, or a request for a DOE.

Rustic Tea Garden Outhouse (contributing) (11; Figure 7.3)

A two-seater outhouse that stylistically and by location appears to have been associated with the Rustic Tea Garden is located south of the Anna Lewis House, directly east of the Art Hall and east of the existing eastern right-of-way (Figure 7.5). The outhouse is constructed of milled lumber, covered by a corrugated metal gable roof. The wall cladding is no longer in place, but fragments of palmetto fronds are still attached. It is presumed the outhouse dates from the same period as the Rustic Tea Garden, probably constructed ca. 1930 (Figure 7.6). The Rustic Tea Garden was constructed of rough log elements with the bark retained, and



Figure 7.5. The Rustic Tea Garden Outhouse (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

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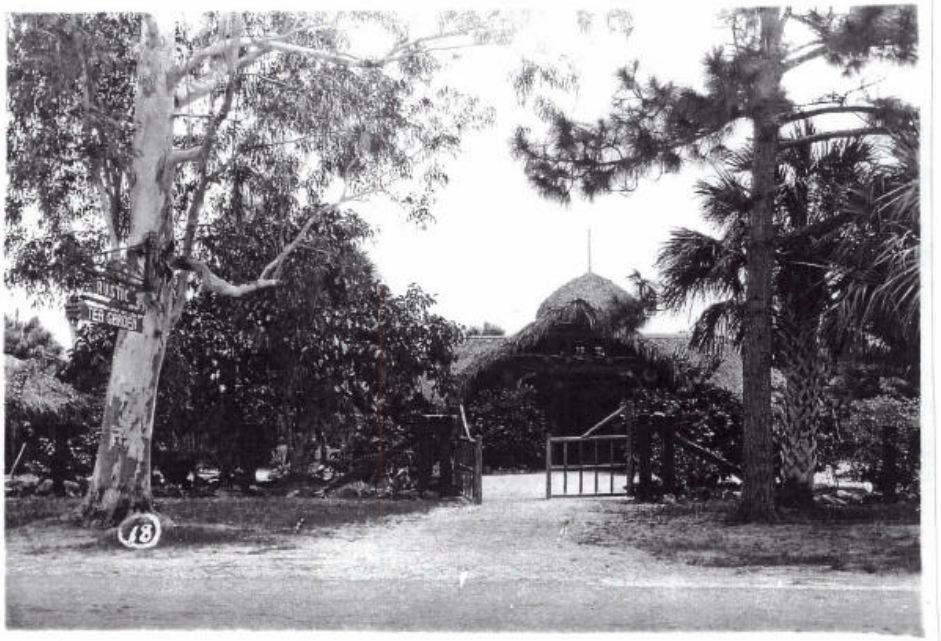


Figure 7.6. Historic Photograph (late 1930s) of the Rustic Tea Garden. (Photograph from the Collection of the Koreshan Unity Foundation).

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the walls and roof were covered with palmetto thatching. The Rustic Tea Garden structure initially served as an exhibit building for the settlement, displaying produce as well as items manufactured on site by the various Koreshan enterprises. In the mid-1930s the building was converted to a tea garden, serving meals to travelers along the newly paved Tamiami Trail (now U.S. 41) (Herbert and Reeves 1977:102-103). The Rustic Tea Garden fell into disuse in the early 1940s and was demolished in the mid-1940s; U.S. 41 now covers its former location. The outhouse is in deteriorated condition and in danger of collapsing. The Rustic Tea Garden Outhouse lies within the district boundary, dates from the period of significance, and contributes to the Koreshan Unity Settlement Historic District.

Publishing House Foundation (also known as the Guiding Star Publishing House) (contributing) (12; Figure 7.3)

The Publishing House, constructed ca. 1904, was a two-story building measuring approximately 11.6 m (38 ft) by 21.3 m (70 ft) (Figure 7.7). The Publishing House was wood frame construction with walls of horizontal boards, covered by a wood shingle hipped roof. The Publishing House fronted the Tamiami Trail (now U.S. 41), and was directly west of the old store. This building housed the publishing operations of the Koreshan Unity and, as such, played an important role in the history of Koreshanity (Herbert and Reeves 1977:85-86). The first floor of the building contained the press room with the equipment for printing and binding. The second floor housed the general office of the Unity, the type-setting department, and photographic and engraving department. Power for the equipment was provided by a steam engine located in the adjacent Publishing House Power Building. In 1949, a fire destroyed both buildings. The



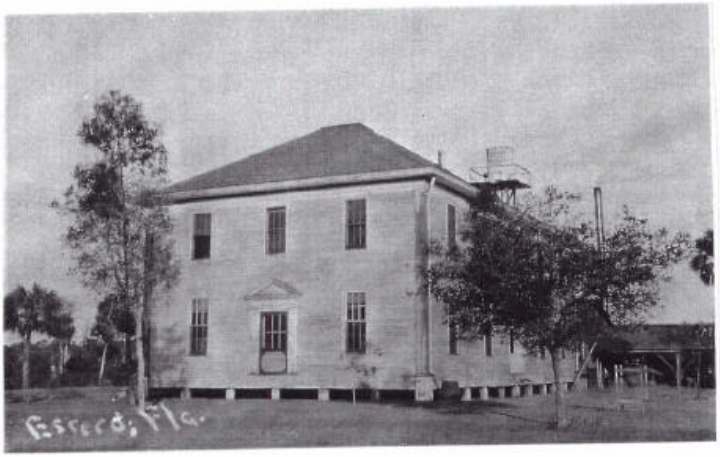


Figure 7.7. Historic Photographs (ca. 1920-30) of the Publishing House. (Photographs from the Collection of the Koreshan Unity Foundation).

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FAP: ACXL-301-1(16) & XA-301-2(49)

Publishing House foundation is located within the boundary of the Koreshan Unity Settlement Historic District and contributes to the district.

Limerock Wall (contributing) (13; Figure 7.3)

A limerock wall is located at the west end of the Koreshan Unity Foundation property adjacent to the Estero River and parallel to U.S. 41 (Figure 7.8). The wall forms a cove along the river edge, then runs south approximately 20 m (65.6 ft) toward the old path to the Publishing House; a portion of the wall is covered by vegetation. The wall, approximately 2 m (6.6 ft) high and 1 m (3.3 ft) wide, is shown in historic photographs (ca. 1920-30) of the Publishing House (Figure 7.9). No evidence was found as to how far the wall extended to the east or south and the original function of the wall remains unknown. The holdings of both the Koreshan Unity Foundation and the Koreshan State Historic Site were examined for information about the wall. The wall is said to have been reportedly constructed by Arthur Moore, a Koreshan member. The portion of the wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the Publishing House and was constructed concurrently, ca. 1904. The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. Nonetheless, since the wall lies within the district boundaries and dates from the period of settlement as evidenced by historic photographs, it is therefore considered a contributing element.

Sawmill #4 Foundation (contributing) (14; Figure 7.3)

Sawmill #4, constructed ca. 1900, was the fourth in a series of sawmills built by the settlement. It was located to the east of the Publishing House (Figure 7.10). The structure,

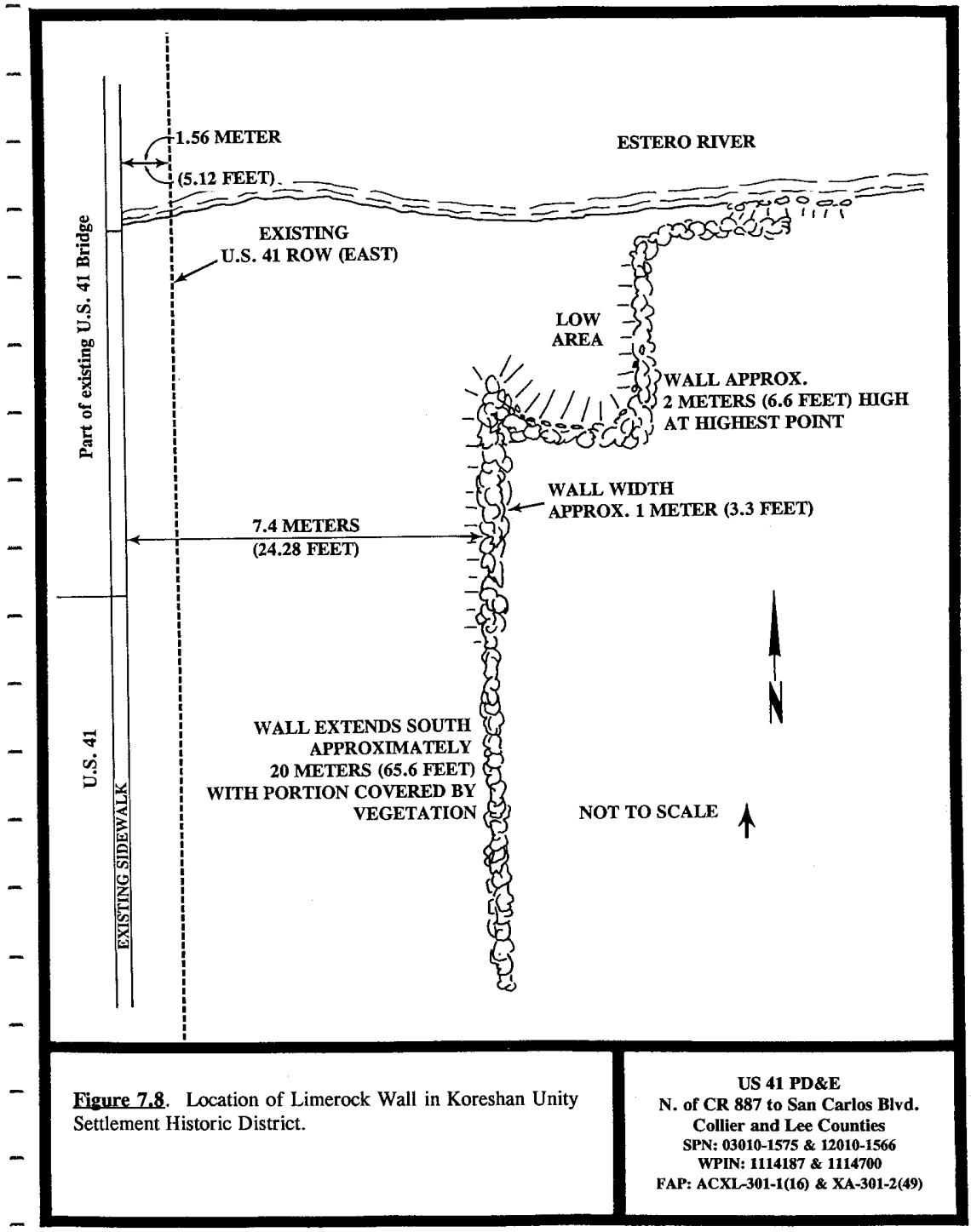


Figure 7.8. Location of Limerock Wall in Koreshan Unity Settlement Historic District.

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)



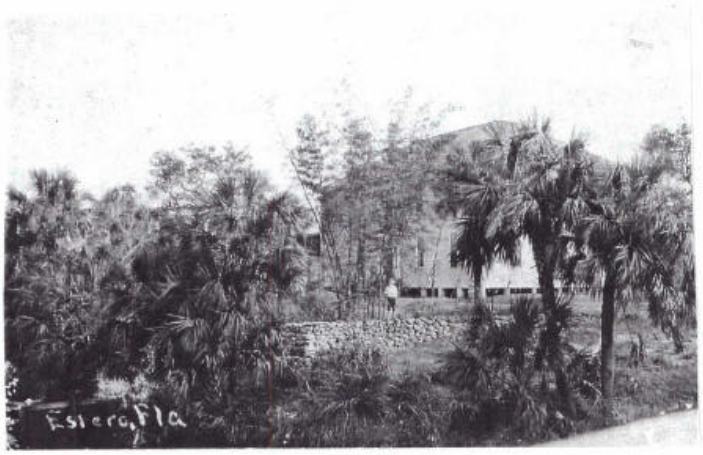


Figure 7.9. Historic Photographs (ca. 1920-30) of the Publishing House Showing Portion of the Limerock Wall. (Photographs from the Collection of the Koreshan Unity Foundation.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)





Figure 7.10. Sawmill #4 Foundation (above); Boat Works #2 Foundation (below) (1996). (Photographs from the Collection of Archaeological Consultants, Inc.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)

of wood frame construction, measured 10.1 m (33 ft) by 11.0 (36 ft) and contained the Tinware and Pattern Makers Shop (Herbert and Reeves 1977:87). The tinware shop was located on the first floor; the pattern making and wood turning shop was located on the second floor (Herbert and Reeves 1977:88). The building was allowed to deteriorate and, as a result, it was demolished in 1949. Portions of the concrete foundation remain *in situ* today. The foundation is located within the historic district boundary and is considered a contributing element to the Koreshan Unity Settlement Historic District.

Boat Works #2 Foundation (contributing) (15; Figure 7.3)

Boat Works #2, constructed ca. 1900, was located east of the Publishing House and adjacent to the Estero River (Figure 7.10). The building was a two-story wood frame structure covered by a wood shingle roof. It measured approximately 6.1 m (20 ft) by 21.3 m (70 ft) with a one-story wing attached to the west elevation measuring 3.0 m (10 ft) by 21.3 m (70 ft) (Herbert and Reeves 1977:88-89). A small one-story building that housed machine and woodworking facilities was attached to the south elevation. The gradual improvement of county roads, as well as the declining reliance upon fish as a food source, generally led to the abandonment of the industry (Herbert and Reeves 1977:89). The building was allowed to deteriorate and was demolished in 1949. A portion of the concrete foundation as well as partial concrete walls remain in place today, and are considered a contributing element to the Koreshan Unity Settlement Historic District for representing that period in the history of development when boat transportation played a critical role in shipping materials both to and from the settlement.

Entrance Pillars (contributing) (16; Figure 7.3)

A pair of entrance pillars are located on the west side of U.S. 41 at the junction with (what was formerly known as) Wagon Road (Figure 7.11). The pillars were constructed ca. 1903-1905 of limerock topped by cast stone spherical finials and placed at the original entrance to the Koreshan Unity Settlement. The original entrance was closed after the land was given to the Parks Department and the Koreshan State Historic Site was established. A new entrance was created and a Park Entrance Station with ranger offices was constructed ca. 1967 when the park opened to the public. The entrance pillars lie within the Koreshan Unity Settlement Historic District boundary and are contributing objects.

Old Store Foundation (contributing) (17; Figure 7.3)

The Old Store was a three-story building fronting directly on the Estero River (Figure 7.12). It was constructed in 1902-1903 by the settlement to replace the original one-room store and post office (Herbert and Reeves 1977:77). The Old Store was of wood frame construction with vertical board-and-batten siding; the front-gable roof was wood shingle. A covered porch/loading area was located on the north, fronting the river, and the east elevation fronted the Tamiami Trail (now U.S. 41).

The Old Store functioned as the general store serving both the settlement and the surrounding community. Fruit, vegetables, and fishing supplies were sold here. The ground (river) level served as a storage and warehouse space for the loading and unloading of materials shipped by boat, the major source of supply. The second floor served as the general store and post office, and the third floor was used as a sister's dormitory. A series of floods, which severely damaged both the lower storage area, as well as the store, led the settlement to construct a



Figure 7.11. Koreshan Unity Settlement Original Entrance Pillars (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)





Figure 7.12. A Historic Photograph (undated) of the Old Store (above) (photograph from the Collection of the Koreshan Unity Foundation); A Portion of the Old Store Foundation (below) (1996) (Photograph from the Collection of Archaeological Consultants, Inc.).

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)

new store in the early 1920s. The Old Store was finally destroyed by fire in the 1924-26 period. Portions of the coursed rubble foundation remain in place today (Figure 7.12). The Old Store foundation lies within the historic district boundaries and contributes to the Koreshan Unity Settlement Historic District.

Petronian Fountain (contributing) (18; Figure 7.3)

The Petronian Fountain, dating from ca. 1903-1905, is one of the few features of its kind that is still relatively intact; it is located immediately west of where the Old Store once stood (Figure 7.13). The fountain is constructed of imitation brownstone and has a lion's head mask for a fountain spout (Herbert and Reeves 1977:130). There are two columns, one on either side of the fountain, each with an inset cast stone dolphin plaque, capped by a spherical finial. The original basin has been replaced by a planter dating from the same era (Herbert and Reeves 1977:130). Today the fountain is not functioning. This object falls within the Koreshan Unity Settlement Historic District boundary and is a contributing element.

"Well" (contributing) (19; Figure 7.3)

A structure that appears to have been a well is located at the east end of the Koreshan Unity Foundation property near to the Estero River. The "well" is approximately 1.2 m (4 ft) in diameter and is constructed of tabby. It has been abandoned, is in deteriorated condition, and a portion of it is missing. Although the construction date and original use of this structure cannot be verified, the shape suggests that it may have been used as a well. A metal lantern currently sits in the center of the "well"; it is not attached to the structure. The date and use of this lantern is also unknown. It has been suggested that due to its close proximity to the river, the structure may have been a signal lamp for boats



Figure 7.13. The Petronian Fountain (1996). (Photograph from the Collection of Archaeological Consultants, Inc.)

US 41 PD&E
N. of CR 887 to San Carlos Blvd.
Collier and Lee Counties
SPN: 03010-1575 & 12010-1566
WPIN: 1114187 & 1114700
FAP: ACXL-301-1(16) & XA-301-2(49)

approaching the Koreshan Unity Settlement docks. The "well" lies within the district boundaries and is considered a contributing element.

Koreshan Unity Settlement Limerock Wall
Southeast corner of U.S. 41 and Estero River
Lee County
Florida

FMSF No. 8LL94

PHOTOGRAPHS

ARCHITECTURAL DATA FORM

SKETCH PLAN

Florida State Archives
R.A. Gray Building
Tallahassee, Florida

Koreshan Unity Settlement Limerock Wall
FMSF No. 8LL94
Lee County, Florida

PHOTOGRAPHS
ARCHITECTURAL DATA FORM
SKETCH PLAN

US 41 Design from Corkscrew Road to San Carlos Boulevard
Financial ID: 195765-1-32-01
WPI: 1114735

Prepared for:

Florida Department of Transportation, District One
801 North Broadway
Bartow, Florida 33830

March 2004

HISTORIC AMERICAN BUILDING SURVEY

Koreshan Unity Settlement Historic District
Limerock Retaining Wall

FMSF No. 8LL94

Location: Southeast corner of U.S. 41 and Estero River, Estero, Lee County, Florida.

Significance: The Koreshan Unity Settlement was listed in the National Register of Historic Places in 1976. It is significant for its association with the Koreshan Unity, a late nineteenth century utopian society based on scientific and economic theories that emphasized education, culture and landscaping. The Koreshan Unity Settlement Historic District is composed of the original community buildings including an auditorium, residences, dormitories, a bakery, a store, a machine shop, and a limerock retaining wall.

Description: The limerock wall is approximately 14'-6" along the river, forms a cove (13'-9"), then turns 90 degrees and continues south approximately 53'-4" toward the former path to the Publishing House. The limerock wall varies in width and height (refer to site plan). The portion of the limerock retaining wall that parallels U.S. 41 was reportedly part of the decorative boundary associated with the ca. 1904 Publishing House (demolished). The segment of the wall that parallels the edge of the Estero River reportedly dates from the late 1920s to the early 1930s. The majority of the wall is covered by mature vegetation.

History: The Koreshan Unity was originally formed in Chicago. The founder, Dr. Cyrus Teed (Koresh in Hebrew), brought his followers to Estero in 1894. The new utopian community was established as a settlement for Koreshans. The Koreshan Unity was founded upon the ideas of communal living, the belief in Dr. Teed's religious and scientific theories, and the communistic goal of everyone working for the good of all. The settlement expanded until Dr. Teed's death in 1908. It is believed Koreshan member Arthur Moore constructed the limerock wall.

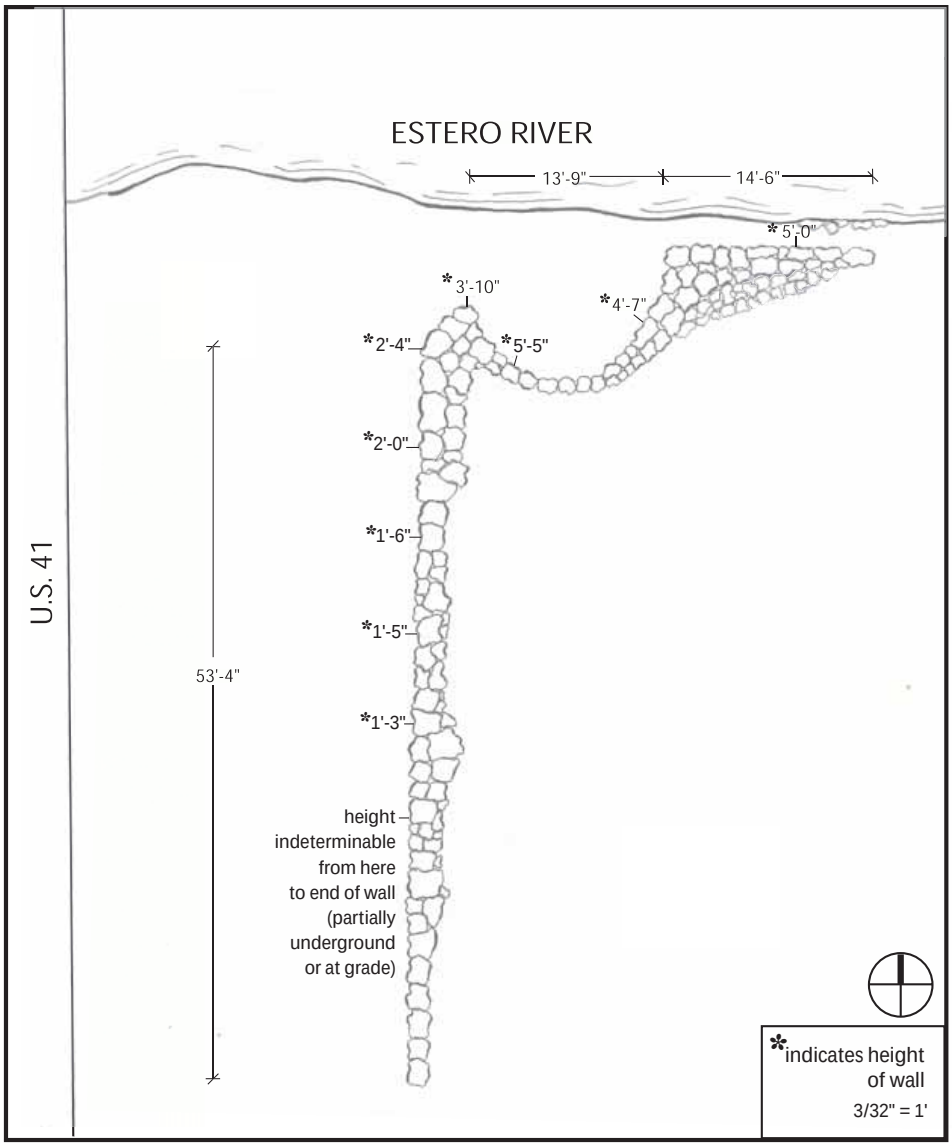
Sources:

Archaeological Consultants, Inc. (ACI)
1997 Cultural Resource Assessment Survey, U.S. 41 PD&E from North of CR 887 to San Carlos Boulevard, Collier and Lee Counties.

National Register of Historic Places Nomination Form
1976 Koreshan Unity Settlement Historic District.

Architectural Historians: Carrie Scupholm & Sarah Payton
Archaeological Consultants, Inc.
February 3, 2004

KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94
(Page 2)



INDEX TO PHOTOGRAPHS

KORESHAN UNITY SETTLEMENT LIMEROCK WALL FMSF No. 8LL94
Southeast corner of U.S. 41 and Estero River
Estero
Lee County
Florida

Penny Rogo Bailes, Photographer December 2003 (Photo 01 through 10)

Note: All photographs are 8" x 10" enlargements from 4" x 5" negatives.

01 CONTEXTUAL VIEW OF LIMEROCK WALL, TAKEN FROM EXISTING U.S. 41 BRIDGE OVER THE ESTERO RIVER, FACING SOUTHEAST.

02 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

03 VIEW OF LIMEROCK WALL, FACING SOUTH.

04 VIEW OF LIMEROCK WALL SURFACE, FACING SOUTH.

05 VIEW OF LIMEROCK WALL SURFACE, FACING NORTH.

06 VIEW OF NORTHEAST CORNER OF LIMEROCK WALL, FACING EAST.

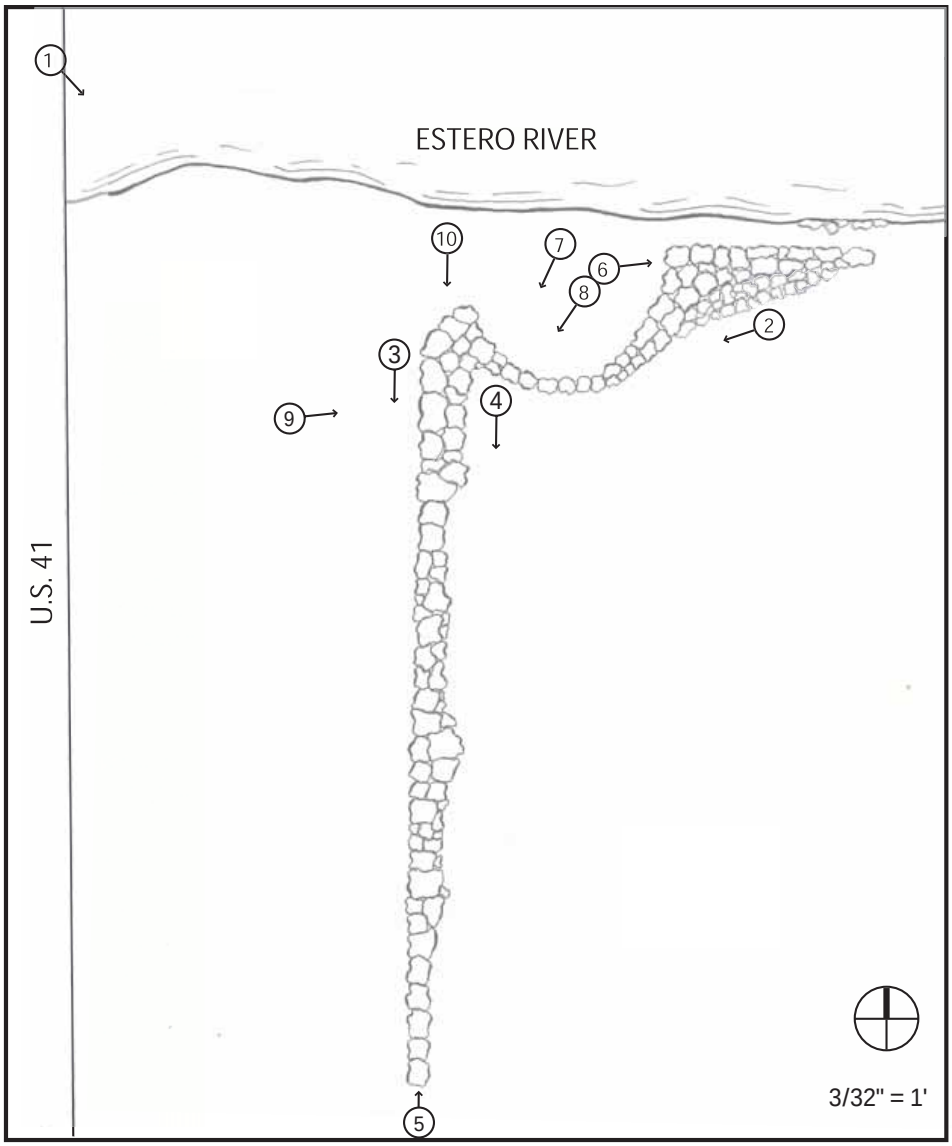
07 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

08 VIEW OF LIMEROCK WALL, FACING SOUTHWEST.

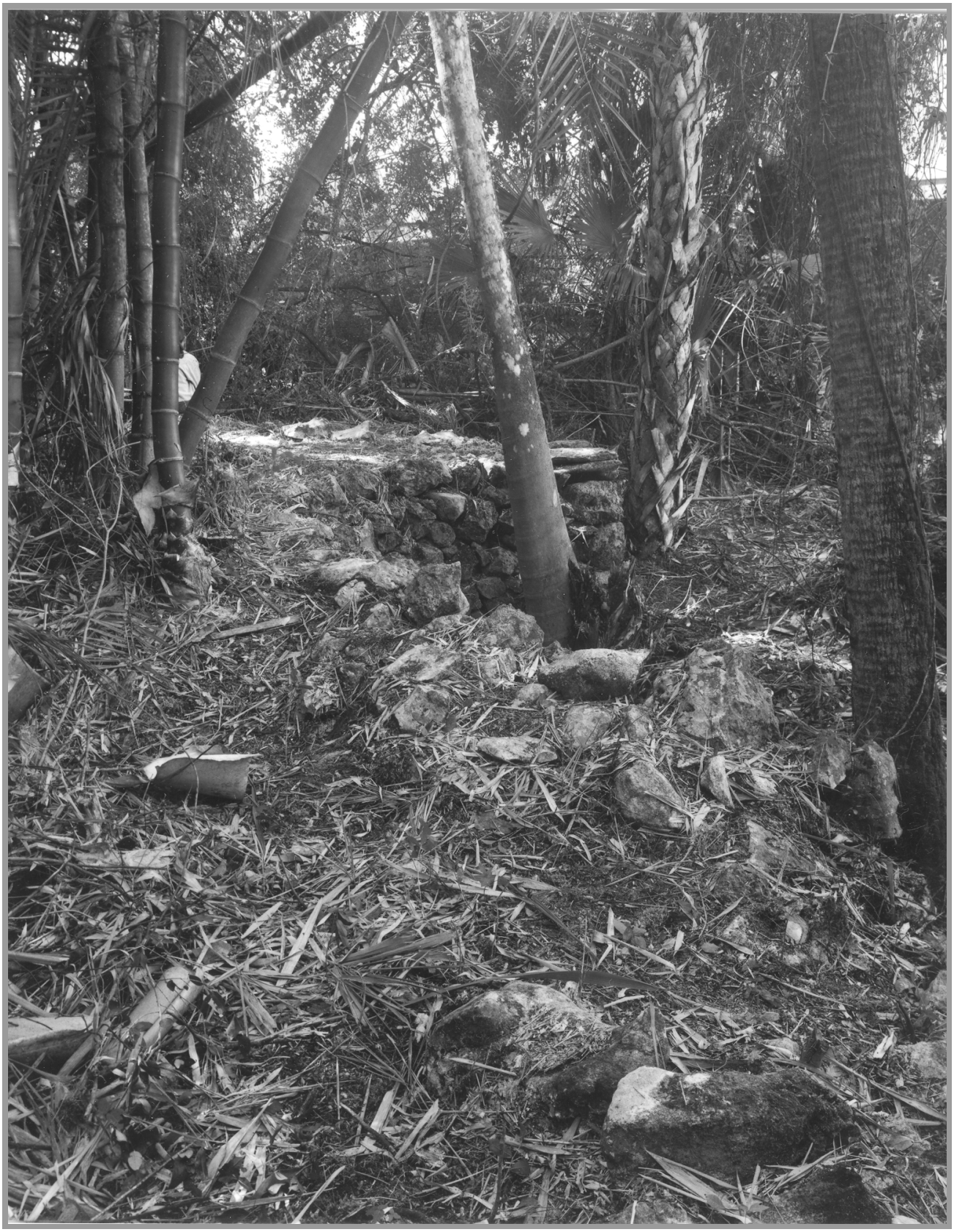
09 VIEW OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING NORTHEAST.

10 DETAIL OF SOUTHWEST CORNER OF LIMEROCK WALL, FACING SOUTHEAST.

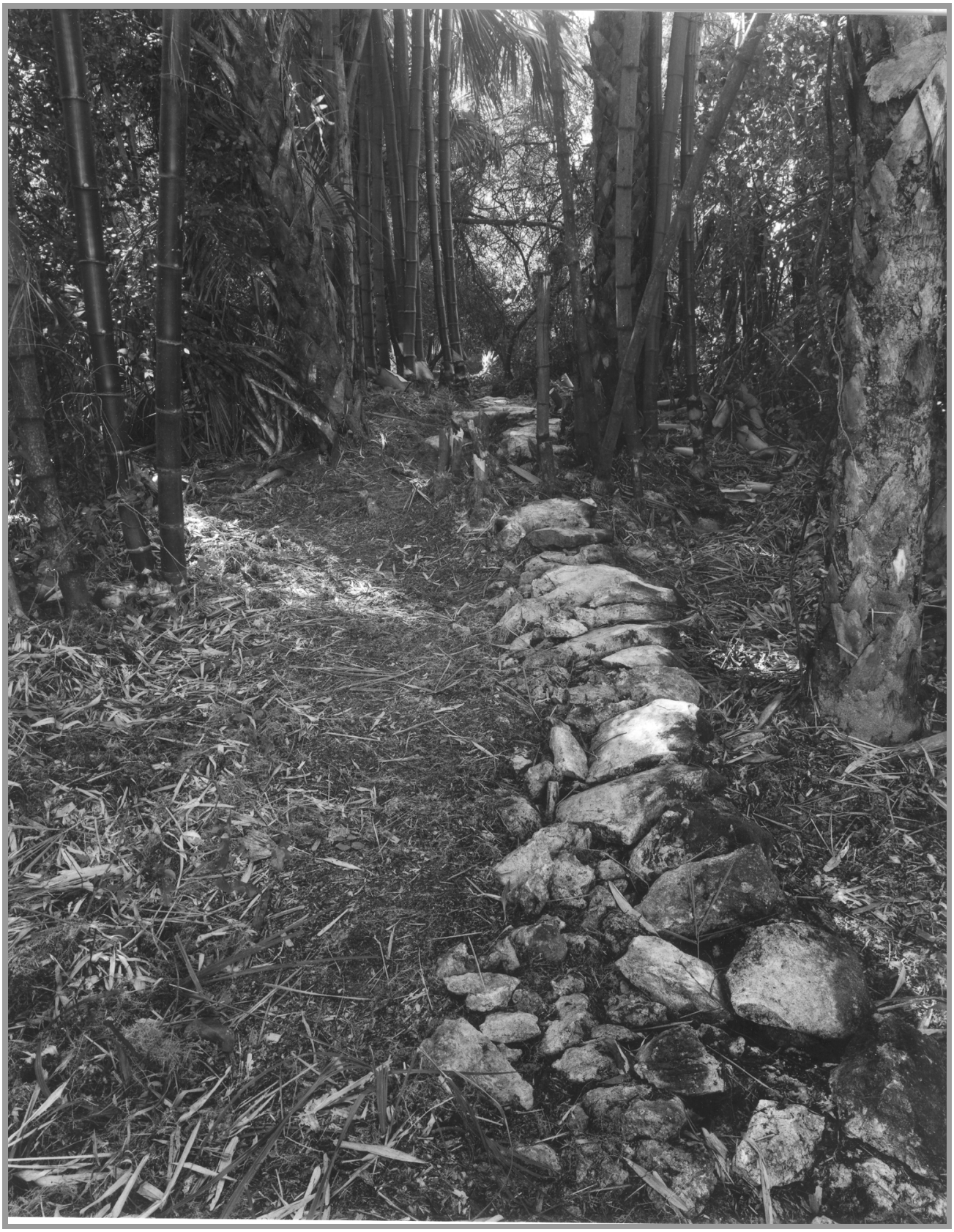
KORESHAN UNITY SETTLEMENT LIMEROCK WALL
FMSF No. 8LL94 (Page 2)
KEY TO PHOTOGRAPHS



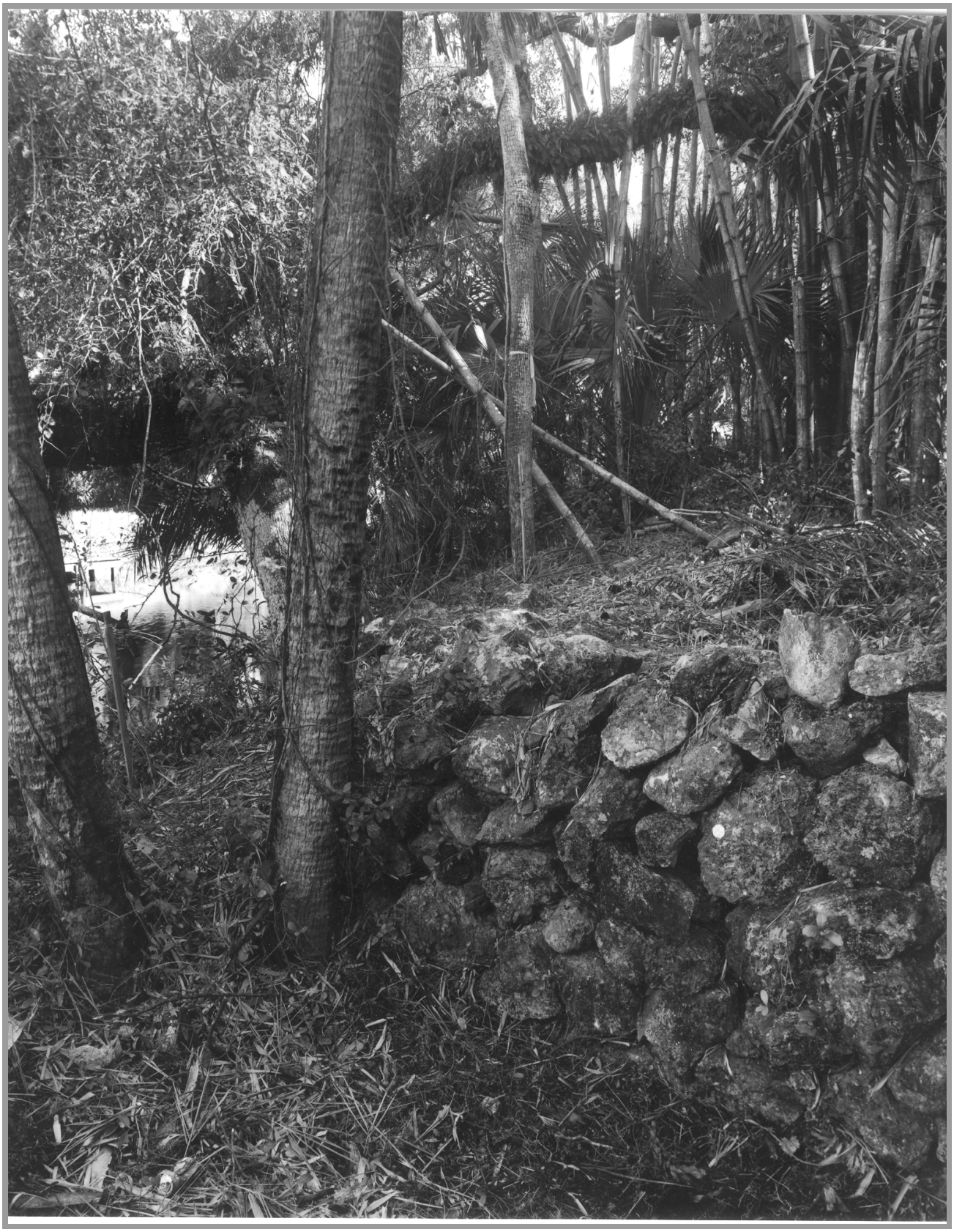




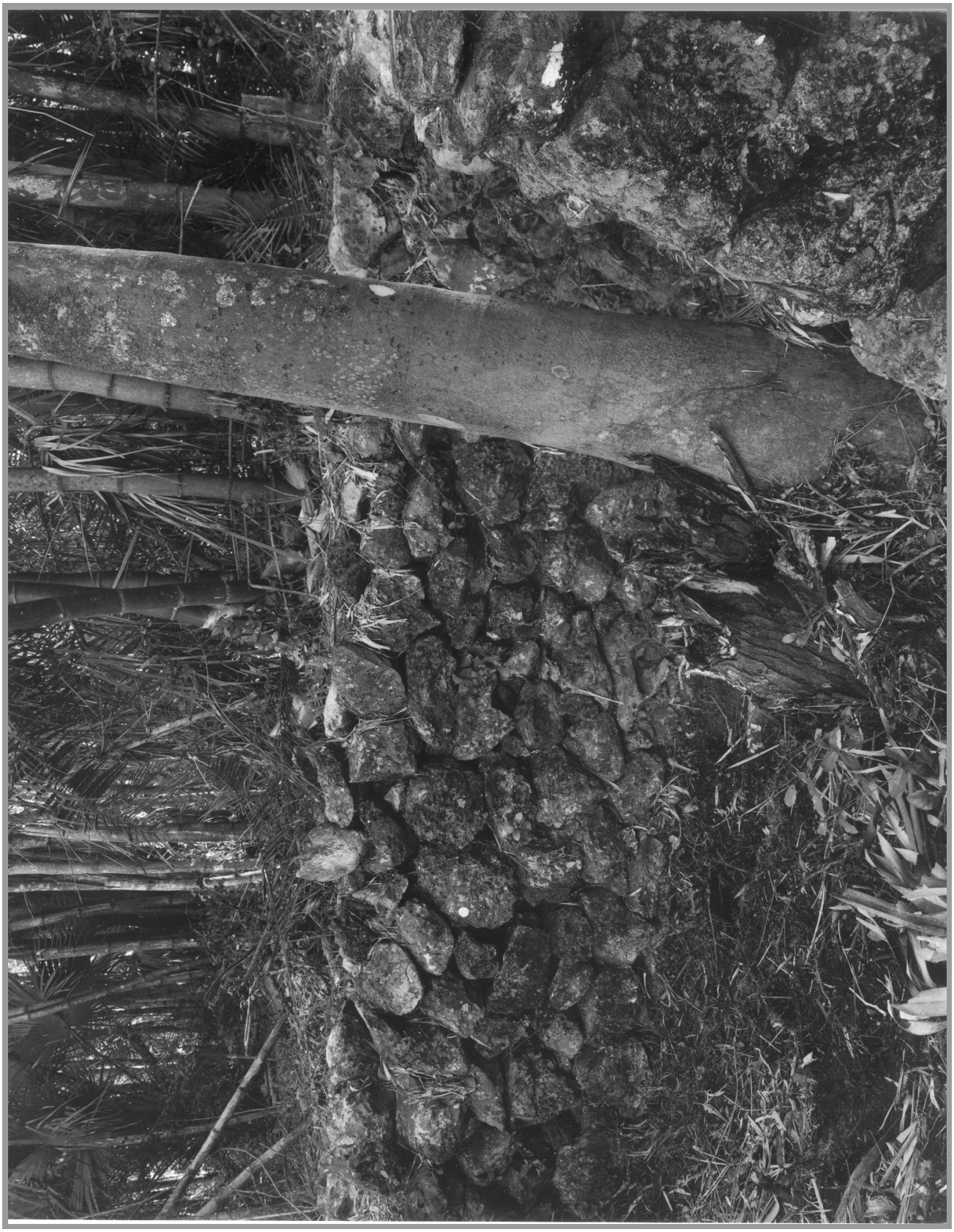
















Appendix B
Photographs of Destroyed Buildings/Structures Foundations



8LL02352 Guiding Star Publishing House Foundations

Photo is taken looking north; arrows point to some of the remaining foundations, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking northeast



Photo from original FMSF form, 2005



8LL02354 Machine and Woodworking Building Foundations

Looking south, 2022

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southwest



Photo from original FMSF form, 2005



8LL02355 Boatworks #2 and Plumbing & Blacksmith Shop Foundations

Looking northwest

Note: Picture in the original FMSF form, below, shows same foundation but the view was looking southeast



Photo from original FMSF form, 2005



8LL02356 Apiary Foundation

Looking north; no remnants exist

Note: Picture in the original FMSF form, below, shows some remnants, view looking northeast



Photo from original FMSF form, 2005

Appendix C
Florida Master Site File Forms

Page 1

☐Original
☒Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 LL00094
Field Date 2-17-2022
Form Date 3-11-2022
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☒ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Koreshan Unity Settlement Multiple Listing [DHR only] _____
Project Name CRAS Update Estero on the River FMSF Survey # _____
National Register Category (please check one): ☒building(s) ☐structure ☐district ☐site ☐object
Linear Resource Type (if applicable): ☐canal ☐railway ☐road ☐other (describe): _____
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☒state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	3800		Corkscrew	Road	

City/Town (within 3 miles) Estero In Current City Limits? ☒yes ☐no ☐unknown
County or Counties (do not abbreviate) Lee
Name of Public Tract (e.g., park) Koreshan State Historic Site
1) Township 46S Range 25E Section 28,33 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
3) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
4) Township _____ Range _____ Section _____ ¼ section: ☐NW ☐SW ☐SE ☐NE
USGS 7.5' Map(s) 1) Name ESTERO USGS Date 1958
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

See continuation sheet.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E057R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

Page 2

RESOURCE GROUP FORM

Site #8 LL00094

HISTORY & DESCRIPTION

Construction Year: 1894 ☐approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: Teed, Dr. Cyrus Builder:
Total number of individual resources included in this Resource Group: # of contributing _____ # of non-contributing _____
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Nineteenth C. American 1821-1899 3. _____
2. Spanish-American War 1898-1916 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

The Koreshan Unity Settlement is a turn of the century religious pioneer community created by Dr. Cyrus Teed. Teed's community followed his beliefs based on religion, science, and the social and economic organization of the human race.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (specify) USDA historic aerial photographs (PALMM)
Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒yes ☐no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Agriculture 3. Education 5. Religion
2. Community planning & developm 4. Exploration/settlement 6. Social/humanitarian

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, document File or accession #'s P20116.1
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Young Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**
❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

The Koreshan Unity Settlement Historic District was listed in the NRHP on May 4, 1976. The nominated historic district was comprised of approximately 54 acres spanning from west of US 41/Tamiami Trail to the east side of US 41/Tamiami Trail. Eight historic resources were documented on the east side of US 41 within the NRHP-listed boundary; however, seven of the eight were recorded as "no longer standing" and in ruinous condition. At time of the nomination, the Anna Lewis House (8LL01114), also referred to as "El Retiro" and "Member House" was the only extant resource on the east side of US 41.

During the *Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida* it was confirmed that the Anna Lewis House (8LL01114) had been moved from this location and relocated to the west side of US 41 within Koreshan State Historic Site grounds for use as administrative offices (ACI 2010). Due to alterations made to the landscape, the loss of formerly extant resources, and the present physical condition within the historic district on the east side of US 41, the land within the APE does not retain historic integrity and no longer appears eligible for listing in the NRHP. As such, the boundaries of the Koreshan Unity Settlement Historic District (8LL00094) were updated to reflect these changes since being listed in the NRHP in 1976. The boundary has been revised to include only that land which is located to the west of US 41/Tamiami Trail and excludes land that no longer contains historic resources contributing to the district. This update also reflects the boundary of the locally designated historic district. The field survey for this CRAS update was limited to the east side of US 41/Tamiami Trail and as such, additional boundary corrections are outside of the scope of this project.

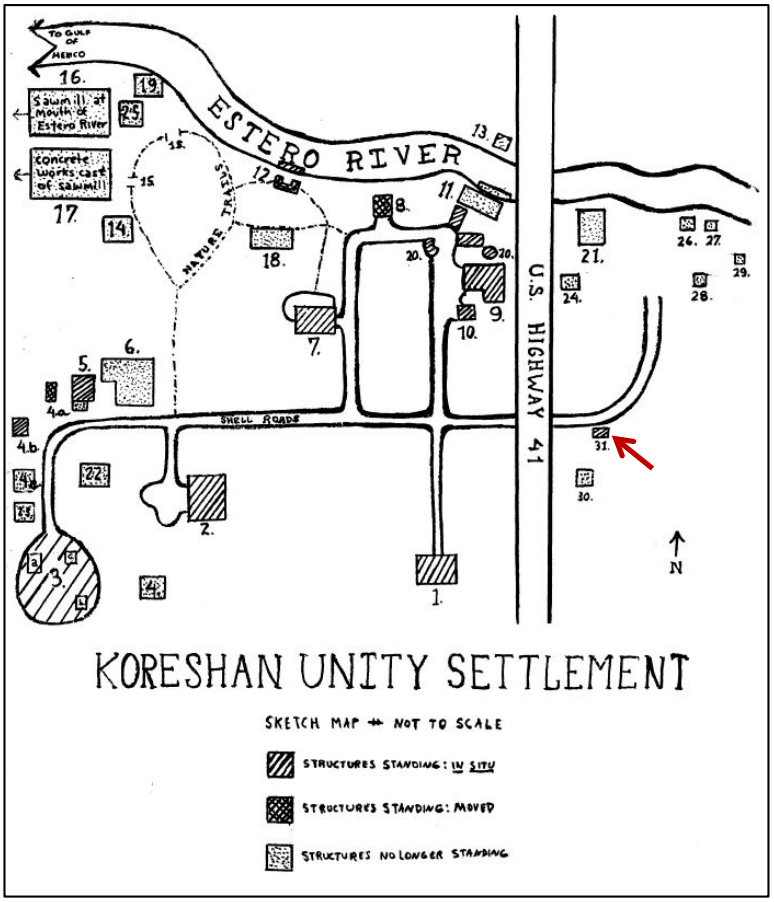


Figure 1. Koreshan Unity Settlement Historic District map included within the NRHP nomination (Fryman 1975). Red arrow depicts former location of the Anna Lewis House (8LL01114). All other buildings located east of US 41 are no longer extant. Based on the current survey, some of the buildings/structure remnants are either in ruinous condition or are no longer present and may have been removed during current land clearing activities.

REFERENCES

Archaeological Consultants, Inc. (ACI)
2010 Cultural Resource Assessment Survey Addendum SR 45 (US 41) from Corkscrew Road to San Carlos Boulevard Four Additional Linear Pond Sites, Lee County, Florida. ACI, Sarasota. Survey No. 18011.

Fryman, Mildred L.
1975 Koreshan Unity Settlement Historic District. NRHP Inventory – Nomination Form. United States Department of the Interior, National Park Service. Manuscript on file, Florida Division of Historical Resources, Tallahassee.

PHOTOGRAPHS

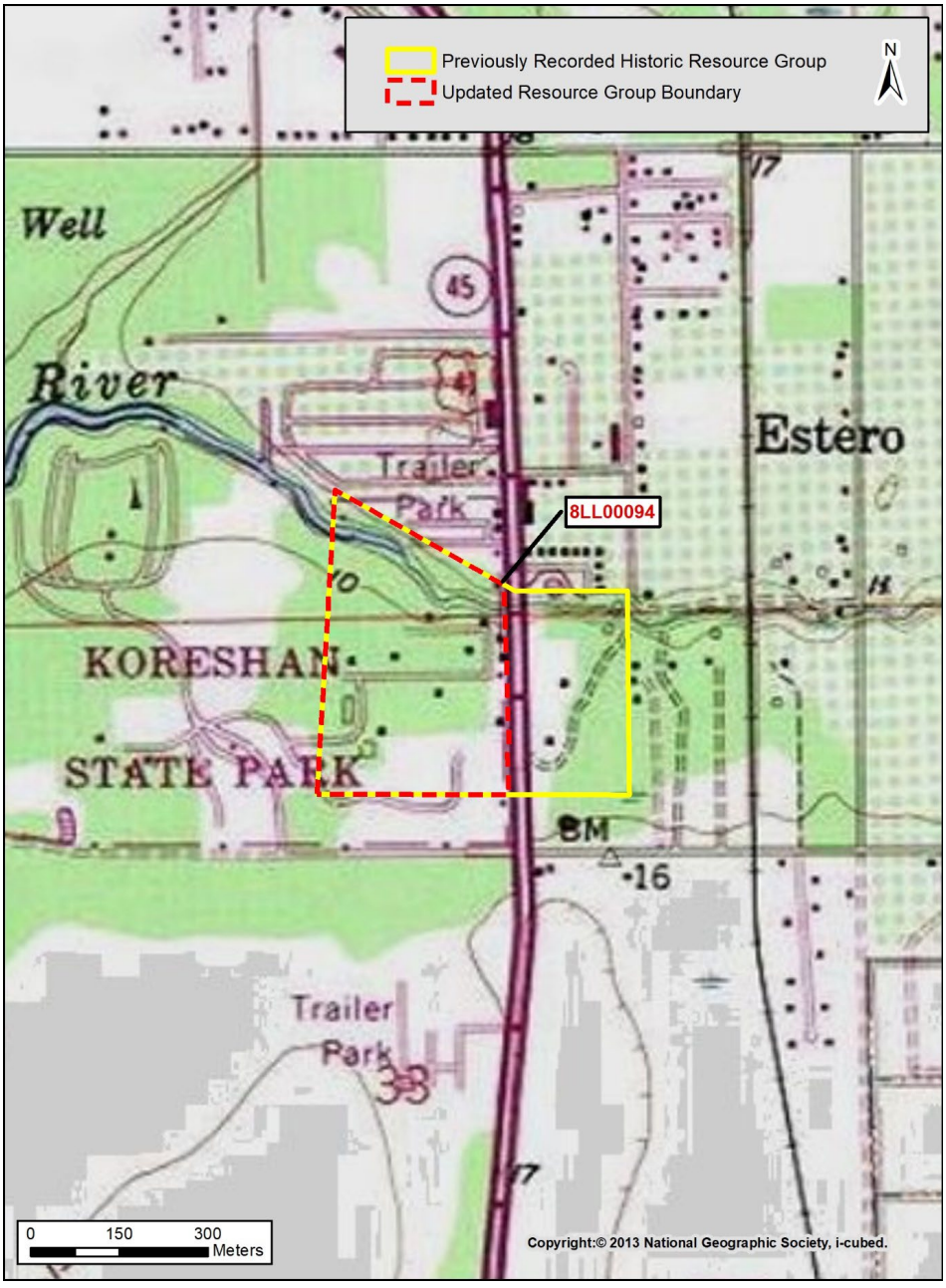




AERIAL MAP


Previously Recorded Historic Resource Group
Updated Resource Group Boundary
N
Carambola Ln
Grapefruit Ln
Coralberry Ln
Lychee Ln
County Rd
Highlands Ave
S Tamiami Trl
45
8LL00094
41
S Tamiami Trl
Corkscrew Rd
Corkscrew Rd
Corkscrew Rd
0 50 100 Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 28 & 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02357
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park House — Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	8761		Corkscrew	Road	

Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO — USGS Date 1958 — Plat or Other Map _____
City / Town (within 3 miles) Estero — In City Limits? ☒yes ☐no ☐unknown — County Lee
Township 46S — Range 25E — Section 33 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1936.2400 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 419360 — Northing 2924023
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1949 — To (year): UNK
Current Use Abandoned/Vacant — From (year): UNK — To (year): CURR
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature new roofing materials, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature carport
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

all visible windows have been boarded up with plywood

Distinguishing Architectural Features (exterior or interior ornaments)

wood windowsills, decorative wrought iron supports, a brick chimney, tapered pier foundation, and exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938), the Lockwood House (8LL02358), and a non-historic shed are located to the south

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Page 2

HISTORICAL STRUCTURE FORM

Site # 8 LL02357

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details)

S Elev: single, boarded over

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous

Narrative Description of Resource

This is a simple, single level Ranch Style building with an irregular plan, a hip roof, and an attached carport. All of the windows and doors have been boarded over.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) UFDC aerial photos & FDOT APlus aerial maps

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript #22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc

Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc

Recorder Contact Information (address / phone / fax / e-mail) 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS





AERIAL MAP


N
8LL02357
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02358
Field Date 2-17-2022
Form Date 2-18-2022
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Lockwood House — Multiple Listing (DHR only) _____
Survey Project Name CRAS Update Estero on the River — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8751		Corkscrew	Road	

Address: 8751 | Corkscrew | Road
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO — USGS Date 1958 — Plat or Other Map _____
City / Town (within 3 miles) Estero — In City Limits? ☐yes ☐no ☐unknown — County Lee
Township 46S — Range 25E — Section 33 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name: _____
Tax Parcel # 33-46-25-E2-U1926.2390 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 419364 — Northing 2923969
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1950 — To (year): UNK
Current Use Abandoned/Vacant — From (year): UNK — To (year): CURR
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ — Nature new roofing materials, siding, door
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature wood frame garage
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Gordon & Phyllis Lockwood (1987-1999)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Ranch — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Vertical plank 2. Wood shingles 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

fixed, 6-light; awning, metal, 3-stacked; most window frames remain, but the windows themselves are gone

Distinguishing Architectural Features (exterior or interior ornaments)

boxed eave, wood window and door frames, and tapered pre-cast concrete piers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

A bomb shelter (8LL02938) and residence (8LL02357) are located to the north of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E046R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

Page 2

HISTORICAL STRUCTURE FORM

Site # 8 LL02358

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Pre-cast Concrete Footi 2. _____
Main Entrance (stylistic details)

S Elev: single, empty door frame

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous
Narrative Description of Resource

This is a simple, single level Ranch Style building that is missing nearly all of its windows and doors. A segment of the roof on the west end of the structure has caved in and the siding below that has largely fallen away.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) UFDC aerial photos & FDOT APlus aerial maps
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The Ranch style is common throughout Lee County, and has undergone extensive alterations which have diminished its historic integrity. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Field notes, maps, photos, resea File or accession #'s P20116.1

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS





AERIAL MAP


N
8LL02358
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors. 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LL02938
Field Date 2-18-2022
Form Date 2-21-2022
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Holly Park Bomb Shelter — Multiple Listing (DHR only)
Survey Project Name CRAS Update Estero on the River — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
8761		Corkscrew	Road	

Address:
Cross Streets (nearest / between) between ACL Railroad Tracks & Tamiami Trail (US41)
USGS 7.5 Map Name ESTERO — USGS Date 1958 — Plat or Other Map
City / Town (within 3 miles) Estero — In City Limits? ☒yes ☐no ☐unknown — County Lee
Township 46S — Range 25E — Section 33 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name:
Tax Parcel # 33-46-25-E2-U1936.2400 — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 — Easting 419342 — Northing 2923996
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1957 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Other — From (year): — To (year):
Current Use Abandoned/Vacant — From (year): UNK — To (year): CURR
Other Use Bombshelter — From (year): 1949 — To (year): UNK
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☐yes ☒no ☐unknown Date: — Nature
Additions: ☐yes ☒no ☐unknown Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Village Partners LLC (2005-CURR); Koreshan Unity Inc. (1999-2005); Holly W. Park Estate, Mattie Park (1998-1999); Holly & Mattie Park (1969-1998)

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Concrete 2. 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Other 2. 3. Concrete Slab
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.)

all windows have been boarded over

Distinguishing Architectural Features (exterior or interior ornaments)

concrete block clerestory

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

One residence (8LL02357) is located to the north and one residence (8LL02358) is located to the south of the building.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E046R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

Page 2

HISTORICAL STRUCTURE FORM

Site # 8 LL02938

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

E Elev: single, obscured

Porch Descriptions (types, locations, roof types, etc.)

NA

Condition (overall resource condition): ☐excellent ☐good ☐fair ☒deteriorated ☐ruinous
Narrative Description of Resource

This is a square Masonry Vernacular bomb shelter constructed of concrete. A square clerestory with boarded windows is located on the northeast corner of the flat roof.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) UFDC aerial photos & FDOT APlus aerial maps
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

UFDC - accessible online at:https://ufdc.ufl.edu/aerials; FDOT accessible online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/; Manuscript # 22678

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

This building is not a significant embodiment of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Field notes, maps, photos, resea File or accession #'s P20116.1
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Madeline Westrom Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Ct., St. A, Sarasota, FL 34240 / aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

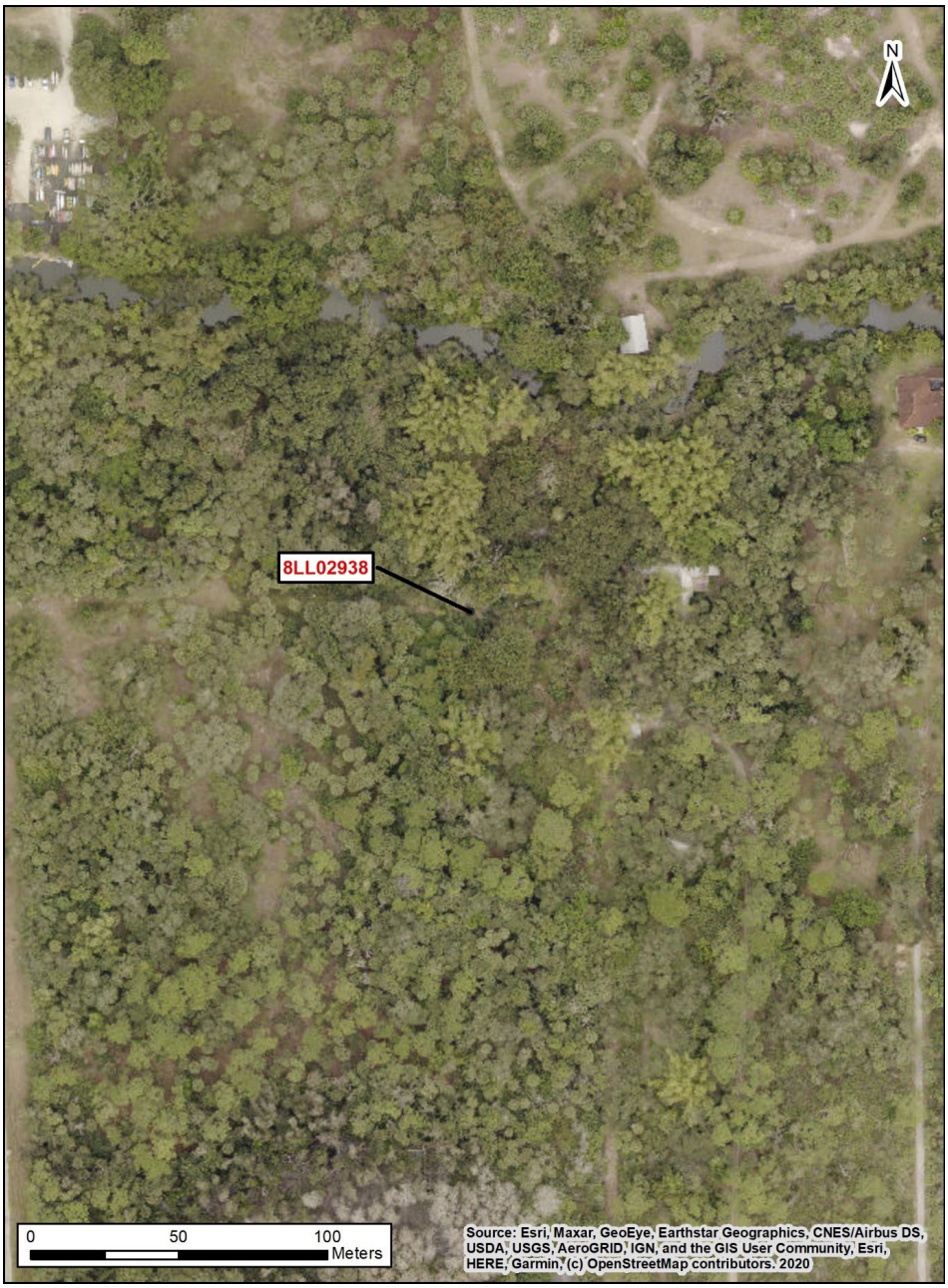
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

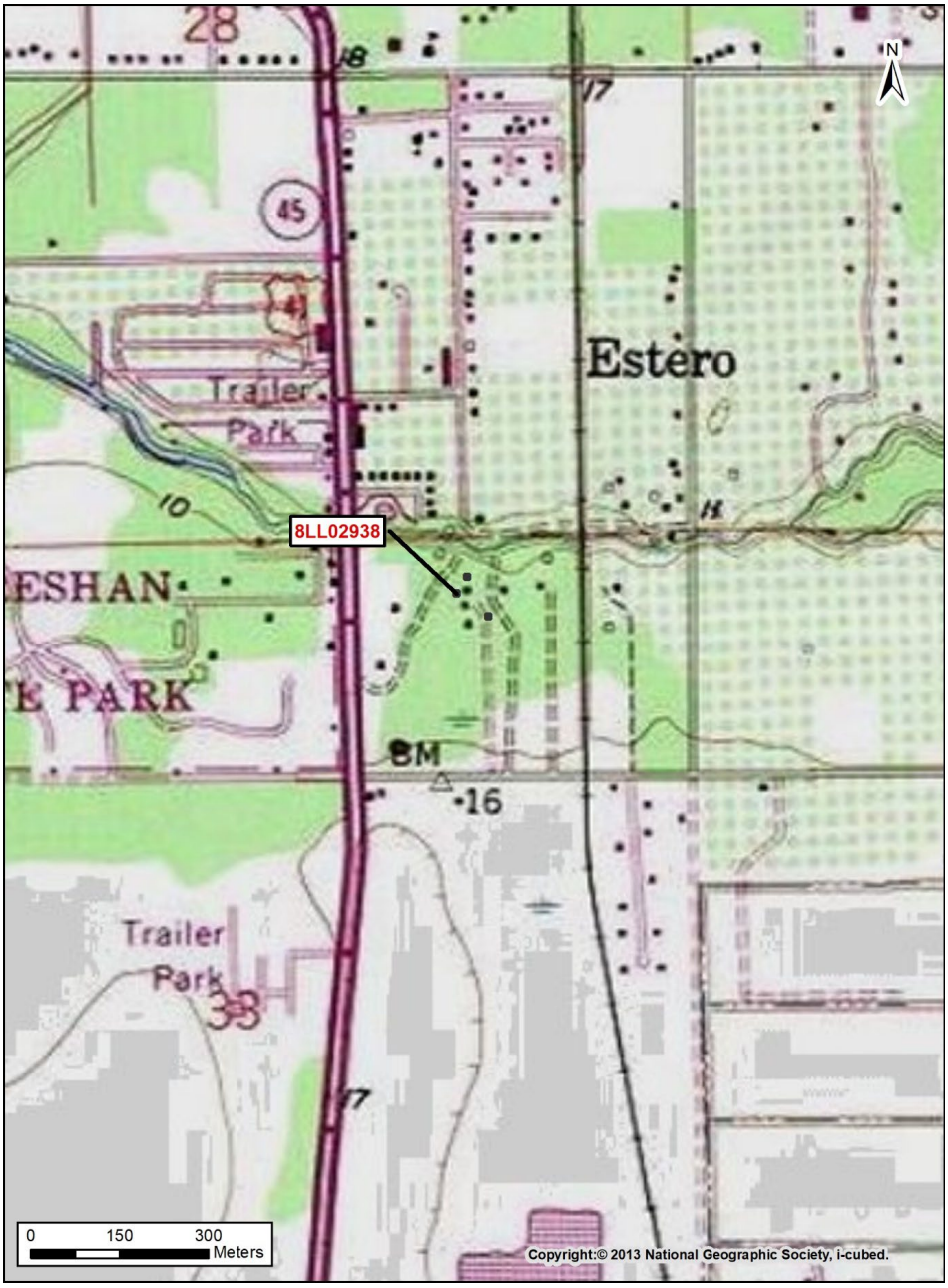




AERIAL MAP


N
8LL02938
0
50
100
Meters
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, 2020

USGS Estero
Township 46 South, Range 25 East, Section 33



Appendix D
Demolished Building Letter

Florida's First Choice in Cultural Resource Management

March 21, 2022

Mr. Vincent Birdsong
Supervisor, Florida Master Site File
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Historic Resource Status

Dear Mr. Birdsong:

This letter is to inform you that background research and a recent field survey conducted in February 2022 has discovered that the Rustic Tea Garden Outhouse (8LL02351) is no longer extant. The resource was recorded in 2005 as a Frame Vernacular style structure located at 21101 S Tamimi Trail in Lee County.

Sincerely,

Savannah Young
Assistant Architectural Historian

8110 Blaikie Court, Suite A, Sarasota, FL 34240 - Telephone 941.379.6206 - Fax 877.351.2501

Appendix E
Survey Log

Page 1

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
CRAS Tech Memo 18 Portion of Estero, Phase I

Report Title (exactly as on title page)
Cultural Resource Assessment Survey Update Technical Memorandum 18 Acre Portion of Estero on the River, Lee County, Florida

Report Authors (as on title page) 1. Kimberly Irby 3. _____
2. Lee Hutchinson 4. _____

Publication Year 2022 **Number of Pages in Report** (do not include site forms) 59

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
ACI, Sarasota, 2022, P20116.1

Supervisors of Fieldwork (even if same as author) Names Maranda Kles

Affiliation of Fieldworkers: Organization Archaeological Consultants Inc City Sarasota

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. Koreshan 3. _____ 5. _____ 7. _____
2. Estero 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Village of Estero Organization _____
Address/Phone/E-mail 9401 Corkscrew Palms Circle, Estero, FL 33928

Recorder of Log Sheet Kimberly M. Irby **Date Log Sheet Completed** 3-18-2022

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Lee 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name ESTERO Year 1958 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 2-17-2022 End 2-18-2022 **Total Area Surveyed** (fill in one) _____hectares 18.00 acres
Number of Distinct Tracts or Areas Surveyed 1
If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

HR6E066R0319, effective 05/2016
Rule 1A-46.001, F.A.C.
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Page 2 **Survey Log Sheet** Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☒architectural ☒historical/archival ☐underwater ☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

background research; shovel tests; none positive; historic reconnaissance survey; photographs taken; CRAS Tech Memo prepared

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local/ public*	☒local property or tax records	☒other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☒Public Lands Survey (maps at DEP)	☒literature search	☒windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☐other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☒windshield survey	☐occupant interview	☐tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☒Yes ☐No

Count of Previously Recorded Resources 3 **Count of Newly Recorded Resources** 1

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

LL00094, LL02357, LL02358

List Newly Recorded Site ID#s (attach additional pages if necessary)

LL02938

Site Forms Used: ☒Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY

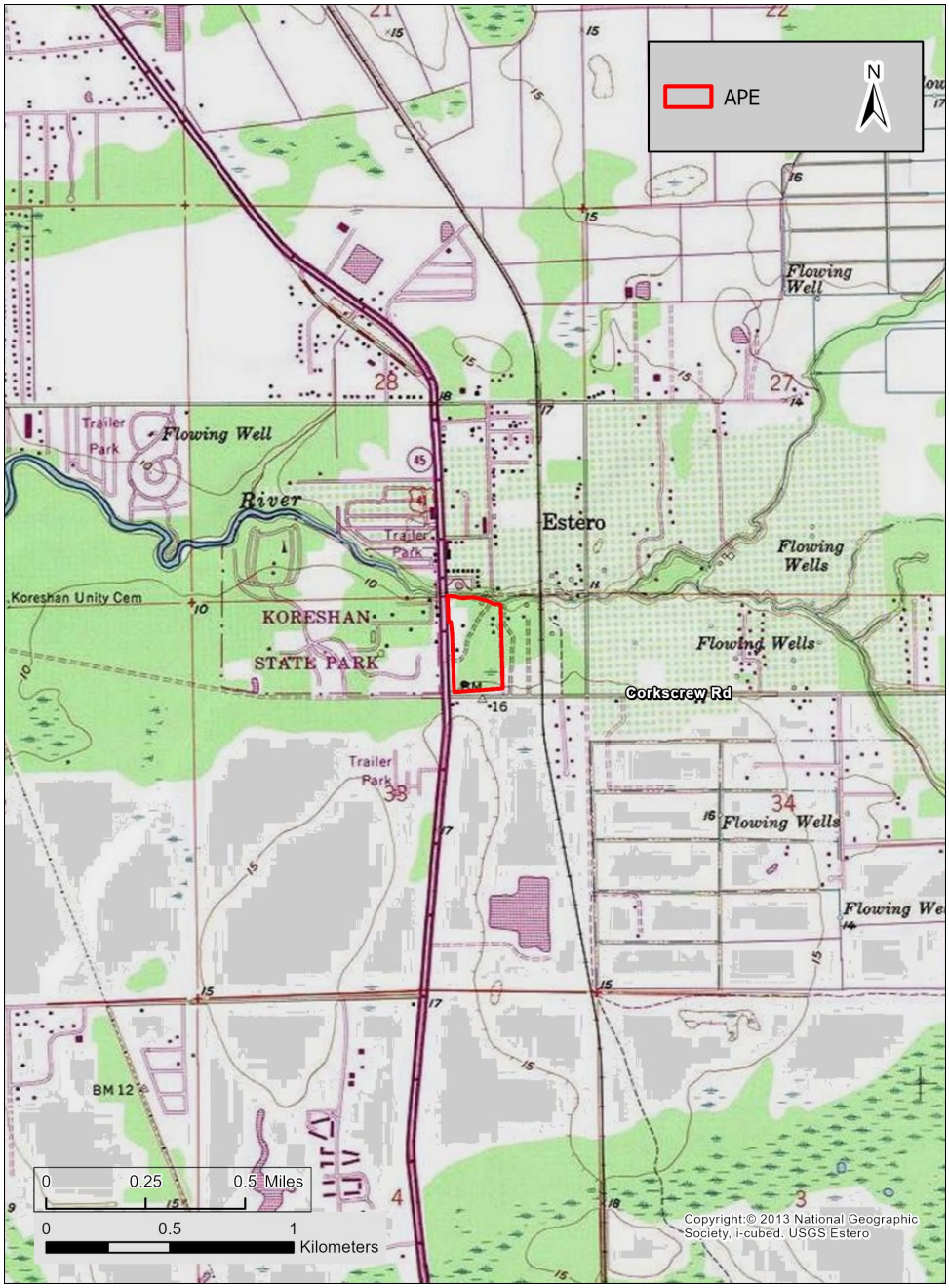
Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational ☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report ☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc ☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

HR6E066R0718, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



+/- 18 Acre Portion of Estero on the River
Township 46 South, Range 25 East, Section 33
USGS Estero, 2013
Lee County, Florida



Photo 8. Holly Park House (8LL02357), looking north.



Photo 9. Lockwood House (8LL02358), looking north.



Photo 10. Holly Park Bomb Shelter (8LL02938), looking northeast.