



Village of
ESTERO

VILLAGE OF ESTERO
VILLAGE COUNCIL MEETING
PACKET
FEBRUARY 1, 2023, 09:30 AM



The Village Council Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website <https://estero-fl.gov/council/watch-meetings-online/>. Please see the [bottom of this agenda](#) for further information and instructions for public participation.

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
February 1, 2023, 09:30 am

1. CALL TO ORDER

INVOCATION

Pastor John Roth Thrive Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

3. PUBLIC COMMENT ON NON-AGENDA ITEMS

4. PRESENTATION

a. FEMA National Flood Insurance Individual Assistance Presenter -- Jeffery Parker

5. CONSENT AGENDA

a. January 18, 2023, Council Meeting Minutes

Attachment: [1182023 minutes.pdf](#)

b. Financial Report for Month ended December 2022

Attachment: [SS Monthly Dec 2022.pdf](#)

Attachment: [Village Council Report 12.22.pdf](#)

6. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

7. FIRST READING

a. First Reading of International Design Center Zoning Ordinance No. 2023-01 and Resolution No. 2023-01 (12th Amendment to Development of Regional Impact Development Order)

Ordinance No. 2023-01

An Ordinance of the Village Council of the Village of Estero, Florida, Amending the Zoning for International Design Center to Allow Office Uses In Addition to the Existing Design Center Uses on a 19.1-Acre Property on the South Side of Corkscrew Road, East of Interstate 75; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.

Resolution No. 2023-01

A Resolution of the Village Council of the Village of Estero, Florida, Adopting a Recodified Development Order for the Stoneybrook (Corkscrew Pines) Development of Regional Impact (DRI) (12th Amendment to DRI DO State #3-8384-40); and Providing an Effective Date.

Recommended Action

Motion to pass first reading of Zoning Ordinance 2023-01 and Resolution 2023-01 and set second reading for February 15, 2023.

Financial Impact

Minor cost for newspaper advertisement for second reading.

Attachment: [SS Agenda Item2-1-23.pdf](#)

Attachment: [Staff Report 2-1-2023.pdf](#)

Attachment: [1. MCP.pdf](#)

Attachment: [2. Public Informational Meeting Summary.pdf](#)

Attachment: [3. Request Statement.pdf](#)

Attachment: [4. Solid Waste.pdf](#)

Attachment: [5. Fire Follow-Up.pdf](#)

Attachment: [Ordinance 2023-01.pdf](#)

Attachment: [Resolution No 2023-01 Stoneybrook Corkscrew Pines .pdf](#)

Attachment: [Proposed Amendments to DRI.pdf](#)

Attachment: [Exhibits to Proposed Amendments to DRI.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

a. Lee County Metropolitan Planning Organization (MPO) Rail Trail Feasibility Study Update

Attachment: [RailTrail Workshop.pdf](#)

b. Florida Department of Transportation (FDOT) Southwest Connect Project

Attachment: [SS FDOT I75 proj.pdf](#)

Attachment: [I-75 MaterPlan Pres.pdf](#)

Attachment: [I-75 South Corridor January 2023 Newsletter - Jan2023.pdf](#)

13.ADJOURNMENT

General Attachments

[- Transcript.pdf](#)

VILLAGE OF ESTERO COUNCIL MEETING
WEDNESDAY, FEBRUARY 1, 2023, 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.

09:30:09 >>Mayor Errington: GOOD MORNING AND WELCOME.
09:30:11 >>Jim Wilson: GOOD MORNING.
09:30:12 >>Mayor Errington: GOOD MORNING.
09:30:12 WE WILL NOW CALL THIS MEETING TO ORDER
09:30:18 ON THIS WEDNESDAY, FEBRUARY THE 1st, 2023.
09:30:23 IT'S 9:30 A.M.
09:30:25 WE WOULD LIKE TO ASK EVERYONE TO SILENCE YOUR CELL PHONES OR
09:30:30 YOUR SMART WATCHES, OR WHATEVER MAKES A SOUND.
09:30:33 I WOULD ASK THE COUNCIL MEMBERS TO PLEASE SPEAK CLEARLY INTO
09:30:37 THE MIKES BECAUSE WE MAY HAVE SOME PEOPLE UPSTAIRS, I DON'T
09:30:42 KNOW.
09:30:43 BUT MAKE SURE WHEN YOU ADDRESS ANY SITUATION, ANY COMMENTS,
09:30:47 SPEAK INTO THE MIKE.
09:30:48 SO AT THIS TIME, WE WILL HAVE OUR INVOCATION.
09:30:54 AND AS I AM ASKING PASTOR JOHN ROTH OF THRIVE CHURCH TO COME
09:31:01 FORWARD, I HAVE A FEW COMMENTS TO MAKE, AS HE COMES TO THE
09:31:05 PODIUM.
09:31:07 WE DO HAVE A HUGE CROWD HERE TODAY, MORE IN ATTENDANCE THAN

09:31:14 USUAL.
09:31:15 WE WELCOME YOU.
09:31:16 WE READ THE MANY LETTERS YOU E-MAILED US.
09:31:19 WE KNOW THE PROS AND CONS OF WHAT YOU WANT TO ACCOMPLISH,
09:31:23 AND PLEASE REMEMBER WHEN THOSE OF YOU WHO DO SPEAK LATER IN
09:31:27 THE WORKSHOP SECTION, THAT YOU WILL HAVE THREE MINUTES AND
09:31:32 ONE THING I WILL ASK, PLEASE DON'T BE REDUNDANT.
09:31:37 IF SOMEBODY HAS ALREADY SAID, I THINK EVERYONE WOULD
09:31:40 APPRECIATE THAT.
09:31:41 THERE ARE SEVEN COUNCIL MEMBERS IN ESTERO.
09:31:47 WE REPRESENT ALL ESTERO, NOT JUST OUR DISTRICTS.
09:31:53 OUR COUNCIL MEMBERS, STAFF, HOUSES OF WORSHIP AND VARIOUS
09:31:57 BUSINESSES, NONPROFITS AND OTHER AGENCIES HAVE BEEN
09:32:01 STRETCHED SINCE HURRICANE IAN.
09:32:04 REMEMBER, HURRICANE IAN HIT ESTERO AS A CATEGORY 4 HURRICANE
09:32:10 VERY CLOSE TO A CAT 5 ON SEPTEMBER THE 28th, 2022.
09:32:16 AND THAT'S JUST BEEN A LITTLE OVER FOUR MONTHS AGO.

09:32:20 THERE ARE HUNDREDS AND HUNDREDS OF RESIDENTS ON BROADWAY
 09:32:23 WEST WHO ARE DISPLACED TODAY BECAUSE OF IAN.
 09:32:27 MANY HOMES CAN BE REPLACED BUT AT A SIGNIFICANT PRICE AND IN
 09:32:33 TIME.
 09:32:34 MANY OTHER HOMES ALONG ESTERO'S WEST COAST ON ESTERO BAY
 09:32:39 WERE TOTALLY DESTROYED AND CANNOT BE REBUILT.
 09:32:43 THIS ROOM HAS BEEN HOME TO FEMA WORKERS FOR SEVERAL MONTHS,
 09:32:47 RIGHT HERE, THIS ROOM, IN HELPING ANYONE IN THE AREA WHO

 09:32:51 NEEDED HELP WORKING WITH FEMA.
 09:32:55 OUR COUNCIL MEMBERS AND STAFF AND ALL THOSE MENTIONED ARE
 09:33:00 NOT INDIFFERENT TO SUFFERING.
 09:33:02 PASTOR JOHN, WOULD YOU LEAD US IN OUR INVOCATION, PLEASE?
 09:33:06 >> LET US PRAY.
 09:33:07 O LORD GOD, YOUR MERCIES ARE NEW EVERY MORNING AND GREAT AS
 09:33:11 YOUR FAITHFULNESS.
 09:33:13 WE ASK THAT YOU FILL US ALL THIS DAY WITH YOUR COMPASSION,
 09:33:16 KINDNESS, WISDOM, AND HUMILITY AS OUR VILLAGE ADDRESSES
 09:33:20 VARIOUS ISSUES SO THAT WE CAN BUILD A STRONGER COMMUNITY
 09:33:23 TOGETHER FOR ALL WHO RESIDE HERE.
 09:33:25 WE PRAY FOR YOUR GUIDANCE ON THE COUNCIL'S DECISIONS AND
 09:33:28 ENCOURAGEMENT FOR THEIR CONTINUAL WORK.
 09:33:32 WE ASK THAT WE WOULD ALL BE QUICK TO LISTEN, SLOW TO SPEAK
 09:33:34 AND SLOW TO BECOME ANGRY WHEN ANY CONFLICT WOULD ARISE SO
 09:33:38 THAT WE CAN CONSTRUCTIVELY IMPROVE OUR RELATIONSHIPS
 09:33:42 TOGETHER AS A COMMUNITY AND WORK TOGETHER FOR A BRIGHTER
 09:33:45 FUTURE.
 09:33:45 WE REMEMBER THIS DAY ALL THOSE WHO ARE FACING DIFFICULTY
 09:33:49 AFTER REBUILDING OR WITH REBUILDING AFTER IAN, ESPECIALLY
 09:33:53 THOSE WHO ARE STRUGGLING AS WELL WITH FOOD INSECURITIES AND
 09:33:57 HIGH COSTS OF HOUSING.
 09:33:59 WE PRAY THAT YOU WOULD BLESS THEM AS THEY SEEK YOU AND YOUR
 09:34:03 WILL IN THEIR LIVES AND WE ASK THAT YOU WOULD OPEN US TO OUR
 09:34:07 NEIGHBORS IN THEIR NEED.

 09:34:09 WE LIFT UP ALSO OUR FIRST RESPONDERS AND OUR TEACHERS, OUR
 09:34:14 SCHOOLS, OUR GOVERNMENT WORKERS AND ALL WHO ARE IN THIS
 09:34:18 COMMUNITY WORKING FULL-TIME TO SERVE ONE ANOTHER.
 09:34:22 WE PRAY THAT YOU WOULD BE WORKING THROUGH THEM ALL.
 09:34:27 AS WE HAVE FACED NOW HURRICANES AND PANDEMICS, WE ASK THAT
 09:34:31 YOU NOT ONLY MAKE US A COMMUNITY WE ONCE WERE THAT WE WOULD
 09:34:36 EVEN BECOME A BETTER COMMUNITY WITH MORE UNDERSTANDING, MORE
 09:34:40 ABILITY TO GROW IN HEALTHY RELATIONSHIPS, A COMMUNITY OF
 09:34:45 WHOLENESS.
 09:34:47 ALL THIS WE PRAY IN YOUR NAME, AMEN.
 09:34:51 >>Mayor Errington: AMEN.
 09:34:51 THANK YOU, PASTOR, JOHN.
 09:34:54 WILL YOU PLEASE STAND IF YOU ARE ABLE AND JOIN US IN THE

09:34:56 PLEDGE OF ALLEGIANCE.
 09:34:57 I WILL ASK COUNCIL MEMBER RIBBLE TO LEAD US.
 09:35:01 [PLEDGE OF ALLEGIANCE]
 09:35:18 >>Mayor Errington: THANK YOU.
 09:35:18 NOW, WE NEED A MOTION.
 09:35:28 COUNCIL MEMBER WILSON IS ON ZOOM.
 09:35:30 WE NEED A MOTION.
 09:35:31 >>Joanne Ribble: SO MOVED.
 09:35:33 >>Mayor Errington: AND A SECOND?
 09:35:34 MOTION MADE BY COUNCIL MEMBER RIBBLE AND SECONDED BY COUNCIL
 09:35:38 MEMBER WARD.
 09:35:38 PLEASE CALL THE ROLL.

 09:35:43 >>Joanne Ribble: AYE.
 09:35:44 >>Larry Fiesel: AYE.
 09:35:46 >>Jim Boesch: AYE.
 09:35:47 >>Jim Ward: AYE.
 09:35:49 >>Jim Wilson: AYE.
 09:35:52 >>Vice-Mayor McLain: AYE.
 09:35:53 >>Mayor Errington: AYE.
 09:35:55 >>Carol Sacco: I'LL NOW CALL THE ROLL.
 09:35:57 COUNCIL MEMBER RIBBLE?
 09:35:58 >>Joanne Ribble: HERE.
 09:35:59 >>Larry Fiesel: HERE.
 09:36:01 >>Jim Boesch: AYE.
 09:36:02 >>Jim Ward: HERE.
 09:36:04 >>Jim Wilson: HERE.
 09:36:07 >>Vice-Mayor McLain: HERE.
 09:36:08 >>Mayor Errington: HERE.
 09:36:09 OKAY.
 09:36:14 AT THIS POINT IN TIME, YOU HAVE TO LEAVE.
 09:36:20 HE JUST HAD AN EMERGENCY CALL ABOUT TEN MINUTES AGO THAT HE
 09:36:23 HAS TO LEAVE.
 09:36:25 BYE-BYE.
 09:36:30 OUR VILLAGE MANAGER IS NOT HERE TODAY.
 09:36:37 THIS IS THE FIRST MEETING HE'S EVER MISSED WITH US.
 09:36:39 HE IS OUT OF STATE AND HE'S ATTENDING TO A BUSINESS FAMILY
 09:36:43 MATTER.

 09:36:44 SO WITH THAT SAID, I THINK WE'VE COVERED EVERYTHING WE NEED
 09:36:48 TO COVER ON THAT.
 09:36:50 ITEM NUMBER 2 IS APPROVAL OF AGENDA ADDITIONS AND DELETIONS.
 09:36:59 DO I HAVE A MOTION TO APPROVE?
 09:37:00 MOTION TO APPROVE BY COUNCIL MEMBER WARD AND SECONDED BY
 09:37:04 COUNCIL MEMBER FIESEL.
 09:37:06 PLEASE CALL.
 09:37:09 >>Jim Wilson: AYE.
 09:37:10 >>Jim Ward: AYE.

09:37:13 >>Carol Sacco: COUNCIL MEMBER BOESCH HAD TO LEAVE.
 09:37:15 >>Larry Fiesel: AYE.
 09:37:16 >>Joanne Ribble: AYE.
 09:37:18 >>Vice-Mayor McLain: AYE.
 09:37:19 >>Mayor Errington: AYE.
 09:37:20 ITEM NUMBER 3, PUBLIC COMMENT ON NON-AGENDA ITEMS.
 09:37:25 DO YOU HAVE ANY?
 09:37:26 >>Carol Sacco: YES, MAYOR.
 09:37:27 WE HAVE TWO.
 09:37:27 >>Mayor Errington: OKAY.
 09:37:28 >>Carol Sacco: I HAVE MR. GARY ISRAEL FROM STONEYBROOK.
 09:37:33 >>Mayor Errington: WELCOME, GARY.
 09:37:35 >> THANK YOU.
 09:37:35 GOOD MORNING.
 09:37:36 GARY ISRAEL.
 09:37:37 21684 WINDHAM RUN.

 09:37:41 FIRST OF ALL, I WOULD LIKE TO WELCOME YOU BACK, MAYOR.
 09:37:45 YOU HAVE SORELY BEEN MISSED HERE AT COUNCIL BUT ALSO CHURCH
 09:37:49 AND ROTARY.
 09:37:50 WE'RE GLAD YOU ARE FEELING BETTER AND ABLE TO BE AROUND US.
 09:37:53 >>Mayor Errington: THANK YOU.
 09:37:53 >> I WANTED TO UPDATE THE COUNCIL AFTER MAYOR'S COMMENTS THE
 09:37:57 LAST MEETING, IF YOU CAN REMEMBER BACK WHEN SHE WAS UPDATING
 09:38:00 ON IAN RELIEF, BUT, FIRST OF ALL, I WANT TO THANK THE
 09:38:05 COUNCIL AND STAFF HERE FOR YOUR SUPPORT ON OUR ROTARY EVENT,
 09:38:12 LIGHT UP ESTERO, THE OFFICIAL CANDLE LIGHTING, CHRISTMAS
 09:38:16 TREE LIGHTING CEREMONY FOR THE VILLAGE OF ESTERO.
 09:38:18 WE ALSO NEED TO THANK THE ESTERO CHAMBER OF COMMERCE, THE
 09:38:21 ESTERO FOREVER FOUNDATION, AND ENGAGE ESTERO, FORMERLY THE
 09:38:27 ECCL, FOR THEIR UNWAVERING SUPPORT AS WELL ON THIS.
 09:38:31 I'M UPDATING THAT IAN RELIEF BECAUSE THIS EVENT WAS IN
 09:38:38 SUPPORT OF TWO THINGS: FIRST OF ALL, IAN RELIEF IN OUR
 09:38:43 COMMUNITY THAT WAS SO DESPERATELY NEEDED AND ESTERO HIGH
 09:38:47 SCHOOL SCHOLARSHIPS.
 09:38:49 AS MANY OF YOU KNOW, THE ESTERO FOREVER FOUNDATION RAISED
 09:38:52 ABOUT \$104,000 FOR IAN RELIEF JUST HERE IN ESTERO.
 09:38:57 MOST OF THAT GOING WEST ON WEST BROADWAY WITH THE
 09:39:00 DEVASTATION OVER THERE.
 09:39:03 BEING ON THE BOARD OF INTERFAITH CHARITIES, I WAS PART OF A
 09:39:08 SMALL COMMITTEE THAT REVIEWED THE 84 APPLICATIONS FOR THAT
 09:39:13 \$104,000 AND HELPED MOVE THIS FORWARD IN OUR COMMUNITY.

 09:39:18 AND IT WAS OUR UNDERSTANDING THAT INTERFAITH ACTUALLY
 09:39:23 DISBURSED ABOUT \$114,000.
 09:39:27 SO THEY WERE A DEFICIT OF \$10,000.
 09:39:29 LIGHT UP ESTERO, THEY SHARED WAS SO SUCCESSFUL THAT WE
 09:39:34 NETTED A LITTLE OVER \$17,000 AT THIS EVENT IN OUR COMMUNITY

09:39:39 THANKS TO EVERYBODY I'VE MENTIONED, PLUS THE FAITH COMMUNITY
 09:39:42 HERE IN ESTERO.
 09:39:43 SO WE HAVE ISSUED A CHECK TO INTERFAITH CHARITIES FOR
 09:39:49 \$10,000 TO MAKE UP THAT \$10,000 DEFICIT.
 09:39:52 AND IT ALSO FUNDED THREE SCHOLARSHIPS FOR ESTERO HIGH SCHOOL
 09:39:57 STUDENTS STAYING HERE AT A LOCAL UNIVERSITY, COLLEGE, OR
 09:40:02 TRADE SCHOOL.
 09:40:02 SO I THINK WE CAN ALL BE PROUD OF THE EFFORT THAT EVERYBODY
 09:40:05 PITCHED IN TO DO THIS, THIS SEASON, IN SPITE OF IAN, AND IN
 09:40:11 SPITE OF EVERYTHING GOING ON.
 09:40:12 THANK YOU.
 09:40:13 >>Mayor Errington: THANK YOU.
 09:40:16 >>Carol Sacco: THE NEXT ONE, MR. ED WEIL FROM ROOKERY.
 09:40:22 >>Mayor Errington: GOOD MORNING, ED, AND WELCOME.
 09:40:24 >> THANK YOU.
 09:40:25 ED WEIL.
 09:40:26 20350 ROOKERY DRIVE.
 09:40:29 I'M HERE ON SOME GOOD NEWS.
 09:40:31 THE GIRLS SOCCER TEAM IS GOING TO BE PLAYING FOR THE
 09:40:35 DISTRICT CHAMPIONSHIP TONIGHT AT ESTERO HIGH SCHOOL AT 7:30.

 09:40:40 EVERYONE IS WELCOME.
 09:40:42 AND GO WILD CATS.
 09:40:44 THANK YOU.
 09:40:46 [APPLAUSE]
 09:40:46 >>Mayor Errington: THANK YOU.
 09:40:47 VERY GOOD NEWS.
 09:40:49 >>Carol Sacco: THAT'S IT, MAYOR.
 09:40:51 >>Mayor Errington: THAT'S IT.
 09:40:52 THANK YOU.
 09:40:52 ITEM NUMBER 4 IS JEFFERY PARKER FROM FEMA NATIONAL FLOOD
 09:41:01 INSURANCE.
 09:41:06 YOU ARE AN INSURANCE SPECIALIST AND A CREW LEAD OF
 09:41:09 FLOODPLAIN MANAGEMENT INSURANCE OF FEMA.
 09:41:13 YOU ALSO ARE A MATTER EXPERT ABOUT THE NATIONAL FLOOD
 09:41:16 INSURANCE PROGRAM.
 09:41:19 WE WOULD LOVE TO HEAR WHAT YOU HAVE TO SAY.
 09:41:22 >>Jeffery Parker: THANK YOU VERY MUCH FOR HAVING ME HERE.
 09:41:25 YES, I AM AN EXPERT ON THE FLOOD INSURANCE PROGRAM.
 09:41:30 IT'S DIFFICULT ALWAYS TO TALK TO PEOPLE ABOUT OUR PRODUCT
 09:41:34 THAT FEMA HAS, WHICH IS THE NATIONAL FLOOD INSURANCE
 09:41:37 PROGRAM, STANDARD FLOOD INSURANCE POLICY.
 09:41:41 IT IS A POLICY THAT PROTECTS PEOPLE AGAINST THE MOST
 09:41:46 VULNERABLE AND PREVALENT PERIL, NATURAL PERIL FACING U.S.
 09:41:50 PROPERTIES TODAY AND HAS BEEN FOR MANY DECADES, AND THAT'S
 09:41:53 FLOOD.

 09:41:54 OUR PROGRAM WAS CREATED IN 1968 AS A RESPONSE FOR THE NEED

09:42:00 FOR NATIONAL PROTECTION.
 09:42:02 LET ME JUST ADDRESS LOCALLY HERE.
 09:42:04 THERE'S A GREAT HISTORY OF FLOOD HERE, AND IT'S AMAZING TO
 09:42:09 HAVE THE PROGRAM HERE FOR YOU.
 09:42:13 THE PROGRAM IS A VOLUNTARY PROGRAM.
 09:42:16 COMMUNITIES JOIN THE PROGRAM.
 09:42:18 THERE'S NO COST TO JOIN IT, AND THIS COMMUNITY IS ONE OF THE
 09:42:22 PARTICIPATORY PROGRAMS OR PARTICIPATORY COMMUNITIES IN OUR
 09:42:26 NATIONAL FLOOD INSURANCE PROGRAM.
 09:42:27 THERE'S OVER 22,500.
 09:42:30 NOW, IN THE EXCHANGE FOR JOINING OUR PROGRAM, WE OFFER FLOOD
 09:42:33 INSURANCE.
 09:42:34 ALL WE ASK IS THAT THE COMMUNITY MANAGE THEIR FLOODPLAIN,
 09:42:38 SPECIFICALLY THE HIGH-RISK FLOODPLAIN KNOWN AS THE SPECIAL
 09:42:42 FLOOD HAZARD AREA.
 09:42:44 ALL AREAS ARE PART OF THE FLOODPLAIN, SO WE CAN'T JUST LOOK
 09:42:48 AT THE HIGH-RISK AREA.
 09:42:50 WE HAVE TO THINK ABOUT THE MEDIUM RISK AND THE LOW RISK.
 09:42:54 AND THE FLOOD INSURANCE RATE MAP THAT EVERYBODY USES FOR
 09:42:57 DEVELOPMENT AND FOR INSURANCE PURPOSES FOR THE FLOOD PROGRAM
 09:43:01 HAS DEFINITIONS ON IT TO SHOW YOU WHETHER YOU'RE IN THE LOW
 09:43:05 RISK, MEDIUM RISK, OR HIGH RISK.
 09:43:07 NATIONALLY AND MOST LIKELY CURRENTLY LOCALLY, MORE THAN HALF
 09:43:12 OF OUR FLOOD LOSSES THAT ARE BEING CLAIMED TO THE NFIP ARE

 09:43:16 IN THE LOW AND MODERATE RISK WHERE IT IS NOT MANDATORILY
 09:43:21 REQUIRED THAT YOU PURCHASE IT IF YOU HAVE A FEDERALLY BACKED
 09:43:24 LOAN.
 09:43:24 BUT THE RISK IS ALWAYS PRESENT.
 09:43:27 ANYWHERE IT RAINS IT CAN FLOOD.
 09:43:29 NOW, OUR POLICY NEEDS TO BE KNOWN ABOUT BECAUSE MOST
 09:43:33 HOMEOWNER POLICIES DO NOT COVER FLOOD.
 09:43:36 YOU MAY SPEAK WITH YOUR HOMEOWNERS COMPANY BECAUSE THEY
 09:43:41 MIGHT HAVE COVERAGE THEY CAN ADD TO IT.
 09:43:43 BUT IN MOST CASES WE FIND IN THE CATASTROPHIC FLOODS THERE
 09:43:45 ARE SUCH LIMITATIONS IN THOSE ENDORSEMENTS THAT GET ADDED TO
 09:43:49 A HOMEOWNER POLICY THAT THEY ARE NOT SUFFICIENT, OR THE
 09:43:55 COMPANY JUST DOES NOT OFFER SUCH AN ENDORSEMENT TO PROTECT
 09:43:58 AGAINST ANY PERIL RELATED TO FLOOD.
 09:44:00 YOU CAN GET COVERAGE FOR YOUR BUILDING.
 09:44:02 WHEN I SAY "THE BUILDING," IT COULD BE FOR A BUSINESS OWNER,
 09:44:06 A HOMEOWNER.
 09:44:07 YOU CAN GET COVERAGE FOR YOUR CONTENTS IF YOU'RE A RENTER.
 09:44:11 IF YOU ARE A LANDLORD, YOU WOULD PROBABLY ONLY WANT TO CARRY
 09:44:14 BUSINESS OR COVERAGE FOR YOUR BUILDING.
 09:44:17 HOMEOWNER WOULD WANT TO CARRY COVERAGE FOR THEIR HOME AND
 09:44:21 THEIR CONTENTS.
 09:44:22 AGAIN, IT'S AVAILABLE FOR PURCHASE EVERYWHERE IN THIS COUNTY

09:44:26 AND EVERYWHERE WITHIN THE VILLAGE OF ESTERO, UNLESS IT IS
09:44:30 ONE OF THE COASTAL BARRIER AREAS.

09:44:34 AND THERE ARE CERTAIN LIMITATIONS.
09:44:36 BUT THESE ARE NOT THE RESIDENTIAL AREAS WHERE YOU FOLKS LIVE
09:44:40 AND YOUR COMMUNITIES ARE GROWING.
09:44:41 THE LIMITATIONS THAT WE DO HAVE ARE DOLLAR AMOUNTS WHICH OUR
09:44:51 FLOOD PROGRAM CAPS FOR A HOME AT \$250,000.
09:44:55 THE MAXIMUM CONTENTS COVERAGE THAT CAN BE PURCHASED IS
09:44:58 \$100,000.
09:45:00 IF YOU OWN A BUSINESS, THOSE LIMITS ARE HIGHER, 500,000 FOR
09:45:04 THE BUILDING ON A BUSINESS, \$500,000 FOR THE CONTENTS,
09:45:09 INVENTORY, OR STOCK WITHIN A BUSINESS.
09:45:11 AND THEN WE ALSO HAVE THE POLICIES AVAILABLE FOR CONDOMINIUM
09:45:15 UNITS WHICH IS REALLY THE SAME AS A DWELLING POLICY, BUT
09:45:19 THEN THE POLICY THAT ALSO PROTECTS THAT CONDOMINIUM BUILDING
09:45:22 ITSELF.
09:45:23 SO THESE ARE THE DIFFERENT TYPES OF STRUCTURES OR THE
09:45:26 DIFFERENT NEEDS THAT WE CAN MEET THROUGH OUR NATIONAL FLOOD
09:45:28 INSURANCE PROGRAM.
09:45:29 IN ADDITION TO THE PROGRAM, WE HAVE WHAT I MENTIONED IS THE
09:45:36 FLOOD INSURANCE RATE MAP.
09:45:38 AND I WANTED TO BRING THAT UP.
09:45:41 THIS IS THE FLOOD INSURANCE RATE MAP, AND IT HAS AN OVERLAY
09:46:11 TO SHOW YOU THE DIFFERENT AREAS THAT ARE KNOWN AS FLOOD
09:46:16 ZONES.
09:46:17 NOWHERE ON THE MAP WILL IT EVER SAY "NO FLOOD ZONE."
09:46:21 IT'S A COMMON MYTH THAT THERE ARE AREAS THAT DO NOT FLOOD,
09:46:26 CANNOT FLOOD, OR THAT YOU CANNOT GET FLOOD INSURANCE.
09:46:31 ALL OF THESE AREAS ARE AREAS THAT ARE SUSCEPTIBLE TO FLOOD,
09:46:34 INUNDATION OF SOME TYPE.
09:46:37 FLOOD SOMETIMES BEGIN VERY SMALL.
09:46:39 THEY START AS RAINDROPS THAT FORM INTO PUDDLES.
09:46:42 AND THE MOMENT THAT THOSE PUDDLES ARE LARGE ENOUGH TO
09:46:45 TRAVERSE INTO TWO PROPERTIES, WHEN I THINK FIRST ABOUT THE
09:46:50 STREET, IT IS A PROPERTY.
09:46:51 SO ONCE IT GOES ACROSS THE CURB INTO SOMEBODY'S LOT, IT HAS
09:46:56 MET THE DEFINITION OF FLOOD ACCORDING TO THE NATIONAL FLOOD
09:46:58 INSURANCE PROGRAM.
09:46:59 SHOULD THERE BE ONLY ONE STRUCTURE THAT WAS AFFECTED BY THAT
09:47:05 FLOOD THAT WAS VERY SMALL TRAVERSING ONLY TWO PROPERTIES AND
09:47:09 MAYBE NOT FULLY ALL OF THOSE TWO PROPERTIES, BUT A PARTIAL
09:47:13 INUNDATION OF TWO OR MORE PROPERTIES CONSTITUTES A FLOOD,
09:47:19 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM.
09:47:21 THE ONLY DIFFERENCE TO THAT WOULD BE IN THE CASE OF A LARGE
09:47:26 LANDOWNER THAT HAD MANY ACRES.
09:47:29 IF THEY HAD A HUNDRED ACRES AND THE FLOOD WAS CONFINED

09:47:32 WITHIN THEIR PROPERTY TO BEGIN COVERAGE OR TRIGGER OUR
 09:47:36 POLICY, THERE WOULD HAVE TO HAVE BEEN A PUDDLE THAT GREW TO
 09:47:41 TWO ACRES.
 09:47:41 ONCE THAT TWO-ACRE OR MORE AREA HAS BEEN INUNDATED, THAT
 09:47:46 FLOOD POLICY IS ACTIVE SO THAT ANY STRUCTURE CARRYING A
 09:47:49 FLOOD POLICY WOULD HAVE PROTECTION.

09:47:52 THE FLOOD MAP THAT YOU'RE SEEING RIGHT HERE, THE TAN AREAS
 09:47:58 ARE WHAT WE CALL FLOOD ZONE X MODERATE RISK.
 09:48:02 THE TURQUOISE AREAS, THOSE ARE THE SPECIAL FLOOD HAZARD
 09:48:08 AREAS.
 09:48:09 THESE ARE THE HIGH-RISK AREAS, AND THEY ARE DESIGNATED BY
 09:48:13 EITHER LETTER A OR LETTER V.
 09:48:17 NOW, THAT FIRST LETTER CAN BE FOLLOWED UP BY A SUBSEQUENT
 09:48:20 LETTER OR NUMBER.
 09:48:23 AE, AH, AO.
 09:48:26 THOSE SECOND DESIGNATORS ARE JUST A DESCRIPTION THAT IN
 09:48:30 FLOODPLAIN MANAGEMENT WE KNOW THE TYPE OF FLOOD, THE
 09:48:33 CHARACTER, AND THE NATURE OF THAT FLOOD BASED ON DIFFERENT
 09:48:36 TYPES OF LAND MASSES.
 09:48:38 SOME LAND IS LIKE A BOWL AND THE WATER DOESN'T RUN OFF FROM
 09:48:42 STREAMS, CREEKS, AND RIVERS.
 09:48:45 THERE IS RUNOFF, BUT IN THIS MAP WHERE YOU SEE THE DIAGONAL
 09:48:52 HATCHED AREAS WHERE THERE IS A RED AND A TURQUOISE, THOSE
 09:48:56 ARE THE AREAS KNOWN AS A FEDERALLY REGULATED FLOODWAY.
 09:48:59 AND WHEN FLOODING IS OCCURRING, IT'S GOING TO BE DEEPEST AND
 09:49:05 POTENTIALLY WITH THE SWIFTEST CURRENT IN THE DIAGONAL AREA
 09:49:10 THAT YOU SEE WORKING ACROSS THE MAP.
 09:49:14 NOW, TOWARDS THE UPPER RIGHT, IT LOOKS LIKE GOLF COURSE AND
 09:49:20 SOME HOMES.
 09:49:22 MAYBE IT IS NOT A GOLF COURSE, BUT IT APPEARS TO BE THAT.
 09:49:24 I'M NOT FAMILIAR WITH THAT SPOT.

09:49:26 THERE'S NO OVERLAY OF COLOR.
 09:49:28 IT'S GREEN.
 09:49:30 THAT IS THE LOW RISK FLOOD AREA.
 09:49:33 BUT, AGAIN, IF THAT'S WHERE ALL THE RAIN AND, AGAIN, IF ALL
 09:49:38 THE RAIN CLOUD WAS OVER ONE PARTICULAR AREA AND IT DID MOVE
 09:49:42 ON, THAT'S THE AREA THAT CURRENTLY HAS THE HIGH RISK OF
 09:49:45 FLOOD, EVEN THOUGH IN A CATEGORIZATION BY MAP IT'S
 09:49:50 DETERMINED AS LOW RISK.
 09:49:51 BUT THAT'S WHEN I GO BACK TO OVER 50% OF OUR LOSSES OVER THE
 09:49:55 LAST YEAR HAVE BEEN IN THE LOW AND MODERATE RISK OUTSIDE OF
 09:49:59 THE TURQUOISE AREA.
 09:50:02 THE TURQUOISE AREA IS WHERE, WHEN THERE IS A FEDERALLY
 09:50:06 BACKED LOAN AND THE COLLATERAL FOR THAT IS A STRUCTURE,
 09:50:10 THAT'S WHERE IT IS REQUIRED TO CARRY FLOOD INSURANCE.
 09:50:14 NOW, HOMES CAN BE BUILT HIGHER SO THAT THEY ARE LESS PRONE

09:50:19 TO FLOODING FROM THE 100-YEAR FLOOD EVENT, WHICH IS ALSO
 09:50:24 KNOWN AS THE LIKELIHOOD OF GETTING A HUNDRED-YEAR FLOOD, 1%
 09:50:31 CHANCE EVERY SINGLE YEAR.
 09:50:33 THAT IS A LITTLE BIT DIFFERENT WHEN YOU HEAR THAT 100-YEAR
 09:50:36 FLOOD.
 09:50:36 YOU HAVE A 1% CHANCE EVERY YEAR OF A 100-YEAR FLOOD EVENT
 09:50:41 HAPPENING IN THE HIGH-RISK AREAS.
 09:50:43 BUT WE ALSO HAVE CATEGORIES FOR LESSER EVENTS.
 09:50:46 5-YEAR.
 09:50:48 25-YEAR.

 09:50:49 50-YEAR.
 09:50:50 THE 100-YEAR FLOOD EVENT IS THINKING THAT THERE'S GOING TO
 09:50:52 BE A CERTAIN HEIGHT OF WATER ABOVE LAND TO A CERTAIN DEPTH.
 09:50:59 WE KNOW NOW FROM CURRENT EXPERIENCE HOW DEEP THAT CAN BE.
 09:51:04 BUT IN A LESSER EVENT IS ONE INCH OR TWO INCH OR FIVE INCHES
 09:51:08 OF WATER ANY LESS COSTLY TO REPAIR.
 09:51:14 ONE INCH OF WATER IN A 2500-SQUARE-FOOT HOME WITH GARAGE IS
 09:51:20 APPROXIMATELY \$25,000 IN DAMAGE, ACCORDING TO OUR
 09:51:23 STATISTICS.
 09:51:25 THE OTHER THING TO BE AWARE OF IS OUR POLICY IS ACTIVE AND
 09:51:28 WORKING 365 DAYS A YEAR, 24/7.
 09:51:32 THERE IS NOT A NEED FOR A PRESIDENTIAL DISASTER DECLARATION
 09:51:36 FOR IT TO BE ENACTED AND PROTECT YOU.
 09:51:39 IN THE EVENT OF A DISASTROUS CALAMITY, THERE IS A REQUEST
 09:51:45 LEVELED UP FROM THE LOCAL COMMUNITY TO THE COUNTY TO THE
 09:51:49 STATE AND THEN ON TO THE FEDERAL GOVERNMENT.
 09:51:51 THAT IS WHEN FEMA RESPONDS WITH THE INDIVIDUAL HELP.
 09:51:57 BUT LACKING A PRESIDENTIAL DECLARED DISASTER, THERE IS THAT
 09:52:01 FLOOD POLICY TO RELY UPON, AND THE AVERAGE STATISTICS ON OUR
 09:52:07 FEMA DISASTER ASSISTANCE PROGRAM IS ABOUT \$5,000 IS THE
 09:52:13 TYPICAL AVERAGE AWARD, AND IT'S A PROCESS THAT TAKES A LOT
 09:52:19 OF TIME TO GET FROM THE BEGINNING TO THE END.
 09:52:23 THE FLOOD POLICY IS A MUCH QUICKER COURSE TO A PATH OF
 09:52:26 RECOVERY AND RESILIENCE FOR THE COMMUNITY.
 09:52:28 I'D LIKE TO TAKE QUESTIONS IF YOU HAVE ANY.

 09:52:36 >>Vice-Mayor McLain: I HAVE A QUESTION.
 09:52:38 WE'VE HAD SOME SIGNIFICANT DAMAGE HERE.
 09:52:42 THE QUESTION PEOPLE HAVE RAISED TO ME IS, WHEN CAN I START
 09:52:46 TO REMOVE DRYWALL?
 09:52:49 DO I NEED TO HAVE FEMA OR DO I NEED TO HAVE SOMEBODY ELSE
 09:52:52 COME OUT AND VERIFY, BEFORE I START ANY KIND OF REPAIR, I
 09:52:56 GET DOCUMENTATION THAT THAT MAY QUALIFY OR NOT?
 09:53:01 >>Jeffery Parker: REMOVAL OF WET MATERIAL NEEDS TO BEGIN
 09:53:04 IMMEDIATELY WITHOUT THE AUTHORIZATION OF THE INSURANCE
 09:53:08 COMPANY, THE ADJUSTOR, FEMA.
 09:53:13 IT'S A PRUDENT ACTION TO TAKE TO MITIGATE AGAINST FURTHER

09:53:17 LOSS.
 09:53:18 DOCUMENTATION OF THE CONDITION BEFORE REMOVAL AND CONDITION
 09:53:24 AFTERWARDS IS IMPORTANT.
 09:53:26 IT HAS TO BE DONE BECAUSE ONCE THE INSURANCE ADJUSTMENT
 09:53:30 PROCESS BEGINS, PROOF OF THE DAMAGE BEFORE AND THEN WHAT WAS
 09:53:35 DONE TO MITIGATE ARE NEEDED.
 09:53:37 WAITING UNTIL AN ADJUSTOR GETS THERE ONLY PROLONGS THE
 09:53:41 MISERY.
 09:53:42 PROLONGS THE DAMAGE THAT WILL PROGRESS EXPONENTIALLY.
 09:53:48 IN FLORIDA, MOLD -- STACHYBOTRY, ASPERGILLUS -- THESE ARE
 09:53:54 THE TWO TYPES OF MOLD THAT ARE COMMON WITH FLOODS AND OF THE
 09:53:57 GREATEST CONCERN.
 09:53:58 SO REMOVAL OF ALL WET MATERIAL AND THE DRYING PROCESS NEEDS
 09:54:03 TO BEGIN IMMEDIATELY AND OUR FLOOD POLICY PAYS FOR THOSE

 09:54:08 COSTS, WITHIN REASON.
 09:54:10 AGAIN, I THINK A LOT OF PEOPLE HAVE SEEN SOME UNUSUAL
 09:54:14 NUMBERS IN THEIR REMOVAL AND DRY-OUT.
 09:54:17 IT'S SOMETHING TO BE MANAGED, BUT IT IS COVERED UNDER OUR
 09:54:21 POLICY.
 09:54:21 AND WHEN PEOPLE MAKE A CLAIM, A BENEFIT OF OUR POLICY IS WE
 09:54:25 WILL MAKE ADVANCED CASH PAYMENTS OUT TO THOSE POLICYHOLDERS
 09:54:30 BEFORE THE ADJUSTOR HAS EVEN ARRIVED.
 09:54:32 UPON THAT FIRST PHONE CALL, AN ADVANCED PAYMENT IS TO BE
 09:54:37 OFFERED, PREFERABLY AGAINST THE CONTENTS.
 09:54:40 THEREFORE, IT'S NOT ENCUMBERED BY A MORTGAGE COMPANY.
 09:54:42 IT CAN BE ANYWHERE FROM 5,000 UP TO \$20,000 FOR THE
 09:54:46 SINGLE-FAMILY DWELLING HOME TO HELP IN THOSE IMMEDIATE
 09:54:50 MITIGATIVE COSTS OF REMOVAL, DRY-OUT, SANITIZING.
 09:54:55 FOR A BUSINESS, IT CAN BE MUCH LARGER.
 09:54:58 ON A HOME, LIKE I SAID, ANYWHERE FROM 5 TO 25 THOUSAND
 09:55:02 DOLLARS.
 09:55:03 THAT'S A LOT OF MONEY MOVING FAST TO HELP THE COMMUNITY
 09:55:05 START TO RECOVER.
 09:55:06 AGAIN, THAT'S EVEN WHEN THERE'S NOT A PRESIDENTIALLY
 09:55:10 DECLARED DISASTER.
 09:55:15 >>Jim Ward: WOULD I BE CORRECT THAT RAINWATER INTRUSION INTO
 09:55:19 THE HOUSE IS NOT NECESSARILY FLOODING, THAT IT HAS TO BE
 09:55:23 SURFACE WATER THAT RISES TO A LEVEL THAT ENTERS THE HOME TO
 09:55:27 BE CONSIDERED FLOODING, FLOOD INSURANCE?

 09:55:31 >>Jeffery Parker: YOU'VE GOT SOME EXPERIENCE, I CAN TELL.
 09:55:34 WHEN THERE IS A GENERAL CONDITIONAL FLOOD, THAT'S THAT TWO
 09:55:38 OR MORE PROPERTY, THAT'S WHAT WE CALL A GENERAL CONDITION OF
 09:55:41 FLOOD, IF THE AREA IS EXPERIENCING A GENERAL CONDITION OF
 09:55:45 FLOOD, YOUR LAND IS EXPERIENCING A GENERAL CONDITION OF
 09:55:50 FLOOD, WATER MAY NOT HAVE ROLLED THROUGH YOUR THRESHOLD OF
 09:55:56 YOUR DOORS, BUT THERE IS A CAUSE TO TAKE CAREFUL LOOK AT THE

09:56:01 SEEPAGE BECAUSE THERE MAY BE COVERAGE.
 09:56:05 AND IT'S ONE OF THOSE ONES THAT'S REALLY A CHALLENGE FOR A
 09:56:10 FLOOD INSURANCE CLAIM ADJUSTOR, BUT IT IS A COVERED LOSS.
 09:56:14 SOMETHING ELSE THAT IS COVERED UNDER OUR POLICY IS WHEN
 09:56:16 THERE IS A GENERAL CONDITION OF FLOOD, THE STREETS FLOODED,
 09:56:21 THE YARDS ARE FLOODED, NO WATER ENTERS THE HOME BUT THE
 09:56:26 SANITARY SEWER SYSTEM BACKS UP INTO THE HOME BECAUSE OF THE
 09:56:30 GENERAL CONDITION OF FLOOD, OUR POLICY PAYS FOR THAT.
 09:56:38 >>Jim Ward: THERE IS A SIGNIFICANT PORTION OF ESTERO THAT IS
 09:56:40 SOUTH OF CORKSCREW THAT'S NOT SHOWN ON THIS MAP.
 09:56:44 I'M WONDERING IF YOU HAVE SOMETHING IN ADDITION TO THIS.
 09:56:48 >>Jeffery Parker: THAT'S THE VIEW THAT WE'RE CURRENTLY
 09:56:53 SHOWING.
 09:56:54 IF YOU WOULD LIKE TO DRAG THAT UP A LITTLE BIT FOR ME.
 09:56:58 THANK YOU.
 09:56:58 IT WILL TAKE A MOMENT FOR IT TO CLARIFY.
 09:57:03 AND DROP THE OVERLAY OVER THIS NEW AREA.
 09:57:10 >>Mayor Errington: ALSO, AFTER WE VIEW THIS, GO WEST.

 09:57:14 >>Jeffery Parker: OKAY.
 09:57:15 AGAIN, IT'S AMAZING HOW YOUR COMMUNITY HAS GROWN.
 09:57:20 I LIVED ON FORT MYERS BEACH IN THE MID '80s.
 09:57:24 AND ROLLING DOWN ESTERO ISLAND TO GET HERE, WELL, THE
 09:57:28 VILLAGE WASN'T INCORPORATED YET.
 09:57:30 IT WAS HERE, BUT IT WASN'T.
 09:57:32 I REMEMBER CORKSCREW ROAD WHEN IT WAS TWO LANES.
 09:57:36 THERE'S BEEN AMAZING GROWTH HERE.
 09:57:38 AND THAT IS A GREAT CAUSE FOR, AGAIN, I WANT TO TALK ABOUT
 09:57:43 THE MAP.
 09:57:45 THIS CURRENT MAP CAME INTO PLAY ON NOVEMBER THE 17th,
 09:57:49 2022.
 09:57:50 THE IDEA FOR UPDATING THE MAP THAT PREVIOUSLY COVERED THIS
 09:57:57 AREA BEGAN IN 2013.
 09:58:02 SO THE MAP IS FROM A HYDROLOGY AND HYDRAULIC ENGINEERING
 09:58:08 STUDY OF THIS LAND MASS OVER A NUMBER OF YEARS.
 09:58:12 BEFORE THE MAP WAS PUBLISHED, IT HAD A PERIOD OF 24 MONTHS.
 09:58:18 18 OF THOSE MONTHS WERE IN REVIEW, OTHER ADDITIONAL
 09:58:23 INFORMATION AND DATA COULD HAVE BEEN ADDED TO GET THE BEST
 09:58:26 AVAILABLE DATA FOR THIS MAP.
 09:58:28 BUT I DO WANT TO POINT OUT THAT THIS IS A PICTURE OF TIME
 09:58:32 PAST.
 09:58:33 THIS IS A WINDOW AND INFORMATION RELATED ON THE HISTORY OF
 09:58:36 WHAT WAS KNOWN ABOUT HOW WATER WENT WHERE IT WENT WHEN THEY
 09:58:40 WERE DOING THAT STUDY.

 09:58:43 THERE'S BEEN A LOT OF DEVELOPMENT SINCE THAT TIME THAT
 09:58:46 ALWAYS CAN ALTER AND CHANGE WHERE THE BEST AVAILABLE DATA
 09:58:52 THOUGHT THE WATER WOULD BE AND HOW DEEP IT WOULD BE.

09:58:57 SO IT'S THE BEST AVAILABLE DATA THAT WE CURRENTLY HAVE ON
 09:59:00 FLOOD RISK.
 09:59:01 BUT ALL OF THESE AREAS, AGAIN, HAVE EITHER A HIGH RISK, A
 09:59:05 MEDIUM RISK, OR A LOW RISK OF FLOOD.
 09:59:08 BUT NONE OF THESE AREAS ARE ALWAYS GUARANTEED TO BE 100%
 09:59:15 SAFE AGAINST THE RISK OF FLOOD.
 09:59:17 YOUR COMMUNITY HAS TAKEN ACTION BECAUSE IN YOUR ORDINANCE
 09:59:19 YOU REQUIRE PEOPLE TO BUILD IN A CERTAIN WAY SO AS TO
 09:59:24 MINIMIZE THAT RISK.
 09:59:25 WE THANK YOU AND THAT'S THE AGREEMENT IS PROTECT YOUR PEOPLE
 09:59:28 AND YOUR PROPERTIES AND YOUR BUSINESSES FROM FLOOD.
 09:59:31 AND A WAY TO DO IT EVEN GREATER BEYOND FLOODPLAIN MANAGEMENT
 09:59:37 IS BUYING A FLOOD INSURANCE POLICY OF SOME AMOUNT.
 09:59:41 AGAIN, THERE IS A RECOMMENDED AMOUNT THAT AN AGENT WOULD
 09:59:43 LIKE EVERY STRUCTURE TO HAVE, BUT IF AFFORDABILITY BECOMES
 09:59:47 THE STOPPING POINT AT BUYING THAT COVERAGE, MAYBE THEY NEED
 09:59:50 TO TAKE A LOOK AT A LOWER AMOUNT, BUT UNDERSTANDING THAT
 09:59:55 POLICIES NO MATTER WHAT IT IS, AUTO, FLOOD, HOME, WHEN YOU
 10:00:00 BUY A LESSER AMOUNT THAN YOU REALLY SHOULD, IT PERFORMS IN A
 10:00:04 LESSER WAY WHEN YOU HAVE A CLAIM.
 10:00:07 >>Mayor Errington: DO YOU HAVE ANY MORE QUESTIONS?
 10:00:09 CAN YOU GO WEST NOW?

 10:00:10 WEST AND NORTH.
 10:00:35 >>Jeffery Parker: WHEN YOU SEE THE GRAY AREA, THAT'S ANOTHER
 10:00:38 PANEL OF A GREATER FLOOD INSURANCE MAP.
 10:00:41 THAT'S ALL THAT GRAY AREA MEANS IS IT'S BEYOND THIS PANEL OF
 10:00:45 YOUR COMMUNITY.
 10:00:46 AND IT WILL STILL TAKE A MOMENT FOR IT TO CLARIFY AND DROP
 10:00:53 THE OVERLAY ON THIS.
 10:00:54 IT WAS INTERESTING TO SEE THAT PLOT MAP THAT'S ON THE WALL
 10:01:04 OUTSIDE OR UPSTAIRS THAT SHOWS THIS ENTIRE AREA WHERE THE
 10:01:09 RIVER CUTS THROUGH IT BEFORE THERE WAS ANY DEVELOPMENT WHEN
 10:01:12 IT WAS JUST ALL PASTURE AND GROVE.
 10:01:17 THAT REALLY WASN'T THAT LONG AGO.
 10:01:22 >>Vice-Mayor McLain: WHILE WE'RE WAITING FOR THIS TO BOOT UP
 10:01:24 HERE, IT MAY BE WORTHWHILE FOR US -- IF IT'S NOT ALREADY ON
 10:01:28 THERE -- THE WEB ADDRESS THAT EVERYBODY CAN ACCESS THAT AT
 10:01:33 HOME AND TAKE A LOOK AT WHERE THEIR HOME IS AND MAKE SURE
 10:01:36 THEY ARE AWARE OF WHAT'S GOING ON.
 10:01:38 >>Jeffery Parker: YOU CAN GO TO MSC.FEMA.GOV.
 10:01:43 THAT'S OUR MAP SERVICE CENTER.
 10:01:45 YOU'LL IMMEDIATELY SEE WHERE YOU CAN ENTER AN ADDRESS, ANY
 10:01:51 ADDRESS, AND IT WILL PULL UP THIS FLOOD MAP.
 10:01:54 THE ADDRESS THAT YOU ENTER WILL BE DESIGNATED BY A RED PIN
 10:01:59 ON THE MAP.
 10:02:00 THAT WAY ANYBODY CAN EVALUATE THEIR OWN PERSONAL FLOOD RISK.
 10:02:05 ONCE YOU KNOW WHAT YOUR RISK TOLERANCE IS, YOU KNOW WHETHER

10:02:10 YOU WOULD LIKE TO SPEAK WITH ANY INSURANCE AGENT ABOUT YOUR
 10:02:13 FLOOD INSURANCE NEEDS OR YOUR RISK TOLERANCE DETERMINES
 10:02:19 YOU'LL GO IT ON YOUR OWN.
 10:02:20 >>Mayor Errington: MARILYN, DID YOU GET THAT ADDRESS?
 10:02:22 >>Carol Sacco: I GOT IT.
 10:02:24 I'LL SEND IT TO ALL COUNCIL.
 10:02:25 >>Mary Gibbs: COULD I MENTION, TOO, WE DO HAVE THESE FLOOD
 10:02:28 MAPS ON OUR WEBSITE FOR VILLAGE OF ESTERO?
 10:02:31 >>Mayor Errington: THANK YOU.
 10:02:34 >>Jeffery Parker: I'M NOT CERTAIN QUITE WHY THE MAP ISN'T
 10:02:37 CLARIFYING BECAUSE I KNOW THIS ALL IS NOT A LOW-RISK FLOOD
 10:02:41 ZONE.
 10:02:41 [LAUGHTER]
 10:02:41 IN FACT, MOST OF THIS WOULD, FROM WHAT I'M SEEING, WOULD BE
 10:02:52 EITHER TURQUOISE SHADE.
 10:02:57 THAT'S HOW THE MAPS USED TO LOOK, AND IT WAS TOUGH TO FIGURE
 10:03:00 OUT WHERE YOU WERE AT ON THAT MAP.
 10:03:02 OKAY.
 10:03:33 AGAIN, ON THIS MAP, YOU CAN SEE WHERE THERE ARE FEDERALLY
 10:03:36 REGULATED FLOODWAYS AT THE VERY BOTTOM OF THE MAP, THE
 10:03:42 SOUTHERN END, YOU CAN SEE THE WINDING, LOOPING ESTERO RIVER.
 10:03:47 YOU CAN SEE THAT THERE IS A GREAT LAND MASS THAT HAS A
 10:03:51 MODERATE RISK.
 10:03:53 THAT MODERATE RISK AREA MOST LIKELY IN A 100-YEAR FLOOD
 10:03:58 EVENT WILL HAVE FLOODWATERS IN THE STREETS AND YARDS,

 10:04:01 POTENTIALLY IN SOME OF THOSE HOMES SHOULD THEY BE CONCRETE,
 10:04:05 SLAB-ON-GRADE HOMES.
 10:04:07 BUT AGAIN, INCHES OR FEET, IT'S ALL DEVASTATING.
 10:04:26 >>Mayor Errington: I THINK WHAT WOULD HAVE HELPED US
 10:04:32 TREMENDOUSLY WITH DEALING WITH FEMA, IF EVERYONE WORKING FOR
 10:04:39 FEMA WERE EXPERTS LIKE YOU.
 10:04:43 THAT'S BEEN OUR -- YOU MAY WANT TO TAKE THAT BACK TO
 10:04:47 SOMEBODY.
 10:04:48 BUT SOME JUST -- WE'VE HEARD THE EXPLANATION THAT YOU GAVE
 10:04:53 WHEN YOU STARTED THIS MORNING WAS TREMENDOUS, YOU KNOW,
 10:04:56 ABOUT THE DRYWALL.
 10:04:59 WE'VE HEARD SO MANY STORIES YOU CAN'T DO THAT.
 10:05:02 CAN'T DO THAT.
 10:05:03 AND SO THAT IN ITSELF WOULD HAVE HELPED MANY PEOPLE.
 10:05:08 >>Jeffery Parker: FROM 1993 THROUGH 2012, WHILE I WAS A
 10:05:15 RESIDENT OF FLORIDA, I HELD A FLORIDA INSURANCE CLAIM
 10:05:19 ADJUSTORS LICENSE.
 10:05:20 AT THAT TIME, IT WAS A 520 LICENSE.
 10:05:22 CURRENTLY IT'S NOW KNOWN AS A 620 LICENSE.
 10:05:24 I HANDLED ANY TYPE OF INSURANCE CLAIM, ANY BUSINESS OR
 10:05:28 HOMEOWNER OR RENTER WANTED TO PRESENT AGAINST AN INSURANCE

10:05:33 COMPANY BECAUSE THERE COULD BE A POTENTIALITY THAT IT'S
 10:05:37 COVERED.
 10:05:39 AGAIN, IN EVERY CASE WITH HOMEOWNERS AND BUSINESSES, THE
 10:05:42 POLICY ALWAYS HAD LANGUAGE THAT IT IS A REQUIREMENT TO TAKE

 10:05:47 ACTION AND MITIGATE.
 10:05:50 IT DOESN'T BROADEN OUT TO SAY, YOU NEED TO START PULLING UP
 10:05:55 WET CARPET, WET CARPET PAD, PULLING OUT WET BASE BOARDS,
 10:06:00 PULLING OUT WET CABINETRY, PULLING OUT WET VANITIES, PULLING
 10:06:05 OUT WET DRYWALL, PULLING OUT WET INSULATION.
 10:06:11 IT DOESN'T SAY THAT.
 10:06:11 IT SAYS YOU HAVE A RESPONSIBILITY TO MITIGATE.
 10:06:14 BUT THAT IS WHAT ALLOWS EVERYBODY TO TAKE IMMEDIATE ACTION.
 10:06:17 DOCUMENT YOUR CLAIM, SHOW WHAT HAPPENED, SHOW WHAT YOU DID.
 10:06:21 THAT PRESERVES YOUR RIGHTS UNDER THAT POLICY THAT YOU DID
 10:06:25 TRY TO PROTECT THAT PROPERTY FROM FURTHER LOSS BECAUSE
 10:06:32 THERE'S THE SCENARIO OF TAKING ACTION AND STILL HAVING
 10:06:35 GREATER LOSS, YOU'RE COVERED, VERSUS TAKING NO ACTION,
 10:06:43 CREATING A GREATER LOSS, THERE'S GOING TO BE A PROBLEM WITH
 10:06:46 THE ADJUSTMENT PROCESS NO MATTER WHAT THAT INSURANCE POLICY
 10:06:49 IS.
 10:06:50 THAT I KNOW FROM OVER 25 YEARS OF KNOWING WHAT CLAIMS OR HOW
 10:06:57 THEY ARE HANDLED WHEN IT GETS TO THE INSURANCE CLAIM
 10:06:59 PROCESS.
 10:06:59 HOW DOES THAT POLICY PERFORM?
 10:07:03 WHAT DOES THAT PRODUCT DO FOR YOU OR NOT DO FOR YOU WHEN YOU
 10:07:06 HAVE A CLAIM?
 10:07:07 >>Mayor Errington: THANK YOU.
 10:07:08 >>Jeffery Parker: YOU'RE WELCOME.
 10:07:09 >>Mayor Errington: I DON'T KNOW HOW MUCH LONGER THIS IS

 10:07:12 GOING TO TAKE.
 10:07:12 WE'VE HAD PROBLEMS WITH THE INTERNET HERE.
 10:07:15 WE WERE DOWN COMPLETELY YESTERDAY.
 10:07:16 AND THIS MAY BE AN INTERNET PROBLEM.
 10:07:20 WE CAN'T DO THIS BY NOW -- WE DIDN'T HAVE ANY ACCESS TO THE
 10:07:27 OUTSIDE WORLD YESTERDAY FOR A WHILE.
 10:07:32 >>Carol Sacco: WE GOT THAT RESOLVED AT 11.
 10:07:37 >>Mayor Errington: I DON'T KNOW.
 10:07:38 WE'VE WAITED NOW.
 10:07:39 I DON'T WANT TO KEEP EVERYBODY WAITING.
 10:07:44 YOU SUGGEST IT'S NOT COMING UP, THE OVERLAY IS NOT COMING
 10:07:47 UP.
 10:07:47 >>Mary Gibbs: I THINK THAT MAP IS COMING UP.
 10:07:50 IT'S JUST HARD TO READ BECAUSE IT'S COMPACTED.
 10:07:55 I THINK YOU GET THE FLAVOR OF WHAT THE FLOOD ZONES --
 10:08:00 >>Mayor Errington: I DON'T HAVE THE FLAVOR YET.
 10:08:03 [LAUGHTER]

10:08:07 >>Vice-Mayor McLain: I THINK IT'S SAFE TO SAY IT'S HIGH
 10:08:09 RISK.
 10:08:13 >>Carol Sacco: IT'S STILL NOT COMING UP.
 10:08:34 >>Jeffery Parker: FROM WHAT I CAN SEE ON HERE, ZONE AE, WE
 10:08:39 SEE EL-11.
 10:08:41 THAT EL-11 IS AN INDICATOR THAT IN A 100-YEAR FLOOD EVENT,
 10:08:47 THE WATER WOULD RISE APPROXIMATELY TO 11 FEET ABOVE SEA
 10:08:53 LEVEL.

 10:08:54 NOW, HOW DEEP WILL THAT BE ABOVE LAND?
 10:08:59 THAT'S WHERE A SURVEYOR THAT PRODUCES AN ELEVATION
 10:09:04 CERTIFICATE HAS PERFORMED A MEASUREMENT TO KNOW HOW HIGH THE
 10:09:08 LAND IS ABOVE SEA LEVEL AND THEN ALSO HOW HIGH THAT LIVING
 10:09:14 SPACE IS IN THAT STRUCTURE ABOVE SEA LEVEL.
 10:09:18 VERY IMPORTANT WHEN IT COMES TO BUILDING NEW CONSTRUCTION SO
 10:09:24 THAT YOU BUILD HIGHER THAN THE POTENTIALITY OF A
 10:09:29 HUNDRED-YEAR FLOOD EVENT.
 10:09:30 NOW, THE COMMUNITY ALSO HAS A RIGHT WITHIN THEIR ORDINANCE
 10:09:34 TO PROTECT THEIR CITIZENS IN EVEN GREATER DEGREE BY ADDING
 10:09:39 WHAT IS KNOWN AS FREE BOARD TO WHATEVER THAT NUMBER IS.
 10:09:43 SOME COMMUNITIES ADD ONE FOOT.
 10:09:45 SOME ADD TWO FOOT, THREE FOOT FOR BUILDING HIGHER TO REDUCE
 10:09:49 THE LIKELIHOOD OF BEING AFFECTED BY A HUNDRED-YEAR FLOOD
 10:09:53 EVENT.
 10:09:54 >>Mayor Errington: I THINK WE HAVE A NUMBER OF FOLKS HERE
 10:09:57 TODAY FROM THE VINES.
 10:09:59 IF YOU COULD MOVE THAT OVER, GO EAST AND LET'S SEE WHAT IT
 10:10:04 LOOKS LIKE FOR THEM.
 10:10:05 >>Jeffery Parker: EAST OR WEST FIRST?
 10:10:07 >>Mayor Errington: WE ARE ALREADY WEST.
 10:10:11 LET'S GO EAST.
 10:10:13 >>Jeffery Parker: WE'RE AT THE PARAMETERS OF THAT MAP,
 10:10:19 CORRECT?
 10:10:20 SO IT APPEARS THAT IS ALL GENERALLY THE MODERATE RISK FLOOD

 10:10:43 ZONE.
 10:10:44 THE ELEVATION IS 13 FEET.
 10:11:00 SO FLOODWATERS IN THAT AREA WOULD HAVE TO -- AGAIN, EXCUSE
 10:11:05 ME, THE 13 FEET IS RIGHT ACROSS 41, REALLY CLOSE TO CYPRESS
 10:11:15 KNEE CIRCLE AND QUAIL TRAIL.
 10:11:19 THAT'S WHERE THE 13-FOOT ELEVATION ABOVE SEA LEVEL FOR THE
 10:11:26 TURQUOISE AREA RIGHT AROUND COTTON TAIL CURL, IS THAT IT?
 10:11:31 THIS IS THE AREA RIGHT HERE WHERE THAT WOULD BE 13 FEET
 10:11:40 ABOVE SEA LEVEL FOR A HUNDRED-YEAR FLOOD EVENT.
 10:11:46 >>Mayor Errington: SO THAT IS IN LEE COUNTY RIGHT THERE,
 10:11:49 HICKORY DRIVE.
 10:11:51 SO YOU ARE IN LEE COUNTY.
 10:11:55 IT'S FLOODED NOW, WE KNOW.

10:11:57 SO YOU'RE GOING DOWN SOUTH, RIGHT THERE.
 10:12:05 WE PROBABLY NEED TO DO ONE MORE.
 10:12:38 I DON'T KNOW.
 10:12:40 IF IT TAKES A LONG TIME, LET'S NOT DO IT.
 10:12:43 WE NEED TO GO OUT TOWARDS CORKSCREW, THE FOLKS THERE ON
 10:12:46 CORKSCREW ROAD.
 10:12:52 THAT WOULD BE GOING EAST.
 10:12:53 WE WANT EVERYONE TO APPRECIATE --
 10:13:00 >>David Willems: WHICH AREA OF CORKSCREW?
 10:13:01 LIKE, ALL THE WAY ON, LIKE, BELLA TERRA, WILDCAT RUN.
 10:13:04 SO THEIR MAP IS NOT PRINTED.
 10:13:06 AND THAT'S BECAUSE THERE'S NO AREA OUT THERE THAT'S IN A

 10:13:10 SPECIAL FLOOD HAZARD.
 10:13:11 WHEN EVERYTHING IS, I GUESS, THE LOW RISK, THEY DON'T PRINT
 10:13:14 THE MAP BECAUSE THERE'S NOTHING TO SHOW.
 10:13:16 >>Mayor Errington: SO WE'VE SHOWN ALL THE AREAS IN ESTERO.
 10:13:20 >>David Willems: GENERALLY, YES.
 10:13:22 >>Mayor Errington: SO EVERYONE IS EQUAL WITH THAT.
 10:13:24 OKAY, GOOD.
 10:13:25 THANK YOU.
 10:13:27 >>Vice-Mayor McLain: BUT THOSE PEOPLE OUT, LET'S SAY, BELLA
 10:13:30 TERRA, THAT GENERAL AREA, PROBABLY PAST BEN HILL GRIFFIN ARE
 10:13:35 PROBABLY IN THE LOW RISK.
 10:13:37 BUT THE WAY YOU EXPLAIN HUNDRED-YEAR EVENTS OR RAIN EVENTS
 10:13:44 SAYS YOU CAN BE CAUTIOUS AND ROLL THE DICE AND NOT GET FLOOD
 10:13:48 INSURANCE, BUT EVEN IN THE LOW AREA, WITH THE AMOUNT OF
 10:13:52 RAINS WE HAD, ESPECIALLY LIKE IN IRMA, WE HAD 14, 16 INCHES
 10:13:56 OF RAIN, THEN A HURRICANE, YOUR POTENTIAL FOR FLOODING IN
 10:14:00 THE STREETS AND OUT OF YOUR PONDS THAT YOU HAVE FOR
 10:14:03 RETENTION GETS RELATIVELY HIGH.
 10:14:06 SO IT'S PRUDENT, EVEN IF YOU ARE IN THE LOW RISK.
 10:14:10 >>Jeffery Parker: YES, IT IS.
 10:14:11 >>Vice-Mayor McLain: YOUR RATE FOR THAT WOULD BE LESS
 10:14:14 EXPENSIVE THAN OTHER FOLKS.
 10:14:15 >>David Willems: THAT IS 100% CORRECT.
 10:14:17 IT'S EVEN A LITTLE MORE THAN THAT.
 10:14:19 AS WAS EXPLAINED EARLIER IN THE PRESENTATION, THIS DATA IS

 10:14:22 REALLY FROM A FEW YEARS AGO.
 10:14:24 AND THAT AREA OUT ON CORKSCREW IS REALLY JUST STARTING TO
 10:14:28 EXPLODE WITH DEVELOPMENT.
 10:14:30 REALLY, SOME OF THAT IS PROBABLY BECAUSE OF THE LIMITATIONS
 10:14:32 ON THE FEMA MODELING.
 10:14:34 THE MODELING ISN'T AS DETAILED OUT IN THAT AREA YET, SO
 10:14:38 MAYBE HERE IN THE NEXT FEW YEARS OR DECADES IT WILL
 10:14:41 EVENTUALLY EXTEND OUT THERE.
 10:14:45 LIKELY THE FLOODPLAIN WILL BE IN THE FLOW WAYS, SIMILAR TO

10:14:49 WHAT YOU SEE FOR THE VINES.
 10:14:52 SOME OF IT IS THE MAPPING AND MODELING REALLY ENDS JUST TO
 10:14:56 THE EAST OF I-75.
 10:15:02 >>Vice-Mayor McLain: THANK YOU.
 10:15:02 >>Mayor Errington: HOW DO WE HANDLE -- I WAS ON A ZOOM CALL
 10:15:09 THIS PAST WEEK AND THE PEACE RIVER, WHEN IT FLOODED, U.S. 41
 10:15:15 AND I-75, I KNOW MY SON WAS DRIVING DOWN TO COME DOWN, HE
 10:15:20 GOT TURNED AROUND.
 10:15:21 HE HAD TO DRIVE ALL THE WAY BACK TO OHIO.
 10:15:23 IT WAS 19 FEET ABOVE ANYTHING THAT HAD BEEN PREDICTED THAT
 10:15:28 THAT WOULD HAPPEN.
 10:15:29 19 FEET ABOVE.
 10:15:31 SO THAT'S HUGE.
 10:15:35 >>Jeffery Parker: THERE ARE MORE MONUMENTAL FLOODS OCCURRING
 10:15:39 TO WHERE I BELIEVE WE'RE EASILY ABLE TO SAY IT'S, GOSH, IT'S
 10:15:45 ALMOST LIKE WE USED TO THINK ABOUT IN OTHER PARTS OF THE

 10:15:49 WORLD.
 10:15:51 WHEN WE SAW SOME OF THE FLOODING CONDITIONS THAT WOULD NEVER
 10:15:55 SEE ANYTHING LIKE THAT HERE.
 10:15:56 IT'S HAPPENING WITH FREQUENCY, GREAT FREQUENCY.
 10:16:00 AND DEVELOPMENT DOES DRIVE A CHANGE IN WHERE THAT WATER
 10:16:05 WANTS TO GO.
 10:16:06 IT'S GOING TO GET TO THAT LOW POINT EVENTUALLY.
 10:16:08 BUT IF IT HAS TO TRAVERSE THROUGH YOUR HOME OR BUSINESS,
 10:16:12 IT'S GOING TO DO THAT.
 10:16:13 IT DOESN'T CARE WHAT OUR MAPS SAY.
 10:16:16 IT DOESN'T CARE HOW WE BUILD.
 10:16:17 ALL WE CAN DO IT TRY TO BUILD WISER, TAKE FLOOD MITIGATION
 10:16:22 ACTION IN MANAGING THAT LAND AND PROTECTING AGAINST IT
 10:16:28 THROUGH I GUESS OFFERING SOMEBODY A PREMIUM TO TAKE ON THAT
 10:16:33 RISK, WHICH IS A FLOOD POLICY.
 10:16:39 >>Jim Ward: JUST TO PUT THIS ALL IN PERSPECTIVE, THE COST OF
 10:16:44 FLOOD INSURANCE ROUGHLY ABOUT \$500 A YEAR?
 10:16:46 >>Jeffery Parker: I DON'T WANT TO SAY THAT.
 10:16:48 I DON'T WANT TO SAY IT'S ROUGHLY \$500 A YEAR.
 10:16:51 I'VE TAKEN A LOOK AT DIFFERENT STREETS WHERE IT'S A
 10:16:54 HIGH-RISK FLOOD AREA.
 10:16:55 WHAT I SEE IS DIFFERING PRICES.
 10:16:58 I'D SAY I'VE SEEN A LOT OF PRICES THAT ARE IN THE SEVEN OR
 10:17:01 EIGHT HUNDRED DOLLAR RANGE.
 10:17:02 THOSE ARE MOST LIKELY ELEVATED HOMES BUILT MUCH MORE

 10:17:07 RECENTLY, MUCH HIGHER OFF THE GROUND.
 10:17:09 WHEN I START TO SEE PRICES OF 2300 AND 3700 DOLLARS A YEAR,
 10:17:15 I'M PROBABLY LOOKING AT A CONCRETE SLAB ON GRADE HOME,
 10:17:20 THAT'S REALLY, REALLY CLOSE TO A FLOOD SOURCE, WHETHER IT BE
 10:17:23 A COASTAL AREA OR A RIVER.

10:17:28 THESE ARE PRICES I HAVE SEEN.
 10:17:31 AGAIN, I'M TALKING ABOUT THE SINGLE-FAMILY HOME AND AGAIN
 10:17:33 THE PRICE THAT SOMEBODY PAYS IS GOING TO DIFFER ON WHETHER
 10:17:36 THEY BOUGHT MAYBE 50,000 A BUILDING, NOTHING FOR THE
 10:17:41 CONTENTS OR WHETHER THEY BOUGHT 250,000 FOR THE BUILDING AND
 10:17:44 100,000 FOR THE CONTENTS.
 10:17:46 YOU CAN ALSO CREATE A VARIABLE IN YOUR PRICE BY SELECTING
 10:17:50 HIGHER DEDUCTIBLES.
 10:17:52 WE CAN GO UP TO AS HIGH AS \$10,000, BUT I ALWAYS DISCOURAGE
 10:17:57 THAT.
 10:17:57 IF YOU TAKE A LOOK AT HOW MUCH YOU SAVE PER YEAR TO JUMP
 10:18:01 FROM MAYBE A \$2500 DEDUCTIBLE TO A 10,000, YOU'RE NOT SAVING
 10:18:06 THAT MUCH MONEY A YEAR, AND YOU'RE SLAMMING YOUR POCKET IF
 10:18:10 YOU HAVE TO FILE A CLAIM.
 10:18:12 I THINK RISK TRANSFERENCE IS WISE, PUTTING IT ON THE
 10:18:18 INSURANCE COMPANY TO BURDEN THE GREATEST AMOUNT OF THAT LOSS
 10:18:21 BY CARRYING THE LOWEST DEDUCTIBLE.
 10:18:23 BUT TALK TO YOUR AGENT, ASK THEM, GIVE ME A QUOTE FOR A
 10:18:28 \$1,250 DEDUCTIBLE FOR THE BUILDING AND FOR THE CONTENTS.
 10:18:33 A 2500 FOR THE BUILDING AND THE CONTENTS.

 10:18:35 MAYBE A 5,000.
 10:18:36 BUT I WOULD NEVER GO AS HIGH AS A 10,000 BECAUSE THE SAVINGS
 10:18:40 PER YEAR, IN MY PROFESSIONAL OPINION, IS NOT THAT GREAT.
 10:18:43 >>Mayor Errington: OKAY.
 10:18:46 COUNCIL, ANY OTHER QUESTIONS THAT YOU MAY HAVE?
 10:18:51 THIS HAS BEEN GREAT.
 10:18:52 >>Jeffery Parker: THANK YOU SO VERY MUCH.
 10:18:53 THANK YOU.
 10:18:53 >>Mayor Errington: THANK YOU, THANK YOU, THANK YOU.
 10:18:55 NOW WE'LL MOVE ON TO ITEM NUMBER 5 IS THE CONSENT AGENDA.
 10:19:11 DOES ANYONE HAVE ANY COMMENTS, ANY CONCERNS, ANYTHING?
 10:19:17 >>Larry Fiesel: MOVE WE ACCEPT IT.
 10:19:19 >>Mayor Errington: MOTION HAS BEEN MADE BY COUNCIL MEMBER
 10:19:20 FIESEL.
 10:19:21 SECONDED BY VICE-MAYOR JON McLAIN.
 10:19:26 PLEASE CALL THE ROLL.
 10:19:27 >>Joanne Ribble: AYE.
 10:19:28 >>Larry Fiesel: AYE.
 10:19:29 >>Jim Ward: AYE.
 10:19:31 >>Jim Wilson: AYE.
 10:19:33 >>Vice-Mayor McLain: AYE.
 10:19:35 >>Mayor Errington: AYE.
 10:19:35 ITEM NUMBER 6, WE HAVE NOTHING DEFERRED, SO WE WILL MOVE ON
 10:19:40 WITH THAT.
 10:19:41 AND THEN ITEM NUMBER 7, THE INTERNATIONAL DESIGN CENTER

 10:19:47 ZONING ORDINANCE.

10:19:51 NUMBER 2023-01 AND RESOLUTION NUMBER 2023-01.
 10:19:58 WILL MADAM CLERK PLEASE READ THE TITLE OF THE ORDINANCE?
 10:20:03 >>Carol Sacco: ORDINANCE NUMBER 2023-01, AN ORDINANCE OF THE
 10:20:07 VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, AMENDING
 10:20:09 THE ZONING FOR INTERNATIONAL DESIGN CENTER TO ALLOW OFFICE
 10:20:12 USES IN ADDITION TO THE EXISTING DESIGN CENTER USES ON A
 10:20:17 19.1-ACRE PROPERTY ON THE SOUTH SIDE OF CORKSCREW ROAD, EAST
 10:20:21 OF INTERSTATE 75; PROVIDING FOR SEVERABILITY; PROVIDING FOR
 10:20:26 CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.
 10:20:28 >>Mayor Errington: THANK YOU.
 10:20:29 IN THE ABSENCE OF STEVE SARCOZY, MARY GIBBS, WOULD YOU
 10:20:34 PLEASE INTRODUCE THIS ITEM?
 10:20:36 >>Carol Sacco: MARY, DO YOU WANT TO SAY THAT ABOUT
 10:20:39 RESOLUTION -- I UNDERSTAND THAT THE RESOLUTION --
 10:20:42 >>Mary Gibbs: I'LL GET THAT.
 10:20:43 GOOD MORNING.
 10:20:45 THIS IS THE INTERNATIONAL DESIGN CENTER, WHICH IS ALSO KNOWN
 10:20:48 AS MIROMAR DESIGN CENTER.
 10:20:51 I THINK YOU'RE ALL FAMILIAR WITH IT.
 10:20:52 IT'S LOCATED ON THE SOUTH SIDE OF CORKSCREW ROAD AND IT'S
 10:20:56 ACROSS FROM THE MIROMAR MALL.
 10:20:59 THERE IS AN EXISTING LARGE BUILDING, RATHER ICONIC, THAT IS
 10:21:03 THE EXISTING DESIGN CENTER.
 10:21:04 THE APPLICANT IS ASKING TO -- THE PROPERTY IS ALREADY ZONED

 10:21:08 COMMERCIAL AND, OF COURSE, THE BUILDING IS THERE.
 10:21:10 THEY ARE ASKING TO BE ALLOWED TO BROADEN THE PERMITTED USES
 10:21:14 ON THE PROPERTY BECAUSE THE ZONING ORDINANCE THAT WAS
 10:21:16 ADOPTED BY THE COUNTY WAS VERY RESTRICTIVE AND JUST ALLOWED
 10:21:21 VERY SPECIALIZED KIND OF DESIGN CENTER RETAIL TYPE USES.
 10:21:26 THE APPLICANT IS ASKING TO KEEP THE DESIGN CENTER USES BUT
 10:21:29 ALSO ADD OFFICE-TYPE USES AND NOT -- IN THE EXISTING
 10:21:34 BUILDING.
 10:21:34 THAT'S BASICALLY THE REQUEST THAT WE'LL HEAR AT THE SECOND
 10:21:38 READING.
 10:21:38 IN ORDER TO DO THAT, WE'VE GOT TO AMEND THE ZONING TO ALLOW
 10:21:44 THOSE OFFICE USES, BUT WE'VE ALSO GOT TO AMEND THE DRI, THE
 10:21:50 DEVELOPMENT OF REGIONAL IMPACT, BECAUSE THIS PROPERTY WAS
 10:21:52 PART OF THE LARGER STONEYBROOK AREA OF REGIONAL IMPACT,
 10:21:57 WHICH IS A 900-ACRE PROPERTY.
 10:21:58 THERE WERE A LOT OF CONDITIONS IN THE DRI THAT RELATED TO
 10:22:01 THE DESIGN CENTER.
 10:22:02 WE'LL COME BACK AND THAT'S WHY YOU'VE GOT AN ORDINANCE AND A
 10:22:06 RESOLUTION HERE.
 10:22:06 THE ORDINANCE IS FOR THE ZONING AND THE RESOLUTION IS FOR
 10:22:08 THE DRI AMENDMENT.
 10:22:11 SO IT'S A LITTLE COMPLICATED.
 10:22:13 BUT WE'LL BE COMING BACK FOR SECOND READING, WHICH WILL BE

10:22:19 FEBRUARY 15th.
 10:22:21 SO WE NEED TO PASS THE FIRST READING OF THE ORDINANCE TODAY

 10:22:25 UNDER THE SECOND READING.
 10:22:27 THE RESOLUTION DOES NOT NEED A FIRST READING.
 10:22:30 IT WILL JUST BE SCHEDULED ON THE 15th.
 10:22:33 WE PACKAGED IT TOGETHER IN CASE YOU HAVE ANY REQUEST HE IS
 10:22:35 THAT YOU WANT US TO ADDRESS AT THE PUBLIC HEARING, WHICH
 10:22:38 WILL BE ON THE 15th.
 10:22:40 >>Mayor Errington: THANK YOU.
 10:22:40 COUNCIL, ANY QUESTIONS?
 10:22:44 WE WILL NEED A MOTION.
 10:22:49 >>Jim Ward: SO MOVED.
 10:22:50 >>Mayor Errington: MOTION HAS BEEN MADE BY COUNCIL MEMBER
 10:22:52 WARD AND SECONDED BY COUNCIL MEMBER RIBBLE.
 10:22:55 PLEASE CALL THE ROLL.
 10:22:57 >>Jim Wilson: AYE.
 10:22:59 >>Jim Ward: AYE.
 10:23:01 >>Larry Fiesel: AYE.
 10:23:03 >>Joanne Ribble: AYE.
 10:23:04 >>Vice-Mayor McLain: AYE.
 10:23:06 >>Mayor Errington: AYE.
 10:23:07 THANK YOU.
 10:23:09 THANK YOU VERY MUCH.
 10:23:09 ITEM NUMBER 8, PUBLIC COMMENT ON NON-AGENDA ITEMS.
 10:23:16 >>Carol Sacco: WE HAVE NONE.
 10:23:18 >>Mayor Errington: MOVING RIGHT ALONG, WE ARE NOW TO ITEM
 10:23:24 NUMBER 9, COUNCIL COMMUNICATIONS/FUTURE AGENDA ITEMS.

 10:23:28 I AM GOING TO REACH OUT IN OUTER SPACE, COUNCIL MEMBER
 10:23:33 WILSON, DO YOU HAVE ANYTHING TO REPORT?
 10:23:36 >>Jim Wilson: YES, MADAM MAYOR.
 10:23:39 REPORT THAT THE EASTERN CORKSCREW ALLIANCE HELD A VERY
 10:23:43 INFORMATIVE MEETING ON JANUARY 23rd.
 10:23:47 THE HIGHLIGHTS WHICH I'M GOING TO SHARE IN WRITING RATHER
 10:23:53 THAN READ THEM ALL HERE TODAY.
 10:23:56 BUT I FOUND ENCOURAGING THE FACT THAT ALICO ROAD WILL BE
 10:24:01 WIDENED EASTBOUND FROM THE BEND OUT AND THAT IT WILL BE
 10:24:07 EXTENDED ALL THE WAY TO STATE ROAD 82 BEGINNING IN 2026.
 10:24:11 I THINK THAT WILL BE VERY HELPFUL IN TERMS OF THE TRAFFIC
 10:24:16 FLOW ON CORKSCREW ROAD.
 10:24:17 BUT I WILL PROVIDE THIS TO THE REST OF THE COUNCIL IN
 10:24:20 WRITING.
 10:24:20 THANK YOU.
 10:24:21 >>Mayor Errington: THANK YOU.
 10:24:22 THANK YOU VERY MUCH.
 10:24:22 COUNCIL MEMBER JIM WARD.
 10:24:26 >>Jim Ward: JUST ONE COMMENT.

10:24:28 WE'VE ALL RECEIVED THE E-MAILS FROM PEOPLE SUPPORTING AND
 10:24:33 THOSE PEOPLE WHO ARE NOT SUPPORTING THE RAILROAD TRACK
 10:24:37 CONVERSION.
 10:24:38 I JUST WANT TO MAKE COMMENT THAT I THINK WE ALL APPRECIATE
 10:24:42 THE COMMENTS, THE THOUGHTS, THE CONCERNS, GOING TO BE
 10:24:47 DEALING WITH IN A WORKSHOP IN A FEW MINUTES.

10:24:50 I'VE ANSWERED DIRECTLY THAT I APPRECIATE THE CONCERNS AND
 10:24:54 THE THOUGHTS, BUT I JUST WANTED TO BE RECOGNIZED AT THIS
 10:24:59 POINT FOR THAT PARTICULAR COMMENT.
 10:25:01 >>Mayor Errington: THANK YOU.
 10:25:02 COUNCIL MEMBER RIBBLE.
 10:25:05 >>Joanne Ribble: HERE WE ARE AT THE START OF 2023, AND I
 10:25:09 JUST WANT TO PUT MY PLUG IN THAT HOPEFULLY IN 2023 WE SEE
 10:25:13 THE LIGHT AT PELICAN COLONY BOULEVARD AND 41.
 10:25:18 >>Mayor Errington: OH, SEE THE LIGHT.
 10:25:19 THAT'S REALLY CUTE.
 10:25:20 [LAUGHTER]
 10:25:21 YOU KNOW, PUN IS THE LOWEST FORM OF HUMOR.
 10:25:28 OKAY.
 10:25:30 COUNCIL MEMBER FIESEL.
 10:25:32 >>Larry Fiesel: I HAVE NOTHING TO SAY.
 10:25:35 >>Mayor Errington: JON.
 10:25:36 >>Vice-Mayor McLain: NO COMMENT EITHER.
 10:25:38 >>Mayor Errington: NOTHING?
 10:25:40 >>Vice-Mayor McLain: NO.
 10:25:41 >>Mayor Errington: OKAY.
 10:25:41 I HAVE A COMMENT.
 10:25:44 I DON'T KNOW, A MONTH OR SO AGO, I HAD, AS YOU KNOW, DURING
 10:25:55 ALL OF THESE THINGS WITH COVID AND FLU AND RSV, I HAPPENED
 10:25:59 TO COME DOWN WITH RSV.
 10:26:02 SHARE THAT WITH THE WORLD.

10:26:03 NO TEMPERATURE -- NOT TEMPERATURE, FEVER OR ANYTHING LIKE
 10:26:07 THAT.
 10:26:07 JUST A LOT OF COUGHING AND STUFF.
 10:26:11 AND I WAS NOT FEELING WELL AND I RECEIVED A CALL FROM OUR
 10:26:15 VILLAGE CLERK THAT THE CANVASSING BOARD FOR THE ELECTION
 10:26:23 NEEDED TO HAVE A REPRESENTATIVE HERE.
 10:26:26 SO WE HAVE THE CHARTER HERE, AND I WILL SHARE WITH YOU, THE
 10:26:34 CANVASSING BOARD SHALL CONSIST OF THE MAYOR OR COUNCIL
 10:26:37 MEMBER DESIGNATED BY THE MAYOR.
 10:26:39 THE VILLAGE CLERK AND THE SUPERVISOR OF ELECTIONS OF LEE
 10:26:41 COUNTY WHO SHALL CANVASS THE RESULTS AND THE ELECTION
 10:26:45 RESULTS SHALL BE PUBLICLY ANNOUNCED AFTER THE ELECTION.
 10:26:48 SO IT REQUIRES FIVE TRIPS TO FORT MYERS, AND I TOOK IT UPON
 10:26:53 MYSELF TO ASK OUR VILLAGE CLERK TO REACH OUT TO COUNCIL
 10:26:57 MEMBER JIM WARD AND ASK IF HE WOULD DO THAT.

10:27:00 AND SO HE SAID HE WOULD.
 10:27:02 CAME BACK TO ME.
 10:27:03 SO HE HAS BEEN APPOINTED.
 10:27:05 CONGRATULATIONS.
 10:27:07 [LAUGHTER]
 10:27:09 >>Jim Ward: THANK YOU.
 10:27:12 >>Mayor Errington: SO THAT'S IT.
 10:27:13 VILLAGE ATTORNEY, YOU ARE NEW TO US.
 10:27:19 THIS IS YOUR THIRD MEETING.
 10:27:21 DO YOU HAVE ANY WORDS OF WISDOM FOR US?

 10:27:24 >>Robert Eschenfelder: NOT SO NEW.
 10:27:25 KIND OF OLD HABIT AT THIS POINT.
 10:27:27 NO, MA'AM, MADAM MAYOR.
 10:27:32 >>Mayor Errington: AND STEVE IS NOT HERE.
 10:27:34 SO RIGHT NOW, WHAT WE WILL DO IS ADJOURN THIS REGULAR
 10:27:40 SESSION.
 10:27:40 [SOUNDING GAVEL]
 10:27:41 AND START THE WORKSHOP.
 10:27:44 SO WE ARE NOW INTO THE WORKSHOP.
 10:27:46 THE WORKSHOP IS WHERE WE CANNOT VOTE.
 10:27:50 WE CAN GIVE CONSENSUS, BUT WE CANNOT VOTE LIKE WE'VE JUST
 10:27:54 DONE.
 10:27:55 SO BEFORE WE START THAT, FIRST ON THE AGENDA IS THE LEE
 10:28:02 COUNTY METROPOLITAN PLANNING ORGANIZATION, MPO.
 10:28:05 I HAVE SOMETHING TO SHARE WITH YOU.
 10:28:07 THE INTRODUCTION OF DON SCOTT, WHO IS EXECUTIVE DIRECTOR OF
 10:28:14 THE LEE COUNTY METROPOLITAN PLANNING ORGANIZATION, WHICH HE
 10:28:18 WILL INTRODUCE WHO IS GOING TO BE FILLING IN TODAY AND DOING
 10:28:21 SOME OTHER THINGS AND SPEAKING, BUT FOR THOSE OF YOU
 10:28:24 ATTENDING TODAY, THE METROPOLITAN PLANNING ORGANIZATION,
 10:28:27 ALSO KNOWN AS MPO, IS COMPRISED OF THE LEE COUNTY BOARD OF
 10:28:33 COMMISSIONERS, ELECTED OFFICIALS FROM THE SIX MUNICIPALITIES
 10:28:36 IN LEE COUNTY, PLUS THE DIRECTOR OF THE FLORIDA DEPARTMENT
 10:28:40 OF TRANSPORTATION.
 10:28:41 I HAD THE OPPORTUNITY TO WORK WITH DON SCOTT A YEAR AGO WHEN

 10:28:44 I SERVED AS CHAIR OF THE MPO.
 10:28:47 DON IS CONSIDERED A MAN OF INTEGRITY BY THOSE WITH WHOM HE
 10:28:52 WORKS.
 10:28:53 IT IS IMPORTANT AS WE DISCUSS FURTHER ISSUES TO REMEMBER
 10:28:56 THAT THE VILLAGE OF ESTERO IS DIFFERENT FROM OTHER LOCAL
 10:29:00 MUNICIPALITIES.
 10:29:01 THIS MUNICIPALITY MAINTAINS THE OPERATION OF THE VILLAGE OF
 10:29:04 ESTERO WITH A FULL-TIME STAFF OF PROBABLY LESS THAN TEN.
 10:29:10 THE VILLAGE OF ESTERO DOES NOT OWN CORKSCREW ROAD.
 10:29:15 CORKSCREW ROAD IS OWNED BY LEE COUNTY, YET WE HAVE TO FIELD
 10:29:20 COMPLAINTS LIKE IT BELONGS TO US.

10:29:22 THREE OAKS PARKWAY IS NOT OWNED BY THE VILLAGE OF ESTERO.
 10:29:26 IT, TOO, IS OWNED BY LEE COUNTY.
 10:29:31 THE VILLAGE OF ESTERO DOES NOT OWN THE ESTERO RIVER; LEE
 10:29:35 COUNTY MAINTAINS CONTROL OF CLEARING FALLEN TREES AND SO
 10:29:39 FORTH.
 10:29:40 THE VILLAGE CAN PROVIDE WATER STUDIES AND SO FORTH.
 10:29:44 THE VILLAGE DOES NOT OWN THE ESTERO COMMUNITY PARK.
 10:29:47 THE PARK IS OWNED BY LEE COUNTY AND OPERATES THE PARK
 10:29:50 WITHOUT THE VILLAGE'S INPUT.
 10:29:52 U.S. 41 IS OWNED BY THE STATE OF FLORIDA.
 10:29:55 THE VILLAGE CANNOT DO ANYTHING TO PROVIDE UPKEEP ON THE
 10:29:59 ROAD.
 10:29:59 THE VILLAGE CAN, WITH APPROVAL FROM THE DEPARTMENT OF
 10:30:01 TRANSPORTATION, PROVIDE LANDSCAPING IN THE MEDIANS.

10:30:05 THE VILLAGE OF ESTERO DOES NOT OWN A UTILITY COMPANY.
 10:30:10 WE HAVE INTERLOCAL AGREEMENTS WITH LEE COUNTY AND BONITA
 10:30:13 SPRINGS UTILITY FOR OUR WATER SUPPLY.
 10:30:15 THE VILLAGE OF ESTERO DOES NOT OWN A FIRE DEPARTMENT OR A
 10:30:20 SHERIFF'S DEPARTMENT.
 10:30:21 INTERLOCAL AGREEMENTS KEEP US CONNECTED.
 10:30:24 IF THE VILLAGE DID NOT HAVE THESE AGREEMENTS, WE COULD NOT
 10:30:29 HAVE A TAX RATE AS ONE OF THE LOWEST IN SOUTHWEST FLORIDA OF
 10:30:32 0.7500.
 10:30:35 THE REPUTATION OF THIS COUNCIL SINCE INCORPORATION IS THAT
 10:30:40 WE WORK FOR ALL THE PEOPLE AND HOPE TO PROVIDE EVERYONE IN
 10:30:45 ESTERO AN OUTSTANDING QUALITY OF LIFE.
 10:30:50 DON, IT'S YOURS.
 10:30:51 >> DON SCOTT: WITH THAT INTRODUCTION, DON SCOTT WITH THE
 10:30:56 LEE COUNTY MPO.
 10:30:57 WITH ME I HAVE NED BAIER WITH VOLKERT.
 10:31:00 YOU SAW HIM LAST TIME MAKING A PRESENTATION.
 10:31:03 WE DIDN'T HAVE CHARLES BEFORE.
 10:31:05 CHARLES HINES IS WITH THE TRUST FOR PUBLIC LAND.
 10:31:07 HE'S INVOLVED WITH THE NEGOTIATIONS WITH SEMINOLE GULF.
 10:31:10 HE WAS VERY ACTIVE AT THE BONITA MEETING SO WE HAVE HIM HERE
 10:31:14 TODAY FOR ANY QUESTIONS YOU MIGHT HAVE.
 10:31:16 LET ME GIVE A QUICK UPDATE.
 10:31:19 WE DID PRESENT TO BONITA LAST MONTH.
 10:31:21 OUR SCHEDULE MOVING FORWARD IS WE HAVE COMMITTEE MEETINGS,

10:31:24 OUR MPO COMMITTEES, AND THEN AT THE BOARD ON MARCH 17,
 10:31:28 ST. PATRICK'S DAY, WE'LL HAVE -- PRESENT THE REPORT.
 10:31:34 WE ARE MOVING FORWARD WITH THE THOUGHT OF WE JUST WANT TO
 10:31:36 ACCEPT THE REPORT AT THIS POINT BECAUSE THERE ARE A LOT OF
 10:31:38 QUESTIONS THAT REMAIN, PARTICULARLY FROM THE RIGHT-OF-WAY
 10:31:41 STANDPOINT.
 10:31:41 SO FROM A BIGGER PICTURE OF WHERE THE PROJECT WOULD GO NEXT,

10:31:46 WE NEED TO FIGURE OUT HOW THE RIGHT-OF-WAY, IF THE
 10:31:50 RIGHT-OF-WAY GETS PURCHASED, HOW IT GETS PURCHASED, AND THEN
 10:31:53 WE GO TO A PROJECT DEVELOPMENT ENVIRONMENT STUDY.
 10:31:57 NOW, I WANT TO MAKE IT CLEAR, TOO, OUT OF THIS PROCESS THAT
 10:32:00 FROM THE SUN TRAIL SIDE OF IT, WE CAN GET PD & E MONEY.
 10:32:04 WE CAN GET DESIGN MONEY.
 10:32:05 WE CAN GET CONSTRUCTION MONEY.
 10:32:07 WE CAN'T GET RIGHT-OF-WAY MONEY, AND THAT IS THE BIG
 10:32:09 QUESTION OUT THERE.
 10:32:10 UNTIL WE KNOW THOSE THINGS, WE'RE TRYING TO KEEP AWAY FROM
 10:32:13 MAKING SPECIFIC COMMITMENTS TO COMMIT YOUR JURISDICTION OR
 10:32:18 BONITA OR ONE OF THE COUNTIES, OR WHATEVER, FOR SOMETHING
 10:32:22 THEY DON'T KNOW YET.
 10:32:23 THE OTHER SIDE OF IT IS, SINCE THE NEGOTIATIONS ARE STILL
 10:32:26 ONGOING, WE'RE TRYING TO KEEP THAT OPEN AS POSSIBLE.
 10:32:30 IT IS KIND OF THE WORST NEGOTIATION TACTIC TO SAY, THAT'S
 10:32:34 OUR ONLY ALTERNATIVE.
 10:32:35 THAT'S WHAT WE WANT.

10:32:36 WE STILL HAVE A ROAD ALTERNATIVE OR MANY WHEN YOU THINK
 10:32:40 ABOUT IT.
 10:32:41 THERE WERE NINE -- I THINK NINE ALTERNATIVES IN THE ORIGINAL
 10:32:43 STUDY WHERE WE CAN COMBINE SOME THINGS IF THINGS DON'T WORK
 10:32:48 TO GET IT TO WORK OUT IN THE END.
 10:32:50 TO TRY TO GET IT CONNECTED.
 10:32:52 WE'RE TRYING TO MAKE A CONNECTION LIKE WE TALKED ABOUT LAST
 10:32:55 TIME THAT GOES ALL THE WAY FROM ST. PETE DOWN INTO COLLIER
 10:32:58 COUNTY, BUT THOSE QUESTIONS REMAIN OUT OF IT.
 10:33:02 IT'S NOT HOW WE ALL STARTED.
 10:33:04 I KNOW WE HAD VERY ACTIVE MEMBER BEFORE, ALONG WITH BONITA
 10:33:11 THAT SAID, OKAY, WE WANT TO ADD THIS ON.
 10:33:14 IT WAS WELL BEFORE -- IN THOSE DAYS, WE THOUGHT THE
 10:33:17 RIGHT-OF-WAY TO BUY ALL -- THE RAIL RIGHT-OF-WAY ALL THE
 10:33:21 WAY, EVERYTHING IN LEE COUNTY, INCLUDING SPUR LINES AND
 10:33:25 EVERYTHING WAS GOING TO BE AROUND A HUNDRED MILLION.
 10:33:27 THAT WAS FROM A RAILROAD APPRAISAL FIRM BACK IN 2012 TIME
 10:33:33 FRAME.
 10:33:33 BUT WE'RE NOT IN THE SAME SITUATION AS WE WERE AT THAT TIME.
 10:33:38 SO THERE'S STILL A LOT OF QUESTIONS THAT COME UP.
 10:33:40 NOW, WE CAN RE-PRESENT SOME OF THE STUFF.
 10:33:43 THERE ARE A COUPLE OF DIFFERENT SLIDES FROM WHAT WAS BEFORE.
 10:33:45 I CAN HAVE NED DO THAT.
 10:33:47 WE CAN ASK QUESTIONS.
 10:33:49 I DON'T KNOW HOW PARTICULARLY YOU WANT TO PROCEED.

10:33:52 WE'RE OPEN TO WHATEVER WAY YOU WANT TO MOVE FORWARD.
 10:33:54 >>Mayor Errington: IT'S UP TO YOU.
 10:33:55 >>Don Scott: WELL, I GUESS, LET'S PULL UP THE -- YEAH, TWO

10:34:02 OR THREE SLIDES.
 10:34:03 ONE OF THE THINGS WE WANT TO MAKE CLEAR, TOO, IS I KNOW THE
 10:34:07 \$70 MILLION IS WHERE WE THINK THE PREVIOUS ONE WAS AT.
 10:34:11 AND THEN YOU HEARD -- I KNOW WE WERE TALKING LAST MONTH, OR
 10:34:18 LAST TIME WE MET, WAS THAT THEY WANTED 30% MORE THAN THAT,
 10:34:23 BUT I THINK SOME PEOPLE MISUNDERSTOOD WHAT THE BREAKDOWN
 10:34:26 WAS.
 10:34:26 WE HAVE A BREAKDOWN ON ONE OF THE SLIDES THAT TALKS ABOUT
 10:34:29 WHAT IT WOULD BE FOR EACH OF THE COMMUNITIES.
 10:34:32 THAT IS ONE OF THE THINGS MOVING FORWARD.
 10:34:35 WE'RE NOT -- WHAT'S NOT GOING TO HAPPEN IS, YOU WON'T BE
 10:34:43 PURCHASING SOMETHING IN THE MIDDLE.
 10:34:46 ANY NEGOTIATION WITH SEMINOLE GULF IS GOING TO BE FROM SOME
 10:34:49 POINT DOWN TO THE SOUTHERN PORTION OF IT.
 10:34:51 BECAUSE, OBVIOUSLY, YOU PURCHASE SOMETHING OUT OF THE
 10:34:54 MIDDLE, IT MAKES THE SOUTH PART NOT -- I DON'T WANT TO SAY
 10:34:58 WORTHLESS.
 10:34:59 SO IT COULD BE A SMALL PORTION LATER ON THAT GETS BUILT AS
 10:35:02 PART OF THIS.
 10:35:03 AND THAT'S SOMETHING TO KEEP IN MIND AS WELL.
 10:35:13 >>Mayor Errington: STATE YOUR NAME, PLEASE.
 10:35:15 >> GOOD MORNING.

 10:35:17 MY NAME IS NED BAIER, I WORK FOR VOLKERT.
 10:35:25 IT'S GOOD TO BE BACK AGAIN.
 10:35:27 AS DON SAID, WE PRESENTED A COUPLE OF DIFFERENT SLIDES IN
 10:35:30 OUR BONITA SPRINGS PRESENTATION, WHICH I THINK ANSWERED SOME
 10:35:35 OF THE QUESTIONS THAT WE HEARD PREVIOUSLY FROM COUNCIL.
 10:35:40 NUMBER ONE WAS THE APPRAISAL BACK -- THIS WAS DONE, WHAT,
 10:35:45 CHARLES, THREE, FOUR YEARS AGO WITH THE TRUST FOR PUBLIC
 10:35:50 LANDS.
 10:35:51 AND YOU CAN SEE THE OVERALL APPRAISAL IS A LITTLE BIT OVER
 10:35:55 \$70 MILLION AND IT'S BROKEN DOWN BY JURISDICTION.
 10:35:57 SO YOU CAN SEE THE PORTION WITHIN THE VILLAGE OF ESTERO IS
 10:36:00 JUST OVER \$27 MILLION.
 10:36:03 AGAIN, IF THE PROJECT PROCEEDS AND THERE'S NEGOTIATION AND
 10:36:11 EVENTUAL, THE RAIL RIGHT-OF-WAY IS PURCHASED BY LOCAL
 10:36:15 GOVERNMENTS, THE LOCAL GOVERNMENTS CANNOT PAY GREATER THAN
 10:36:19 THE APPRAISED VALUE.
 10:36:22 AND THEN WHETHER OR NOT IT'S JUST ONE LOCAL GOVERNMENT STEPS
 10:36:25 UP OR A COMBINATION, WHETHER IT'S JUST LEE COUNTY OR A
 10:36:32 COMBINATION, WE'RE NOT TALKING ABOUT A HUNDRED MILLION
 10:36:34 DOLLARS FOR THIS RIGHT-OF-WAY.
 10:36:36 IN FACT, THE VILLAGE OF ESTERO'S SHARE IS NOWHERE NEAR A
 10:36:39 HUNDRED MILLION DOLLARS.
 10:36:40 YOU CAN SEE THE VILLAGE OF ESTERO'S SHARE, THAT'S IF THE
 10:36:45 VILLAGE JUST ACQUIRED THE RIGHT-OF-WAY YOURSELF WITHIN THE
 10:36:47 VILLAGE, A LITTLE OVER 27 MILLION.

10:36:50 WE KNOW YOU'RE NOT GOING TO DO THAT.
 10:36:53 YOU'VE GOT PARTNERS AND YOU MAY NOT PARTICIPATE IN THAT AT
 10:36:56 ALL.
 10:36:57 I THINK THAT'S AN IMPORTANT SLIDE, AND WE'LL GET INTO THAT A
 10:37:04 LITTLE BIT MORE.
 10:37:06 I WAS GOING TO GO TO A DIFFERENT SLIDE.
 10:37:10 I THINK YOUR OTHER QUESTION IS ABOUT WHO PAYS FOR WHAT.
 10:37:14 SO, YEAH, IT WAS THIS SLIDE HERE.
 10:37:43 SO HOW THE TRAIL WOULD BE FUNDED.
 10:37:46 WE WERE HERE LAST TIME AND I CAN RUN THROUGH THAT AGAIN, BUT
 10:37:49 WE GAVE SOME PLANNING-LEVEL COST ESTIMATES.
 10:37:52 BASICALLY, THE FEASIBILITY STUDY, IF YOU THINK IN TERMS OF A
 10:37:57 PROJECT DEVELOPMENT, WE WERE AT THE 30,000-FOOT LEVEL,
 10:38:00 RIGHT?
 10:38:00 IT'S NOT AN ENGINEERING STUDY, SO WE USE PLANNING-LEVEL COST
 10:38:04 ESTIMATES.
 10:38:05 BUT YOU CAN SEE FOR THE DIFFERENT ITEMS, I ALREADY SPOKE TO
 10:38:09 THE RAIL RIGHT-OF-WAY.
 10:38:10 EVENTUALLY THAT WOULD BE A COMBINATION OF THE MUNICIPALITIES
 10:38:13 AND THE COUNTY GOVERNMENTS COMING UP WITH THOSE FUNDS.
 10:38:17 AS DON SAID, THE TRAIL DESIGN, THE CAPITAL CONSTRUCTION FOR
 10:38:21 THE TRAIL, THERE IS MONEY OUT THERE.
 10:38:26 THERE IS MONEY THROUGH THE STATE SUN TRAIL PROGRAM, AND
 10:38:29 THERE'S SOME, AS YOU KNOW, THE INITIATIVE OF THE GOVERNOR
 10:38:34 AND THEN ALSO SOME OF THE INITIATIVE OF THE BIPARTISAN

 10:38:39 INFRASTRUCTURE BILL.
 10:38:43 THERE ARE STATE AND FEDERAL MONIES AVAILABLE FOR THE
 10:38:46 CONSTRUCTION OF THE TRAIL.
 10:38:47 THAT'S IMPORTANT, AND WE'RE PRETTY CONFIDENT ABOUT THAT.
 10:38:51 YOU SEE OPERATING AND MAINTENANCE.
 10:38:54 AGAIN, THAT WOULD BE A COMBINATION OF LOCAL AND COUNTY
 10:38:59 GOVERNMENT.
 10:38:59 SO THERE ARE DIFFERENT WAYS TO DO IT.
 10:39:02 I BELIEVE THE LEGACY TRAIL, WHICH WE KIND OF THINK IN TERMS
 10:39:06 OF BEING A GOOD MODEL FOR YOU, I THINK IF SARASOTA COUNTY
 10:39:10 PROVIDES THAT MAINTENANCE.
 10:39:12 I KNOW THE PINELLAS TRAIL, THAT'S A PROJECT I'M MORE
 10:39:15 FAMILIAR WITH.
 10:39:17 COUNTY GOVERNMENT MAINTAINS THE ENTIRE 40 SOME MILES OF THAT
 10:39:21 PINELLAS TRAIL AS A COUNTY PARK, EVEN THOUGH IT GOES THROUGH
 10:39:25 THE CITY OF ST. PETERSBURG, CITY OF DUNEDIN, CITY OF TARPON
 10:39:29 SPRINGS, THOSE COMMUNITIES PROVIDE FUNDS FOR ENHANCEMENTS OF
 10:39:38 LANDSCAPING, PARK BENCHES, THINGS LIKE THAT.
 10:39:42 CITY OF DUNEDIN HAS ACTUALLY LIT PART OF THE PINELLAS TRAIL
 10:39:45 BECAUSE THERE ARE SO MANY RESTAURANTS THAT PEOPLE WANT TO GO
 10:39:47 TO THERE.

10:39:48 ANYHOW, OPERATING AND MAINTENANCE WOULD BE DECIDED UPON AT A
 10:39:56 FUTURE DATE.
 10:39:57 CURRENTLY, LEE COUNTY OPERATES A JYLP TRAIL, WHICH IS PART
 10:40:02 OF THE SAME INTERCONNECTED SUN TRAIL PROJECT, AND THEY

 10:40:07 OPERATE IT CURRENTLY.
 10:40:09 JYLP IS SORT OF A NATURAL WHEN THAT IS EXPECTED AND GROWS,
 10:40:15 LEE COUNTY WILL HAVE MORE RESPONSIBILITIES WITH THAT.
 10:40:17 AS FAR AS LANDSCAPING AND AMENITIES, THAT CAN BE A
 10:40:19 COMBINATION, AND THAT'S WHERE USUALLY PRIVATE GROUPS,
 10:40:24 FRIENDS GROUP MAY GET INVOLVED AND PROVIDE SOME OF THOSE
 10:40:27 ITEMS LIKE PARK BENCHES AND DRINKING FOUNTAINS AND THINGS
 10:40:32 LIKE THAT.
 10:40:32 WE ALREADY RAN THROUGH THIS.
 10:40:36 AS YOU'RE AWARE, THE STUDY AREA AND THE SCHEDULE, AS DON
 10:40:39 SAID, WE'RE GOING BEFORE THE MPO BOARD AND THE COMMITTEES
 10:40:42 DURING THE MONTH OF MARCH.
 10:40:44 YOU KNOW, WITH THAT, I THINK I'M NOT GOING TO GET INTO THE
 10:40:47 OTHER PARTS OF THE PRESENTATION UNLESS YOU HAVE SPECIFIC
 10:40:51 QUESTIONS.
 10:40:51 I DID WANT TO, IF YOU WOULD LIKE TO COME UP NOW WITH THE
 10:40:57 TRUST FOR PUBLIC LANDS, AND THEY CAN TALK MORE ABOUT THE
 10:41:02 NEGOTIATIONS WITH SEMINOLE RAIL.
 10:41:03 I'LL BE AVAILABLE FOR QUESTIONS.
 10:41:07 >>Mayor Errington: PLEASE STATE YOUR NAME.
 10:41:09 >> GOOD MORNING, EVERYONE.
 10:41:10 MAYOR, THANKS FOR HAVING ME HERE THIS MORNING.
 10:41:12 MY NAME IS CHARLES HINES, I WORK FOR THE TRUST FOR PUBLIC
 10:41:15 LAND.
 10:41:16 THERE'S BEEN SOME NEWS REPORTS THE LAST FEW DAYS THAT I'VE

 10:41:20 BEEN MAYBE PART OF OR SOME THAT I HAVE NOT BEEN PART OF.
 10:41:23 MAYBE IT'S HELPFUL FOR YOU ALL AND THE CITIZENS OF ESTERO TO
 10:41:27 UNDERSTAND THE ROLE THE TRUST FOR PUBLIC LAND AND WHAT'S
 10:41:31 HAPPENING.
 10:41:31 SO WE'RE NOT NECESSARILY WORKING IN CONJUNCTION WITH THE MPO
 10:41:36 OR THE CONSULTANT.
 10:41:38 WE'VE BEEN HERE FOR A NUMBER OF YEARS TRYING TO BUILD THE
 10:41:41 FLORIDA GULF COAST TRAIL.
 10:41:43 AND I DON'T KNOW IF THERE'S A WAY TO SHOW YOU THIS PICTURE
 10:41:45 FROM WHERE I AM.
 10:41:49 >> I WAS JUST MENTIONING.
 10:41:50 THE ONE THING WE DID DO WAS ADDED, BASED ON YOUR COMMENTS AT
 10:41:54 THE LAST MEETING BEFORE WE WENT TO BONITA, WE ADDED --
 10:41:57 [INAUDIBLE]
 10:41:59 >>Charles Hines: IS IT AT THE TOP?
 10:42:02 >>Don Scott: A MAP OF THE WHOLE THING.
 10:42:10 >>Charles Hines: THAT'S OKAY.

10:42:12 ALL RIGHT.
 10:42:13 SOMETIMES YOU CAN ZOOM IN AND STUFF.
 10:42:16 THE REASON I SAY THIS IS BECAUSE MY ROLE IN THIS WITH THE
 10:42:20 TRUST FOR PUBLIC LAND IS TO HELP COMMUNITIES LIKE YOURS
 10:42:25 BUILD THE FLORIDA GULF COAST TRAIL WHICH GOES FROM TAMPA TO
 10:42:28 NAPLES.
 10:42:30 AND MAYBE MY UNIQUE EXPERIENCE IN THIS IS I WAS A PRIOR
 10:42:34 COUNTY COMMISSIONER WITH SARASOTA COUNTY FOR EIGHT YEARS,

 10:42:36 AND I WAS PART OF WORKING WITH TPO WHEN WE BOUGHT A RAIL
 10:42:41 CORRIDOR, RAN A REFERENDUM THAT RAISED THE MONEY TO PAY FOR
 10:42:44 IT AND EXTEND THAT TRAIL TO DOWNTOWN SARASOTA.
 10:42:47 SO WITH THAT EXPERIENCE AND CONNECTIONS FROM REGIONAL
 10:42:54 PLANNING COUNCILS I WORKED ON AND SO FORTH, WE'RE HERE TO
 10:42:57 HOPEFULLY HAVE NEGOTIATIONS WITH SEMINOLE GULF, WHICH IS THE
 10:43:00 SAME OWNER THAT WE DEALT WITH IN SARASOTA.
 10:43:03 SO WE'VE KNOWN THEM FOR A WHILE.
 10:43:05 WE WERE HERE BEFORE JUST NOW, THIS CORRIDOR STUDY, BECAUSE
 10:43:09 WE WERE PART OF THAT APPRAISAL THAT WAS THERE.
 10:43:12 AND WHAT I WOULD SAY AND THIS IS WHAT I SAID TO BONITA
 10:43:18 SPRINGS IS WHAT HAPPENED A COUPLE OF YEARS AGO IS WE KIND OF
 10:43:20 AGREED TO DISAGREE IN REGARDS TO THE COST AND THE VALUE.
 10:43:25 WHAT TPL DOES IS WE KIND OF, LIKE AN INTERMEDIARY IN A WAY.
 10:43:30 WE'LL COME IN, NEGOTIATE, GET A PROPERTY UNDER CONTRACT
 10:43:34 BASED UPON A THIRD-PARTY APPRAISAL.
 10:43:37 AND THEN WORK WITH ALL THE JURISDICTIONS TO TRY TO BRING
 10:43:40 THAT TO CLOSING.
 10:43:43 DO THE DUE DILIGENCE.
 10:43:44 FIND OUT THE ISSUES, FINALIZE COST, FINALIZE SURVEYS.
 10:43:49 SEE WHAT ENCROACHMENTS ARE ON THE LAND AND THEN ALSO HELP
 10:43:52 YOU RAISE THE MONEY.
 10:43:53 SO IT'S WHAT NED SAID, WHEN YOU SEE THAT NUMBER UP THERE,
 10:43:57 THAT IS A BIG NUMBER, BUT YOU'RE NOT ALONE.
 10:43:59 AND YOU HAVE PARTNERS THAT WANT TO HELP YOU.

 10:44:02 I THINK ANOTHER THING THAT'S CHANGED RECENTLY IS YOUR
 10:44:07 CONSTITUENCY HAS CHANGED RECENTLY IN THE LAST FEW YEARS.
 10:44:10 WE ARE A GROWING AREA.
 10:44:12 AND PEOPLE THAT ARE COMING HERE WANT THESE VARIOUS
 10:44:16 AMENITIES.
 10:44:17 SO I THINK THE CONSTITUENTS ARE COMING FROM A GRASSROOTS
 10:44:21 POSITION NOW TO ADVOCATE TO YOU ALL TO SAY WE WANT THIS.
 10:44:25 WE WANT TO BE PART OF IT.
 10:44:26 THE REALITY OF THAT IS, WELL, YOU HAVE TO PAY FOR IT.
 10:44:29 IT'S NOT FREE.
 10:44:30 SO WE'RE HERE TO HELP DO THAT.
 10:44:32 WE'RE NOT -- IF ANYTHING, WE'RE A PARTNER WITH YOU ALL.
 10:44:36 IT'S NOT OUR PROJECT; IT'S YOUR PROJECT.

10:44:38 SO WE WANT TO WORK WITH YOU.
 10:44:40 THE SAME THING WITH YOUR CONSTITUENTS THAT ARE IN THE VINES.
 10:44:43 IF THERE ARE ISSUES OR CONCERNS THAT THEY HAVE AS A NATIONAL
 10:44:49 50-YEAR-OLD NONPROFIT THAT DO TRAILS AND PARKS ALL ACROSS
 10:44:52 THE UNITED STATES, WE CAN TALK ABOUT THAT, SHOW THEM
 10:44:57 EXAMPLES AND WAYS TO MITIGATE THEIR CONCERNS.
 10:45:00 SO WE WON'T DO A PROJECT WITHOUT WILLING PARTNERS.
 10:45:05 WE'RE NOT HERE TO FORCE OR CAUSE A FIGHT OR SPLIT
 10:45:09 COMMUNITIES.
 10:45:09 BUT WE JUST HAVE THE EXPERIENCE TO DO IT AND DONE IT ALL
 10:45:13 ACROSS THE COUNTRY.
 10:45:13 I PROBABLY WENT A LITTLE LONG, BUT I WANTED TO GIVE YOU OUR

 10:45:17 ROLE IN THIS BECAUSE OUR NAME HAS BEEN IN THE NEWSPAPER OR
 10:45:19 ON TELEVISION, AND MAYBE NOT EVERYONE UNDERSTOOD WHAT THE
 10:45:26 ROLE OF TPL IS.
 10:45:28 >>Mayor Errington: COUNCIL, ANY QUESTIONS?
 10:45:31 >>Jim Ward: THE APPRAISAL OF \$70 MILLION.
 10:45:34 I THINK YOU SAID EARLIER OR SOMEONE SAID EARLIER THAT WAS
 10:45:37 DONE A FEW YEARS BACK?
 10:45:39 >>Charles Hines: RIGHT, CORRECT.
 10:45:41 >>Jim Ward: DO YOU NEED TO GO THROUGH A SECOND APPRAISAL AS
 10:45:44 THE CURRENT VALUE?
 10:45:46 >>Charles Hines: THAT'S PART OF THE DISCUSSIONS WE'RE HAVING
 10:45:48 WITH SEMINOLE GULF RIGHT NOW.
 10:45:49 WHAT HAPPENED A COUPLE OF YEARS AGO IS THEY FELT OBVIOUSLY
 10:45:52 AS THE SELLER IT WAS TOO LOW.
 10:45:54 LOCAL GOVERNMENT FELT IT WAS TOO HIGH.
 10:45:56 AND IN THE APPRAISAL WORLD, THEN YOU MIGHT SAY MAYBE IT WAS
 10:46:00 ABOUT RIGHT.
 10:46:01 SO THAT'S WHERE WE KIND OF BACKED AWAY AS TPL, AND WE WENT
 10:46:06 TO WORK ON OTHER SEGMENTS OF THIS FLORIDA GULF COAST TRAIL.
 10:46:09 THINGS HAVE HAPPENED RECENTLY.
 10:46:11 YOU MENTIONED THE HURRICANE, OTHER THINGS THAT ARE GOING ON.
 10:46:14 SO SEMINOLE GULF SAID, WELL, LET'S TAKE ANOTHER LOOK AT THE
 10:46:18 APPRAISAL.
 10:46:19 TPL, WILL YOU TALK WITH US?
 10:46:21 AND THAT'S PART OF THE DISCUSSIONS WE'RE HAVING RIGHT NOW.

 10:46:24 DO WE NEED TO HAVE A FULL UPDATED APPRAISAL?
 10:46:28 DO WE DO AN APPRAISAL ON A SEGMENT OF THE OVERALL CORRIDOR?
 10:46:31 CAN WE APPLY SOME CONSUMER REAL ESTATE PRICE INDEX?
 10:46:36 THAT'S WHERE WE ARE RIGHT NOW WITH THEM.
 10:46:37 >>Jim Ward: SECOND QUESTION RELATED TO THAT.
 10:46:40 THE 70 MILLION APPRAISAL WAS FROM WHAT POINT TO WHAT POINT?
 10:46:43 BECAUSE I'VE HEARD SECONDARILY THAT THE PROCESS COULD BE A
 10:46:49 LOT FURTHER.
 10:46:50 OR THE PROJECT COULD GO A LOT FURTHER THAN \$70 MILLION.

10:46:54 >>Charles Hines: IT'S THEIR RAIL CORRIDOR.
 10:46:57 IS IT ALICO ROAD?
 10:46:59 THE NORTH PART OF ALICO ALL THE WAY DOWN TO LIKE A MILE AND
 10:47:02 A HALF INTO COLLIER COUNTY.
 10:47:04 SO THAT'S THIS CORRIDOR STUDY, AND AS PART OF THIS IS,
 10:47:08 OBVIOUSLY, THEY ARE GOING TO TELL YOU AND HAVE TOLD YOU IT'S
 10:47:11 FEASIBLE.
 10:47:12 NOW, IT'S DO YOU WANT TO DO IT?
 10:47:16 DO THE FOUR JURISDICTIONS, LEE, COLLIER, BONITA, AND YOU
 10:47:19 ALL, WANT TO BE PART OF THIS?
 10:47:22 DOES THE STATE WANT TO BE PART OF IT?
 10:47:24 FEDERAL GOVERNMENT WANT TO BE PART OF IT?
 10:47:25 YOUR LOCAL FOUNDATIONS AND YOUR CONSTITUENTS, DO THEY WANT
 10:47:27 TO BE PART OF IT?
 10:47:29 SO THAT'S KIND OF WHERE WE ARE.
 10:47:31 BUT IT'S HARD TO MAKE THOSE DECISIONS UNLESS YOU HAVE

 10:47:34 SOMETHING UNDER CONTRACT SO THAT WE KNOW A PRICE AND THEN WE
 10:47:38 CAN START HAVING THAT DEBATE.
 10:47:40 HOPEFULLY WE CAN GET THERE.
 10:47:41 SO ONE THING JUST TO -- THAT IS A BIG NUMBER.
 10:47:46 I WAS ON THE COMMISSION WHEN IT WAS 65 MILLION FOR US.
 10:47:50 IT'S A BIG NUMBER.
 10:47:52 BUT SOMEONE EXPLAINED IT TO ME THE OTHER DAY, THINK ABOUT IT
 10:47:56 THIS WAY.
 10:47:57 IF YOU WERE TO BUY A 14-MILE, 130-FOOT-WIDE CORRIDOR, REAL
 10:48:04 ESTATE IN AN URBANIZED AREA, WHAT WOULD THAT COST?
 10:48:09 THINK OF IT THAT WAY?
 10:48:11 THAT NUMBER IS BIG, WELL, WAIT, YEAH, 14 MILES,
 10:48:15 130-FOOT-WIDE THROUGH A BUILT-OUT URBANIZED AREA.
 10:48:19 I SAID THAT'S A GOOD WAY TO THINK ABOUT IT.
 10:48:21 HAPPY TO ANSWER ANY OTHER QUESTIONS OR IF YOU NEED ANYTHING,
 10:48:26 I THINK YOU HANDED OUT A PIECE OF PAPER ON THE OVERALL
 10:48:29 TRAIL.
 10:48:29 MY NUMBER IS ON THERE.
 10:48:30 IF YOU EVER WANT TO GIVE ME A CALL, HAPPY TO GET INTO SOME
 10:48:34 MORE DETAIL IF YOU WOULD LIKE TO.
 10:48:36 >>Mayor Errington: THANK YOU SO MUCH.
 10:48:38 GREATLY APPRECIATE IT.
 10:48:39 DO YOU HAVE ANYONE, MADAM CLERK, SIGNED UP TO SPEAK?
 10:48:41 >>Carol Sacco: YES, MADAM MAYOR.
 10:48:44 WE HAVE SEVEN PEOPLE.

 10:48:45 IF I PRONOUNCE YOUR NAME INCORRECTLY, MY APOLOGIES.
 10:48:48 THE FIRST ONE IS EMILY PORTER FROM CEDAR CREEK.
 10:48:58 >>Mayor Errington: WELCOME AND STATE YOUR NAME, PLEASE AND
 10:49:00 YOUR ADDRESS.
 10:49:01 >> THANK YOU.

10:49:02 EMILY PORTER.
 10:49:03 I LIVE IN CEDAR CREEK.
 10:49:04 I MENTIONED BEFORE AND THANK YOU FOR LISTENING TO ME AGAIN
 10:49:08 TODAY.
 10:49:09 I AM PART OF THE LEADERSHIP TEAM OF THE FRIENDS OF BONITA
 10:49:12 ESTERO RAIL TRAIL.
 10:49:13 I BELIEVE A FEW OF YOU HAVE RECEIVED E-MAILS FROM OUR
 10:49:16 MEMBERS.
 10:49:17 WE CAME TO YOU INTO THE CHAMBER ON DECEMBER 7 WITH 1,000
 10:49:22 MEMBERS AND A HANDFUL OF HOA ENDORSEMENTS.
 10:49:25 A MONTH AND A HALF LATER, WE NOW HAVE OVER 2,000 MEMBERS AND
 10:49:29 WE HAVE 13 HOMEOWNER ASSOCIATION ENDORSEMENTS, AND WE
 10:49:34 REPRESENT OVER 14,000 HOMES IN LEE COUNTY.
 10:49:39 SOME OF THE RESIDENTS ARE HERE IN THE CHAMBERS TODAY.
 10:49:42 PLEASE VISIT OUR WEBSITE IF YOU WANT TO SEE THE FULL LIST OF
 10:49:45 HOMEOWNER ENDORSEMENTS.
 10:49:46 IT'S BONITAESTERORAILTRAIL.COM.
 10:49:50 THE SUPPORT FOR THIS 14-MILE PAVED MULTIUSE TRAIL GROWS
 10:49:55 EXPONENTIALLY EVERY SINGLE DAY.
 10:49:57 THE PEOPLE OF THE COMMUNITY HAVE SPOKEN AND THIS TRAIL IS

 10:50:00 WHAT THEY WOULD LIKE TO USE TO RECREATE, BIKE, WALK, AND
 10:50:03 RUN, AND THAT MEANS FROM BONITA BEACH ROAD ALL THE WAY UP TO
 10:50:07 ALICO AND HOPEFULLY BEYOND.
 10:50:09 WE'RE GOING TO BE PART OF THIS TRAIL SYSTEM, SO IT'S VERY
 10:50:12 IMPORTANT TO REMEMBER THIS.
 10:50:14 WE WERE TOLD -- WE MET WITH THE ESTERO COUNTRY CLUB MEMBERS
 10:50:17 THE OTHER DAY AND WE HAD LUNCH WITH THEM, WHICH WAS REALLY
 10:50:20 NICE.
 10:50:20 THEY DID MENTION THAT THEY WERE GOING TO PUT FORTH A
 10:50:24 RESOLUTION TODAY.
 10:50:25 I WOULD LIKE TO KINDLY ASK YOU TO TAKE PAUSE AND TAKE A FEW
 10:50:28 THINGS INTO CONSIDERATION.
 10:50:29 THE FIRST ONE IS ADOPTING THIS RESOLUTION WILL COMPLICATE,
 10:50:35 STALL, AND POSSIBLY END NEGOTIATIONS WITH SEMINOLE GULF
 10:50:40 RAILWAY.
 10:50:40 AND THIS IS NOT WHAT THE MAJORITY OF THE MEMBERS OF YOUR
 10:50:43 COMMUNITY WANT.
 10:50:43 NUMBER TWO, ADOPTING THIS RESOLUTION MAY ALSO MAKE US
 10:50:49 INELIGIBLE TO RECEIVE THOSE SUN TRAIL DOLLARS THAT WILL HELP
 10:50:53 US BUILD THE TRAIL, AND THAT IS NOT WHAT THE MAJORITY OF THE
 10:50:56 COMMUNITY MEMBERS WANT.
 10:50:58 NUMBER THREE, IT WOULD BE A POOR CHOICE TO STOP THE RAIL AT
 10:51:03 BONITA -- AT ESTERO BOULEVARD AND MOVE IT INTO AN AREA WITH
 10:51:07 HEAVY TRAFFIC.
 10:51:08 OUR NUMBER ONE GOAL FOR OUR GROUP IS SAFETY.

 10:51:11 AND THIS WOULD MAKE IT MUCH LESS SAFE.

10:51:14 ALSO, ON THE FAR SIDE OF THE VINES IS THE COMMUNITY OF SAN
 10:51:18 CARLOS PARK.
 10:51:19 YOU BASICALLY WOULD BE DISENFRANCHISING THAT ENTIRE
 10:51:23 COMMUNITY IF YOU TRY TO REROUTE THE TRAIL AND THAT'S JUST
 10:51:26 NOT FAIR TO THEM AT ALL.
 10:51:27 LAST BUT NOT LEAST, REROUTING THE TRAIL WOULD COST TAXPAYERS
 10:51:30 AN EXTRA \$84 MILLION AND ENDLESS RED TAPE WOULD GO ALONG
 10:51:36 WITH THAT.
 10:51:36 IT'S NOT FINANCIALLY FEASIBLE OR FAIR TO ASK THE COMMUNITY
 10:51:39 TO PAY FOR THIS EXTRAVAGANT AND UNNECESSARY EXTRA COST.
 10:51:44 WE RESPECTFULLY ASK THAT YOU NOT SIGN THE RESOLUTION AND
 10:51:47 ALLOW THIS RAIL TRAIL PROJECT TO MOVE FORWARD.
 10:51:50 AGAIN, THIS IS THE WISH OF THE PEOPLE AND MANY OF OUR
 10:51:54 MEMBERS COME FROM THE VILLAGE OF ESTERO, AND THIS IS THEIR
 10:51:57 WISH.
 10:51:57 OKAY.
 10:51:58 ONE LAST THING -- I GUESS I WON'T MENTION THAT ONE LAST
 10:52:01 THING.
 10:52:01 >>Mayor Errington: THANK YOU.
 10:52:02 THANK YOU VERY MUCH.
 10:52:03 [APPLAUSE]
 10:52:06 >>Carol Sacco: NEXT IS GREG CHELIUS FROM BONITA ISLES.
 10:52:15 >>Mayor Errington: GOOD MORNING.
 10:52:15 WELCOME.

 10:52:16 >> GOOD MORNING, MAYOR, VICE-MAYOR, AND THE COUNCIL PEOPLE.
 10:52:21 MY NAME IS GREG CHELIUS.
 10:52:26 I LIVE IN BONITA ISLES AT 9239 ISLA BELLA CIRCLE.
 10:52:32 I'M HERE REALLY TO TALK ABOUT MORE IN GENERAL, NOT SO MUCH
 10:52:36 SPECIFICS ABOUT THIS TRAIL.
 10:52:37 I WAS INVOLVED IN TRAILS.
 10:52:39 I'VE BEEN RETIRED FOR ABOUT SEVEN YEARS, AND I DID WORK WITH
 10:52:42 THE TRUST FOR PUBLIC LAND.
 10:52:44 I'M HERE TO KIND OF ENCOURAGE AN OPEN MIND BY EVERYONE, BOTH
 10:52:50 PROPONENTS AND OPPONENTS.
 10:52:54 AS YOU LOOK AT TRAILS, THERE ARE 2,000 TRAILS IN AMERICA.
 10:52:59 THERE'S 25,000 MILES OF THEM IN ALL 50 STATES.
 10:53:04 I THINK WE ALL AGREE THAT PEOPLE LIKE THEM.
 10:53:08 THEY PROVIDE SAFETY.
 10:53:11 THEY PROVIDE HEALTH BENEFITS.
 10:53:13 THEY PROVIDE MENTAL BENEFITS.
 10:53:15 AND, OF COURSE, ECONOMIC BENEFITS.
 10:53:18 WHEN THE TRUST FOR PUBLIC LAND HAS GONE TO THE PEOPLE BASED
 10:53:25 ON THE COMMISSION ALLOWING THAT TO HAPPEN, 80% OF THE
 10:53:30 REFERENDUMS PASS.
 10:53:31 80% OF THE PEOPLE WHO ARE GIVEN THE OPPORTUNITY TO
 10:53:37 ESSENTIALLY TAX THEMSELVES PASS AND THEY USUALLY PASS BY
 10:53:42 OVER 70%.

10:53:43 JUST UNHEARD OF FIGURES.
 10:53:45 I'VE BEEN INVOLVED IN A NUMBER OF ISSUES WITH TRAILS.

10:53:55 AGAIN, OPEN MINDS PREVAIL.
 10:53:59 THERE WERE ISSUES IN TALLAHASSEE, FLORIDA, WHERE WE DID THE
 10:54:03 MICCOSUKEE GREENWAY, LAKE OVERSTREET, THE ST. MARKS TRAIL.
 10:54:07 WITH THE ST. MARKS TRAIL, THE GREATEST OPPONENT WHO DID NOT
 10:54:12 WANT THE TRAIL NEAR HIS PROPERTY THREE YEARS AFTER IT WAS
 10:54:16 BUILT DONATED SEVEN ACRES TO BUILD A PARK.
 10:54:19 THE MICCOSUKEE GREENWAY HAD TWO MAIN ISSUES.
 10:54:22 THERE WAS GOING TO BE A BIG SPORTS CENTER AND ALSO A LOT OF
 10:54:29 TRACK EVENTS BY COLLEGES AND WHATNOT.
 10:54:31 THE PEOPLE CAME OUT, SAID WE REALLY DON'T WANT THE LIGHTS
 10:54:35 AND WHATNOT OF THE BIG STADIUM.
 10:54:36 AND THAT WAS COMPROMISED OUT OF THE GREENWAY.
 10:54:40 THE OTHER WAS ALSO THERE WON'T BE ANY TRACK AND FIELD
 10:54:44 EVENTS.
 10:54:44 AND EVERYONE WAS FINE WITH THAT.
 10:54:46 AGAIN, IT WAS HAVING AN OPEN MIND TO SIT DOWN, HAVE A
 10:54:49 DISCUSSION, AND COMPROMISE.
 10:54:51 I'LL BE REAL SHORT.
 10:54:56 MY DAUGHTER AND FAMILY CAME DOWN IN NOVEMBER, AND WE HAVE A
 10:55:01 CIRCLE THAT EVERYBODY WAS ALLOWED TO DRIVE, RIDE BICYCLES
 10:55:06 AROUND.
 10:55:07 BUT THEN WE HAD TO TAKE THE BIKES SOMEPLACE ELSE TO RIDE.
 10:55:14 PEOPLE JUST ABSOLUTELY LOVE IT.
 10:55:20 [BEEP]
 10:55:21 >>Mayor Errington: CAN YOU SHORTEN IT?

10:55:22 DID YOU MAKE YOUR BIKE RIDE?
 10:55:24 >> YEAH, AND I HOPE EVERYONE ELSE DOES.
 10:55:27 TRAILS FOR EVERYBODY, THE CHILDREN AND GRANDCHILDREN.
 10:55:30 THANK YOU.
 10:55:30 >>Mayor Errington: THANK YOU VERY MUCH.
 10:55:32 >>Carol Sacco: THE NEXT IS DIANA ACKERMAN FROM THE VINES.
 10:55:36 >>Mayor Errington: GOOD MORNING AND WELCOME.
 10:55:38 >> HI.
 10:55:38 >>Mayor Errington: STATE YOUR NAME.
 10:55:40 >> DIANA ACKERMAN, 19065 VINTAGE TRACE CIRCLE IN ESTERO.
 10:55:45 WHILE I'M IN SUPPORT OF CREATING A BIKE TRAIL, I AM OPPOSED
 10:55:49 TO THE TRAIL RUNNING THROUGH THE CENTER OF THE VINES
 10:55:51 COMMUNITY.
 10:55:51 A BIKE PATH TRAIL SHOULD NEVER BE DESIGNED AT THE EXPENSE OF
 10:55:54 SACRIFICING THE SAFETY AND SECURITY OF A COMMUNITY.
 10:55:57 I FIND MYSELF WALKING A FINE LINE BETWEEN BEING SUPPORTIVE
 10:56:01 OF A WONDERFUL INITIATIVE CREATING THIS TRAIL, NOT PUTTING
 10:56:05 RECEIVING NEEDED FUNDS AT RISK, BUT MAKING SURE THAT THE
 10:56:09 TRAIL DOES NOT SIGNIFICANTLY HARM OUR COMMUNITY WHERE WE

10:56:12 LIVE.
 10:56:13 WE ARE A PRIVATE GATED COMMUNITY.
 10:56:15 WE HAVE A FULLY STAFFED GATED ENTRANCE THAT WOULD BE USELESS
 10:56:19 AS ANYONE WOULD BE ABLE TO ENTER OUR COMMUNITY THROUGH THE
 10:56:21 PATH.
 10:56:21 I SEE RESPONSES FROM COUNCIL MEMBERS TO OUR E-MAIL CONCERNS.

 10:56:26 I LISTEN TO AVID TRAIL SUPPORTERS AND THE MPO LEADERS, AND
 10:56:29 I'M DISTRESSED THAT I'M NOT HEARING MORE SUPPORT FROM OUR
 10:56:33 MUNICIPALITY LEADERS AND THE MPO ABOUT THE SERIOUS ISSUES WE
 10:56:37 ARE BEGGING YOU TO ADDRESS, EXCEPT FOR YOUR FIRST COMMENT,
 10:56:40 THE FIRST PUBLIC COMMENT THAT SUPPORTED THE VINES AND I
 10:56:43 THANK YOU FOR THAT.
 10:56:44 THERE WILL BE COLLISIONS AND ALTERCATIONS WHEN COMBINING THE
 10:56:48 SIGNIFICANT NUMBER OF VINE USERS WITH THE PROJECTED 600,000
 10:56:52 USERS OF THIS PATH.
 10:56:53 THIS BISECTING TRAIL WOULD PUT OUR RESIDENTS IN PRECARIOUS
 10:56:57 INTERACTIONS WITH THE PATH USERS THAT CAN EASILY LEAVE THE
 10:57:00 PATH AT ANY TIME.
 10:57:01 IN ADDITION, WE HAVE ENVIRONMENTAL CONCERNS AND MAKING OUR
 10:57:04 HOME A PUBLIC, OPEN ACCESS COMMUNITY WOULD ABSOLUTELY AFFECT
 10:57:07 OUR HOME VALUES.
 10:57:08 FOR THOSE OF YOU WHO ARE RESPECTFULLY VISITED THE VINES, YOU
 10:57:12 KNOW THAT THIS TRAIL WOULD BE LITERALLY FEET FROM OUR
 10:57:15 FAIRWAYS AND PROVIDES EASY ACCESS TO THE EPICENTER OF OUR
 10:57:21 COMMUNITY.
 10:57:21 WHEN THE MPO SUGGESTS THAT WE PUT UP GATES, SIGNS, HIGH
 10:57:25 NETTING, OR THAT EVENTUALLY THE TRAIL WILL GO THROUGH OUR
 10:57:28 COMMUNITY AND WE WILL LIKE IT, IT MAKES US FEEL DEVALUED AND
 10:57:32 DISRESPECTED.
 10:57:32 I KNOW YOU UNDERSTAND THAT WE WOULD BE ONE OF, IF NOT ONE OF
 10:57:35 THE ONLY GATED COMMUNITIES IN THE COUNTRY THAT A TRAIL LIKE

 10:57:39 THIS WOULD BISECT SO IMPACTFULLY.
 10:57:43 PERHAPS IF THE MPO HAD INITIALLY PUT THE VINES ON THE MAP OR
 10:57:46 IF THEY HAD CONTACTED US AT THE START OF THIS PLANNING, THAT
 10:57:50 WOULD HAVE BEEN A MORE RESPECTFUL WAY TO WORK TOGETHER IN
 10:57:52 FIGURING OUT OPTIONS THAT WOULD NOT CAUSE HARM.
 10:57:56 INSTEAD, WE ARE FIRST STARTING TO MOBILIZE TO PROTECT OUR
 10:58:00 HOMES WHILE TRYING TO BE SO SUPPORTIVE OF CREATING THE
 10:58:04 TRAIL.
 10:58:04 IF YOU BASE YOUR ULTIMATE DECISION ON THE COST OF THE
 10:58:07 PROJECT AND YOU DO NOT MAKE THE QUALITY OF THE PEOPLE FIRST
 10:58:11 WILL BE A SAD STATEMENT FROM OUR LEADERS.
 10:58:13 THE OPTION OF GOING THROUGH THE VINES CANNOT CONCEIVABLY BE
 10:58:16 THE ONLY OPTION UNDER CONSIDERATION.
 10:58:19 PLEASE, WE NEED OUR COUNCIL TO AT LEAST ACKNOWLEDGE THAT THE
 10:58:23 VINES HAS SERIOUS CONCERNS AND THAT YOU HAVE SUPPORT

10:58:27 ENSURING THAT OUR SAFETY AND SECURITY CONCERNS ARE
 10:58:30 ADDRESSED.
 10:58:32 AT THE END OF THE DAY, WE ARE ONE COMMUNITY.
 10:58:34 IT IS NOT TOO LATE TO CREATE RESPECTFUL PARTNERSHIPS TO
 10:58:38 CREATE A PLAN THAT DOES NO HARM WHILE CREATING THIS GOAL.
 10:58:41 THANK YOU.
 10:58:41 >>Mayor Errington: THANK YOU.
 10:58:42 NEXT.
 10:58:42 [APPLAUSE]
 10:58:49 >>Carol Sacco: OUR NEXT IS MR. BRUCE ACKERMAN FROM THE

 10:58:52 VINES.
 10:58:56 >>Mayor Errington: WELCOME.
 10:58:58 PLEASE STATE YOUR NAME.
 10:58:59 >> BRUCE ACKERMAN FROM THE VINES.
 10:59:01 GOOD MORNING, MAYOR, VICE-MAYOR, MEMBERS OF THE COUNCIL.
 10:59:04 THANK YOU FOR THE OPPORTUNITY TO SPEAK WITH YOU THIS
 10:59:07 MORNING.
 10:59:07 I AM PRESENTING A RESOLUTION WHICH I'VE ALREADY SENT TO THE
 10:59:10 CLERK FOR YOUR CONSIDERATION THIS MORNING, WHICH DOES NOT
 10:59:15 RESTRICT YOU IN ANY WAY, DOES NOT RESTRICT THE MPO IN ANY
 10:59:18 WAY.
 10:59:18 IT SIMPLY ASKS THE MPO TO CONSIDER ALTERNATIVES -- CONSIDER
 10:59:23 ALTERNATIVES TO BISECTING THE VINES.
 10:59:24 AND THAT IF IT MUST GO THROUGH THE VINES, THAT THE SAFETY
 10:59:28 AND SECURITY OF THE VINES' COMMUNITY WILL BE SAFEGUARDED.
 10:59:31 THAT'S ALL IT SAYS.
 10:59:33 I'M SUBMITTING THE DRAFT RESOLUTION TO THE CLERK, AND I
 10:59:38 PREVIOUSLY E-MAILED IT SO IT CAN BE CONSIDERED AT YOUR
 10:59:40 WORKSHOP TODAY.
 10:59:41 THE MPO MAY SAY, AS DID A MEMBER OF BERT JUST A FEW MINUTES
 10:59:47 AGO, THAT WE DO NOT WANT RESOLUTIONS RIGHT NOW BECAUSE IT
 10:59:50 WILL IMPACT THE NEGOTIATIONS.
 10:59:53 I STILL HAVEN'T HEARD HOW, WHY.
 10:59:56 I NEGOTIATE CONTRACTS FOR A LIVING.
 10:59:57 I'M AN ATTORNEY.

 10:59:58 I WANT TO KNOW WHY IT COULD AFFECT NEGOTIATIONS.
 11:00:01 IT SIMPLY SAYS FOR YOU FOLKS AS OUR LEADERS, WE ARE
 11:00:06 CONCERNED AND URGE THE SAFETY AND SECURITY OF THE VINES TO
 11:00:11 BE PROMINENT AND PROTECTED.
 11:00:14 THAT'S ALL.
 11:00:15 IT HAS NOTHING TO DO WITH ANY OTHER ASPECT OF NEGOTIATIONS.
 11:00:18 WE ALSO INVITE EACH OF YOU TO VISIT THE VINES.
 11:00:22 I KNOW SOME OF YOU HAVE.
 11:00:25 MAYOR, I KNOW YOU WROTE BACK YOU'VE BEEN THERE.
 11:00:28 AND YOU SEE FIRSTHAND WHAT WE'RE TALKING ABOUT.
 11:00:30 IT'S VERY EVIDENT IF YOU COME VISIT.

11:00:32 WE URGE YOU TO SEE HOW BISECTING OUR COMMUNITY WILL CAUSE
 11:00:37 SERIOUS SAFETY ISSUES, UNLESS, AS WE SAID IN THE RESOLUTION,
 11:00:41 THE SAFETY AND SECURITY ISSUES OF THE VINES ARE SAFEGUARDED.
 11:00:47 WE ARE FOR THE MPO PLANNER WHO IS HERE, MR. BAIER, WE MET
 11:00:51 WITH HIM, SEVERAL OPPORTUNITIES TO BISECTING OUR
 11:00:54 COMMUNITIES, INCLUDING TWO OTHER PATHS THROUGH OUR
 11:00:57 COMMUNITY, AS WELL AS THE USE OF THE EXISTING BIKE PATHS
 11:01:00 ALONG ESTERO PARKWAY, WHICH WERE BUILT WITHIN THE PAST TWO
 11:01:03 YEARS.
 11:01:04 THEY WERE ALREADY BUILT WITH TAXPAYER DOLLARS.
 11:01:07 IF THEY ARE NOT SAFE ENOUGH, IT WOULD BE FAR LESS DOLLARS
 11:01:10 SPENT TO MAKE THEM SAFER TO MAKE THE BIKE PATH ON THREE OAKS
 11:01:15 SAFER THAN TO BUY AN ENTIRE RAILROAD.
 11:01:17 WE ALREADY OWN AND OPERATE BIKE PATHS, AND THEY ARE BEING

 11:01:21 USED BECAUSE I DRIVE DOWN EVERY DAY AND I SEE THE BIKERS
 11:01:24 PASSING BY.
 11:01:25 BUT IF THERE IS A CONCERN, MAKE THEM SAFER.
 11:01:28 WE ASKED THE MPO PLANNER TO POINT OUT ANY OTHER GATED
 11:01:32 COMMUNITY IN THE ENTIRE UNITED STATES.
 11:01:34 THERE ARE NONE IN FLORIDA THAT WE'VE KNOWN OF.
 11:01:37 THERE'S ONE 3,000 MILES AWAY IN THE STATE OF WASHINGTON.
 11:01:41 WHAT DOES THAT TELL YOU?
 11:01:42 THIS IS SIMPLY NOT APPROPRIATE.
 11:01:45 IT SHOULDN'T HAPPEN.
 11:01:48 WE URGE YOU TO CONSIDER AND ADOPT OUR RESOLUTION SO THAT
 11:01:50 EVERY EFFORT WILL BE MADE TO ENSURE THE SAFETY AND SECURITY
 11:01:54 OF THIS GATED GOLF COURSE COMMUNITY IN ESTERO.
 11:01:58 >>Mayor Errington: THANK YOU.
 11:01:59 >> THANK YOU.
 11:01:59 [APPLAUSE]
 11:02:00 >>Mayor Errington: PLEASE, LET'S NOT APPLAUD AFTER SPEAKERS.
 11:02:07 >>Carol Sacco: OUR NEXT SPEAKER IS TERRY KOCH FROM CORKSCREW
 11:02:11 SHORES.
 11:02:14 >> GOOD MORNING.
 11:02:15 MY NAME IS TERRY KOCH, 14241 MOONLIT WAY.
 11:02:20 I'M A MEMBER OF THE FRIENDS OF ESTERO PATHWAYS.
 11:02:23 THIS IS A GROUP OF CITIZENS WHO WORK WITH THE VILLAGE OF
 11:02:27 ESTERO TO ENHANCE THE SAFETY AND AVAILABILITY OF BOTH
 11:02:30 WALKWAYS FOR PEDESTRIANS AS WELL AS TRAILS AND ROADWAYS FOR

 11:02:34 CYCLING.
 11:02:35 FRIENDS OF ESTERO PATHWAY WHOLEHEARTEDLY ENCOURAGES THE
 11:02:38 VILLAGE OF ESTERO TO SUPPORT THIS PROJECT.
 11:02:40 WE RECOGNIZE THERE ARE INDEED CHALLENGES TO WORK THROUGH,
 11:02:43 BUT THAT HAS ALSO BEEN TRUE WITH SO MANY OTHER HUNDREDS AND
 11:02:47 HUNDREDS OF RAIL TRAILS THROUGHOUT THE UNITED STATES AND
 11:02:49 THOSE HAVE BEEN SUCCESSFUL.

11:02:51 WE HAVE CONFIDENCE THAT THE CHALLENGES HERE CAN BE RESOLVED
 11:02:55 AS WELL.
 11:02:55 WHEN COMPLETED THE RAIL TRAIL WILL PROVIDE ENUMERABLE
 11:02:59 BENEFITS TO THE CITIZENS OF ESTERO AND WILL HELP MAKE ESTERO
 11:03:02 AN EVEN MORE DESIRABLE PLACE TO LIVE THAN IT ALREADY IS
 11:03:04 TODAY.
 11:03:05 FRIENDS OF ESTERO PATHWAYS THANKS YOU FOR YOUR SUPPORT FOR
 11:03:08 THE RAIL TRAIL PROJECT AND HELPING MAKE THIS A REALITY.
 11:03:11 THANK YOU.
 11:03:11 >>Mayor Errington: THANK YOU.
 11:03:13 [APPLAUSE]
 11:03:13 >>Mayor Errington: PLEASE, PLEASE.
 11:03:15 >>Carol Sacco: OUR LAST IS MADELYN ISAACS FROM CASCADES.
 11:03:25 >>Mayor Errington: GOOD MORNING AND WELCOME.
 11:03:26 >> GOOD MORNING.
 11:03:26 THANK YOU.
 11:03:27 >>Mayor Errington: PULL THE MIKE DOWN A LITTLE BIT SO IT
 11:03:30 WILL PICK YOU UP.

 11:03:31 >> YEAH.
 11:03:31 I'M KIND OF SHORTER THAN EVERYBODY ELSE.
 11:03:33 MADELYN ISAACS, 9083 WHITFIELD DRIVE, THE CASCADES.
 11:03:38 LIKE MANY, I LOVE THE IDEA OF ADDITIONAL RECREATIONAL
 11:03:41 AMENITIES IN SOMEONE ELSE'S BACKYARDS.
 11:03:44 THE ARGUMENT THAT THE MAJORITY OF ESTERO RESIDENTS WANT THIS
 11:03:46 IS YET UNTESTED, EVEN THOUGH THAT ARGUMENT IS PUT FORTH
 11:03:50 HERE.
 11:03:51 AS A NEIGHBORING COMMUNITY, I HAVE SOME CONCERNS.
 11:03:53 SAFETY DATA THAT ARE TOUTED GO BACK FARTHER THAN 1998.
 11:03:59 EVEN STUDIES THAT ARE PUT OUT IN 2007 THAT I READ AND 2009
 11:04:05 RELY ON 1996 AND 1998 DATA.
 11:04:08 YOU DO NOT HAVE CURRENT SAFETY DATA.
 11:04:10 THERE ARE WOMEN WHO ARE BEING ATTACKED ALONG THESE TRAILS
 11:04:14 ELSEWHERE IN THE COUNTRY.
 11:04:17 I THINK YOU NEED TO ASSESS THIS BEFORE YOU JUST SUPPORT
 11:04:19 BUYING IT.
 11:04:20 WITH THE COUNTY -- AT THIS POINT, WITH THE COUNTY'S GROWTH,
 11:04:25 TRASH, LOW-LEVEL CRIME RELATING TO SUBSTANCE USE AND ROBBERY
 11:04:31 WILL GROW.
 11:04:31 DENSITY WILL GO UP.
 11:04:33 OUR LIGHT GOVERNMENT CONCEPT HAS YOU JUST PUNTING
 11:04:37 RESPONSIBILITY FOR POLICING THIS FUTURE AMENITY TO AN
 11:04:40 OVERBURDENED COUNTYWIDE SHERIFF'S DEPARTMENT.
 11:04:43 OUR CASCADES COMMUNITY ALREADY PAYS TO MAINTAIN A DRAINAGE

 11:04:47 CULVERT FOR OTHER COMMUNITIES AND FOR THE VILLAGE THAT CAN
 11:04:50 IMPEDE OUR OWN WATER DRAINAGE.
 11:04:52 WHAT WILL THE IMPACT ON AN ALREADY BURDENED DRAINAGE SWALE

11:04:55 AND CULVERT BE AND WHO WILL MAINTAIN IT?
 11:04:59 ADDITIONAL HARDSCAPE CAUSES MORE PROBLEMS FOR A FRAGILE
 11:05:03 SYSTEM.
 11:05:03 AS A RESIDENT OF AN ADJACENT PROPERTY WHOSE WALL LIES WITHIN
 11:05:07 200 FEET OF THE POTENTIAL TAKE FOR THIS, WE SEE DIRECT
 11:05:11 THREATS TO PRIVACY AND SECURITY AS WELL AS NOISE.
 11:05:14 OUR OVER 55 AGE COMMUNITY SEEKS THE QUIET ENJOYMENT OF THEIR
 11:05:20 PROPERTY, NOT A 24-HOUR THRU ROAD.
 11:05:23 THE HIGH PRICE FOR A PROPERTY THAT CAN HAVE FEW IF ANY OTHER
 11:05:27 USES THAN TRANSPORTATION FEELS KIND OF LIKE A RAILROAD
 11:05:30 BAILOUT.
 11:05:30 HOW DOES THIS IMPACT OUR FUTURE CHOICES FOR HIGH-SPEED RAIL
 11:05:33 OR BUS TO EASE OUR HORRIBLE TRAFFIC ISSUES DURING SEASON?
 11:05:36 IF YOU'RE GOING TO SUPPORT THIS, PLEASE MAKE YOUR SUPPORT IN
 11:05:40 A WAY THAT MEMORIALIZES OUR CONCERNS AND ENSURES THAT YOUR
 11:05:44 SUPPORT NOW DOES NOT CREATE A LEGACY OF FUTURE PROBLEMS FOR
 11:05:49 OTHERS WHEN YOU ARE NO LONGER A PART OF THE SOLUTION.
 11:05:52 ENSURE THAT THEY DON'T TAKE MORE THAN THE CURRENT
 11:05:55 RIGHT-OF-WAY WELL SHORT OF 200 FEET.
 11:05:57 ENSURE PRIVACY, SAFETY, AND QUIET, AND GUARANTEE AND IMPROVE
 11:06:01 OUR STORMWATER MANAGEMENT SYSTEM THAT IS NEXT TO THE
 11:06:04 PROPOSED TRAIL AND OUR COMMUNITY.

 11:06:07 PLEASE CONSIDER THESE ISSUES WHEN YOU BUY A PROPERTY AND
 11:06:11 THEN SAY WE'LL DEAL WITH THE PROBLEMS THAT MAY ARISE LATER.
 11:06:14 THAT LATER MAY NOT COME DURING YOUR COMMITTED OFFICES.
 11:06:20 THANK YOU FOR THE OPPORTUNITY TO SPEAK.
 11:06:24 [APPLAUSE]
 11:06:25 >>Mayor Errington: THANK YOU.
 11:06:28 >>Carol Sacco: WE HAVE NO MORE COMMENTS.
 11:06:29 WE DO HAVE THE FIRE DEPARTMENT ON ITS WAY BECAUSE ON THE
 11:06:36 THIRD FLOOR THEY ARE SMELLING SMOKE.
 11:06:38 THEY ARE NOT TELLING US TO EVACUATE YET.
 11:06:41 WE'RE WAITING FOR THEM TO GET HERE, BUT WE MAY HAVE TO
 11:06:43 EVACUATE.
 11:06:45 >> WE WANT TO LET EVERYBODY KNOW IN CASE YOU HEAR SIRENS,
 11:06:49 DON'T FREAK OUT.
 11:06:50 >>Mayor Errington: WE CAN PROCEED.
 11:06:51 >>Carol Sacco: WE CAN PROCEED --
 11:06:57 >>Mayor Errington: NOW WE ARE TO THE POINT FOR COUNCIL
 11:07:00 DISCUSSION.
 11:07:00 YOU'VE HEARD THE ISSUES PRESENTED AGAIN.
 11:07:04 WE'VE ALSO BEEN PRESENTED WITH RESOLUTION.
 11:07:09 SO IT'S OPEN.
 11:07:10 WE NEED DISCUSSION.
 11:07:17 >>Jim Ward: ONE ADDITIONAL QUESTION FOR MR. HINES, IF I
 11:07:21 COULD.
 11:07:21 RECENTLY, THERE'S BEEN SOME DISCUSSION ABOUT THE NEED TO

11:07:27 COMPENSATE LAND OWNERS THAT ABUT THE PROPERTY AND THE COST
 11:07:34 OF THAT COULD BE IN THE MILLIONS OF DOLLARS AS WELL AS
 11:07:36 ADDITIONAL ATTORNEYS' FEES.
 11:07:39 I WAS WONDERING IF YOU COULD COMMENT ON THAT.
 11:07:41 >>Charles Hines: SURE.
 11:07:43 I'M GLAD YOU ASKED THAT BECAUSE YOU GOT TO KIND OF SEPARATE
 11:07:45 IT.
 11:07:46 RIGHT NOW, BECAUSE WE DON'T HAVE A CONTRACT IN PLACE
 11:07:48 REGARDS TO HOW THE CORRIDOR WILL BE PURCHASED, WHETHER IT'S
 11:07:53 RAIL BANKED OR NOT, AND I'M GETTING SOME MAJOR DETAILS ON
 11:07:57 THAT, BUT IF ABUTTING HOMEOWNERS ARE ULTIMATELY FOUND TO BE
 11:08:03 ENTITLED TO COMPENSATION THROUGH THE RAIL BANKING SYSTEM,
 11:08:08 WHICH IS A FEDERAL PROGRAM TO PROTECT THE FUTURE OF THAT
 11:08:12 CORRIDOR, ANY OF THOSE FUNDS THAT THEY MAY OR MAY NOT BE
 11:08:16 ENTITLED TO WOULD COME FROM THE FEDERAL GOVERNMENT, NOT
 11:08:19 LOCAL GOVERNMENT, NOT STATE GOVERNMENT.
 11:08:21 AND THAT'S EXACTLY WHAT HAPPENED IN SARASOTA COUNTY IS WE
 11:08:24 PURCHASED THE RAIL CORRIDOR.
 11:08:26 IT'S A COUNTY LINEAR PARK.
 11:08:28 YOU TALKED ABOUT MAINTENANCE AND INTERLOCAL AGREEMENTS ON
 11:08:31 HOW TO DEAL WITH IT.
 11:08:33 IT RUNS THROUGH A STATE PARK, WHICH GETS FENCED EVERY NIGHT
 11:08:36 AT SUNDOWN IN REGARDS TO PROTECTION.
 11:08:40 SO I DON'T WANT THE COMMUNITY OR YOU ALL TO THINK, OH,
 11:08:44 THAT'S GOING TO ADD MILLIONS AND MILLIONS AND MILLIONS OF

 11:08:46 DOLLARS TO THIS.
 11:08:47 IT'S ONLY IF IT'S RAIL BANKED, AND THAT WOULD BE TAKEN CARE
 11:08:51 OF BY THE FEDERAL GOVERNMENT AND THAT'S EXACTLY WHAT
 11:08:53 HAPPENED WITH US IN SARASOTA COUNTY.
 11:08:57 >>Mayor Errington: THANK YOU.
 11:09:00 >>Charles Hines: THANK YOU.
 11:09:05 >>Ned Baier: NED BAIER WITH VOLKERT ENGINEERING.
 11:09:09 PINELLAS COUNTY DID IT A LITTLE BIT DIFFERENTLY.
 11:09:11 SO THIS WAS BACK IN THE LATE 1980s WHERE THE FLORIDA
 11:09:16 DEPARTMENT OF TRANSPORTATION ACQUIRED THE 35 MILES OR SO OF
 11:09:20 THE PINELLAS -- FUTURE PINELLAS TRAIL BETWEEN DOWNTOWN
 11:09:24 ST. PETERSBURG AND TARPON SPRINGS.
 11:09:26 HOW THAT OCCURRED WAS COMMUNITY LEADERS JOINED HANDS AND
 11:09:32 THEY GOT THE PINELLAS LEGISLATIVE DELEGATION INVOLVED, AND
 11:09:36 THEY WENT TO TALLAHASSEE.
 11:09:39 THEY GOT A SPECIAL APPROPRIATION AT THE TIME.
 11:09:43 DON'T QUOTE ME ON THE NUMBER, BUT IT WAS A LONG TIME AGO
 11:09:46 NOW, BUT IT WAS LIKE IN THE 30 SOME MILLION DOLLARS FOR THE
 11:09:50 35 MILES OF RAIL RIGHT-OF-WAY.
 11:09:53 IT WAS GENERALLY ABOUT 60 FEET WIDE.
 11:09:56 PINELLAS TRAIL IS A PRETTY -- IT'S NOT NEARLY AS WIDE AS

11:10:00 THIS CORRIDOR.
 11:10:01 THERE ARE PORTIONS THAT ARE WIDER.
 11:10:03 BUT IT WAS DONE DIFFERENTLY.
 11:10:04 SO THE LEGISLATIVE DELEGATION WAS SUCCESSFUL.

11:10:07 THEY SKIPPED THAT FEDERAL RAIL BANKING PROCESS ENTIRELY.
 11:10:12 THE CORRIDOR WAS UNDER OWNERSHIP OF CSX AT THE TIME, BUT
 11:10:17 THERE WAS AT ONE TIME PASSENGER RAIL SERVICE AND THEN IT WAS
 11:10:21 JUST A FREIGHT LINE.
 11:10:23 IT SAT EMPTY.
 11:10:24 NO TRAINS FOR OVER A DECADE.
 11:10:27 WHEN D.O.T. THEN WAS -- THEY HELD THE LEASE OF THE RAIL
 11:10:31 RIGHT-OF-WAY WITH THE FUTURE LIGHT RAIL COMMUTER RAIL
 11:10:37 POTENTIAL FOR ABOUT FIVE YEARS.
 11:10:40 AND IT WAS CLEAR THAT THAT WAS MORE OUT OF CONVENIENCE.
 11:10:46 IF YOU KNOW PINELLAS COUNTY, THE TRAFFIC PROBLEMS ARE NOT IN
 11:10:48 THAT PART OF THE COUNTY.
 11:10:49 THEY ARE IN CENTRAL PINELLAS AND ST. PETE AND CLEARWATER,
 11:10:51 NOT IN THIS CORRIDOR.
 11:10:53 SO VERY QUICKLY COMMUNITY LEADERS LIKE YOURSELF WORKING WITH
 11:10:58 LOCAL TRAIL ADVOCATES CAME UP WITH RAILS TO TRAILS PLAN,
 11:11:05 GETTING WAY TOO MUCH IN THE WEEDS, BUT I WANTED TO MAKE THAT
 11:11:07 DISTINCTION.
 11:11:08 I THINK EVERY COMMUNITY, HOW THE RAILROAD RIGHT-OF-WAY IS
 11:11:13 ULTIMATELY OBTAINED DOES IT DIFFERENTLY.
 11:11:15 THERE'S NO ONE MODEL.
 11:11:17 LEGACY TRAIL WAS DIFFERENT THAN PINELLAS TRAIL.
 11:11:20 IT'S PROBABLY GOING TO BE DIFFERENT HERE.
 11:11:22 JUST ONE OTHER POINT ABOUT THE PINELLAS TRAIL, IT'S NOW OVER
 11:11:28 45 MILES LONG.

11:11:29 WE HAVE EXTENDED IT OVER NOW UTILITY CORRIDORS, WORKING WITH
 11:11:34 THE LOCAL UTILITY PROVIDER.
 11:11:37 BUT THEY DID IT INCREMENTALLY.
 11:11:41 SO THE FIRST SEGMENT WAS FIVE MILES IN LENGTH.
 11:11:43 AND THEN ANOTHER FIVE YEARS OR SO LATER, THEY BUILT ANOTHER
 11:11:48 SIX MILES.
 11:11:50 AND THEN THEY STARTED BUILDING THE BIKE PED OVERPASSES OVER
 11:11:54 CONGESTED HIGHWAYS.
 11:11:55 SO I THINK THAT'S THE OTHER PART OF THIS THAT YOU'VE GOT TO
 11:11:59 REMEMBER.
 11:11:59 IT IS THE 12 MILES OR ENDS UP BEING A COUNTYWIDE SYSTEM,
 11:12:03 IT'S GOING TO TAKE SOME TIME.
 11:12:04 BUT I THINK IT'S IMPORTANT TO SHOW THE CONTINUAL PROGRESS
 11:12:09 ALONG THE WAY.
 11:12:09 SO I JUST WANTED TO ADD THAT.
 11:12:11 >>Mayor Errington: THANK YOU.
 11:12:13 >>Ned Baier: THANK YOU.

11:12:13 >>Mayor Errington: JON.
 11:12:16 >>Vice-Mayor McLain: I JUST WANTED TO MAKE EVERYBODY AWARE
 11:12:20 THAT WE ARE NOT VOTING ON ANY OF THIS TODAY.
 11:12:24 SO THE DISCUSSION I THINK FOR MYSELF HAS BEEN VERY VALUABLE
 11:12:29 FROM OUR GUESTS AND ALSO OUR RESIDENT GUESTS.
 11:12:34 WE CLEARLY -- OR I CLEARLY HEAR CONCERNS.
 11:12:38 BUT MY CONCERN IS, I DON'T WANT TO ENCUMBER YOUR
 11:12:42 NEGOTIATIONS YOU HAVE, AND IF YOU HAD COMMENTS ON THAT, THAT

 11:12:47 WOULD BE GREAT.
 11:12:47 I SEE SOME GREAT ADVANTAGES FOR US TO CONTINUE TO PURCHASE
 11:12:53 THE RAILROAD.
 11:12:54 WE CAN'T DO IT IN SECTIONS.
 11:12:56 I THINK SOME COMMENTS WERE SAID, LET'S JUST ONLY PURCHASE A
 11:12:59 FEW SECTIONS.
 11:12:59 WE SHOULD ALL REALIZE THAT IT'S ALL OR NONE FROM ALICO DOWN
 11:13:04 TO BONITA OR WHATEVER IT'S GOING TO END DOWN THERE.
 11:13:08 IT'S 14 MILES OR WHATEVER.
 11:13:09 SO THAT'S NOT AN OPTION WE HAVE IN NEGOTIATIONS.
 11:13:11 I DON'T WANT TO STOP THE NEGOTIATION, KEEP THEM GOING AS
 11:13:15 MUCH AS POSSIBLE.
 11:13:16 I DON'T KNOW HOW IT'S GOING TO BE FUNDED.
 11:13:18 THAT'S A BIG QUESTION.
 11:13:20 I CAN TELL YOU FROM ESTERO'S STANDPOINT, WE DON'T HAVE 27 OR
 11:13:24 28 MILLION DOLLARS OF TAXPAYER MONEY TO JUMP THAT IN AND
 11:13:29 SAY, YEAH, WE'RE ALL IN FOR THIS.
 11:13:31 THERE'S REALLY, IN MY MIND, A LOT OF UNANSWERED QUESTIONS
 11:13:36 FOR ME AND I THINK FOR ALL OF YOU OUT THERE.
 11:13:38 BUT I THINK AS WE HAVE A CHANCE TO PURCHASE THIS, THERE ARE
 11:13:43 SOME REAL ADVANTAGES FOR ESTERO.
 11:13:45 I'M INVOLVED IN THE STORMWATER MANAGEMENT AND HAVE BEEN
 11:13:49 SINCE '17.
 11:13:52 WE'VE GOT LOTS OF PROBLEMS.
 11:13:53 DAVID WILLEMS HAS BEEN WORKING WITH NUMEROUS PEOPLE.

 11:13:56 THE RAILROAD PROVIDES US A GREAT OPPORTUNITY TO MANAGE OUR
 11:14:01 STORMWATER MANAGEMENT AS IT GETS TO THE ESTERO RIVER.
 11:14:05 AND I DON'T WANT TO ENCUMBER THAT ABILITY.
 11:14:07 SO IF WE CAN GET THE PURCHASE, IT WILL ALLOW US TO CLEAN THE
 11:14:11 PATHWAYS, IMPROVE THE PATHWAYS.
 11:14:13 IT'S SIGNIFICANT.
 11:14:14 WE'RE NOT ALL GOING TO BE HERE IN 10, 15 YEARS, AS THIS
 11:14:20 THING PROCEEDS.
 11:14:21 I WOULD HOPE AS LONG AS WE ARE ALL HERE THAT WE'RE GOING TO
 11:14:25 ADDRESS THOSE CONCERNS THAT HAVE BEEN RAISED VERY ELOQUENTLY
 11:14:28 TODAY.
 11:14:29 SOME OF THEM ARE IN MY DISTRICT.
 11:14:32 SOME BIG ISSUES.

11:14:34 I THINK WE CAN SOLVE EITHER THE ROUTE OR CONSTRUCTION OR
 11:14:38 WHATEVER AND ACCOMMODATE THE MAJORITY OF ISSUES THAT ARE
 11:14:42 RAISED, HOW WE GET ACROSS CORKSCREW.
 11:14:44 HOW WE GET ACROSS ESTERO PARKWAY.
 11:14:46 THOSE ARE VALID CONCERNS.
 11:14:47 I DON'T HAVE THE ANSWERS FOR THEM.
 11:14:48 WE NEED EXPERTS TO HELP US.
 11:14:52 AND I THINK THE OPPORTUNITY FOR US TO CONTINUE TO MOVE THIS
 11:14:57 FORWARD, UNDERSTANDING THERE ARE CONSTRAINTS IS THE FIRST
 11:15:01 THING WE SHOULD DO.
 11:15:02 I'M KIND OF A LINEAR THINKER SOMETIMES.
 11:15:05 LET'S DO PROCESS ONE FIRST, TWO, AND THREE, AND WE'LL GET IT

11:15:09 DONE.
 11:15:09 ALL THE COUNCIL MEMBERS HERE ARE HERE BECAUSE WE WANT TO
 11:15:13 MAKE THIS A BETTER COMMUNITY AND THERE'S A LOT OF ISSUES
 11:15:17 INVOLVED WITH THAT.
 11:15:19 I KNOW FOR MYSELF I WILL GIVE 100% TO MAKE SURE THAT THIS IS
 11:15:25 SERVING ALL THE FOLKS IN ESTERO AND NOT DISADVANTAGING
 11:15:28 OTHERS.
 11:15:29 AND THAT'S SOME GRAY AREA IN THERE.
 11:15:32 EVERYBODY INTERPRET DIFFERENTLY, BUT THE REASON FOR US BEING
 11:15:37 HERE TODAY IS TO DISCOVER, INFORM PEOPLE.
 11:15:41 I THINK A GENTLEMAN TALKED ABOUT HAVING AN OPEN MIND.
 11:15:46 WE SHOULD DO THAT AND GIVE SUPPORT FOR CONTINUED
 11:15:48 NEGOTIATIONS TO MOVE THIS TO SOME KIND OF CONCLUSION.
 11:15:52 AND THEN WE'LL DEAL WITH HOW WE FUND IT AND ALL THOSE
 11:15:55 THINGS, AND THAT WILL TAKE SOME TIME.
 11:15:57 THOSE ARE MY COMMENTS.
 11:16:00 >>Mayor Errington: JOANNE.
 11:16:01 >>Joanne Ribble: WELL, I'M ENCOURAGED BY THE TPL CONTINUING
 11:16:07 CONVERSATIONS.
 11:16:08 I ENCOURAGE YOU TO CONTINUE TO DO SO.
 11:16:11 I DON'T WANT TO HAMPER IN ANY WAY HAVING THOSE DISCUSSIONS
 11:16:16 TAKE PLACE.
 11:16:17 I'M ENCOURAGED THAT THE FRIENDS OF BERT SAT DOWN WITH THE
 11:16:20 PEOPLE OF THE VINES AND DISCUSSED THEIR ISSUES.
 11:16:22 HOPEFULLY THEY'LL COME TO SOME KIND OF AGREEMENT.

11:16:26 AND I WOULD ENCOURAGE THE MPO TO CONTINUE TO SPEAK WITH THE
 11:16:32 VINES AND THAT THEY WILL COME UP WITH A SOLUTION THAT WILL
 11:16:35 PROTECT THE PRIVACY AND THE SAFETY FOR ALL ESTERO RESIDENTS,
 11:16:40 INCLUDING THE VINES.
 11:16:41 I THINK THERE ARE A LOT OF WORKABLE SOLUTIONS THAT PEOPLE
 11:16:45 JUST HAVE TO PUT THEIR HEADS TOGETHER AND COME TO SOME KIND
 11:16:49 OF CONSENSUS.
 11:16:50 I AGREE THAT TODAY BROUGHT UP A LOT OF EXTRA QUESTIONS THAT
 11:16:54 STILL NEED TO BE ANSWERED, BUT IN ALL I FEEL ENCOURAGED BY

11:16:59 ALL THE SPEAKERS FROM OTHER VILLAGES AND FROM THE VINES,
 11:17:06 THAT WE CAN WORK TOGETHER.
 11:17:08 THERE IS A SOLUTION OUT THERE.
 11:17:09 WE JUST HAVE TO FIND IT.
 11:17:11 >>Mayor Errington: THANK YOU.
 11:17:12 ANY OTHER COMMENTS?
 11:17:13 LARRY.
 11:17:15 >>Larry Fiesel: I DON'T WANT TO GET TOO REDUNDANT.
 11:17:18 WE'VE HAD A LOT OF REDUNDANCY IN THE LAST FEW DAYS.
 11:17:24 I AGREE WITH WHAT HAS BEEN SPOKEN HERE AT THE MEETING TODAY.
 11:17:27 I'M PLEASED TO SEE BOTH SIDES, THE INFORMATION THAT'S BEEN
 11:17:30 PRESENTED TO US FROM BOTH SIDES, AND I THINK THERE IS A LOT
 11:17:35 OF WORK THAT HAS TO GO FORWARD.
 11:17:37 I WAS INVOLVED WITH A SIMILAR TRAIL DEVELOPMENT IN MY
 11:17:40 COMMUNITY BACK NORTH STARTING 40 YEARS AGO.
 11:17:43 I KNOW WHAT THAT TRAIL MEANS TO THAT COMMUNITY ECONOMICALLY.

 11:17:48 IT IS THE SPINE, THE BACKBONE OF THE ENTIRE COMMUNITY.
 11:17:51 AND I THINK THIS TRAIL HAS THAT OPPORTUNITY TO DO THE SAME
 11:17:55 THING HERE IN OUR COMMUNITY.
 11:17:56 THERE ARE A LOT OF ISSUES THAT HAVE TO BE DEALT WITH, WORKED
 11:18:00 OUT, AS THEY WERE BACK IN MY COMMUNITY BACK NORTH.
 11:18:03 WE CAN'T SOLVE ALL OF THEM THE FIRST DAY, BUT I WOULD BE IN
 11:18:07 SUPPORT OF MOVING IT FORWARD BECAUSE WE DON'T WANT TO SEE IT
 11:18:10 STOPPED BEFORE IT HAS A CHANCE TO REALLY BECOME FULLY
 11:18:14 DEVELOPED, IN THE DESIGN PHASE ANYWAY.
 11:18:17 I JUST SAY THAT THAT'S WHAT I HAVE TO SAY WITH THAT.
 11:18:22 >>Mayor Errington: THANK YOU.
 11:18:23 >>Jim Ward: I JUST WANT TO SUPPORT THE COMMENTS OF JOANNE
 11:18:26 AND JON WITH RESPECT TO FINDING A RESOLUTION THAT WORKS FOR
 11:18:30 THE ENTIRE ESTERO COMMUNITY.
 11:18:32 AGAIN, I APPRECIATE THE ISSUES THAT WERE RAISED IN THE
 11:18:36 E-MAILS THAT WERE SENT TO EACH ONE OF OUR COUNCIL PEOPLE.
 11:18:40 I JUST WANT TO FIND A WAY TO RESOLVE THE ISSUES AND FIND A
 11:18:45 WAY TO MAKE THIS WORK.
 11:18:47 I HAVE ONE OTHER QUESTION, IF I MIGHT, FOR MR. BAIER,
 11:18:50 PLEASE.
 11:18:51 THE EXISTING TRAILS IN OTHER COMMUNITIES, HAVE THERE BEEN
 11:18:56 ECONOMIC DEVELOPMENT THAT HAS COME OUT OF THAT WITH RESPECT
 11:18:59 TO SMALL BUSINESSES THAT DEVELOP ALONGSIDE THE TRAILS?
 11:19:03 AND IS THAT POSSIBLE WITH RESPECT TO THE ESTERO BONITA
 11:19:10 SPRINGS TRAIL?

 11:19:11 >>Ned Baier: YES.
 11:19:12 STICK TO FLORIDA, PINELLAS COUNTY, PINELLAS TRAIL, THE CITY
 11:19:17 OF DUNEDIN, THE MAIN STREET THERE, I DON'T KNOW IF YOU'VE
 11:19:20 EVER VISITED, HAS BECOME REALLY -- IT'S A TRAIL TOWN IN MANY
 11:19:27 WAYS, BUT THEY'VE HAD MAIN STREET DEVELOPMENT OF MANY

11:19:30 RESTAURANTS THAT CATER TO BICYCLISTS.
 11:19:36 IF YOU ARE THERE ON A WEEKEND WHEN THERE IS A FESTIVAL,
 11:19:39 THERE'S LITERALLY HUNDREDS OF PEOPLE GETTING TO THE LOCATION
 11:19:42 BY BIKE.
 11:19:43 IT'S REALLY IMPRESSIVE.
 11:19:47 THEY HAD VACANCIES BEFORE.
 11:19:49 IT WAS AN UNMAINTAINED RAIL CORRIDOR MUCH LIKE THIS 10, 15
 11:19:54 YEARS AND THEN SUDDENLY YOU HAVE A LOT OF PEOPLE AND
 11:19:56 VIBRANCY AND EVERYBODY FROM KIDS WITH -- IN WHEELCHAIRS AND
 11:20:02 BABY CARRIAGES AND MOM AND DADS AND ALL AGES, WHICH I THINK
 11:20:07 IS WHAT WE ASPIRE TO HAPPEN HERE.
 11:20:09 THERE ARE SOME STUDIES, TOO, WITH THE CITY OF DUNEDIN.
 11:20:13 WE CAN GET YOU SOME INFORMATION ABOUT THAT DEVELOPMENT IF
 11:20:15 YOU WOULD LIKE THAT.
 11:20:16 I THINK CLOSER TO HOME TO LEGACY TRAIL ALSO HAS SIMILAR
 11:20:20 THINGS THAT HAVE HAPPENED WITH TRAIL BUSINESSES AND RENTAL
 11:20:24 SHOPS AND THINGS LIKE THAT, COFFEE SHOPS THAT APPEAL TO
 11:20:29 BICYCLISTS BECAUSE BICYCLISTS, THEY LIKE TO EAT, RIGHT?
 11:20:32 SO THAT'S SOMETHING I KNOW I DO.
 11:20:34 AND THEN I THINK POTENTIALLY HERE, WE'RE IN BONITA SPRINGS

 11:20:40 JUST A FEW WEEKS AGO, AND CLEARLY BONITA HAS GREAT BENEFIT
 11:20:44 BECAUSE THEY'VE GOT THE ADJACENT PARK TO THE ABANDONED RAIL
 11:20:49 LINE AND THEY'VE GOT THEIR DOWNTOWN REDEVELOPMENT RIGHT
 11:20:52 THERE.
 11:20:54 SO THAT IS JUST TREMENDOUS OPPORTUNITY.
 11:20:59 I THINK ESTERO, THOUGH, TOO, DEPENDING UPON THE LOCATION,
 11:21:05 YOU CAN HAVE SPIN-OFF REVITALIZATION AND OTHER REALLY GOOD
 11:21:10 THINGS TO HAPPEN.
 11:21:11 BECAUSE YOU HAVE TO THINK ABOUT WHAT'S BEEN OUT THERE -- I
 11:21:14 THINK THE LAST FREIGHT TRAIN WAS 15 YEARS AGO.
 11:21:17 I THINK WHEN THE HERTZ RENTAL CAR CORPORATE HEADQUARTERS WAS
 11:21:22 UNDER CONSTRUCTION, I THINK THEY DID USE THE RAIL LINE FOR
 11:21:26 BRINGING SOME MATERIALS IN, BUT I THINK THAT WAS THE LAST
 11:21:28 TIME IT WAS USED.
 11:21:29 AND THEN WITH THE HURRICANE, OF COURSE, IF YOU'VE LOOKED AT
 11:21:32 THAT RAIL LINE, IT'S NOT BEING MAINTAINED.
 11:21:36 NOW THERE ARE TREES DOWN.
 11:21:37 IT'S A MESS.
 11:21:39 >>Mayor Errington: MAY I TELL YOU THAT THE VILLAGE OF ESTERO
 11:21:41 HAD TO PAY \$130,000 TO CLEAN WITH THE SEMINOLE RAILROAD?
 11:21:49 JUST TO CLEAN THE RAILROAD.
 11:21:51 THEY WON'T DO IT.
 11:21:53 >>Vice-Mayor McLain: PLUS WE PAID FOR THE SOUTHERN PORTION
 11:21:56 CLOSE TO 100 FOR THAT ALSO.
 11:21:59 WE INVESTED IN THE LAST TWO AND A HALF YEARS, I BELIEVE, OR

 11:22:03 MAYBE FIVE YEARS, FOUR YEARS, A QUARTER MILLION DOLLARS TO

11:22:08 CLEAN THE RAILROAD.
 11:22:10 IT'S JUST NOT ACCEPTABLE.
 11:22:12 >>Ned Baier: MR. WARD, THERE ARE SOME STUDIES OF THE
 11:22:16 PINELLAS COUNTY PROJECT THAT SPEAK TO THE SUCCESS IN
 11:22:18 DUNEDIN.
 11:22:19 I CAN SPEAK TO TARPON SPRINGS, CITY OF DOWNTOWN CLEARWATER,
 11:22:21 DOWNTOWN ST. PETE THAT HAVE USED THE TRAIL FOR THE BENEFIT
 11:22:24 OF BUSINESS.
 11:22:26 >>Jim Ward: THANK YOU.
 11:22:27 >>Mayor Errington: THANK YOU.
 11:22:27 JIM WILSON, DO YOU HAVE ANY COMMENTS?
 11:22:34 >>Jim Wilson: MADAM MAYOR, JUST A THANK YOU TO EVERYBODY WHO
 11:22:36 PARTICIPATED HERE TODAY.
 11:22:38 THREE OF US WILL BE LEAVING THE COUNCIL NEXT MONTH, SO I
 11:22:42 WOULD ENCOURAGE THE FUTURE COUNCIL MEMBERS TO STUDY THE
 11:22:46 ISSUE AND GET UP TO SPEED SO THAT THEY CAN BE WORKING TO
 11:22:51 MOVE THIS PROJECT FORWARD.
 11:22:52 THANK YOU.
 11:22:54 >>Mayor Errington: THANK YOU.
 11:22:55 I THINK BEFORE US TODAY WE HAVE TWO CHOICES HERE GIVEN TO US
 11:23:02 AT THIS POINT IN TIME.
 11:23:03 THIS IS THE THIRD TIME THAT YOU HAVE BEEN BACK.
 11:23:05 WE'VE NOT HAD ANY GROUPS COME HERE THREE TIMES IN EIGHT
 11:23:10 YEARS THAT I CAN REMEMBER.

 11:23:12 WE NEED TO SETTLE SOMETHING HERE TODAY.
 11:23:18 NO FORMAL ACTION IS REQUIRED AT THIS TIME.
 11:23:23 BUT WE CAN ADOPT SOMETHING.
 11:23:28 WE CAN ADOPT A CONSENSUS BY THE COUNCIL.
 11:23:29 WE CAN'T VOTE, BUT WE CAN SUPPORT THE MPO EFFORTS TO
 11:23:32 PURCHASE THE RAIL TO TRAIL CORRIDOR SUBJECT TO A REASONABLE
 11:23:38 PRICE.
 11:23:38 SO THAT'S ONE OF THE OPTIONS.
 11:23:41 THE OTHER IS THE RESOLUTION WRITTEN BY AN ATTORNEY FOR THE
 11:23:48 VINES.
 11:23:48 SO THOSE ARE OUR OPTIONS.
 11:23:51 WE NEED A CONSENSUS SO WE CAN MOVE FORWARD WITH THIS.
 11:24:03 >>Jim Ward: HONESTLY, I'M NOT SURE THAT A CONSENSUS ISN'T A
 11:24:07 VOTE.
 11:24:08 >>Mayor Errington: WE'VE DONE THIS IN THE PAST.
 11:24:09 IT'S NOT A VOTE.
 11:24:11 IT'S JUST A CONSENSUS TO MOVE FORWARD.
 11:24:13 TO SUPPORT.
 11:24:19 >>Vice-Mayor McLain: I THINK IN MY COMMENTS I'M SAYING I
 11:24:22 SUPPORT IT.
 11:24:22 >>Mayor Errington: SUPPORT WHAT?
 11:24:24 >>Vice-Mayor McLain: MOVING FORWARD WITH THE MPO TO GET THIS
 11:24:26 THING PURCHASED.

11:24:27 >>Mayor Errington: OKAY.
 11:24:28 SUPPORT TO MOVE FORWARD.

 11:24:29 THAT'S ALL WE NEED.
 11:24:30 IT'S NOT A VOTE.
 11:24:30 WE'RE NOT VOTING.
 11:24:32 IT'S JUST A SUPPORT.
 11:24:34 DO YOU SUPPORT THIS?
 11:24:37 >>Joanne Ribble: YES.
 11:24:38 >> YES.
 11:24:38 >>Mayor Errington: JIM WILSON, DO YOU SUPPORT IT?
 11:24:41 JIM?
 11:24:47 >>Jim Wilson: YES, IN THE LIMITED FORM THAT WE'RE DISCUSSING
 11:24:50 IT NOW.
 11:24:50 I DON'T SEE ANY HARM IN MOVING FORWARD.
 11:24:54 >>Mayor Errington: OKAY.
 11:24:54 SO WITH THAT IN MIND, WE DON'T HAVE ANY ACTION.
 11:25:00 IS THAT CORRECT, VILLAGE ATTORNEY?
 11:25:02 WE DON'T NEED TO DO ANYTHING FURTHER.
 11:25:03 >>Robert Eschenfelder: WELL, YOU CAN'T TAKE ACTION TODAY.
 11:25:06 I THINK THE GOAL OF YOUR SURVEY OF THE SENTIMENT OF YOUR
 11:25:12 FELLOW MEMBERS OF COUNCIL WAS TO CONFIRM TO THE COMMUNITY
 11:25:16 AND TO THE MPO THAT THE VILLAGE COUNCIL IS STILL SUPPORTIVE.
 11:25:22 I DON'T THINK IT'S NEW.
 11:25:23 YOU ALL HAVE PREVIOUSLY EXPRESSED YOUR SUPPORT FOR
 11:25:26 CONTINUING TO MOVE FORWARD.
 11:25:27 THAT'S ALL YOU REALLY DID IS TO REAFFIRM THAT SUPPORT THAT
 11:25:30 YOU'VE EXPRESSED IN THE PAST.

 11:25:33 >>Mayor Errington: GOOD.
 11:25:33 THANK YOU.
 11:25:34 EVERYBODY COMFORTABLE WITH THAT?
 11:25:36 OKAY.
 11:25:36 THAT ENDS THAT.
 11:25:41 WE WILL NOW MOVE ON TO ITEM NUMBER 13.
 11:25:46 THANK YOU, DON AND ET AL.
 11:25:52 LET'S GIVE EVERYONE A CHANCE TO MOVE OUT WHILE I STAND UP.
 11:26:08 WE'RE READY TO START AGAIN SO WE CAN ALL LEAVE.
 11:26:53 OKAY.
 11:27:00 LET'S MOVE ON TO ITEM NUMBER 13.
 11:27:03 FLORIDA DEPARTMENT OF TRANSPORTATION SOUTHWEST CONNECT
 11:27:09 PROJECT.
 11:27:10 DAVID WILLEMS, WILL YOU INTRODUCE THIS?
 11:27:13 >>David Willems: YES.
 11:27:14 SO WHAT STAFF WANTED TO DO WAS TAKE A FEW MINUTES TO
 11:27:18 INTRODUCE A PROJECT THAT THE FLORIDA DEPARTMENT OF
 11:27:20 TRANSPORTATION IS WORKING ON CURRENTLY.
 11:27:24 >>Mayor Errington: IF YOU WANT TO TALK, GO OUTSIDE.

11:27:26 THANK YOU.
 11:27:32 >>David Willems: I'LL START AGAIN.
 11:27:34 WHAT STAFF WANTED TO DO IS INTRODUCE THE COUNCIL AND THE
 11:27:38 VILLAGE A PROJECT THAT F.D.O.T. IS WORKING ON RIGHT NOW.
 11:27:41 THE REASON FOR THE TIMING IS THAT IN MID-FEBRUARY THEY'LL
 11:27:45 START DOING SOME PUBLIC MEETINGS AND STAFF THOUGHT IT WAS

 11:27:48 IMPORTANT TO JUST DO A LITTLE BIT OF BACKGROUND SO COUNCIL
 11:27:51 AND THE VILLAGE RESIDENTS KNEW WHAT WAS GOING ON BECAUSE
 11:27:56 THERE HASN'T REALLY BEEN MUCH DISCUSSION OF IT.
 11:27:58 REALLY WHAT IT IS, IT IS A MASTER PLAN FOR IMPROVEMENTS
 11:28:02 WITHIN F.D.O.T. DISTRICT 1.
 11:28:05 SO IT'S FOR THE INTERSTATES, WHICH IS I-75 AND I-4.
 11:28:10 ON THE SCREEN HERE IS A MAP THAT SHOWS THE AREA.
 11:28:13 THE REASON THAT ONLY A SMALL PART OF I-4 IS SHOWN IS BECAUSE
 11:28:17 THAT IS THE ONLY SEGMENT OF I-4 WITHIN F.D.O.T. DISTRICT
 11:28:21 ONE, WHICH IS THE DISTRICT THAT THE VILLAGE OF ESTERO IS IN.
 11:28:24 IT'S ACTUALLY SPLIT INTO FOUR DIFFERENT STUDY AREAS.
 11:28:27 THE FIRST ONE REALLY DOESN'T DIRECTLY AFFECT THE VILLAGE OF
 11:28:30 ESTERO IS OVER IN POLK COUNTY, AND THAT'S FOR I-4.
 11:28:34 I-75 NORTH, WHICH IS THE NORTH END OF DISTRICT ONE, WHICH IS
 11:28:38 MANATEE AND SARASOTA COUNTY, THE CENTRAL CORRIDOR, WHICH IS
 11:28:41 SARASOTA AND CHARLOTTE COUNTIES, AND THEN THE ONE REALLY
 11:28:45 IMPORTANT TO US IS THE SOUTH CORRIDOR, WHICH IS LEE AND
 11:28:48 COLLIER COUNTY.
 11:28:49 I'LL REALLY FOCUS ON THE SOUTH CORRIDOR.
 11:28:51 THIS IS AN OVERALL BIGGER PROJECT, BUT REALLY THE PART THAT
 11:28:56 AFFECTS US IS THE SOUTH CORRIDOR.
 11:28:58 IT'S REALLY THE FIRST STEP IN GETTING IMPROVEMENTS BUILT
 11:29:03 THAT WILL HELP ADDRESS SOME OF THE TRAFFIC THAT WE SEE ON
 11:29:05 I-75.
 11:29:06 RIGHT NOW, WE'RE REALLY IN THE NUMBER ONE, THE PLANNING AND

 11:29:11 FEASIBILITY STAGE.
 11:29:12 THAT'S WHAT THEY ARE LOOKING AT NOW.
 11:29:13 THEY ARE IDENTIFYING THE ISSUES.
 11:29:15 THEY HAD DONE SOME STUDIES THAT IDENTIFIES WHERE THE ISSUES
 11:29:18 ARE AND THEN THEY HAVE DONE SOME MODELING THAT PREDICTS WHEN
 11:29:21 EACH SEGMENT OR EACH INTERCHANGE IS GOING TO FAIL.
 11:29:24 THE NEXT STEP WILL BE PROJECT DEVELOPMENT THAT WOULD
 11:29:28 PROBABLY BE I THINK LATER TODAY AND THEN DESIGN RIGHT-OF-WAY
 11:29:32 ACQUISITION AND CONSTRUCTION.
 11:29:33 FROM A TIMING STANDPOINT, SOMETHING HAPPENED REALLY RECENTLY
 11:29:38 THAT GOVERNOR DESANTIS HAS IDENTIFIED A LEGISLATIVE
 11:29:44 INITIATIVE WHICH LOOKS TO FAST TRACK SOME IMPROVEMENTS.
 11:29:47 ONE OF THE PROJECTS LISTED ON THERE IS WIDENING OF I-75
 11:29:52 SOUTH OF CORKSCREW ROAD TO GOLDEN GATE.
 11:29:54 AND WHAT THAT WANTS TO DO IS START CONSTRUCTION IN 2027,

11:29:59 WHICH IS MUCH EARLIER THAN ANYTHING THAT WAS CONTEMPLATED
 11:30:02 BEFORE THAT INITIATIVE.
 11:30:03 SO THROUGH ESTERO IN LEE COUNTY, THEY LOOKED AT THE ENTIRE
 11:30:11 ROAD SECTION PLUS ALL THE INTERSECTIONS.
 11:30:14 SO IT'S EVERY INTERCHANGE.
 11:30:15 WHAT THEY DID WAS THEY DID A STUDY AND THIS IDENTIFIES THE
 11:30:20 YEAR THAT IMPROVEMENTS NEED TO BE MADE BECAUSE OF THE GROWTH
 11:30:25 IN TRAFFIC.
 11:30:27 RIGHT IN THE MIDDLE HERE, I THINK NUMBER 6 IS CORKSCREW
 11:30:32 ROAD.

 11:30:32 YOU CAN SEE ON THIS GRAPHIC, IT SHOWS THAT IT FAILS IN 2032.
 11:30:37 A MEETING THAT WE HAD WITH F.D.O.T. CONSULTANT A FEW WEEKS
 11:30:41 AGO INDICATED THAT THAT DATA FAILURE DOES NOT CONTEMPLATE
 11:30:47 ALL OF THE DEVELOPMENT OUT EAST ON CORKSCREW.
 11:30:49 SO THAT PROBABLY SHOULD BE UPDATED, AND THAT NUMBER WILL
 11:30:53 PROBABLY COME DOWN BECAUSE OF ALL THOSE HOMES COMING OUT
 11:30:56 THERE.
 11:30:56 AND THEN YOU LOOK NORTH OF CORKSCREW, IT SHOWS 2029 FAILURE,
 11:31:00 AND THEN SOUTH IS 2028.
 11:31:03 AND THIS IS JUST A SUMMARY OF THAT.
 11:31:07 AND THEN THIS IS A LIST OF THE IMPROVEMENTS THAT ARE
 11:31:12 PROPOSED OR WHAT THE FAILURE IS.
 11:31:15 WHAT THEY SHOW ON CORKSCREW ROAD RIGHT NOW WITHOUT THAT
 11:31:17 ADDITIONAL TRAFFIC, THAT THE ISSUES AT CORKSCREW ROAD IS
 11:31:20 REALLY ADJACENT INTERSECTION ISSUES.
 11:31:23 SO LIKELY THE APPROACH AT BEN HILL GRIFFIN AND THEN GETTING
 11:31:26 FROM THREE OAKS OVER TO THE INTERSTATE AND SOME OF THAT.
 11:31:30 IF YOU TRAVEL THAT ROAD VERY OFTEN, YOU CAN SEE THAT'S A
 11:31:33 PROBLEM NOW.
 11:31:33 I CAN IMAGINE IN TEN YEARS OR MORE, IT'S GOING TO BE EVEN
 11:31:36 WORSE.
 11:31:38 >>Joanne Ribble: AFTER ALL OF THE CONSTRUCTION WE ALREADY
 11:31:41 HAD AT THAT INTERCHANGE, THEY ARE GOING TO DO IT AGAIN.
 11:31:46 >>David Willems: WHAT THIS IS SAYING, IT'S ADJACENT
 11:31:49 INTERSECTIONS THAT'S CREATING THE FAILURE.

 11:31:51 SO IT'S NOT THE INTERCHANGE ITSELF.
 11:31:53 IF YOU LOOK HERE, YOU LOOK BONITA BEACH ROAD, IT SAYS THE
 11:31:57 INTERCHANGE CONFIGURATION IS WHAT'S CAUSING THE FAILURE.
 11:32:01 BONITA BEACH ROAD WILL NEED THE ENTIRE INTERCHANGE
 11:32:04 REDESIGNED WHETHER THEY GO TO SOMETHING LIKE -- THEY CAN'T
 11:32:07 DO DOUBLE LEFTS BECAUSE THEY ALREADY HAVE THAT, BUT MAYBE
 11:32:11 LIKE A DIVERGING DIAMOND LIKE UP IN SARASOTA OR SOMETHING
 11:32:14 ELSE.
 11:32:14 THEY HAVEN'T DECIDED THAT YET.
 11:32:16 IF YOU LOOK AT CORKSCREW ROAD, IT SAYS IT'S ADJACENT
 11:32:19 INTERSECTIONS THAT'S CAUSING THE FAILURE.

11:32:21 NOW, THIS IS NOT INCLUDING THE ADDITIONAL DEVELOPMENT OUT
 11:32:24 EAST.
 11:32:25 SO MAYBE WHEN THEY ADD THAT, MAYBE THE INTERCHANGE DOES
 11:32:27 START TO FAIL.
 11:32:28 AS THEY'VE HAD IT HERE, IT IS THE ADJACENT INTERSECTIONS
 11:32:32 THAT ARE CAUSING THE PROBLEM.
 11:32:33 AS WE SHOWED THE AREAS NORTH AND SOUTH OF CORKSCREW, ALSO
 11:32:40 SHOW THAT THEY ARE GOING TO FAIL AS WELL, SO WHAT THEY
 11:32:42 LOOKED AT WAS WHAT COULD BE DONE TO IMPROVE THE FLOW OF
 11:32:46 TRAFFIC.
 11:32:48 AND JUST THE WAY IT WORKS OUT IS THEY ARE PROPOSING THE
 11:32:51 SWITCH TO HAPPEN AT CORKSCREW ROAD.
 11:32:53 SO SOUTH OF CORKSCREW ROAD, WHAT THEY ARE SAYING IS THAT YOU
 11:32:57 ADD BASICALLY ONE MORE LANE IN EACH DIRECTION.

11:33:01 NORTH OF CORKSCREW ROAD, WHAT THEY ARE PROPOSING TO DO IS
 11:33:05 ADD TWO LANES INTERNAL WHICH WOULD ACT AS EXPRESS LANES.
 11:33:12 I DON'T THINK THAT THE PRESENTATION WE SAW, THOSE WOULD NOT
 11:33:14 NECESSARILY BE TOLL LANES.
 11:33:17 THOSE WOULD BE LANES THAT WOULD BE FOR THE PEOPLE THAT ARE
 11:33:19 JUST GOING THROUGH THIS AREA THAT AREN'T ACTUALLY GETTING
 11:33:22 OFF AT EXITS.
 11:33:24 SO THE REASON -- MY UNDERSTANDING IS THE REASON THEY
 11:33:29 COULDN'T DO THAT IN COLLIER COUNTY IS BECAUSE THERE IS A LOT
 11:33:32 MORE OF PEOPLE GETTING ON AND OFF, GETTING ON AND THEN GOING
 11:33:35 TO THE NEXT EXIT.
 11:33:36 SO THE THRU LANES WOULDN'T BE AS EFFICIENT AS THEY WOULD BE
 11:33:39 NORTH.
 11:33:40 AND THIS IS JUST A LITTLE CLOSER VIEW OF WHAT THAT WOULD
 11:33:43 LOOK LIKE.
 11:33:46 AND THEN -- SO THERE WILL BE ABILITY WHEN THEY DO THESE TYPE
 11:33:51 OF LANES TO GET IN AND OUT OF THOSE THRU LANES, AND IT WILL
 11:33:55 CAUSE SOME WEAVING.
 11:33:57 BUT THIS IS JUST A CONCEPT OF HOW THAT WOULD HAPPEN.
 11:33:59 THERE WOULD BE DIFFERENT PLACES THAT YOU COULD COME INTO THE
 11:34:02 EXPRESS LANES, THRU LANES, AND THEN AREAS YOU CAN GET OFF.
 11:34:05 ONCE YOU GET IN AT CORKSCREW, YOU DON'T HAVE TO GO ALL THE
 11:34:08 WAY TO NORTH FORT MYERS.
 11:34:09 THERE WILL BE PLACES YOU CAN GET OUT.
 11:34:11 IT WILL GENERALLY BE SEPARATED FROM THE LOCAL TRAFFIC.

11:34:14 SO THE REASON FOR THIS MEETING WAS TO JUST GIVE AN UPDATE OF
 11:34:18 WHAT'S GOING ON AND INTRODUCE THE PROJECT BECAUSE THERE ARE
 11:34:21 PUBLIC MEETINGS WHERE F.D.O.T. IS GOING TO BE PRESENTING THE
 11:34:24 PROJECT.
 11:34:24 AND THEY HAVE DONE A COUPLE OF DIFFERENT FORMATS.
 11:34:27 SO THEY ARE GOING TO DO A LIVE ONLINE VERSION ON FEBRUARY
 11:34:30 12th.

11:34:32 IN PERSON IS GOING TO BE DOWN IN COLLIER COUNTY AT THE NORTH
 11:34:36 COLLIER REGIONAL PARK, WHICH IS JUST OFF LIVINGSTON ROAD.
 11:34:40 AND THEN AFTER THE ONLINE MEETING, THEY ARE GOING TO HAVE
 11:34:44 JUST AN ONLINE LIKE YOU CAN JUST VIEW IT.
 11:34:47 IT WON'T BE INTERACTIVE, BUT YOU CAN LOG IN AND WATCH IT
 11:34:50 FROM FEBRUARY 13th TO THE 27th.
 11:34:52 THE FIRST TWO MEETINGS HERE YOU CAN ASK QUESTIONS AND GET
 11:34:57 FEEDBACK.
 11:34:57 THE THIRD ONE IS REALLY JUST FOR INFORMATIONAL PURPOSES.
 11:35:00 AND THEN HERE ARE A COUPLE OF WEBSITES FOR PEOPLE THAT WANT
 11:35:05 TO JUST GO LOOK AT WHAT'S GOING ON WITH THE PROJECT.
 11:35:08 THE OVERALL PROJECT IS SWFLINTERSTATES.COM.
 11:35:15 AND THE SOUTH CORRIDOR HAS ITS OWN PAGE THAT YOU CAN GO TO
 11:35:18 DIRECTLY WITH THIS LINK OR NAVIGATE THROUGH ON THE MAIN
 11:35:21 PAGE.
 11:35:23 >>Jim Ward: DAVID, COULD YOU BACK UP THOSE TWO SLIDES TO THE
 11:35:26 TIMING?
 11:35:27 I JUST WANT TO GET A -- THANK YOU.

 11:35:33 >>David Willems: AND THEN THIS IS JUST A GENERALIZED, YOU
 11:35:37 KNOW, WHAT THE SCHEDULE COULD LOOK LIKE.
 11:35:40 NOTICE THAT THIS IS REALLY THROUGH THE MASTER PLANNING PART.
 11:35:45 AFTER THE MASTER PLANNING, THERE LIKELY WILL BE SEGMENTS
 11:35:47 WHERE THEY DO PD & Es FOR A SPECIFIC PROJECT AND THEN
 11:35:51 AFTER THAT IT WOULD GO TO DESIGN AND THEN CONSTRUCTION.
 11:35:54 BUT IT'S A MANY-YEAR PROCESS.
 11:35:56 IT'S JUST THE START OF IT RIGHT NOW.
 11:35:58 ANY QUESTIONS?
 11:36:00 >>Mayor Errington: THANK YOU.
 11:36:01 ANY QUESTIONS?
 11:36:03 >>Larry Fiesel: RIGHT NOW YOU SAY IN 2032 CORKSCREW, THAT'S
 11:36:08 THE OUTLYING INTERCHANGES OFF OF THE INTERSTATE, THAT MAY
 11:36:11 GET MOVED FORWARD, DID YOU SAY THAT MIGHT GET MOVED FORWARD?
 11:36:16 >>David Willems: NO.
 11:36:17 >>Larry Fiesel: NOT THE INTERCHANGE --
 11:36:20 >>David Willems: ONLY THE SEGMENT OF THE INTERSTATE SOUTH OF
 11:36:23 CORKSCREW ROAD.
 11:36:24 THAT'S PART OF LEGISLATIVE INITIATIVE TO EXPEDITE SOME
 11:36:27 PROJECTS SO THEY CAN GET BUILT.
 11:36:29 >>Larry Fiesel: CAN YOU UPDATE US ON THE LANDSCAPING?
 11:36:32 WILL IT BE DONE BY THAT DATE?
 11:36:33 [LAUGHTER]
 11:36:35 >>David Willems: I WAS ACTUALLY DRIVING BACK INTO TOWN, I
 11:36:40 THINK I WAS UP IN FORT MYERS AND CAME BACK ON THE INTERSTATE

 11:36:43 AND SAW CONSTRUCTION SIGNS ON THE INTERSTATE.
 11:36:46 SO I HAD ASSUMED THAT MEANT THAT THE LANDSCAPE PROJECT WAS
 11:36:49 GOING TO START THIS WEEK AND I WOULD HAVE GOOD NEWS FOR THE

11:36:51 COUNCIL MEETING, BUT IT HAS NOT STARTED STILL.
 11:36:56 >>Joanne Ribble: IT'S IN LIMBO WITH MY LIGHT.
 11:36:58 >>David Willems: I ASK PROBABLY EVERY OTHER WEEK TO SEE WHEN
 11:37:01 IT WILL START AND I HAVE NOT BEEN ABLE TO GET A RESPONSE.
 11:37:03 >>Joanne Ribble: THOSE OF US THAT, YOU KNOW, IN THE PAST AND
 11:37:06 A LOT OF US, ESPECIALLY SNOWBIRDS, TRAVEL UP AND DOWN NORTH
 11:37:10 TO SOUTH, THERE ARE MANY CITIES THAT HAVE THIS, AND IT DOES
 11:37:14 FACILITATE THE TRAFFIC.
 11:37:17 I LOOK FORWARD TO IT.
 11:37:18 I'M GLAD THAT THE INITIATIVE FOR SOUTH OF CORKSCREW MIGHT BE
 11:37:20 A LITTLE EARLIER.
 11:37:21 WE DESPERATELY NEED SOME --
 11:37:24 >>David Willems: YEAH, TRAFFIC IS BAD NOW.
 11:37:26 >>Joanne Ribble: THIS IS WELCOME.
 11:37:27 I KNOW CONSTRUCTION IS NEVER FUN.
 11:37:31 WHEN IT HAPPENS, IT WILL BE A TREMENDOUS HEADACHE, BUT, MAN,
 11:37:34 IS IT NEEDED.
 11:37:35 >>Mayor Errington: IT IS.
 11:37:37 >>Jim Ward: DID I UNDERSTAND CORRECTLY THAT YOU SAID
 11:37:39 POTENTIALLY LOOKING AT MAKING THOSE ADDITIONAL LANES TOLL
 11:37:42 LANES?
 11:37:43 >>David Willems: NO.

 11:37:44 AS OF RIGHT NOW THE CONCEPT IS THAT THEY ARE NOT TOLL LANES.
 11:37:47 THEY ARE EARLY ON IN THE PROCESS.
 11:37:50 IT COULD CHANGE, BUT AS PRESENTED IT WAS NOT AS TOLL LANES.
 11:37:55 >>Joanne Ribble: IF THEY ARE TOLL LANES, SOMETIMES IT'S ON A
 11:37:58 SLIDING SCALE, DEPENDING ON THE AMOUNT OF TRAFFIC AND THE
 11:38:01 TIME OF DAY.
 11:38:03 IT'S YOUR CHOICE WHETHER YOU WANT TO PAY THAT AMOUNT.
 11:38:05 I KNOW IN ATLANTA THEY TELL YOU WHAT THE PRICE IS IF YOU GET
 11:38:10 ON THE EXPRESS LANE AT THAT TIME OF DAY.
 11:38:13 >>Jim Ward: MOVING DOWN HERE I HAD THE OPPORTUNITY TO GO
 11:38:15 THROUGH I-77 IN NORTH CAROLINA, AND THEY WENT THROUGH A
 11:38:18 PROCESS OF CONSTRUCTION THAT LITERALLY LASTED FIVE YEARS,
 11:38:22 AND THEY EVENTUALLY PUT TOLL LANES IN SO YOU CAN COME IN AND
 11:38:25 OUT OF THE TOLL LANES AND COME BACK INTO NORMAL TRAFFIC.
 11:38:29 THE EXPERIENCE THAT I'VE SEEN IS PEOPLE RARELY USE THE TOLL
 11:38:33 LANES EXCEPT DURING HEAVY RUSH HOUR.
 11:38:36 BUT 90% OF THE TIME THEY ARE NOT USING THEM.
 11:38:42 >>David Willems: THAT'S IT.
 11:38:42 >>Mayor Errington: WE HATE TO CALL THIS GOOD PARTY TO AN
 11:38:45 END.
 11:38:45 [LAUGHTER]
 11:38:46 ALL RIGHT.
 11:38:48 I NEED A MOTION.
 11:38:49 >> MOTION TO ADJOURN.
 11:38:50 >>Mayor Errington: ALL RIGHT.

11:38:51 SECOND.
11:38:52 WE'VE GOT IT.
11:38:52 [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.

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

DRAFT MINUTES

VILLAGE COUNCIL MEETING

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

January 18, 2023 9:30 a.m.

1. CALL TO ORDER

INVOCATION

Father Hugh McGuigan Our Lady of Light

PLEDGE OF ALLEGIANCE

Councilmember Fiesel

ROLL CALL

Present: Mayor Katy Errington - District 4 (via Zoom), 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 Robert Eschenfelder, Public Works Director David Willems, Deputy Village Clerk Tammy Duran, and Village Clerk Carol Sacco.

2. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

Motion: Motion to permit Mayor Errington to participate remotely in Zoom Presentation.

Motion by: Councilmember Wilson

Seconded by: Councilmember Ribble

Action: Motion to permit Mayor Errington to participate remotely in Zoom Presentation.

Vote: (Roll Call)

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

Nay:

Abstentions:

Motion: Motion to approve agenda.

Motion by: Councilmember Fiesel

Seconded by: Councilmember Boesch

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

In person

Shane Reilly, Estero, FL

4. CONSENT AGENDA

(a) January 4, 2023, Council Meeting Minutes

Motion: Motion to approve the Consent Agenda.

Motion by: Councilmember Ward

Seconded by: Councilmember Boesch

Action: Approved the Consent Agenda.

Vote: (Roll Call)

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

Nay:

Abstentions:

5. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

None.

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

None.

7. COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

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

Staff Presentation/Comments

Steve Sarkozy, Village Manager

8. VILLAGE ATTORNEY'S REPORT

Staff Presentation/Comments

Robert Eschenfelder, Village Attorney

9. VILLAGE MANAGER'S REPORT

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Adjourn Regular Session and Convene Workshop Items

10. WORKSHOP

(a) Unsolicited Proposal High 5

Staff Presentation/Comments

Steve Sarkozy, Village Manager

Robert Eschenfelder, Village Attorney

Council Questions or Comments

Councilmembers Boesch, Ribble, Ward, and Vice Mayor McLain

Public Comments

Clark McKenzie, Highland Ave

(b) Broadway West Utilities Expansion Project Proposed Evening Public Meeting

Staff Presentation/Comments

Steve Sarkozy, Village Manager

David Willems, Public Works Director

Council Questions or Comments

Councilmembers Boesch, Ribble, and Vice Mayor McLain

Public Comments

eComment

Susan Tangredi, Estero River Heights

11. ADJOURNMENT at 10:34 am

ATTEST:

VILLAGE OF ESTERO, FLORIDA

By: _____
Carol Sacco, Village Clerk

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
February 1, 2023

Agenda Item:

Financial Report for the month ended December 31, 2022.

Description:

This financial report provides budget to actual comparisons for the month ending December 31, 2022, which is the **third** month of the 2022-2023 fiscal year. Activity year to date is trending as projected during the first quarter of the fiscal year.

- *Ad valorem (real estate) taxes:* December is traditionally the second month of ad valorem taxes being remitted to the Village from the Lee County Tax Collector. In December, the Village received 48%, or \$2,725,245, of the annual budgeted ad valorem taxes, bringing the year-to-date totals to approximately \$2.9 million, or 51% of the budgeted amount.
- *General Fund:* State Revenue Sharing Sales Tax (17%), and State Revenue Sharing Fuel Tax (17%) remain strong to start the year, Half-Cent Sales Tax (10%) accounted for all of its revenue year to date in December totaling \$347,981.
- *Reserved Funds:* The General Fund has \$1,721,747 in operating reserve funds (Unassigned General Fund Balance); \$670,000 in litigation defense reserve funds and \$148,000 in major road maintenance reserve funds. The Unassigned General Fund Balance is calculated based on the new Fund Balance Policy of retaining 3 months of operating expenses. The remaining funds are allocated to Capital Projects and total \$29,912,790.
- *Available funds:* total funds categorized as available are \$44,924,128 which includes the General Fund Capital Projects reserve.

Action Requested:

Accept financial reports.

Financial Impact:

There is no financial impact of this report.

Attachments:

1. December 31, 2022 Financial report



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	<u>Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Year to</u> <u>Date</u> <u>Percent</u>
Ad Valorem Taxes	2,725,245	2,920,987	5,686,200	(2,765,213)	51%
Local Communications Svcs Tax	92,483	180,548	958,500	(777,952)	19%
Local Business Tax	1,549	3,357	8,400	(5,043)	40%
Franchise Fees-Electric	198,553	435,186	2,076,100	(1,640,914)	21%
Franchise Fees-Solid Waste	-	42,071	177,200	(135,129)	24%
Franchise Fees-Natural Gas	16,752	33,383	60,000	(26,617)	56%
Rev Sharing Sales tax	62,235	124,470	752,700	(628,230)	17%
Mobile Home License	1,127	1,337	3,200	(1,863)	42%
Alcohol Beverage Tax	-	-	30,800	(30,800)	0%
Half Cent Sales Tax	347,981	347,981	3,521,100	(3,173,119)	10%
Fines & Forfeitures	-	20	200	(180)	10%
Interest Income	43,521	88,845	5,600	83,245	1587%
Rental income	3,000	12,000	36,000	(24,000)	33%
Miscellaneous Revenue	-	-	15,000	(15,000)	0%
Administrative Fee	20,248	41,144	16,500	24,644	249%
Cost Recovery-Admin Charge	1,000	4,765	23,000	(18,235)	21%
Dev & Zoning-Fixed Fees	5,238	15,512	90,200	(74,688)	17%
Dev & Zoning-Cost Recovery Fee	15,769	36,392	89,900	(53,508)	40%
Planning-Miscellaneous Revenue	2,054	7,583	50,000	(42,418)	15%
Code Comp & Contractor License	-	-	30,000	(30,000)	0%
Local Option Gas Tax-1-6 Cent	51,419	93,003	582,600	(489,597)	16%
ROW Permits	-	-	1,500	(1,500)	0%
Rev Sharing-Fuel Tax	15,666	31,332	189,500	(158,168)	17%
FDOT US 41 Light Maintenance	-	-	120,000	(120,000)	0%
ARPA Funding	-	-	-	-	0%
WCIND Marine Patrol Revenue	-	-	600	(600)	0%
FEMA-Federal Share	(3,805)	(3,805)	-	(3,805)	100%
Total Revenues-General Fund	3,600,037	4,416,108	14,524,800	(10,108,692)	30%
Building Fees	123,470	296,320	1,064,600	(768,280)	28%
Surcharge Fee Retained	-	-	1,000	(1,000)	0%
Convenience Fee	2,612	7,052	36,300	(29,248)	19%
Interest income	1,111	2,131	100	2,031	2131%
Total Revenues-Building Fee Fund	127,193	305,503	1,102,000	(796,497)	28%
Interest Income	-	-	-	-	0%
Total Revenues-Debt Serv	-	-	-	-	0%



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Local Option Gas Tax 1-5 Cent	38,232	69,567	423,350	(353,783)	16%
Interest Income-Gas Tax	2,633	5,305	300	5,005	1768%
Developer Contributions-Inters	-	-	-	-	0%
FDOT Funding-US 41 Landscaping	-	-	-	-	0%
Road Imp Fee-Residential	372,140	825,836	88,000	737,836	938%
Road Imp Fees-Commercial	-	2,916	425,100	(422,184)	1%
Interest Income-Rd Impact	14,018	27,938	1,300	26,638	2149%
Interest Income-Com Prk Impact	143	290	200	90	145%
Interest Inc-Com Prk Contr	136	276	-	276	100%
Interest Inc-Public Land	192	391	-	391	100%
Park Imp Fees-Residential	23,025	47,585	13,500	34,085	352%
Park Imp Fee-Commercial	59,262	118,524	40,000	78,524	296%
Interest Income-Park Imp	1,090	2,099	100	1,999	2099%
Total Revenues-Capital Projects Fund	510,872	1,100,727	991,850	108,877	111%
Convenience Fee	(104)	115	-	115	100%
Charges for Svcs-Driving Range	25,086	50,568	90,000	(39,432)	56%
Interest Income	199	376	-	376	100%
Cash Over / Short	20	(25)	-	(25)	100%
Total Revenues-Driving Range Fund	25,202	51,035	90,000	(38,966)	57%
Total Revenues-All Funds	4,263,303	5,873,373	16,708,650	(10,835,277)	35%
Debt Serv Fd Trans from Gen Fd	-	-	-	-	0%
Cap Projects Trans from Gen Fd	372,256	418,214	24,817,030	(24,398,816)	2%
Transfer from General Fund	-	-	-	-	0%
Total Revenues and Other Financing Sources-All Funds	4,635,559	6,291,587	41,525,680	(35,234,093)	15%
Executive Salaries	10,356	31,069	124,300	93,231	25%
FICA Taxes	792	2,377	9,600	7,223	25%
Workers Comp	-	-	300	300	0%
Unemployment Comp	145	473	2,000	1,527	24%
Travel and Per Diem	40	40	22,000	21,960	0%
Books Pub & Memberships	5,618	8,003	5,000	(3,003)	160%
Training	-	(75)	2,000	2,075	-4%
<i>Total Village Council</i>	<i>16,952</i>	<i>41,887</i>	<i>165,200</i>	<i>123,313</i>	<i>25%</i>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Executive Salary	26,980	52,121	224,700	172,579	23%
Car Allowance	831	1,701	7,200	5,499	24%
Regular Salaries & Wages	16,781	31,675	155,700	124,025	20%
FICA Taxes	1,639	3,102	24,500	21,398	13%
Retirement Contributions	3,791	6,135	47,600	41,465	13%
Group Insurance	16,406	25,186	80,100	54,914	31%
Worker's Compensation	-	-	800	800	0%
Unemployment Comp	51	239	700	461	34%
Miscellaneous Professional Srv	3,000	3,000	75,000	72,000	4%
Communication Services	3,000	9,000	33,700	24,700	27%
Miscellaneous Contractual Svcs	-	-	35,000	35,000	0%
Travel & Per Diem	1,857	3,241	12,000	8,759	27%
Public Relations	1,500	8,873	15,000	6,127	59%
Books Pub & Memberships	-	600	3,000	2,400	20%
Training	-	75	4,000	3,925	2%
<i>Total Village Manager</i>	<i>75,835</i>	<i>144,949</i>	<i>719,000</i>	<i>574,051</i>	<i>20%</i>
Village Attorney	10,222	10,222	200,000	189,778	5%
Land Use Legal	5,865	9,912	85,000	75,088	12%
Comprehensive Plan Legal	-	-	15,000	15,000	0%
Code Enforcement Legal	-	-	12,000	12,000	0%
Land Dev Code Legal	-	-	15,000	15,000	0%
Miscellaneous legal	2,500	2,500	-	(2,500)	100%
<i>Total Village Attorney</i>	<i>18,587</i>	<i>22,634</i>	<i>327,000</i>	<i>304,366</i>	<i>7%</i>
Regular Salaries & Wages	5,023	9,721	154,800	145,079	6%
FICA Taxes	384	744	11,900	11,156	6%
Retirement Contributions	415	415	9,700	9,285	4%
Group Insurance	-	-	25,200	25,200	0%
Worker's Compensation	-	-	300	300	0%
Unemployment Compensation	58	156	800	644	20%
Codification	-	-	3,000	3,000	0%
Travel & Per Diem	-	-	500	500	0%
Legal Notices	166	454	5,000	4,546	9%
Book, Pub & Membership	-	-	500	500	0%
Training	-	-	100	100	0%
<i>Total Village Clerk</i>	<i>6,046</i>	<i>11,490</i>	<i>211,800</i>	<i>200,310</i>	<i>5%</i>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Regular Salaries & Wages	41,536	90,709	381,800	291,091	24%
FICA Taxes	3,129	6,859	28,900	22,041	24%
Retirement Contributions	1,999	3,332	19,100	15,768	17%
Group Insurance	9,023	9,023	30,300	21,277	30%
Worker's Compensation	-	-	800	800	0%
Unemployment Compensation	83	274	1,100	826	25%
Accounting Services	550	4,850	20,000	15,150	24%
Auditing & Actuarial Services	-	1,000	50,000	49,000	2%
Books, Publications & Members	-	-	750	750	0%
<i>Total Finance</i>	<i>56,321</i>	<i>116,046</i>	<i>532,750</i>	<i>416,704</i>	<i>22%</i>
Regular Salaries & Wages	36,906	63,003	289,600	226,597	22%
FICA Taxes	2,392	4,347	23,200	18,853	19%
Retirement Contributions	4,829	7,883	45,200	37,317	17%
Group Insurance	10,603	17,018	82,000	64,982	21%
Worker's Compensation	-	-	6,400	6,400	0%
Unemployment Compensation	129	440	900	460	49%
Land Development Code	-	-	40,000	40,000	0%
Comp Plan/Land Dev Regulations	-	-	30,000	30,000	0%
Growth Model Svcs	-	-	10,000	10,000	0%
Development Svcs Manager	-	-	40,000	40,000	0%
Misc Professional Services	-	-	65,000	65,000	0%
Economic Development	12,500	12,500	60,000	47,500	21%
Travel & Per Diem	-	204	2,000	1,796	10%
Legal Notices-Plan & Zoning	1,409	1,789	6,000	4,211	30%
Books, Pub & Memberships	3,564	3,360	10,000	6,640	34%
Training	-	-	600	600	0%
<i>Total Development Services</i>	<i>72,332</i>	<i>110,544</i>	<i>710,900</i>	<i>600,356</i>	<i>16%</i>
Cost Recovery-Wages	14,561	33,718	119,600	85,882	28%
Cost Recovery FICA Taxes	1,208	2,674	8,000	5,326	33%
Cost Recovery Worker's Comp	-	-	1,400	1,400	0%
Cost Recovery Unemploy Comp	-	-	300	300	0%
Cost Recovery Prof Services	-	-	15,000	15,000	0%
Planning & Zoning-Fixed Fee	34,296	34,296	350,000	315,704	10%
<i>Total Planning, Zoning and Development Review Services</i>	<i>50,065</i>	<i>70,687</i>	<i>494,300</i>	<i>423,613</i>	<i>14%</i>



Village of Estero
 Budget Report-All Funds
 For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
	-	-	16,000	16,000	0%
Code Compliance Contract Svcs	12,566	12,566	160,160	147,594	8%
Other Chrges-Filing Fees	-	21	1,200	1,179	2%
<i>Total Code Compliance Services</i>	<i>12,566</i>	<i>12,586</i>	<i>177,360</i>	<i>164,774</i>	<i>7%</i>
Lee Cty Animal Control Svcs	-	-	38,000	38,000	0%
<i>Total Animal Control</i>	<i>-</i>	<i>-</i>	<i>38,000</i>	<i>38,000</i>	<i>0%</i>
Flood Plain-Com Rating System	-	-	150,000	150,000	0%
NPDES Compliance	-	-	5,000	5,000	0%
Water Level & Quality Monitor	10,819	10,819	100,000	89,181	11%
Estero River Sediment Analysis	-	-	20,000	20,000	0%
Water & Sewer Expansion	666,498	666,498	-	(666,498)	100%
Community Monitoring	-	-	20,000	20,000	0%
Miscellaneous Stormwater Maint	-	-	300,000	300,000	0%
Estero River Maintenance	-	989	-	(989)	100%
Miscellaneous Stormwater Maint	-	-	-	-	0%
<i>Total Public Works/ Physical Environment</i>	<i>682,317</i>	<i>683,306</i>	<i>600,000</i>	<i>(83,306)</i>	<i>114%</i>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Regular Salaries & Wages	-	-	301,300	301,300	0%
Public Works Wages	38,661	75,274	-	(75,274)	100%
FICA Taxes	2,636	5,342	22,000	16,658	24%
Retirement Contribution	2,204	3,550	20,600	17,050	17%
Group Insurance	8,440	12,904	44,900	31,996	29%
Worker's Compensation	-	-	8,700	8,700	0%
Unemployment Compensation	24	70	900	830	8%
Traffic Counts	-	-	16,500	16,500	0%
Misc Professional Services	30,713	30,713	60,000	29,288	51%
Misc Construction Services	-	2,737	60,000	57,263	5%
Bridge Maintenance	-	-	10,000	10,000	0%
Guardrail Maintenance	-	-	-	-	0%
Irrigation Maintenance	200	200	-	(200)	100%
Landscape Maintenance	-	11,885	152,500	140,615	8%
Minor Paving Services	41,760	41,760	-	(41,760)	100%
Mowing Maintenance	-	-	-	-	0%
Ditch Maintenance	-	-	-	-	0%
Sidewalk Maintenance	-	-	-	-	0%
Street Light Maintenance	-	-	50,000	50,000	0%
Street Sweeping Services	4,560	4,560	22,000	17,440	21%
Traffic Sign Maintenance	-	-	5,000	5,000	0%
Traffic Signal Maintenance	1,318	2,637	6,000	3,364	44%
Right-of-Way Permit Review	1,561	1,561	20,000	18,439	8%
Railroad Maintenance	19,670	19,670	150,000	130,330	13%
Misc Landscape Projects	475	475	20,000	19,525	2%
Sandy Lane Bridge Maint/Access	-	-	-	-	0%
Road Maintenance	425	425	250,000	249,575	0%
US41 Traffic Signal Maint	-	-	30,000	30,000	0%
US41 Landscape Maint	21,095	43,581	333,000	289,419	13%
Estero Parkway Landscape Maint	47,515	70,763	486,500	415,738	15%
Travel	1,996	2,778	5,000	2,222	56%
Communications	56	109	500	391	22%
Utilities	2,738	6,471	35,270	28,799	18%
Equipment & leases	255	765	2,500	1,735	31%
Street Light Insurance	-	-	16,500	16,500	0%
Operating Supplies	170	336	3,000	2,664	11%
Books, Publications & Members	-	800	1,500	700	53%
<i>Total Public Works/ Transportation</i>	<i>226,471</i>	<i>339,374</i>	<i>2,136,170</i>	<i>1,796,796</i>	<i>16%</i>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Webmaster Svcs & Maintenance	2,295	2,895	9,000	6,105	32%
Software Licensing	551	62,994	70,000	7,006	90%
Information Technology Svcs	11,531	22,057	120,000	97,943	18%
Audio Visual Services	-	-	120,000	120,000	0%
Small tools & equipment	-	-	10,000	10,000	0%
Capital Outlay	-	-	10,000	10,000	0%
<i>Total Information Technology</i>	<i>14,376</i>	<i>87,946</i>	<i>339,000</i>	<i>251,054</i>	<i>26%</i>
Lee Cty Law Enforcement	384	612	10,000	9,388	6%
<i>Total Law Enforcement/ Security</i>	<i>384</i>	<i>612</i>	<i>10,000</i>	<i>9,388</i>	<i>6%</i>
Regular Salaries & Wages	-	-	115,000	115,000	0%
FICA Taxes	-	-	8,800	8,800	0%
Retirement Contributions	-	-	14,400	14,400	0%
Group Insurance	-	-	30,000	30,000	0%
Worker's Compensation	-	-	3,400	3,400	0%
Unemployment Compensation	-	-	300	300	0%
Parks Master Plan	-	5,000	-	(5,000)	100%
YMCA Operating Agreement	5,295	29,968	63,000	33,033	48%
Utilities	954	1,561	6,000	4,439	26%
Equipment Rent & Leases	-	-	1,100	1,100	0%
<i>Total Parks & Recreation</i>	<i>6,338</i>	<i>36,619</i>	<i>262,000</i>	<i>225,381</i>	<i>14%</i>
Recruitment Services	-	4,992	-	(4,992)	100%
Lobbying Services	3,000	6,000	80,000	74,000	8%
State Administrative Fees	-	-	9,500	9,500	0%
Tax Collector Fees	-	-	3,750	3,750	0%
Audio Visual Services	3,588	5,551	20,000	14,449	28%
Misc Contractual Svcs	-	-	250,000	250,000	0%
Communications	487	851	5,000	4,149	17%
Freight & Postage	118	187	3,500	3,313	5%
Utilities	9,462	11,626	17,500	5,874	66%
Equipment Rental & Leases	1,041	2,278	10,000	7,722	23%
Office Lease-Corkscrew Palms	21,149	63,332	259,400	196,068	24%
Insurance	-	-	78,700	78,700	0%
Repairs & Maintenance	1,220	2,229	20,000	17,771	11%
Printing	-	-	1,500	1,500	0%
Contingency	-	-	104,200	104,200	0%
Office Supplies	773	1,216	6,500	5,284	19%
Operating Supplies	1,151	16,705	11,000	(5,705)	152%
Books Pub & Membership	-	47	2,000	1,953	2%
Capital Outlay	0	0	-	(0)	100%
<i>Total General Government</i>	<i>41,988</i>	<i>115,014</i>	<i>882,550</i>	<i>767,536</i>	<i>13%</i>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Lee Cty Marine Patrol	-	-	43,860	43,860	0%
<i>Total Lee County Marine Patrol</i>	-	-	43,860	43,860	0%
Hurricane Professional Svcs	26,426	53,626	-	(53,626)	100%
Disaster Preparedness Services	-	-	10,000	10,000	0%
Hurricane Debris Removal	761,396	1,075,258	-	(1,075,258)	100%
Hurricane Operating Supplies	1,866	9,065	-	(9,065)	100%
<i>Total Disaster Services</i>	789,688	1,137,949	10,000	(1,127,949)	#####
<i>Total Expenditures-General Fund</i>	<u>2,070,266</u>	<u>2,931,644</u>	<u>7,659,890</u>	<u>4,728,246</u>	<u>38%</u>
Building Service Contract	189,446	189,446	897,500	708,054	21%
Building IT Contract Services	490	938	5,000	4,062	19%
Records Imaging Services	-	-	-	-	0%
Inkforce Software	1,275	2,550	15,800	13,250	16%
Communications	153	303	1,600	1,297	19%
Freight & Postage	-	-	500	500	0%
Utilities	494	886	3,000	2,114	30%
Equipment Lease	792	1,554	8,600	7,046	18%
Office Lease-Corkscrew Palms	4,332	12,972	53,100	40,128	24%
Repairs & Maintenance	191	369	3,000	2,631	12%
Credit Card Fees	2,748	6,531	38,600	32,069	17%
Office Supplies	144	207	2,100	1,893	10%
Operating Supplies	84	84	8,200	8,117	1%
Capital outlay	-	-	305,000	305,000	0%
<i>Total Expenditures-Building Fee Fund</i>	<u>200,148</u>	<u>215,839</u>	<u>1,342,000</u>	<u>1,126,161</u>	<u>16%</u>
Principal Payments	-	-	-	-	0%
Interest Expense	-	-	-	-	0%
<i>Total Expenditures-Debt Service</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Estero Parkway Improvements	13,200	13,200	-	(13,200)	100%
River Ranch Rd Improvements	52,063	83,878	5,675,350	5,591,472	1%
Corkscrew Rd Widening	193,984	193,984	5,441,000	5,247,016	4%
Bridge Maintenance	-	-	-	-	0%
Williams Rd Widening	4,028	4,028	867,500	863,473	0%
<i>Total Roadway Projects</i>	263,275	295,090	11,983,850	11,688,760	2%
Corkscrew Rd Signal-Puente Ln	-	-	-	-	0%
Williams Rd Intersection Improv	14,625	15,880	460,000	444,120	3%
Williams Rd High School Turn	-	-	-	-	0%
US41 Pelican Colony Signal	-	-	-	-	0%
<i>Total Intersection Improve Proj</i>	14,625	15,880	460,000	444,120	3%
Coconut Rd Crosswalks	-	-	177,800	177,800	0%
Williams Rd Bike/Sidewalks	28,694	39,920	2,914,150	2,874,230	1%
Intersect Safety Improv Study	-	-	110,000	110,000	0%
Sandy Ln Bike-Ped Improv	115,296	115,296	2,056,380	1,941,084	6%
Broadway E Shared Use Path	-	-	-	-	0%
Broadway W Bus Stop Improv	-	-	-	-	0%
<i>Total Bicycle & Ped Improv Proj</i>	143,990	155,216	5,258,330	5,103,114	3%
US 41 FDOT Landscape	-	-	540,000	540,000	0%
US 41 Landscaping Enhancement	-	-	-	-	0%
Monument Sign/Branding	-	-	-	-	0%
US 41 Monument Signs	2,460	2,460	480,000	477,540	1%
Three Oaks Prkwy Monument Signs	1,850	1,850	420,000	418,150	0%
Via Coconut Pt Landscap Improv	-	792	-	(792)	100%
Ben Hill Griff Pkwy Landsc Imp	4,350	9,146	2,094,000	2,084,854	0%
I-75 Interchange Landscaping	-	-	100,000	100,000	0%
<i>Total Landscaping & Beauti Proj</i>	8,660	14,248	3,634,000	3,619,752	0%
Park Capital Projects	-	-	-	-	0%
Estero on River Master Plan	5,685	5,685	252,000	246,315	2%
Estero Com Prk Master Plan	-	-	150,000	150,000	0%
Estero Com Prk Expansion	-	-	5,550,000	5,550,000	0%
Estero on the River Improvemen	10,710	10,710	2,250,000	2,239,290	0%
<i>Total Parks & Recreation Proj</i>	16,395	16,395	8,202,000	8,185,605	0%



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Estero River N Brnch Drainage	-	2,555	1,964,250	1,961,695	0%
Package WWTP UEP Design & Perm	-	-	105,000	105,000	0%
Broadway W UEP Design & Permit	141,628	141,628	885,000	743,373	16%
Broadway E Design & Permitting	82,725	82,725	930,000	847,275	9%
Estero Rvr Sediment Removal	-	-	30,000	30,000	0%
Total Stormwater Projects	224,353	226,908	3,914,250	3,687,342	6%
Land Purchase-Estero on River	13,875	13,875	-	(13,875)	100%
River Oaks Preserve Land	43,710	49,710	-	(49,710)	100%
Total Land Acquisitions	57,585	63,585	-	(63,585)	100%
Total Expenditures-Capital Project Fund	728,882	787,322	33,452,430	32,665,108	2%
Misc Contracted Services	23,481	23,481	36,000	12,519	65%
Communications	140	280	-	(280)	100%
Utilities	557	769	3,700	2,931	21%
Equipment Leases & Rentals	-	-	900	900	0%
Repairs & Maintenance	80	80	10,000	9,920	1%
Credit Card Fees	-	-	2,200	2,200	0%
Operating Supplies	-	-	1,500	1,500	0%
Total Expenditures-Driving Range Fund	24,258	24,610	54,300	29,690	45%
Total Expenditures-All Funds	3,023,554	3,959,416	42,508,620	38,549,204	9%
Gen Fd Trans to Debt Service	-	-	-	-	0%
Gen Fd Trans to Cap Projects	372,256	418,214	24,817,030	24,398,816	2%
Transfer to Driving Range Fund	-	-	-	-	0%
CIP Tran from Gas Tax-300-000	-	-	-	-	0%
CIP Tran from RdImp 300-990	(356,627)	(369,108)	-	369,108	100%
CIP Tran from Park IF 300-995	-	-	-	-	0%
Gas Tax Trans to CIP-300-266	-	-	-	-	0%
Rd Imp Fee Trans to CIP-300-990	356,627	369,108	-	(369,108)	100%
Park Imp Fee Tran to CIP-995	-	-	-	-	0%
Total Expenditures and Other Financing Uses-All Funds	3,395,810	4,377,630	67,325,650	62,948,020	7%
Excess Revenue over Expenditures	1,239,749	1,913,957	(25,799,970)	27,713,927	
Estimated Prior Year Surplus		50,402,694	50,402,694	-	
Fund Balance		52,316,651	24,602,724	27,713,927	



Village of Estero
Budget Report-All Funds
For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	<u>Date</u>	<u>Budget</u>	<u>Variance</u>	<u>Year to</u>
					<u>Date</u>
					<u>Percent</u>
Village of Estero					
	<u>Actual</u>	<u>Date</u>	<u>Bud Amend-June</u>	<u>Variance</u>	<u>2021</u>
General Fund					
Revenues	3,600,037	4,416,108	14,524,800	(10,108,692)	30%
Expenditures	2,070,266	2,931,644	7,659,890	4,728,246	38%
Operating Excess (deficit)	1,529,771	1,484,465	6,864,910	(5,380,445)	
Transfers out to Debt Service	-	-	-	-	0%
Transfers out to Capital Projects	(372,256)	(418,214)	(24,817,030)	24,398,816	2%
Transfer out to Driving Range	-	-	-	-	0%
Operating Excess (deficit)	1,157,516	1,066,251	(17,952,120)	19,018,371	
Building Fee Fund					
Revenues	127,193	305,503	1,102,000	(796,497)	28%
Expenditures	200,148	215,839	1,342,000	1,126,161	16%
Operating Excess (deficit)	(72,955)	89,663	(240,000)	329,663	
Debt Service Fund					
Revenues	-	-	-	-	0%
Expenditures	-	-	-	-	0%
Operating Excess (deficit)	-	-	-	-	
Debt Service Proceeds	-	-	-	-	0%
Transfers in from General Fund	-	-	-	-	0%
Transfers out to Capital Projects	-	-	-	-	0%
Operating Excess (deficit)	-	-	-	-	
Capital Projects Fund					
Revenues	510,872	1,100,727	991,850	108,877	111%
Expenditures	728,882	787,322	33,452,430	32,665,108	2%
Operating Excess (deficit)	(218,010)	313,405	(32,460,580)	32,773,985	
Transfers in from Other Funds	372,256	418,214	24,817,030	(24,398,816)	2%
Operating Excess (deficit)	154,245	731,619	(7,643,550)	8,375,169	
Driving Range Fund					
Revenues	25,202	51,035	90,000	(38,966)	57%
Expenditures	24,258	24,610	54,300	29,690	0%
Operating Excess (deficit)	943	26,424	35,700	(9,276)	
Transfers in from Other Funds	-	-	-	-	0%
Operating Excess (deficit)	943	26,424	35,700	(9,276)	



Village of Estero
 Budget Report-All Funds
 For the Month Ending December 2022

	Current Month	2022-2023 Year to	2022-2023	2022-2023 Budget	2023
	<u>Actual</u>	Date <u>Actual</u>	Budget	<u>Variance</u>	Year to Date <u>Percent</u>
Reserved and Available Funds Report					
General Fund Reserves		\$ 1,721,747			
Litigation Defense Reserve		670,000			
Major Road Maintenance Reserve		148,000			
Total Reserved Funds		<u>\$ 2,539,747</u>			
General Fund Capital Projects		\$ 29,912,790			
Building Fee Fund		750,400			
Gas Tax Capital Projects		2,004,798			
Developer Contribution		386,458			
Road Impact Fees		10,470,028			
Community Park Impact Fees		108,297			
Regional Park Impact Fees		-			
Estero Park Entry Contribution		101,432			
Park Imp Fees		896,506			
Public Land Purchase		143,734			
Driving Range		149,685			
Total Available Funds		<u>\$ 44,924,128</u>			

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 1, 2023

Agenda Item:

First Reading of International Design Center Zoning and DRI Amendments

Motion to pass first reading of Zoning Ordinance 2023-01 and Resolution 2023-01 (12th Amendment to Development of Regional Impact Development Order) and set second reading for February 15, 2023.

Background and Description:

The applicant is requesting to amend the Commercial Planned Development zoning and Development of Regional Impact Development Order for the International Design Center located at the southeast quadrant of Corkscrew Road and I-75, to allow the additional use of office in the existing Design Center building. The zoning restricts the uses to design center related uses only.

The Planning, Zoning and Design Board held a public hearing on January 10, 2023 and recommended approval of both requests with conditions that are contained in the Council Ordinance and DRI Development Order Amendment.

See staff report for additional details.

Action Requested:

Motion to pass first reading of Zoning Ordinance 2023-01 and Resolution 2023-01 (12th Amendment to Development of Regional Impact Development Order,) and set second reading for February 15, 2023.

Process and Timeline:

- Planning, Zoning and Design Board Public Information Meeting December 13, 2022
- Planning, Zoning and Design Board Public Hearing January 10, 2023
- First Reading February 1, 2023
- Second Reading February 15, 2023

Page 1 of 2

Financial Impact:

Minor cost for newspaper advertisement for second reading.

Attachments:

1. Staff Report
2. Zoning Ordinance 2023-01
3. Resolution 2023-01 and DRI Development Order



INTERNATIONAL DESIGN CENTER
Zoning Staff Report
for
Village Council
February 1, 2023

PROJECT NAME:	International Design Center CPD/DRI	
CASE TYPE:	Amendment to Commercial Planned Development Zoning and Development of Regional Impact	
CASE NUMBER:	DCI2022-E004	
PLANNING, ZONING AND DESIGN BOARD MEETING:	January 10, 2023	
COUNCIL MEETINGS:	February 1, 2023	1 st Reading
	February 15, 2023	2 nd Reading

SUMMARY OF REQUEST

1. Amend the zoning for the International Design Center Commercial Planned Development to allow for office uses in the existing building, of which up to 50,000 square feet may be medical office.
2. Amend the DRI Development Order (Stoneybrook DRI) to reflect the change in use and updated outdated provisions.

The 19-acre site is located on the south side of Corkscrew Road, east of I-75.

RECOMMENDATION

Approve Zoning Amendment with conditions and approve DRI Development Order Amendment with conditions.

GENERAL INFORMATION

Applicant

International Design Center, LLC, Mark Geschwendt

February 1, 2023

DCI2022-E004

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Authorized Agent

DeLisi, Inc. Daniel DeLisi, AICP

Location

10800 Corkscrew Road

STRAP Number

35-46-25-E2-U2276.2380

Size of Property

19.1 acres

Surrounding Zoning

North Corkscrew Road, then Miromar Outlets, zoned Commercial Planned Development (CPD)

East Vacant parcel zoned CPD (Miromar Square)

South Stoneybrook residential and golf course community, zoned Residential Planned Development (RPD)

West Interstate 75

Zoning

Commercial Planned Development (CPD). The property is also part of the Stoneybrook/Corkscrew Pines Development of Regional Impact.

Comprehensive Plan Land Use Category

Transitional Mixed Use

Project History

The property was rezoned by Lee County in 2002 by Resolution Z-02-043 and was amended by Resolution Z-07-012 in 2007 to be included in Miromar Square property to the east. This 19-acre site is also part of the larger 900-acre Stoneybrook Development of Regional Impact (DRI) approved in 1985 by Lee County. The DRI has been amended eleven times over the years for various changes.

Public Information Meeting

A Public Information Meeting was held on December 13, 2022. The applicant's summary of the meeting is attached.

STAFF ANALYSIS OF THE ZONING REQUEST AND DEVELOPMENT OF REGIONAL IMPACT

Project Description

The applicant is requesting to amend the zoning approval for the International Design Center CPD and the Stoneybrook (Corkscrew Pines) DRI to allow for use of the existing site and building for office space, in addition to the approved design center retail uses.

If this amendment is approved, all or portions of the existing building could be office use. The International Design Center is a type of specialty retail for home furnishings that markets to contractors and design professionals for high-end homes. At the time the zoning was approved,

there was only one similar use in the State. The building is iconic and received an award for excellence by the Estero Community Planning Panel after its completion.

The applicant would like to broaden the available uses to include office-type uses. The market for specialized design uses has been less successful than anticipated. When the zoning was originally approved, it was for 400,000 gross leasable square feet of retail area (design center uses). In 2005, it was built with approximately 200,000 square feet of gross leasable area, and 250,000 square feet of total (gross) area.

Master Concept Plan and Site Plan

The zoning Master Concept Plan for the Design Center also includes the Miromar Square property to the east which is currently undeveloped. The Master Concept Plan shows a lake, the Design Center, parking area, office and retail uses.

A development order (site plan) was approved by Lee County for the western half of the site (Design Center) shown on the Master Concept Plan. The Plan shows a building of approximately 270,219 gross square feet, 65 feet (three stories) in height, with a parking lot and lake. The Plan shows two future phases labeled Phase II and Phase III Buildings.

Transportation

The site is in the southeast quadrant of the Corkscrew Road/Interstate 75 Interchange. Access to the site is off Corkscrew Road via Miromar Square Boulevard.

The site is located on the south side of Corkscrew Road, east of I-75. The site is interconnected via a reverse frontage road that provides access to Corkscrew Road and Stoneybrook Golf Boulevard.

This amendment would change the use in the existing building to office use, or a combination of office and design center uses. The applicant has provided a traffic study that compares the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center to office use. The amendment will not create any road segment deficiencies.

The Design Center, as part of the Stoneybrook DRI, has mitigated its transportation impacts through the widening of Corkscrew Road along with an additional payment assessment known as the Corkscrew Road Service Area (CRSA).

Solid Waste

Solid Waste has commented that the site plan should clearly identify a location and dimensions of a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

Fire

The Estero Fire Department has provided comments which are attached and indicate that additional measures may need to be in place due to the occupancy change in the building. The existing Design Center is a performance-based building, so any change including, but not limited to, occupancy type, load or physical changes will require Fire Protection Engineer review and approval.

Environmental Analysis

The property is developed with a large building and parking lot. The request is for internal changes of use for the existing building.

Development of Regional Impact (DRI) Request

This property is part of the Stoneybrook (Corkscrew Pines) Development of Regional Impact. The DRI encompasses a much larger property (900 acres) including the Stoneybrook residential golf course community, as well as the Design Center, Miromar Square, and commercial development east of Stoneybrook Golf Drive.

The DRI was approved by Lee County in 1985 and has been amended eleven times since then for various changes. The applicant has proposed some revisions to the DRI Development Order to reflect the zoning change for office use, as well as some modifications to Design Center conditions and some general updating, deletion of a DRI traffic monitoring condition, deletion of a condition related to payment of the "CRSA" assessment, and deletion of outdated concurrency provisions. Staff has proposed language.

Comprehensive Plan Considerations

The building is existing and the proposed office uses are appropriate. The general area contains a mix of primarily commercial uses, with Miromar Outlets shopping center to the north, I-75 to the west, vacant commercial property to the east and Stoneybrook residential development to the south.

The property is located in the Transitional Mixed Use land use category of the Comprehensive Plan. A description of the category is below:

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to: public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

- A. **Uses:** A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.

This intent of the category envisions a mix of uses that over time would transition away from strictly interchange highway-type uses, to provide a more diverse mix of land uses. A broad mix of uses is allowed, including shopping, entertainment, office and other uses. The proposed office use would provide more variety in an existing building and would be consistent with the land use category.

Transitional mixed use promotes high quality as depicted in the policy below. The existing building is an iconic design that complies with this objective.

FLU-1.10 Design of Commercial Uses:

FLU-1.10 Objective Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

Proposed interconnections are shown on the Master Concept Plan.

FINDINGS OF FACT

Staff has presented findings of fact below if the Council wishes to approve the request. Suggested staff conditions are found in the Zoning Ordinance and DRI Development Order.

The request:

1. Is consistent with the Comprehensive Plan;

The request complies with the Comprehensive Plan.

2. Is not in conflict with any portion of the LDC;

The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with the Land Development Code.

3. Addresses a demonstrated community need;

The proposed development addresses a specific need for more diversity of uses in the Transitional Mixed Use land use category.

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

The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. The surrounding uses are commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing building will not impact the residential land to the south.

5. Would result in a logical and orderly development pattern;

The proposed amendment is for the reuse or partial reuse of an existing building.

6. Would not adversely affect the property values in the area;

The proposed amendment would not affect property values in the area.

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

The project has direct access to Corkscrew Road and a lighted intersection at Stoneybrook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities. The property is within the Estero Fire District and fire/EMS service is available.

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

The entire property has previously been cleared and is developed.

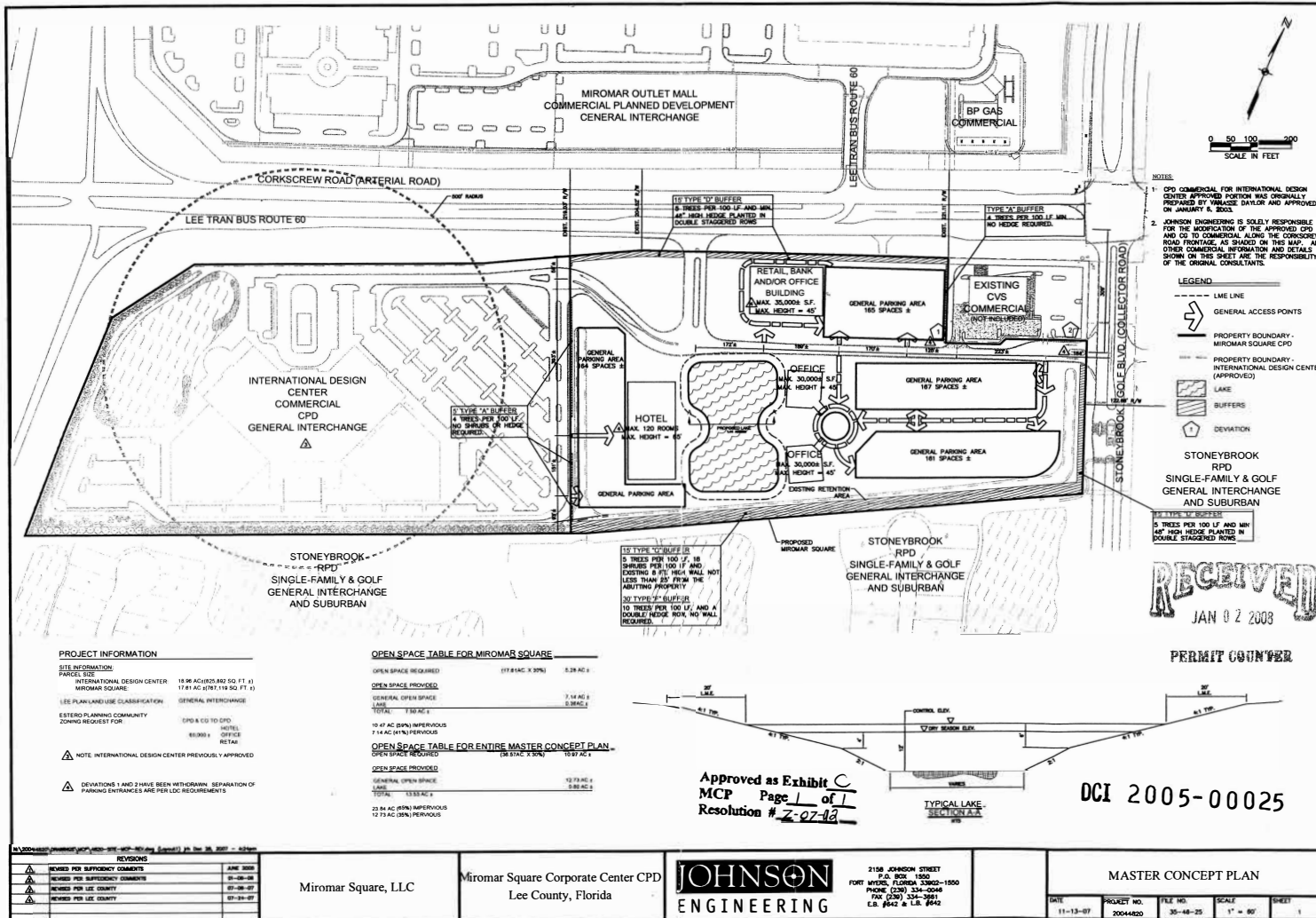
9. Is compatible with existing or planned uses in the surrounding uses;

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoneybrook.

ATTACHMENTS:

1. Approved Master Concept Plan
2. Applicant's Meeting Summary of Public Information Meeting
3. Applicant Information
4. Lee County Solid Waste Comments
5. Estero Fire Department Comments

Attachment 1



Attachment 2

**International Design Center CPD/DRI AMENDMENT
PUBLIC INFORMATIONAL MEETING****Meeting Date:** December 13, 2022**Time:** 5:30pm, meeting start**Location:** 9401 Corkscrew Palms Circle, 1st FL, Estero, FL 33928**Attendees:**

Planning and Zoning Board Members:

Chairman Scotty Wood and Board Members Anthony Gargano, Kristin Jeannin, Michael Sheeley, James Tatoes, and Jim Wallace.

Also present: Community Development Director Mary Gibbs and Village Land Use Counsel Nancy Stroud.

Meeting Summary:

Ms. Gibbs gave a brief overview of the Miromar Design Center use and the reason and need for the zoning amendment. Mr. DeLisi then gave an overview presentation. He provided an overview of the zoning history for the subject property, the current entitlements for “design center retail” and the desire to add office uses to the existing building.

Board Questions or Comments and Response:

- **Question:** Is there adequate parking for office use?

Response: The existing site is overparked, which will allow for office use which generates a need for more parking. At full use of the building for office, the existing lot may be a few spaces short, which will need to be provided on the site.

- **Question:** Do you have an expectation that the building will become entirely office?

Response: We do not know. We intend to continue design center uses but do not know how it will transition over time.

- **Question:** Is the office going to be limited to design professionals or for all types of general office?

Response: All types of general and medical office will be allowed.

- **Question:** The interior design is very open and elegant. Would you subdivide the existing building?

Response: The intent is not to subdivide the building and change the interior concept.

- **Question:** Is it intended to remain the design center or are they going to rebrand the building?

Response: The intent is to retain the design center uses so a rebranding is not anticipated at this point.

- **Question:** What percentage could be medical office?

Response (Mary): No percentage limit in the proposed zoning amendment. The parking is the same for both medical and general office

Attachment 3

**INTERNATIONAL DESIGN CENTER CPD
AMENDMENT REQUEST STATEMENT****Introduction/ Entitlement History**

The attached application is to amend the International Design Center CPD and the Stoney Brook (Corkscrew Pines) DRI to allow for the use of the existing site and building for office space, as well as design center retail uses. The existing site was approved for an International Design Center, a type of specialty retail for home furnishings that markets to contractors and design professionals for high end homes. The zoning for the use was approved as part of Z-02-043 in 2002 and amended in 2007 as part of Z-07-012 to be included in the Miromar Square CPD to the east. The project was constructed in 2005. The iconic building at the southeast quadrant of the Corkscrew Road/I-75 interchange was the recipient of an award for development excellence by the Estero Community Planning Panel after construction was complete.

Since construction, the Design Center has operated with limited success. As the market has changed for specialty retail, the Design Center has been faced with less demand than originally anticipated and greater vacancy rates. On the other hand, the demand for office uses, at this specific location at the southeast quadrant of I-75 and Corkscrew Road remains high as is the need for local residents to find office locations within the community where they live.

The International Design Center and the remainder of the Soneybrook DRI have already mitigated for existing and future transportation impacts through the Corkscrew Road Service Area and the widening of Corkscrew Road.

Adjacent Uses:

The subject property is in an area of existing development and infrastructure that supports the proposed use. The International Design Center is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. To the south of the property is Stoneybrook, to the north is the Miromar Outlet Mall, and to the east is a mix of vacant commercial property and residential development that is also part of the Stoneybrook DRI.

Access:

Attachment 3

The subject property is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. Access is provided via Miromar Square Boulevard, a road that connects directly to Corkscrew Road and to Stoney Brook Golf Boulevard.

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Zoning Justification:

The subject property was originally zoned CPD (Commercial Planned Development) in 2002 for 400,000 gross leasable square feet of retail floor area, specifically design center uses. In 2005 the International Design Center was built with approximately 200,000 square feet of gross leasable floor area and 250,000 square feet of total overall gross floor area. The proposed zoning amendment simply seeks to use all or portions of the existing building for general office use.

The proposed development of the subject property complies with the Village of Estero Land Development Code. A brief description of how the proposed development satisfies these criteria is presented below.

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans;

Below is a description of how the proposed amendment is consistent with the Comprehensive Plan.

FLU-1.2.1 FUTURE LAND USE CATEGORIES. The Village shall designate on the Future Land Use Map (see Map FLU-1) use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village's neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. Village future land use categories are summarized as follow:

The subject property is entirely located within the Transitional Mixed Use land use category. The table in Policy FLU 1.2.1 allows for "Regional, community, neighborhood and minor commercial uses" consistent with FLU 1.5 and the adopted zoning resolution. The proposed amendment to the zoning resolution does not request any change that would make the existing development inconsistent with this policy.

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to:

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public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

A. Uses: A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.

B. Development type, Density and Intensity: Development types and corresponding maximum densities and intensities allowed in the Transitional Mixed Use areas are outlined in the following table:

The transitional mixed-use areas allow for commercial development consistent with the approved Planned Development and proposed amendment for use of the building for general office. The proposed change does not request any increase to the total approved intensity within the Planned Development, but just a change in use. The existing planned development is classified as a single use development and is allowed for an intensity of up to a floor area ratio of 1.0. The existing approved square footage is well within that intensity standard.

FLU-1.5 COMMERCIAL SITE LOCATION STANDARDS. The siting of commercial developments shall be controlled by location standards. These standards are intended to avoid proliferation of commercial strip development by identifying appropriate locations for commercial uses to meet the needs of residents and visitors and to be compatible with existing residential neighborhoods or residential uses.

FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.

The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional

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offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.

C. Community Commercial

1. Provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet.

2. Must be located at the intersection of two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided by an internal access road to either intersecting road.

The International Design Center CPD has been determined to meet site location standards through the approval of the existing zoning which allows 400,000 square feet of commercial floor area. The overall Planned Development is located along Corkscrew Road, at the southeast quadrant of I-75. Traditional retail uses are not proposed for the site, only office and the existing design center use. The proposed amendment to the CPD is to replace some of the design center uses with office uses, which are not subject to site location standards.

FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)

The proposed amendment is to change a use internal to a building that is already constructed. The existing building and development have won several awards for quality in architecture and design. The proposed amendment will not alter the existing building or the site layout.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

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The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 400,000 square feet of commercial floor area. The proposed amendments do not change the allowable development on the site, simply the use inside the existing building. A Traffic impact statement has been provided comparing the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center use to office use. Based on the TIS, the proposed amendment will not be the cause of any road segment deficiency.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed amendment does not request any new buildings, changes to the existing building or changes to the existing site. The proposed amendment is simply to allow for a change in use internal to the existing building.

C. Site planning, interconnectivity, and public space (rezoning and development orders)

The Commercial Planned Development site plan contains a reverse frontage road providing access directly to Corkscrew Road and to Stoney Brook Golf Boulevard. The existing development connects to this road providing access to two major streets. The intersection of Corkscrew Road and Stoney Brook Gold Boulevard is signalized providing access to east and westbound traffic.

D. Screening, landscaping and buffering (rezoning and development orders);

The CPD complies with the Village of Estero's buffer requirements, providing attractive landscaping along Corkscrew Road as well as adequate buffering to the residential units to the south. The proposed amendment does not alter anything already built on the subject property and does not alter the buffer requirement which is already in place.

E. Availability and adequacy of services and facilities (rezoning and development orders);

The subject property is the reuse of an existing developed property and in an area with development on all sides. Urban services are available and sufficient to meet the development that is already approved and built in the Commercial Planned Development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes the required buffer (condition 4) to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial

Attachment 3

development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

A. Proximity to other similar centers (rezoning); and

There are no other Design Centers in Lee County. There is additional office space on the west side of I-75 along the south and north sides of Corkscrew Road. The closest office building is on the southwest quadrant of Corkscrew Road and I-75. The location of office along Corkscrew Road signifies its ideal location, with quick access to both I-75 and US 41.

B. Environmental considerations (rezoning and development orders).

There are no impacts to environmentally sensitive areas. The area designated for development has already been cleared for development.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. provide visual harmony and screening;

The existing development has provided required buffers on all sides. In addition however, the on-site landscaping and use of Royal Palm trees to line the entrance into the Design Center has created an iconic entrance into the Community at the Corkscrew Road interchange that is well above code requirements.

B. reduce dependence on the automobile;

The subject property is located at an I-75 interchange. The design center use, by its nature is auto centric. The proposed amendment to allow for office uses is ideal because of the automobile access at the Interchange to other part of Lee County.

C. promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

Given the location of the building, there are no adjacent uses to connect to other than Stoney Brook.

D. utilize joint parking, access and loading facilities;

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Not applicable. The proposed project is the redevelopment of a commercial property. The proposed project is not adjacent to residential uses or other uses that could utilize joint parking.

E. avoid negative impacts on surrounding land uses and traffic circulation;

The existing site traffic circulation allows for easy movement of cars through the property along Miromar Square Boulevard, connecting to Corkscrew Road and Stoney Brook Golf Boulevard. There are no negative impacts on traffic circulation anticipated from the proposed amendment.

F. protect natural resources; and

The proposed plan of development will have no impacts to any environmentally sensitive land. The subject property is an existing retail site and therefore has already been cleared for development.

G. provide necessary services and facilities where they are inadequate to serve the proposed use.

The subject property is located in an area where all public services are available with adequate capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.

- 1. limited number and size of signs.**
- 2. landscaping and use of pocket parks and courtyards adequate to soften large building masses.**

The subject property includes a single existing building, which has received high praise from its iconic architectural style and enhanced landscaping. The landscaping softens the building design and adds character to the entire site.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways.

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Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The existing development connects to the commercial property to the east through Miromar Square Boulevard, which also provides a connection to Corkscrew Road and Stoney Brook Golf Boulevard. This connection allows residents from Stoney Brook to access the subject property without driving on Corkscrew Road.

2. Is not in conflict with any portion of the LDC;

The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with any portion of the Land Development Code.

3. Addresses a demonstrated community need;

The proposed development addresses a specific need – creating a live, work and play community in the Village of Estero. Providing additional office space within the community will allow for more people to work in the same community that they live in.

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

The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. As noted above, the surrounding uses are entirely commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing build will have no impact at all on the residential land to the south and be entirely imperceptible outside of the building.

5. Would result in a logical and orderly development pattern;

The proposed amendment is for the reuse or partial reuse of an existing building. The property has development on all sides. Reuse of the existing building represents an orderly development pattern.

6. Would not adversely affect the property values in the area;

The proposed amendments would have no impact on property values in the area. Any impact on surrounding property values would have already occurred with the existing building.

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

Attachment 3

The project has direct access to Corkscrew Road and a lighted intersection Stoney Brook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities as evidenced by existing uses within the existing building. The property is within the Estero Fire District and fire/EMS service are available. All other services are adequate to accommodate the proposed changes.

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

The proposed amendment to the existing approved commercial planned development does not request any change to the already permitted development footprint. There are no preserve areas on site and the entire property has been cleared and developed.

9. Is compatible with existing or planned uses in the surrounding area.

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

Summary:

As detailed in the Village of Estero Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Estero Comprehensive Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the

Attachment 3

subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

International Design Center Amendment - 10 -

Attachment 4

From: [Lighthall, Justin](#)
To: [Lisa Reitbauer](#)
Subject: FW: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)
Date: Wednesday, August 3, 2022 11:18:58 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

[**NOTICE:** This message originated outside of the Village of Estero -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Solid Waste has reviewed DCI2022-E004, ensure that as plans progress that the site plan clearly identifies a location and dimensions of a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

Regards,



Justin Lighthall | Manager, Public Utilities

Solid Waste Department

6431 Topaz Ct, Fort Myers, FL 33966

office: (239) 533-8007

email: JLighthall@leegov.com

web: www.leegov.com/solidwaste

Connect With Us On Social Media



From: Lisa Reitbauer <reitbauer@estero-fl.gov>

Sent: Monday, July 25, 2022 2:44 PM

To: Dunn, Brandon <BDunn@leegov.com>; Beals, Nathan <NBeals@leegov.com>; jackow@leegov.com; Scott Danielson (danielson@esterofire.org) <danielson@esterofire.org>; Lighthall, Justin <JLighthall@leegov.com>; Jim Hart <hart@estero-fl.gov>; David Willems <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; DeGuzman, Joel <joelsd@leeschools.net>; Marino Diaz, Clarissa <CMarinoDiaz@leegov.com>; ext-Huff, Dawn (leeschools.net) <DawnMHu@leeschools.net>

Cc: Mary Gibbs <gibbs@estero-fl.gov>

Subject: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

Good afternoon,

Please review DCI2022-E004 International Design Center CPD (Stoneybrook DRI). The supporting documents and plans can be accessed using the link below. Comments should be provided to me by **Wednesday, August 4, 2022** to allow time to prepare the response package and transmit it to the applicant.

The credentials are:

Link: <https://docshare.estero-fl.gov:8000>

Username: InterDesignCntr

Password: !nt3rd\$ing(+r7446



Lisa Reitbauer

Administrative Assistant – Planning & Zoning
9401 Corkscrew Palms Circle
Estero, FL 33928
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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Attachment 5

From: Danielson, Scott
To: Lisa Reitbauer; bdunn@leegov.com; Nathan Beals; jackow@leegov.com; Lighthall, Justin; Jim Hart; David Willems; Matt Noble; Nancy E. Stroud, PA; Mikki Rozdolski; DeGuzman, Joel; cmarinodiaz@leegov.com; Dawn Huff (dawnmhu@leeschools.net)
Cc: Mary Gibbs
Subject: RE: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)
Date: Tuesday, July 26, 2022 9:57:57 AM

[NOTICE: This message originated outside of the Village of Estero -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Follow up comment, the existing MDC is a performance-based building, any change to this bldg. including but not limited to Occupancy type, load or physical changes will require a Fire Protection Engineer

Scott Danielson

Estero Fire Rescue
Lt./Plans Examiner
239-390-8000 Office
239-390-8020 Fax

“Most people do not listen with the intent to understand; they listen with the intent to reply.” [Stephen R. Covey](#)

From: Danielson, Scott
Sent: Tuesday, July 26, 2022 7:16 AM
To: Lisa Reitbauer <reitbauer@estero-fl.gov>; bdunn@leegov.com; Nathan Beals <nbeals@leegov.com>; jackow@leegov.com; Lighthall, Justin <jlighthall@leegov.com>; Jim Hart <hart@estero-fl.gov>; David Willems <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Mikki Rozdolski <mrozdolski@leegov.com>; DeGuzman, Joel <joelsd@leeschools.net>; cmarinodiaz@leegov.com; Dawn Huff (dawnmhu@leeschools.net) <dawnmhu@leeschools.net>
Cc: Mary Gibbs <gibbs@estero-fl.gov>
Subject: RE: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

Estero Fire has no comment at this time

Scott Danielson

Estero Fire Rescue
Lt./Plans Examiner
239-390-8000 Office
239-390-8020 Fax

“Most people do not listen with the intent to understand; they listen with the intent to reply.” [Stephen R. Covey](#)

From: Lisa Reitbauer <reitbauer@estero-fl.gov>

Sent: Monday, July 25, 2022 2:44 PM

To: bdunn@leegov.com; Nathan Beals <nbeals@leegov.com>; jackow@leegov.com; Danielson, Scott <danielson@esterofire.org>; Lighthall, Justin <jilighthall@leegov.com>; Jim Hart <hart@estero-fl.gov>; David Willems <willems@estero-fl.gov>; Matt Noble <noble@estero-fl.gov>; Nancy E. Stroud, PA <nstroud@nstroudpa.com>; Mikki Rozdolski <mrozdolski@leegov.com>; DeGuzman, Joel <joelsd@leeschools.net>; cmarinodiaz@leegov.com; Dawn Huff (dawnmhu@leeschools.net) <dawnmhu@leeschools.net>

Cc: Mary Gibbs <gibbs@estero-fl.gov>

Subject: Village of Estero DCI2022-E004 International Design Center CPD (Stoneybrook DRI)

Good afternoon,

Please review DCI2022-E004 International Design Center CPD (Stoneybrook DRI). The supporting documents and plans can be accessed using the link below. Comments should be provided to me by **Wednesday, August 4, 2022** to allow time to prepare the response package and transmit it to the applicant.

The credentials are:

Link: <https://docshare.estero-fl.gov:8000>

Username: InterDesignCntr

Password: !nt3rd\$ing(+r7446



Lisa Reitbauer

Administrative Assistant – Planning & Zoning
9401 Corkscrew Palms Circle
Estero, FL 33928
Office: (239) 319-2831
www.estero-fl.gov

Email which is created or received by a Village of Estero employee or official in connection with the transaction of official business of the Village of Estero is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws, unless exempted by law.

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2023 - 01**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, AMENDING THE
ZONING FOR INTERNATIONAL DESIGN CENTER TO
ALLOW OFFICE USES IN ADDITION TO THE
EXISTING DESIGN CENTER USES ON A 19.1-ACRE
PROPERTY ON THE SOUTH SIDE OF CORKSCREW
ROAD, EAST OF INTERSTATE 75; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CONFLICTS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, International Design Center, LLC, represented by Mark Geschwendt (the “Applicant”) filed an application for an amendment to the Commercial Planned Development (CPD) to amend the Schedule of Uses to allow for office uses in addition to the approved specialty design center uses in the existing Design Center building on approximately 19.1 acres (the “Property”); and

WHEREAS, the property STRAP number is 35-46-25-E2-U2276.2380 and is legally described in Exhibit B; and

WHEREAS, at a duly noticed public hearing held on January 10, 2023, the Planning, Zoning, and Design Board recommended approval with conditions of the rezoning; and

WHEREAS, a duly noticed first reading was held before the Village Council on February 1, 2023; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on February 15, 2023 for adoption of the Ordinance.

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

Section 1. Zoning Amendment.

The Village Council approves with conditions the amendment to the Commercial Planned Development, subject to the following conditions.

Section 2. Conditions.

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Miromar Square Corporate Center CPD," stamped received

Ordinance No. 2023-01
DCI 2022-E004

International Design Center

Page 1 of 11

Note: Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~ in red.

on Jan 02 2008 attached hereto as A, except as modified by the conditions below. This development must comply with all requirements of the ~~Lee County~~ LDC at time of local development order approval, except as may be granted by deviation as part of this Planned Development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The Conditions contained herein incorporate all zoning Conditions and Deviations from Resolution Z-02-043A and COP2006-00117. In previous zoning actions, Resolution Z-02-043 was superseded by Resolution Z-02-043A.

Development on the 36-acre site depicted on attached MCP is approved for a maximum of 495,000 square feet of floor area for commercial office and retail uses and a 120 unit hotel/motel. Of the 495,000 square feet, 400,000 square feet is dedicated to the International Design Center and the remainder dedicated to Miromar Corporate Center, which is comprised of a 5,000-square-foot bank, 90,000 square feet of office space, and a 120 unit hotel/motel.

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

a. **Schedule of Uses (Miromar Square Corporate Center)**

Administrative Offices

ATM

Banks and Financial Establishments: Groups I and II

Bar or Cocktail Lounge, in conjunction with hotel/motel use

Business Services: Group I

Consumption on Premises

Day Care Center: child and/or adult

Drive Through Facility, for any permitted use

Essential Services

Essential Service Facilities: Group I

Gift and Souvenir Shop

Hotel/motel

Insurance Companies

Nightclubs, in conjunction with hotel/motel use

Parking lot, accessory

Personal Services: Groups I and II

Restaurant, in connection with hotel/motel use

Signs, in accordance with Chapter ~~30-6~~

Specialty Retail Shops: Groups I and II

Social Services: Group I

Ordinance No. 2023-01
DCI 2022-E004

International Design Center

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- 87 b. **Schedule of Uses (International Design Center)**
88 Accessory Uses and Structures permitted ancillary to a permitted principal
89 use
90 Administrative Offices
91 Consumption on Premises, ancillary to the International Design Center
92 (See Condition 13.f, below)
93 Essential Services
94 Essential Service Facilities: Group I
95 Excavation, water retention
96 Fences, Walls
97 Household and Office Furnishings: Groups I, II and III (excluding pre-
98 fabricated swimming pools) - including all uses contained in the "Product
99 Categories" (page 353 of the DCOTA Directory) attached hereto as
100 Exhibit C
101 Office, General
102 Office, Medical
103 Paint, Glass, and Wallpaper Stores
104 Parking lot, accessory
105 Restaurant, Group II, ancillary to the International Design Center
106 Signs, including the existing billboard, but only in accordance with ~~Lee~~
107 ~~County~~ LDC Chapter ~~30-6~~
108 Storage: Indoor only ~~§34-3001 et seq.~~
109
110 c. **Site Development Regulations**
111 Miromar Corporate Square Center and International Design Center
112 Minimum Lot Area and Dimensions:
113 Lot area: 13 acres
114 Lot depth: 600 feet
115 Lot width: 900 feet
116
117 Note: The subject property is split into two parcels; the International Design
118 Center and Miromar Square Corporate Center and further subdivision of the
119 subject property is not contemplated nor approved as part of this rezoning
120 request.
121
122 Maximum Lot Coverage 40 percent
123
124 Minimum Setbacks
125 Front (Corkscrew Rd.) 50 feet
126 Stoneybrook Golf Boulevard 25 feet
127 Side (1-75) 250 feet
128 Side 15 feet
129 Rear 55 feet

Ordinance No. 2023-01
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International Design Center

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Note: Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~ in red.

- 130 Rear (Service Area Structure) 95 feet
 131 **(International Design Center)**
 132
 133 Water body 25 feet, except for bulk headed area
 134 of lake
 135
 136 **(International Design Center)**
 137
 138 Maximum Building Height: 65 feet/three stories
 139
 140 Minimum Building Separation: one-half the building height or 20
 141 feet whichever is greater
 142
 143 3. *Open Space.* Prior to local development order approval for Miromar Square
 144 Corporate Center, all development order plans must delineate a minimum of 6.0 acres
 145 of open space for the overall project (i.e., the 36.17± acres as depicted on the Master
 146 Concept Plan).
 147
 148 4. *Miromar Square Corporate Center*
 149 A Type C buffer (minimum of 20 feet wide) will be installed along the southern
 150 boundary adjacent to the building, parking and drive areas, and must include a solid
 151 wall or combination berm and solid wall not less than eight feet in height. All trees
 152 and shrubs required as part of this buffer must be planted on the south side of the
 153 wall and/or berm between the wall/berm and the existing Stoneybrook RPD.
 154
 155 5. *Development Order Approval.* Development of the Miromar Square Corporate
 156 Center must be accomplished by a new development order approval that
 157 includes/recognizes all of the International Design Center development and shared
 158 infrastructure.
 159
 160 6. *Building Separation.* Buildings exceeding 35 feet in height must maintain
 161 additional building separation as regulated by Lee County LDC §34-2174(a).
 162
 163 7. *Concurrency.* Approval of this zoning request does not address mitigation of the
 164 project's vehicular or pedestrian traffic impacts. Additional conditions consistent
 165 with the ~~Lee County Lee County Village of Estero~~ LDC may be required to obtain
 166 a local development order.
 167
 168 8. *Concurrency.* Approval of this rezoning does not guarantee local development
 169 order approval. Future development order approvals must ~~satisfy the requirements~~
 170 ~~of the Lee County Comprehensive Plan Planning Communities Map and Acreage~~
 171 ~~Allocation Table, Map 16 and Table 1(b); be reviewed for, and found consistent~~
 172 ~~with, the retail commercial standards for site area, including range of gross floor~~

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International Design Center

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- 173 ~~area, location, tenant mix and general function, as well as all other Lee County be~~
 174 ~~consistent with the Village of Estero~~ Comprehensive Plan ~~provisions.~~
 175
- 176 9. *Drive-through.* The drive through lanes for the proposed bank must be positioned
 177 so that they are not readily visible from Corkscrew Road.
 178
- 179 ~~10. *Blasting.* No development blasting is permitted as part of this project, except as~~
 180 ~~provided for in Condition 13.e. below.~~
 181
- 182 ~~11-10.~~ *Cross Access Easement.* Miromar Square Corporate Center and the International
 183 Design Center are owned by Miromar Development Corporation. In the event one
 184 of the two properties or both are sold, a cross access agreement acceptable to ~~Lee~~
 185 ~~County~~ the Village must be recorded in the public records of Lee County.
 186
- 187 ~~12-11.~~ *Accessory Uses.* Accessory uses, including accessory parking, must be located on
 188 the same tract, lot, parcel or outparcel where a principal use is located. Accessory
 189 uses must be incidental and subordinate to the principal use of the tract, lot, parcel
 190 or outparcel, except as may be permitted in Condition 12.e below.
 191
- 192 ~~13-12.~~ *International Design Center.* The following conditions are carried forward from
 193 Resolution Z-02-043A as they pertain only to the International Design Center.
 194
- 195 a. *Littoral Plantings.* Prior to local development order approval, no more than
 196 25 percent of the lake shoreline may consist of bulkhead, and the landscape
 197 plans must include a littoral planting plan based on three littoral plants per
 198 linear foot of shoreline. The littoral plantings must consist of a minimum of
 199 four species of native wetland plants and must be clustered to ensure survival.
 200 50 percent of the required littoral plantings must be native wetland trees
 201 (minimum 3-gallon container size) provided on a 10:1 ratio (one native
 202 wetland tree is equivalent to 10 herbaceous plants). The bulkhead design must
 203 be in substantial compliance with the Stoneybrook CPD Buffering and
 204 Setback Plan stamped received August 9, 2002.
 205
- 206 b. *Buffers.* A Type C buffer (minimum of 20 feet wide) will be installed along
 207 the southern boundary adjacent to the building, parking and drive areas, and
 208 must include a solid wall or combination berm and solid wall not less than
 209 eight feet in height. All trees and shrubs required as part of this buffer must
 210 be planted on the south side of the wall and/or berm between the wall/berm
 211 and the existing Stoneybrook RPD. A 50-foot-wide, Type F buffer (no wall)
 212 will be provided along the southwest portion of the rear property line
 213 adjacent to the open space and the westernmost lake as depicted on the
 214 attached Master Concept Plan.
 215

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 DCI 2022-E004

International Design Center

Page 5 of 11

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- 216 ~~e. Design Center Change of Use. Any change of use of, or within, the~~
 217 ~~proposed Design Center Building, as approved by this NOPC, will require~~
 218 ~~further DRI analysis as part of an application for an amendment to the DRI~~
 219 ~~NOPC. A change of use from a use approved on attached Exhibit D~~
 220 ~~(DCOTA Product Categories) to a "like" would not be subject to further~~
 221 ~~DRI review.~~
- 222
- 223 ~~c. Impact Fees. Impact fees in effect at the time building permits are issued~~
 224 ~~must be paid for all applicable residential and nonresidential development~~
 225 ~~as also delineated in Condition C.6 of the Twelfth DRI Development Order.~~
- 226
- 227 ~~d. Blasting. Any blasting associated with this development must be in~~
 228 ~~accordance with Chapter 3 of the Lee County LDC. In conjunction with any~~
 229 ~~blasting, the developer must pay for a seismographic expert hired by Lee~~
 230 ~~County to ensure compliance with the development blasting regulations.~~
- 231
- 232 ~~d.e. Parking. Any conversion of uses as described in Exhibit A-3 ~~to the 10th of~~~~
 233 ~~the 12th Amended DRI Development Order must comply with the~~
 234 ~~corresponding parking requirements in the LDC.~~
- 235
- 236 ~~e.f. Parking.~~
- 237 (1) Parking for Phase I (250,000 square feet) of the International Design
 238 Center ~~must be has been~~ provided in accordance with the local
 239 development order and the requirements for the retail sale of "large
 240 products or commodities", which includes office and household
 241 furnishings Groups I and II. The requirement is one space per 400
 242 square feet, except for dead storage (as defined in the Lee County
 243 LDC), which is provided at one per 1,000 square feet.
- 244
- 245 (2) Parking for the project may be located within the contiguous
 246 property owned by Miromar Development Corporation (Miromar
 247 Square Corporate Center), which is subject to this zoning action, at
 248 the Director's discretion.
- 249
- 250 (3) Once Phase I of the Design Center is open for business and prior to
 251 the issuance of the development order for Phase II and Phase III of
 252 the Design Center, parking must be provided in accordance with the
 253 Land Development Code. ~~if~~ If the applicant is going to request an
 254 administrative parking deviation, the applicant will undertake a
 255 Parking Monitoring Program. The Parking Monitoring Program will
 256 be a parking occupancy/demand survey. The purpose of the survey
 257 is to verify the overall parking ratio and demand for Phase I of the
 258 International Design Center and to determine, to the extent practical,

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 DCI 2022-E004

International Design Center

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259 the demand generated by the first floor uses and the demand
 260 generated by the second and third floors. The parking survey must
 261 be conducted for three consecutive weekdays for two weeks (a total
 262 of six days) during the peak season months (January, February or
 263 March), unless another month is mutually agreed to by the applicant
 264 and ~~Lee County~~ the Village of Estero. The applicant must meet with
 265 ~~Lee County~~ the Village of Estero to review the methodology for the
 266 survey. The survey must establish the following:
 267
 268 (a) The existing Design Center square footage by floor and
 269 ground floor dead storage versus public areas.
 270
 271 (b) The required number of parking spaces for the existing
 272 square footage.
 273
 274 (c) The existing number of Design Center parking spaces
 275 provided by location (lot number) and type (handicap, valet,
 276 etc.).
 277
 278 (d) The existing parking ratio for the overall Design Center and
 279 by component if possible (ground floor and second and third
 280 floors).
 281
 282 (e) The Design Center parking occupancies by hour, location,
 283 and for the overall facility.
 284
 285 (f) Utilize the data from the survey to determine whether the
 286 existing ratio is appropriate and make a professional
 287 recommendation regarding an appropriate parking ratio and
 288 state the basis for the opinion.
 289
 290 (g) Identify the square footage of Phase II and Phase III and the
 291 required number of spaces required for each phase. Identify
 292 the appropriate adjusted rate for each phase based on the
 293 survey.
 294
 295 (h) The total cumulative (Phases I, II, and III) number of parking
 296 spaces for the International Design Center, the cumulative
 297 ratio, and the recommended modifications to the cumulative
 298 ratio based on the occupancy demand survey.
 299
 300 The survey must be compiled in report form and it must be
 301 submitted to ~~Lee County~~ the Village of Estero for review.

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 DCI 2022-E004

International Design Center

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- (4) The developer must provide monitoring data from the Design Center in support of any request for an administrative parking deviation. The developer must submit the monitoring data to the ~~County~~ Village with an application for any administrative parking deviation prior to or at the time of local development order application for Phase II and/or Phase III. The Director has the discretion to determine whether a parking deviation is warranted based on the documentation provided in the monitoring report. The Director may approve a deviation for the entire center, including the already constructed Phase I, which restricts the deviation to no less than 1.34 parking spaces per 1,000 square feet of floor area even though the result of the parking survey may be more than 1.34 but less than code.
- (5) If the developer decides not to build future phases, and it is determined based on the monitoring data and the request for an administrative deviation that the amount of parking provided for Phase I is in excess of the amount of parking required for Phase I, the Director has the discretion to approve a deviation allowing the excess parking to be removed or utilized for other uses as may be permitted by the ~~Lee County~~ Village of Estero LDC.
- (6) If the developer modifies the building to remove the atrium, parking must be provided in accordance with the Land Development Code for additional leasable area.
- ~~f.g.~~ *Consumption on Premises.* The following condition is carried forward from COP2006-00117 as it pertains only to the International Design Center.
- (1) The Consumption on Premises (COP) approval is limited to a Group II Restaurant, as well as package sales in conjunction with catering to individual showrooms within the International Design Center.
- (2) The sale of beer and wine may only occur during the hours of Monday-Friday 9:00 a.m. - 6:00 p.m., and Saturday 10:00 a.m. - 6:00 p.m. No sale of beer and wine on Sunday.
- (3) Indoor seating is limited to 44 seats, as shown on Site Plan, attached as Exhibit D.

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DCI 2022-E004

International Design Center

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Note: Words that have been added are underlined in red. Words that have been deleted are ~~stricken through~~ in red.

343 (4) This approval is limited to 2-COP license only. If any other type of
 344 license is sought, a new approval in accordance with ~~Lee County~~
 345 Village of Estero LDC will be required.

346
 347 (5) The COP approval is not in conjunction with COP for outdoor
 348 seating.

349
 350 ~~g.h.~~ Changes to the building, including occupancy type, load or physical change
 351 will require review by a fire protection engineer, subject to Estero Fire
 352 Rescue approval.

353 **Section 3. Deviations.**

354
 355
 356 Deviations 1 through 4 were originally approved in Resolution Z-02-043A and are carried
 357 forward by this zoning action, as follows:

358
 359 1. Deviation (1) seeks relief from the LDC §10-329(e)(4) requirement that excavation
 360 of bank slopes be no greater than 4:1, to allow the project to conform to Southwest
 361 Florida Water Management District (SFWMD) permits. This deviation is
 362 APPROVED, SUBJECT TO Condition 13.a. above.

363
 364 2. Deviation (2) withdrawn.

365
 366 3. Deviation (3) seeks relief from the LDC §34-2020(2)m.4 requirement that
 367 household and office furniture stores provide one parking space per 400 square feet
 368 of total floor area excluding those areas within the principal building used only for
 369 dead storage and not available to the public, to allow parking to be provided at 1.34
 370 spaces per 1,000 square feet of total floor area for second and third floors only. This
 371 deviation is DENIED. The parking requirement for the Design Center will be set
 372 forth in Condition 13.f. above.

373
 374 4. Deviation (4) seeks relief from the LDC §34-1046(b)(7)b requirement that projects
 375 within the Corkscrew Main Street Overlay District must locate their required
 376 parking to the rear and sides of proposed buildings, to allow parking in front of the
 377 building adjacent to Corkscrew Road. This deviation is APPROVED.

378
 379 5. Deviations (5) and (6) withdrawn.

380 **Section 4. Findings and Conclusions**

381
 382
 383 Based upon an analysis of the application and the standards for approval in the Land
 384 Development Code, and the conditions of approval, the Council finds and concludes the
 385 application:

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 DCI 2022-E004

International Design Center

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409
1. Is consistent with the Comprehensive Plan;
 2. Is not in conflict with any portion of the LDC;
 3. Addresses a demonstrated community need;
 4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 5. Would result in a logical and orderly development pattern;
 6. Would not adversely affect the property values in the area;
 7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);
 8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;
 9. Is compatible with existing or planned uses in the surrounding uses.

410
411
412
413

Section 4. Exhibits

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

414
415
416
417
418

Exhibit A	Master Concept Plan, January 2, 2008
Exhibit B	Legal Description – Miromar Square Corporate Center CPD
Exhibit C	Product Categories (DCOTA Directory)
Exhibit D	COP Approved Area Site Plan

419
420

Section 5. Severability.

421
422
423
424
425

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

426
427
428

Section 6. Effective Date.

This Ordinance shall take effect upon adoption at second reading.

Ordinance No. 2023-01
DCI 2022-E004

International Design Center

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429 **PASSED** on first reading this 1st day of February, 2023.

430

431 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida
 432 this 15th day of February, 2023.

433

434

435 Attest:

VILLAGE OF ESTERO, FLORIDA

436

437

438 By: _____
 439 Carol Sacco, Village Clerk

By: _____
 Katy Errington, Mayor

440

441

442

443 Reviewed for legal sufficiency:

444

445

446 By: _____
 447 Nancy Stroud, Esq., Village Land Use Attorney

448

449

450 Vote: AYE NAY

451

452 Mayor Errington _____ _____

453 Vice Mayor McLain _____ _____

454 Councilmember Ribble _____ _____

455 Councilmember Fiesel _____ _____

456 Councilmember Boesch _____ _____

457 Councilmember Ward _____ _____

458 Councilmember Wilson _____ _____

Ordinance No. 2023-01
 DCI 2022-E004

International Design Center

Page 11 of 11

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**VILLAGE OF ESTERO, FLORIDA
ZONING
RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, ADOPTING A
RECODIFIED DEVELOPMENT ORDER FOR THE
STONEBROOK (CORKSCREW PINES) DEVELOPMENT
OF REGIONAL IMPACT (DRI) (12TH AMENDMENT TO
DRI DO STATE #3-8384-40); AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Mark Geschwendt, Esquire, authorized agent for International Design Center (“applicant”) filed an application for a proposed change to the Stoneybrook Development of Regional Impact (“DRI”) to allow the addition of office uses to the existing International Design Center building on the Miromar Square Corporate Center property; and

WHEREAS, the property is located in the southwest corner of Corkscrew Road and Interstate 75; and

WHEREAS, the subject property is a portion of the larger Stoneybrook DRI and zoned as Commercial Planned Development, and applicant has filed concurrently with the DRI amendments an application for amendment to the Planned Development; and

WHEREAS, the applicant is requesting to amend the DRI Development Order to also update the DRI and create the Twelfth Amendment to the DRI Development Order; and

WHEREAS, the Stoneybrook Development of Regional Impact is now within the jurisdiction of the Village of Estero; and

WHEREAS, Section 380.06, Florida Statutes (2018), as amended by Chapter 2018-158, Laws of Florida, provides, *inter alia*, that amendments to previously approved DRIs shall be reviewed in accordance with local procedures and standards; and

WHEREAS, the Village Council has reviewed the proposed Amendment and finds the changes are acceptable if development proceeds as conditioned in the Twelfth Amended DRI Development Order, Exhibit A hereto and incorporated herein, and the associated Planned Development amendment, Exhibit B hereto; and

WHEREAS, the proposed changes to the Stoneybrook (Corkscrew Pines) DRI Development Order described herein are consistent with the adopted Village of Estero Comprehensive Plan and applicable Village land development regulations; and

Resolution No. 2023-01
Case No. DCI 2022-E004

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**PROPOSED AMENDMENTS TO THE
STONEBROOK DRI DEVELOPMENT ORDER**

**TWELFTH AMENDED
CODIFIED DEVELOPMENT ORDER¹
FOR
STONEBROOK (CORKSCREW PINES)**

A DEVELOPMENT OF REGIONAL IMPACT

#3-8384-40

Let it Be Known that pursuant to Florida Statutes §380.06, the Board of County Commissioners of Lee County, Florida, heard at a public hearing convened on June 17, 1985 the Application for Development Approval for the Corkscrew Pines Development of Regional Impact, a mixed residential and commercial development consisting of approximately 900 acres to be developed in accordance with the application filed on March 1, 1984 by Corkscrew Properties, Ltd.

WHEREAS, the original Corkscrew Pines DRI Development Order was approved on June 17, 1985; and

WHEREAS, the Development Order was amended on November 10, 1986, to incorporate the terms of the stipulated settlement regarding transportation, vegetation and wildlife, community services, and other issues (fringe area); and

WHEREAS, the Development Order was subsequently amended a second time on September 23, 1991, to extend the buildout/expiration date from 1991 to 2001 and to extend the phase end dates (Phase 1 from 1989 to 1992, Phase 2 from 1993 to 1996, Phase 3 from 1998 to 2001); and

WHEREAS, a third amendment to the Development Order was adopted on March 1, 1993, to extend the buildout/effective date from 2001 to 2003 and to extend the phase end dates (Phase 1 to 1994, Phase 2 to 1998 and Phase 3 to 2003); and

WHEREAS, on December 1, 1997, the Development Order was amended a fourth time to modify the transportation conditions consistent with the Corkscrew Road Service Area (CRSA) resolutions adopted by the Board of County Commissioners on July 6, 1994, adopt new Maps G

¹ This is a codification and restatement of all DRI Development Orders rendered with respect to the Stoneybrook (Ina Corkscrew Pines) DRI, including actions taken on June 17, 1985, November 10, 1986, September 23, 1991, March 1, 1993, December 1, 1997, April 21, 1998 and June 21, 1999, May 6, 2002 and January 6, 2003, October 2, 2007, and October 15, 2007 and December 15, 2008 and February 15, 2023.

and H, revise the legal description to correctly describe the project lands, extend the buildout date from 2003 to 2010 and revise the conditions pertaining to community services and phasing; and

WHEREAS, the Development Order was amended a fifth time on April 21, 1998, to reduce the number of residential units from 3,000 to 1,840, provide for a single-family/multi-family conversion ratio, update conditions related to transportation and CRSA improvements, change the project name to "Stoneybrook, a Golf Course Community", and adopt a new Map H; and

WHEREAS, a sixth amendment to the Development Order was adopted on June 21, 1999 to modify the phasing for residential unit construction and the conditions applicable to the residential unit conversion; and

WHEREAS, since the original approval, the total area of the project has been reduced from approximately 900 acres to 843.98± acres by virtue of the following deeds: 5 acres to a public utility franchise, 36.56± acres to the Lee County School Board, and 6.7± acres to Lee County for additional right-of-way for improvements to Corkscrew Road; and

WHEREAS, on May 6, 2002 the Development Order was amended a seventh time to: (1) decrease the total number of single family units from 1,200 to 785, (2) decrease multiple-family units from 640 to 500, (3) add 36,200 gross leasable square feet of retail commercial floor area (for a total of 236,200), (4) add 40,000 square feet of office floor area, (for a total of 140,000 square feet) and (5) add a fire station; and

WHEREAS, on January 6, 2003 the Development Order was amended an eighth time to accomplish the following: (1) increase gross retail floor area from 236,200 square feet to 450,345 square feet; (2) decrease gross office floor area from 140,000 square feet to 90,000 square feet; and (3) add 125 hotel units; and

WHEREAS, at the request of the Lee County Hearing Examiner, Applicant performed an affordable housing study based on the cumulative and proposed changes, which determined that the proposed 8th amendment would not create a regional impact on the demand of affordable housing in the area; and

WHEREAS, the Board adopted Resolution 7-10-02 as the ninth amendment to the Development Order to grant the three-year extension to the phase, buildout, and expiration date in accord with House Bill 7203 signed into law on June 19, 2007 and codified at Florida Statutes §380.06(19)(c); and

WHEREAS, on October 15, 2007 the Development Order was amended a tenth time to (1) increase total commercial square footage by 5,000 square feet from 450,345 to 455,345 square feet; (2) increase total office square footage by 40,000 from 90,000 to 130,000; and, (3) decrease hotel units from 125 to 120 units; and

WHEREAS, ~~ASAP Storage~~ on ~~October 22, 2007~~ the Development Order was amended an 11th time ~~Corkscrew LC and Corkscrew Stoneybrook Retail, LLC submitted a Notice of Proposed Change on October 22, 2007~~ to (1) decrease total office square footage from 130,000 to 91,500 square feet; (2) increase total commercial square footage from 455,345 to 469,145 square feet; and, (3) add 150,000 square feet of min-warehouse; and

~~WHEREAS, under §380.06(19), Florida Statutes, the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and~~

~~WHEREAS, the proposed simultaneous increase and decrease of two or more uses is presumed to be a substantial deviation under Florida Statutes §380.06(19)(e)(5) that may be rebutted by clear and convincing evidence; and~~

~~WHEREAS, the applicant submitted evidence to rebut the presumption; and~~

~~WHEREAS, the Board of County Commissioners has reviewed the proposed amendment along with the rebuttal evidence and found that the changes, as conditioned, do not constitute a substantial deviation; and~~

~~WHEREAS, the Board of County Commissioners of Lee County Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Administrative Staff, the Lee County Hearing Examiner, and the documents and comments on the record in public hearing; and~~

~~WHEREAS, the Village of Estero was incorporated on December 31, 2014 and the property is now within the jurisdiction of the Village; and~~

~~WHEREAS, on February 15, 2023, the Development Order was proposed to be amended a twelfth time to allow for office uses in the Design Center building, and update and remove outdated provisions in the DRI development order.~~

NOW, THEREFORE, be it resolved by the ~~Board of County Commissioners~~ Village Council of the Village of Estero Lee County, Florida, that the Development Order for the Stoneybrook DRI is hereby amended as follows:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The Developer proposes to develop a mixed use development, including a residential golf course community comprised of 1,285 dwelling units and two separate commercial areas. The development includes a total of ~~469,145~~ 560,645 gross leasable square feet of retail commercial ~~space and 91,500 gross leasable square feet of~~ and office space, 150,000 square feet of mini-warehouse and 120 hotel units. The retail commercial and office components will be developed as part of two separate projects: one on approximately 39± acres (Miomar Square) comprised of 400,000 square feet of Design Center/office use, 5,000 square feet is bank, and 14,145 square feet is general retail, 90,000 square feet of office and 120 hotel units; ~~and the other on~~ The easternmost commercial parcel is approximately 21.1 acres comprised of 50,000 square feet of retail and 1,500 square feet of office, 150,000 square feet of mini-warehouse, 1.2 acre fire station site and 7.6 acres of conservation.

Development will be accomplished in accordance with the land use set forth in paragraph A above, ~~and phasing schedule set forth in attached Exhibit A-1, the Single-Family/Multi-Family Conversion Ratio set forth in attached Exhibit A-2 (applicable to the RPD~~

~~area/21-acre-commercial-site)~~ and the Miromar Design Center Conversion Ratio set forth in attached Exhibit A-3 (applicable to the 39 acre/Design Center/Miromar Square site) provided the site development complies with all requirements, including parking, set forth in the LDC and Zoning resolution Z-02-043 approving the design center and Ordinance 2023-01. The development constitutes a mixed use residential and commercial Development of Regional Impact on the real property legally described in attached Exhibit B.

B. The subject property is presently zoned RPD, CPD, and ~~GG~~ CC.

C. The Application for Development Approval is consistent with the requirements of §380.06, Florida Statutes.

D. The development does not unreasonably interfere with the achievement of the objectives of an adopted State Land Development Plan applicable to the area.

E. ~~The proposed conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.~~

F.E. The proposed development is not located in an area designated as an Area of Critical State Concern pursuant to the provisions of §380.05, Florida Statutes.

G. ~~The proposed development has been reviewed by the Southwest Florida Regional Planning Council (RPC) and is the subject of the report and recommendations adopted by that body. The report has been forwarded to Lee County in accordance with the provisions of §380.06, Florida Statutes. The proposed development is consistent with this report and its recommendations, the Southwest Florida Regional Comprehensive Plan, the State Comprehensive Plan, and the adopted State Land Development Plan.~~

H.F. The proposed development, is consistent with the adopted Lee County Village of Estero Comprehensive Plan, subject to the conditions as described herein, and all applicable local land development regulations.

I. ~~The changes requested as part of the eighth amendment to the DRI Development Order were reviewed cumulatively with previous changes and found not to be a substantial deviation from the original Development Order approvals. The presumption of substantial deviation related to the simultaneous increase and decrease of two or more uses was rebutted based upon the traffic data submitted by the applicant and reviewed by DOT.~~

J. ~~Under HB7203, the three year extension is not a substantial deviation, is not subject to further Development of Regional Impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under F.S. §380.06(19)(c).~~

K. H. The buildout date is April 25, 2034, ~~June 15, 2013~~ based on several state of emergency extensions authorized by the State of Florida.

L. Chapter 2018-158, Laws of Florida, returned control of Developments of Regional Impact to local government. Implementation and amendment to DRI DOs must now follow local procedural processes, and, with exceptions set out in Chapter 380.06, Florida Statutes, must be

judged on consistency with the local government (Village of Estero) land development code and comprehensive plan.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, BE IT RESOLVED BY THE ~~BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA~~ VILLAGE COUNCIL OF THE VILLAGE OF ESTERO in a public meeting duly constituted and assembled on that the proposed amendments to the Stoneybrook, a Golf Course Community (formerly known as Corkscrew Pines DRI) Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations.

A. ENERGY

The Developer must incorporate, as a minimum, the following energy conservation features into all site plans and architectural programs or insure that the following features are implemented through deed restrictions and covenants with successors in title.

These features are:

1. Provision of a bicycle/pedestrian system connecting all land uses, to be placed along arterial and collector roads within the project as shown on attached Map H, and also along Corkscrew Road. This system is to be constructed in accordance with Lee County requirements.
2. Provision of bicycle racks or storage facilities in recreational, commercial, and multifamily residential areas.
3. Location of bus stops, shelters, and other passenger and system accommodations for a transit system to serve the project area, to specifications of the appropriate Lee County agencies.
4. Use of energy-efficient features in window design (e.g., tinting and exterior shading).
5. Use of operable windows and ceiling fans in residential units.
6. Installation of energy-efficient appliances and equipment.
7. Prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g., building orientation, clotheslines, and solar water heating systems).
8. Reduced coverage by asphalt, concrete, rock, and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat.
9. Installation of energy-efficient lighting for streets, parking areas,

recreation areas, and other interior and exterior public areas.

10. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch) as specified in the Water Conservation Act, §553.14, F.S.

11. Selection, installation and maintenance of native plants, trees, and other vegetative and landscape design features within the project that reduce requirements for water, fertilizer, maintenance, and other needs.

12. Planting of native shade trees to provide shade for all recreation areas, streets, and parking areas.

13. Placement of trees to provide need shade in the warmer months while not overly reducing the benefits of sunlight in the cooler months.

14. Planting of native shade trees for each residential unit.

15. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.

16. Provision for structural shading (e.g., trellises, awnings, and roof overhangs) wherever practical when natural shading cannot be used effectively.

17. Inclusion of porch/patio areas in residential units.

18. Establishment of a residential architectural review committee and consideration by the project residential architectural review committee(s) of energy conservation measures (both those noted here and others) to assist residential builders and residents in their efforts to achieve greater energy efficiency in the development.

B. DRAINAGE/WATER QUALITY

1. The Developer, his successor or assign, must implement an ongoing maintenance and monitoring program that regularly inspects, maintains and samples the stormwater drainage system through project lifetime. The program must be designed in consultation with the staffs of the Southwest Florida Regional Planning Council, the South Florida Water Management District (SFWMD), and Lee County. Final approval of the program rests with SFWMD. The sampling point will be the project control structure discharge point identified in the SFWMD permit.

~~2. In order to protect well fields located on this property, the following requirements apply to the area within a 60 day travel time contour, as presented in the Lower West Coast Water Supply Plan dated February 1994 (see attached Map H);~~

~~a. No spray irrigation, or other disposal method for sewage effluent, may be conducted;~~

~~b. Lakes must not be excavated closer than four (4) feet to the limestone portion of the aquifer, as determined by test borings submitted to D.E.P.S at the time of final plan approval;~~

~~e. If the limestone is encountered during excavation, it must be covered with four (4) feet of clean sand;~~

~~d. Bulk storage of fuels or pesticides, gasoline stations, and sewage effluent disposal ponds are not permitted;~~

~~e. No construction or development, except for boardwalks and/or nature trails, is permitted in the areas south of the preserve line (see attached Map H).^{2.3}~~ Any gasoline station or future commercial site will be located only in the property currently zoned CPD or CG and any pesticide storage area for the golf course will be located only in the area indicated as "Golf Course Maintenance" on Map H. Any gasoline station or pesticide storage area must be designed with an extra bentonite (or comparable) liner outside of the tank to prevent any potential contaminant from entering the aquifer or the latest Best Management Practices permitted by the governing agencies.

3.4. All irrigation water will be supplied through a centralized secondary system. No individual home wells will be permitted on the site. Irrigation will be according to the permit issued by the South Florida Water Management District.

C. TRANSPORTATION

1. The Developer must submit a traffic monitoring report prepared by a traffic engineer retained by the Developer, ~~if requested by the Village.~~ ~~with the general biennial report required below.~~ The program will be established to monitor the development's trip generation and impact on the area's roadways. The monitoring program must be designed in cooperation with the Village ~~Lee County Division of Transportation~~, which will determine specific information needed, frequency of information, critical roadway points, and any other necessary information. The monitoring report must contain P.M. peak hour traffic counts with turning movements and level of service estimations at the project's access points on Corkscrew Road and at the intersections listed in Section C.6. For those intersections that exceed adopted Level of Service Standards, the report will also provide a Level of Service estimation for the roadway segments listed in Section C.6. ~~The developer must submit the first monitoring report to the Southwest Florida Regional Planning Council, the Lee County Division of Transportation, the Lee County Department of Community Development, and the Florida Department of transportation not more than one (1) year after the issuance of the first Lee County Certificate of Occupancy for the Stoneybrook, a Golf Course Community, Development. Reports must then be submitted every two years to the agencies listed above until final buildout of the project. If the monitoring report finds that the projected total of 1,694 net new external P.M. peak hour trips is exceed by 15% (1,945), the project will be deemed a substantial deviation pursuant to §380.06(19)(b)15., F.S., and the Developer must undergo additional DRI review.~~

2. The main entrance road of Stoneybrook, a Golf Course Community, and all other internal roads within Stoneybrook ~~were constructed by the Developer and are now maintained by the Community Development District.~~ ~~will be constructed, funded and~~

~~maintained by the Developer. The Developer is not eligible for road impact fee credits for these improvements because they are 'site-related', as this term is defined in the Land Development Code.~~

3. The Developer has dedicated sufficient right-of-way along the north property line to provide 100 feet of right-of-way south of the proposed centerline of Corkscrew Road for the purpose of widening Corkscrew Road up to six (6) lanes. The Developer and its successors in interest will not be eligible for road impact fee credits for this dedication, but the Developer will be entitled to credits against assessments for the CRSA district in accordance with Lee County Resolutions #94-07-11, #94-07-12, #94-9-4, and #94-9-5, as amended.

4. During each phase of development, the Developer must make all intersection improvements including, but not limited to signalization, turn lanes and deceleration lanes, deemed necessary by the ~~Lee County~~Village Engineer for the project's access points onto Corkscrew Road and any other public roads. The Developer is not eligible for credits against the roads impact fee for these intersection improvements because they are 'site-related', as this term is defined in the Land Development Code.

5. On July 6, 1994, the Lee County Board of County Commissioners adopted Resolution 94-07-11 relating to the provision of infrastructure within the CRSA. The resolution included a finding that the Board of County Commissioners accepted a study entitled "Corkscrew Road Service Area: Implementation of Privately Funded Infrastructure Overlay Concept". This study analyzed the demands for additional infrastructure that would be created by eight (8) developments within the CRSA, including Stoneybrook (f/k/a Corkscrew Pines), and made specific recommendations as to the nature and extent of mitigation that should be required by each of these developments. Ordinance 90-30 authorized the study by creating an MSBU for the CRSA. Resolutions 94-7-12 and 94-9-4 subsequently imposed assessments on the affected parcels to pay for the necessary improvements and costs incurred by Lee County in accordance with the findings of the study. The approved CRA plan indicated that the CRSA would be required to fund \$8,043,000.00 in road improvements in addition to the roads impact fees to be paid by the various developments to mitigate their traffic impacts. Stoneybrook's portion of the CRSA funding requirement is \$2,147,930.00. The plan also recommended that the CRSA assessments be used to widen Corkscrew Road from two (2) to four (4) lanes between I-75 and the Habitat DRI; the study found these improvements to be the equivalent of the property owners' proportionate share of the unfunded road improvements that would be necessary to mitigate the impact of the projects within the CRSA. The use of the CRSA assessments to 'pipeline' improvements to Corkscrew Road was approved by DCA on May 20, 1994. Stoneybrook's contribution to the four-laning of Corkscrew Road through the two assessment programs described above is, therefore, a 'pipeline' improvement that is funded in lieu of proportionate share payments for other roads in the area.

6. In addition to the CRSA special assessments described in Condition C.5., the Developers of Stoneybrook, a Golf Course Community, must pay roads impact fees in effect at the time building permits are issued for all applicable residential and nonresidential development. If roads impact fees are repealed, reduced, or made unenforceable by court action, the Developer must pay the roads impact fees in effect as of the day prior to such

change. Payment of roads impact fees and CRSA assessments are in lieu of proportionate share payments for improvements to maintain the adopted level of service for all significantly impacted road segments and intersections through project buildout in 2013, including the following:

a. Phase 1 (2000)

Regional Roadways:

Corkscrew Road	
-US 41 to Sandy Lane	Widen to 4 lanes
-Sandy Lane to Three Oaks Pkwy	Widen to 4 lanes
-Three Oaks Pkwy to I-75	Widen to 4 lanes

Intersections:

US 41/Corkscrew Road
 Corkscrew Road/Three Oaks Pkwy
 Corkscrew Road/I-75 West Ramp
 Corkscrew Road/I-75 East Ramp

b. Phase II (2007)

Regional Roadways:

Alico Road	
-US 41 to Three Oaks Pkwy	Widen to 6 lanes or alternate facility ¹
-Three Oaks Pkwy to I-75	Widen to 6 lanes or alternate facility ¹

Corkscrew Road	
-Three Oaks Pkwy to I-75	Widen to 6 lanes
-I-75 to T&T Shopping Center Entrance	Widen to 6 lanes
-Ben Hill Griffin Pkwy to East T&T Entrance	Widen to 4 lanes

I-75	
-Corkscrew Road to Alico Road	Widen to 6 lanes or parallel facility
-Alico Road to Daniels Pkwy	Widen to 6 lanes or parallel facility

Intersections:

US 41/Alico Road
 Alico Road/Three Oaks Pkwy
 Alico Road/I-75 West Ramps
 Alico Road/I-75 East Ramps
 Corkscrew Road/Ben Hill Griffin Parkway

c. Buildout (2013)

Regional Roadways:

Alico Road

- US 41 to Three Oaks Parkway
- Three Oaks Pkwy to I-75

Widen to 8 lanes or alternate facility¹
Widen to 8 lanes or alternate facility¹

Corkscrew Road

- T&T Shopping Center to Ben Hill Griffin Pkwy
- East T&T Entrance to Wildcat Run

Widen to 6 lanes
Widen to 4 lanes

I-75

- Corkscrew Road to Alico Road
- Alico Road to Daniels Pkwy

Widen to 8 lanes or parallel facility
Widen to 8 lanes or parallel facility

Additional intersections are not impacted. However, additional improvements to those intersections listed in Phases I and II may be necessary.

Note: (1) Koreschan Blvd. (now known as Estero Parkway) Extension at 4 lanes to Ben Hill Griffin Parkway

The roads impact fees collected by Lee County from the Development will be used to mitigate the adverse impacts of Stoneybrook, a Golf Course Community, on the roadways and intersections listed above, either directly or by providing alternative improvements that are consistent with Lee County's 2020 Traffic Circulation map. Construction schedules for improvements to these roadways will be designed to have the improvements in place coincident with development of Stoneybrook, a Golf Course Community.

7. Nothing contained in this Development Order may be construed to exempt this development from participation in the funding, through Municipal Services Benefits Units (MSBUs) or other special assessment districts, of improvements to various state or county arterial and collector roads or intersections to the degree to which this development generates demand.

8. Findings "s" and "t" of Lee County Resolution #94-07-11, in which the County accepted the CRSA report, indicate that all of the development anticipated in the report will comply with Lee County's concurrency requirements if the report is fully implemented. In light of the "pipeline" transportation improvements recommended by the study and described in Condition C.5. above, the level of development for Stoneybrook, a Golf Course Community, that will generate 1,691 external p.m. peak hour trips will be deemed concurrent for the duration of the project with regard to the following road segments and associated intersections regardless of their levels of service.

- a. Corkscrew Road, from US 41 to the entrance of The Habitat;
- b. Ben Hill Griffin Parkway, from Corkscrew Road to Alico Road;
and
- c. Alico Road, from US 41 to (I-75).

~~If annual monitoring reports confirm that (1) project traffic exceeds 1,691 p.m. peak hour trips; and (2) peak season, peak hour directional traffic on any of the road~~

~~segments and intersections, referenced in Condition C-6. Above, exceeds the standards in Lee County's concurrency management system; and (3) the project is utilizing more than 5% of the roadway's level of service "d" capacity (significant impact)" then further building permits may not be granted until the standards of the County's concurrency management system have been met.~~

~~9. A land use conversion rate of 1.91 multi-family units per single-family unit or 0.52 single-family units per multi-family unit may be used if external trip generation for each phase is not increased and the total number of units for each use do not exceed the approved land use build out parameters. (See Exhibit A-2) The land use conversion will not create additional impact to other public facilities (such as sewer and water). It will not create a need for additional affordable housing. No alteration to the land uses as depicted on the Master Concept Plan may occur as a result of the land use conversion. Each annual monitoring report must identify units converted from one use to another during the preceding report period.~~

~~10. Design Center.~~

~~a. The transportation impacts are calculated specific to the estimated trip generation for the Design Center and office use. After the Design Center has been constructed, any change in use of the building will be presumed to create additional regional impacts and will require submittal of a Notice of Proposed Change to rebut the presumption. However, changes of the uses within the design-center building are allowed, provided they are consistent with condition 5 of Resolution Z-02-043.~~

~~b. The Design Center payment of the CRSA assessment will be based on \$773.50 per 1,000 square feet. Any land use conversion will require recalculation of the Design Center payment of the CRSA assessment. As an alternative, the Developer may pre-pay the balance of the CRSA assessment.~~

~~c. The Design Center payment of Road Impact Fees will be based on 20.60 vehicle miles traveled per day per 1,000 square feet times the net cost per vehicle mile traveled established in LDC §2-266, as amended.~~

~~d. Land uses may be converted in accordance with attached Exhibit A-3, without filing a Notice of Proposed Change, if all of the following conditions are met:~~

- ~~(1) The conversion is made prior to construction and the site development complies with all requirements, including parking, set forth in the LDC and Resolution Z-02-043.~~
- ~~(2) Net new external trips originally approved for the DRI remain the same.~~
- ~~(3) No additional impact will occur to other public facilities.~~
- ~~(4) The maximum cumulative increase or decrease in the size of a single use will be less than the substantial deviation threshold set forth in the Florida Statutes.~~

~~(5) The conversions are documented in the subsequent DRI Monitoring report.~~

~~11. The Developer will notify the Department of Community Affairs, the Southwest Florida Regional Planning Council, and Lee County, in writing, 30 days prior to any land use conversion.~~

D. VEGETATION AND WILDLIFE

1. The Developer or his successor will conserve the preservation and cypress areas identified on Map H and must conform to the Land Development Code (LDC) Section 10-416(a) requirement that 75 percent of the total number of required trees used in buffers and landscaping must be of indigenous native varieties and 50 percent of the total number of required shrubs used in buffers and landscaping must be indigenous native varieties.

2. The Developer has completed all federal, state and county coordination regarding plant and wildlife species classified as Endangered, Threatened and Species of Special Concern. The Protected Species Management Plan (amended December 1997) addresses the concerns of, and has been approved by, the Florida Game and Freshwater Fish Commission. This Protected Species Management Plan must be incorporated into the County Development Order.

E. WETLANDS

The developer has obtained all federal, state and county permitting for wetland areas with approved mitigation and water management design through the Army Corps of Engineers Permit Number 199200530(IP-AM), SFWMD Permit Number 36-01685-S and previously approved Lee County local development orders.

F. SCHOOL BUS STOPS

The Developer must provide safe school bus stops within the project as required by the Lee County School Board.

G. SCHOOL SITES

The Developer donated approximately 36.56 acres to the School Board of Lee County for use as a school site. This donation satisfies the project's impacts on the Public School system.

H. HURRICANE EVACUATION

1. The Developer must meet with the Director of Lee County Public Safety or his designee prior to the first phase of final plan approval to discuss potential use of the non-residential areas for storm shelter purposes.

2. The Property Owners' Association(s) must host an annual educational seminar, and will be responsible for obtaining the place for the seminar and for providing invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the program.

3. The Developer will also provide one or more coordinated preparedness plan(s) for the residential areas within the DRI. The hurricane preparedness plan(s) must follow criteria established by the Lee County Emergency Management staff, including responsibility for developing and implementing plan, warning, and notification, evacuation routes and shelters, integration of the private security force, if any, and other appropriate items. The Developer must submit a plan before the 100th residential unit building permit is issued. Emergency Management staff will provide written objections or verification of approval within 30 business days of submittal of the plan.

I. RECREATION AND OPEN SPACE

The Developer must pay community park impact fees in accordance with the Land Development Code. The Developer may be eligible for credit for onsite recreational facilities in accordance with Lee County Administrative Code 13-20.

J. COMMUNITY SERVICES

Because the governing board of the Estero Fire District determined by formal resolution that an early construction schedule for a new fire station would impose operating costs on the district in excess of the increased revenues generated by new development within the new station service area, Corkscrew Properties, Ltd. and the Estero Fire Protection and Rescue Service District developed an alternate plan for fire protection in the early years of the new station's service area. Pursuant to the alternate plan, Corkscrew Properties, Ltd. agreed to pay the District \$200,000 over a period of three years starting in 1986. The payments were made in accordance with the plan. The \$200,000 mitigates the impacts on the fire and rescue service system created by the Stoneybrook, a Golf Course Community, DRI and will be credited toward the Fire and Emergency Medical Services Impact Fees owed by the DRI. Credit against impact fees may be applied toward any portion of the project at the Developer's discretion.

K. OTHER

1. The height of buildings in the development may not exceed four (4) habitable stories.

~~2. The non-residential portion of this project may not exceed square feet of, 150,000 square feet of mini-warehouse, 120 hotel units. Any change pursuant to §380.06(19), Florida Statutes.~~

~~3.~~

~~4. If Lee County establishes any special taxing districts, or other mechanisms to provide municipal services to this area, this development may be subject to additional equitable assessments for the provision of community services to satisfy the Lee County Comprehensive Plan.~~

III. EFFECT OF DEVELOPMENT ORDER APPROVAL

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

1. This codified Development Order constitutes a resolution of the Village of Estero adopted by the Village Council in response to the Development of Regional Impact Application for Amendment and Recodification ~~The project name is Stoneybrook, a Golf Course Community.~~

2. All commitments and impact mitigating actions volunteered by the Developer in the Application and supplementary documents and not in conflict with conditions or stipulations specifically enumerated above are hereby adopted as part of this Development Order by reference.

3. This Development Order is binding on the Developers and their heirs, assignees or successors in interest. It will not be construed to be binding on the future residents of single dwelling units or persons purchasing individual house sites for personal residential purposes.

The terms and conditions set out in this document constitute a basis upon which the Developer and Village may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

All conditions, restrictions, stipulations and safeguards contained in this Resolution and Development Order may be enforced by either party hereto by action at law or equity.

4. It is understood that references to governmental agencies will be construed to mean any future instrumentality that may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of the referenced governmental agency in existence on the effective date of this Development Order.

5. In the event any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order which will remain in full force and effect.

6. The approval granted by this Development Order is limited. The approval will not be construed to obviate the duty of the Developer to comply with all applicable local or state review and permitting procedures.

~~7. An expiration of the period of effectiveness of this Development Order as provided herein.~~

~~7.8.~~ This Development Order will remain in effect until April 25, 2034 ~~May 10, 20~~. The effective period may be extended by the Village Council upon a finding of excusable delay in any proposed development activity and that conditions have not changed sufficiently to warrant further consideration of the development. ~~The phasing schedule for the development, is amended by attached Exhibit A-1 to provide that Phase I will end June 15, 2000; Phase II will end June 15, 2007; and Phase III and project buildout will end.~~

~~8.9.~~ The Village of Estero Director of Community Development or his/her designee, is the local official responsible for assuming compliance with this Development Order.

~~10. The Developer, or his successors in title to the undeveloped portion of the property must submit a biennial report to the. This report must describe the state of development and compliance as of the date of submission.~~

~~9.11~~ This Development Order is rendered effective upon adoption by the Village of Estero Village Council.

~~10.11 Certified copies of this Development Order must be forwarded to the Southwest Florida Regional Planning Council, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but is not effective until the expiration of the statutory appeals period (45 days from the rendition) or until the completion, of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, notice of its adoption must be recorded in accordance with §380.06, Florida Statutes.~~

~~_____ made a motion to adopt the Twelfth Amended Codified Development Order Amendment, seconded by _____. The vote was as follows:~~

~~Exhibit A Miromar Square Conversion Ratio~~

~~Exhibit B Legal Description~~

~~Exhibit C Map H (DRI Map)~~

EXHIBIT A

MIROMAR DESIGN CENTER/MIROMAR SQUARE CONVERSION RATIO*

From Use	To Use			
	Office	General Retail	Specialty Retail	Design Center
Hotel (1 room)	335 sq. ft.	95 sq. ft.	1140 sq. ft.	960 sq. ft.
Office (1,000 sq. ft.)	---	285 sq. ft.	3420 sq. ft.	2870 sq. ft.
Drug Store (1,000 sq. ft.)	2340 sq. ft.	665 sq. ft.	8010 sq. ft.	6730 sq. ft.
Design Center (1,000 sq. ft.)	20 sq. ft.	100 sq. ft.	1190 sq. ft.	---
Specialty Retail (1,000 sq. ft.)	100 sq. ft.	80 sq. ft.	---	840 sq. ft.

Land Use	Size/Increase that may be created by conversion
Office	59,999 sq. ft.
Retail	49,999 sq. ft.
Design Center	49,999 sq. ft.
Specialty Retail	49,999 sq. ft.
Hotel	74 units

*See Transportation Condition C

EXHIBIT B

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(REVISED RPD)

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, THENCE S89°50'20"W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 212.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE 75; (1) THENCE N18°17'53"W FOR 2592.47 FEET; (2) THENCE N13°50'10"W FOR 498.64 FEET; (3) THENCE N12°28'59"W FOR 258.70 FEET; (4) THENCE N09°50'33"W FOR 258.63 FEET; (5) THENCE N08°33'22"W FOR 182.01 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N60°16'16"E FOR 1402.18 FEET; THENCE N55°53'35"E FOR 1250.00 FEET; THENCE N28°13'28"W FOR 585.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; (1) THENCE N61°46'32"E FOR 135.01 FEET; (2) THENCE N28°13'28"W FOR 25.00 FEET; (3) THENCE N61°46'32"E FOR 2661.58 FEET TO THE NORTHWESTERLY CORNER OF STONEYBROOK - UNIT 8, A SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2007000198961 OF SAID PUBLIC RECORDS; THENCE S28°13'28"E. ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION FOR 501.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS 335.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SOUTHWESTERLY SUBDIVISION LINE THROUGH A CENTRAL ANGLE OF 08°24'31" FOR 49.16 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION AND TO AN INTERSECTION OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2406 AT PAGE 49 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2406 AT PAGE 49 OF SAID PUBLIC RECORDS; (1) THENCE S61°46'31"W FOR 5.05 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 330.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N70°18'37"E; (2) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'53" FOR 192.93 FEET; (3) THENCE S13°48'30"W FOR 46.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; (4) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°28'19" FOR 44.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 730.00 FEET; (5) THENCE SOUTHEASTERLY ALONG

SHEET 1 OF 3

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COMMUNITY DEVELOPMENT

Exhibit B
Page 1 of 8

SAID CURVE THROUGH A CENTRAL ANGLE OF 32°53'52" FOR 419.15 FEET; (6) THENCE N88°54'53"E ALONG A LINE NON-TANGENT TO SAID CURVE FOR 1384.27 FEET; THENCE S01°05'07"E PARALLEL WITH AND 60.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 25 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST FOR 667.75 FEET; THENCE S00°33'14"E PARALLEL WITH AND 60.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 36 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST FOR 2640.72 FEET; THENCE S00°27'46"E PARALLEL WITH AND 60.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 36 FOR 2643.91 FEET; THENCE S89°21'17"W ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 2578.17 FEET TO THE SOUTH QUARTER CORNER; THENCE CONTINUE ALONG SOUTH SECTION LINE N88°39'22"W FOR 2631.68 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36 AND THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 784.74 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE PLATS OF STONEYBROOK AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEARING N61°46'32"E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED JANUARY 15, 2008.

Thomas C. Shaw 1-15-08
 THOMAS C. SHAW
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATION NO. 4672

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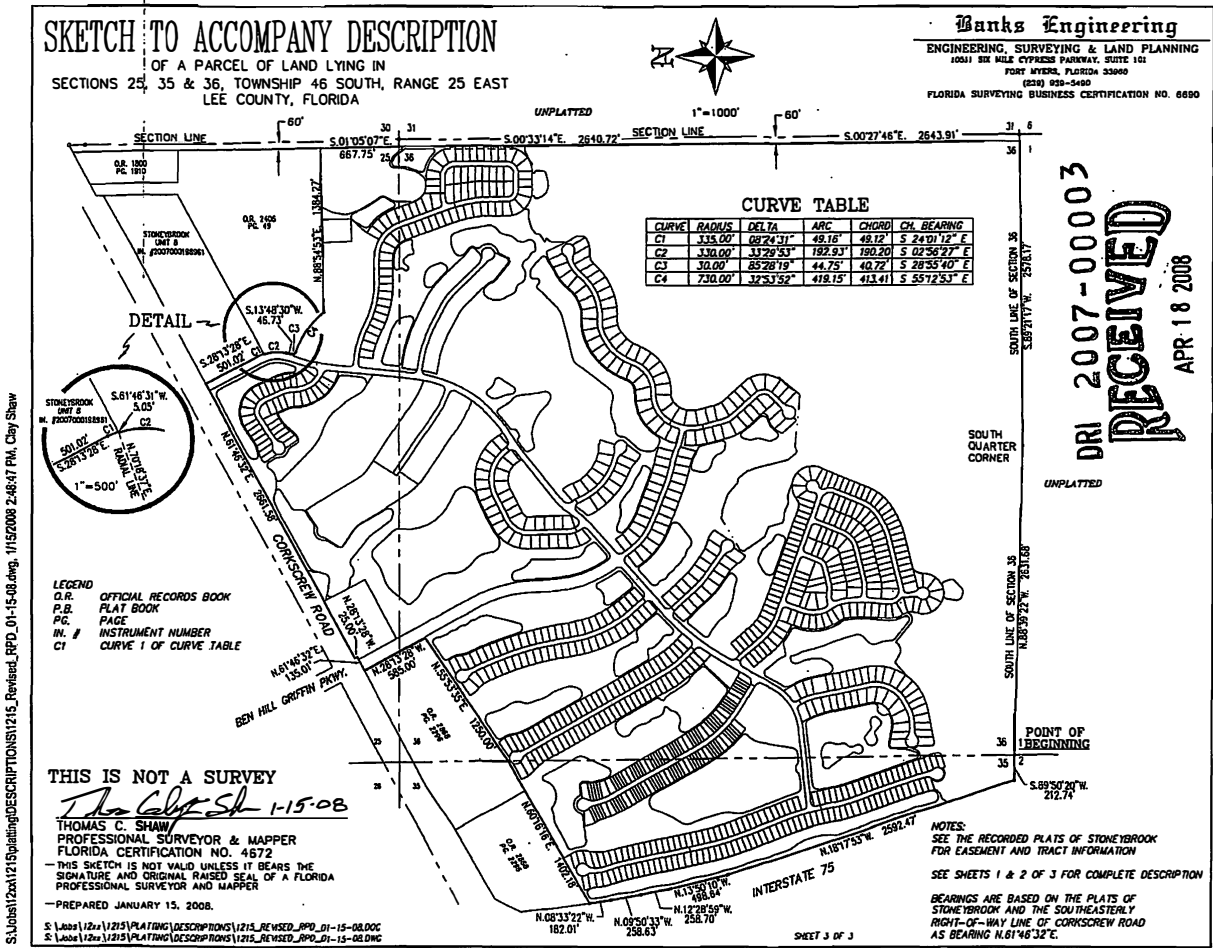
SHEET 2 OF 3

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Exhibit B
 Page 2 of 8

DRI 2007-00003



Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY FLORIDA
(CPD EAST - STONEYBROOK - UNIT 8)

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING ALL OF STONEYBROOK - UNIT 8, A SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2007000198961 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID STONEYBROOK - UNIT 8 AND BEING POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S.01°05'07"E. ALONG THE EASTERLY LINE OF SAID SUBDIVISION FOR 618.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION; THENCE S.61°46'31"W. ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION FOR 1,525.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION AND TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N.70°11'03"E; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'31" FOR 49.16 FEET; THENCE N.28°13'28"W. ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION FOR 501.02 FEET TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION AND TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (200 FEET WIDE); THENCE N.61°46'32"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AND THE NORTHWESTERLY LINE OF SAID SUBDIVISION FOR 1,804.27 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 21.00 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE PLAT OF STONEYBROOK - UNIT 8, A SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2007000198961 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEARING N.61°46'32"E.

THE PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED JANUARY 14, 2008.

 1-15-08
THOMAS C. SHAW
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4672

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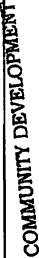
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Exhibit B
Page 4 of 8

DRI 2007-00003



DR# 2007-00003

CPD PARCEL

A parcel of land located in a portion of Sections 25, 35 and 36, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Begin at the most northwesterly corner of Stoneybrook, according to the plat thereof as recorded in Plat Book 63 at Pages 1 through 50 of the Public Records of Lee County, Florida; thence run N.08°33'22"W. along the easterly right-of-way of Interstate 75, for a distance of 291.58 feet; thence run N.06°50'44"W. along said right-of-way, for a distance of 298.46 feet; thence run N.27°26'20"E. along said right-of-way, for a distance of 244.85 feet; thence run N.60°16'16"E. along said right-of-way, for a distance of 723.20 feet; thence run N.55°53'35"E. along said right-of-way, for a distance of 393.61 feet; thence departing from said right-of-way run N.61°46'32"E., for a distance of 767.61 feet; thence run S.28°13'28"E. for a distance of 214.00 feet; thence run N.61°46'32"E. for a distance of 135.43 feet; thence run N.15°14'17"E. for a distance of 19.33 feet; thence run N.61°46'32"E. for a distance of 205.18 feet to a point on the boundary of Tract A of said Stoneybrook; thence run S.28°13'28"E. along the boundary of said Tract A, for a distance of 385.03 feet to a point on the boundary of Tract "G-3" of said Stoneybrook; thence run S.55°53'35"W. along the boundary of said Tract "G-3" and along the boundary of Tract's "B-6", "G-4" and "B-7" of said Stoneybrook, for a distance of 1250.00 feet; thence run S.60°16'16"W. along the boundary of Tract's "B-7", "G-6" and "B-9" of said Stoneybrook, for a distance of 1402.18 feet to the Point of Beginning; containing 36.571 acres, more or less.

CG PARCEL

A parcel of land located in a portion of Sections 25 and 36, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the northwest corner of Tract G-3; Stoneybrook, according to the plat thereof as recorded in Plat Book 63 at Pages 1 through 50 of the Public Records of Lee County, Florida; thence run N.55°53'35"E. along the boundary of said Tract G-3, for a distance of 77.62 feet to a point on the boundary of Tract A of said Stoneybrook; thence run N.28°13'28"W. along the boundary of said Tract A, for a distance of 385.03 feet to the Point of Beginning of the parcel of land herein described; thence run S.61°46'32"W., for a distance of 205.18 feet; thence run S.15°14'17"W., for a distance of 19.33 feet; thence run S.61°46'32"W., for a distance of 135.43 feet; thence run N.28°13'28"W. for a distance of 214.00 feet; thence run N.61°46'32"E., for a distance of 353.90 feet to a point on the boundary of said Tract A; thence run S.28°13'28"E. along the boundary of said Tract A, for a distance of 199.97 feet to the Point of Beginning; containing 1.670 acres, more or less.

Exhibit B
Page 6 of 8

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

LEGEND

POB POINT OF BEGINNING

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 08°33'22" W	291.58'
L2	N 08°50'44" W	298.46'
L3	N 27°26'20" E	244.85'
L4	N 60°16'16" E	723.20'
L5	N 55°53'35" E	393.61'
L6	N 61°46'32" E	767.61'
L7	S 28°13'28" E	214.00'
L8	N 61°46'32" E	135.43'
L9	N 15°14'17" E	19.33'
L10	N 61°46'32" E	205.18'
L11	S 28°13'28" E	385.03'

POB
NORTHWESTERLY CORNER
STONEBROOK
P.B. 63, PGS. 1-50
N. 762232.10
E. 729396.02

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF STONEYBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, AT PAGES 1 THROUGH 50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.08°33'22"W. ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75, FOR A DISTANCE OF 291.58 FEET; THENCE RUN N.08°50'44"W. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 298.46 FEET; THENCE RUN N.27°26'20"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 244.85 FEET; THENCE RUN N.60°16'16"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 723.20 FEET; THENCE RUN N.55°53'35"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 393.61 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY RUN N.61°46'32"E., FOR A DISTANCE OF 767.61 FEET; THENCE RUN S.28°13'28"E. FOR A DISTANCE OF 214.00 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 135.43 FEET; THENCE RUN N.15°14'17"E. FOR A DISTANCE OF 19.33 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 205.18 FEET TO A POINT ON THE BOUNDARY OF TRACT A OF SAID STONEYBROOK; THENCE RUN S.28°13'28"E. ALONG THE BOUNDARY OF SAID TRACT A, FOR A DISTANCE OF 385.03 FEET TO A POINT ON THE BOUNDARY OF TRACT "C-3" OF SAID STONEYBROOK; THENCE RUN S.65°53'35"W. ALONG THE BOUNDARY OF SAID TRACT "C-3" AND ALONG THE BOUNDARY OF TRACTS "B-6", "C-4" AND "B-7" OF SAID STONEYBROOK, FOR A DISTANCE OF 1250.00 FEET; THENCE RUN S.60°16'16"W. ALONG THE BOUNDARY OF TRACTS "B-7", "C-6" AND "B-9" OF SAID STONEYBROOK, FOR A DISTANCE OF 1402.18 FEET TO THE POINT OF BEGINNING; CONTAINING 36.571 ACRES, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTH LINE OF TRACT "B-9", STONEYBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGES 1 THROUGH 50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S.60°16'16"W.

STATE PLANE COORDINATES SHOWN REFER TO THE FLORIDA WEST ZONE NAD 83, 1990 ADJUSTMENT.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

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2001 LINDSEY B. SKETCHES, et al. v. State of Florida

2001 LINDSEY B. SKETCHES, et al. v. State of Florida

2001 LINDSEY B. SKETCHES, et al. v. State of Florida

SKETCH AND LEGAL DESCRIPTION

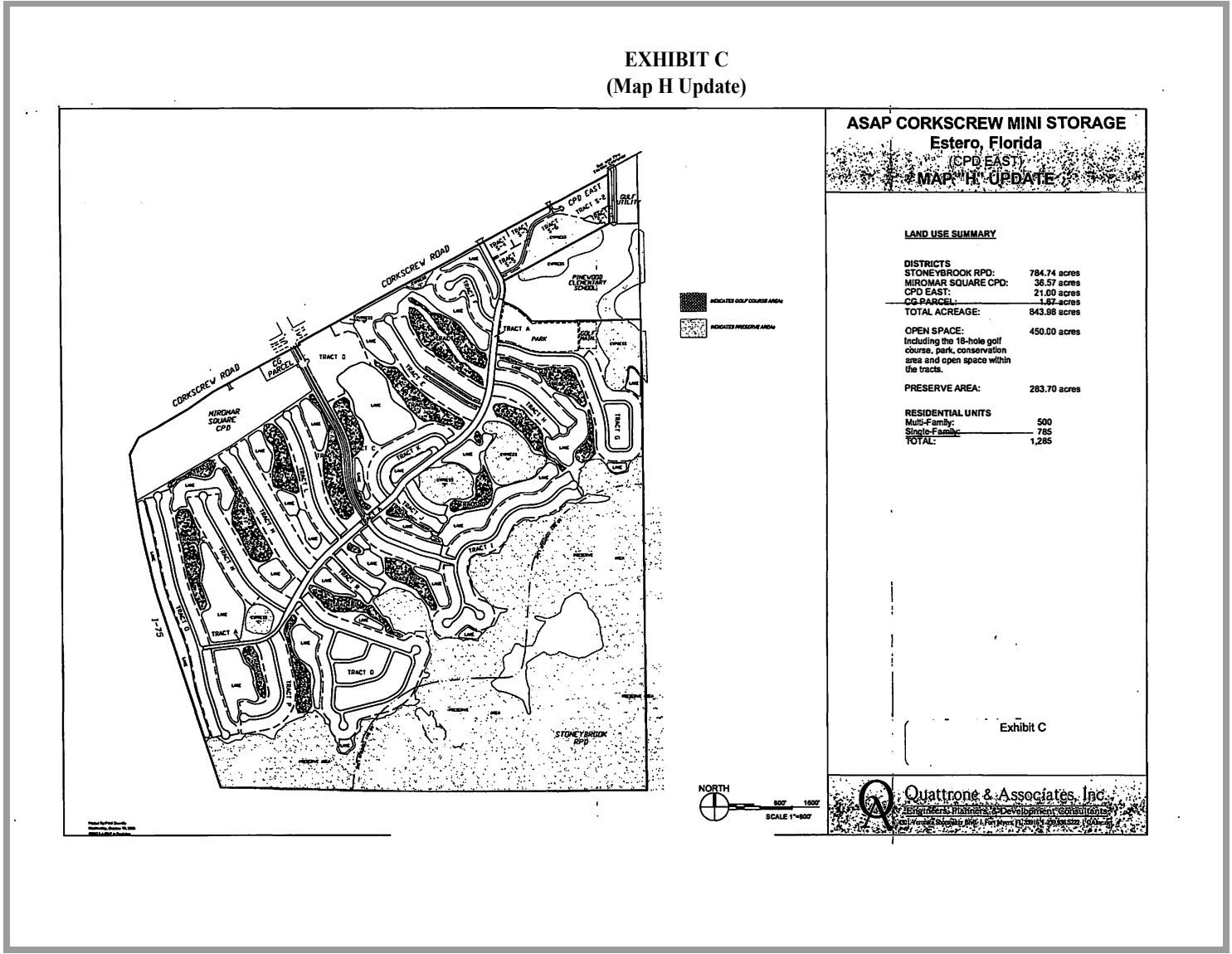
STATE OF FLORIDA

REFERENCE NO. 01.130

PROJECT NO. 01.130

General Attachment: Exhibits ... oposed Amendments to DRI.pdf (Page 8 of 10)





WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 1, 2023

Agenda Item:

Lee County Metropolitan Planning Organization (MPO) Rail Trail Feasibility Study

Description:

On December 7, 2022, Don Scott and Ron Gogoi, staff from the Lee County MPO and Ned Baier of the Volkert planning team, presented the initial draft of the Lee County MPO Rail Trail Feasibility Study to Village Council, including its recommendations and public comments received.

Topic was again raised by Councilmembers during the Council Comments portion of the agenda on January 18th where it was recommended that this item be brought back at a future meeting as a workshop item.

MPO Staff will be at the Workshop on February 1st to provide an update on the project, share comments received and describe next steps.

Council Action Requested:

While no formal action is required at this time the Council may wish to adopt that following:

“Motion to support the MPO efforts to purchase the Rail Trail corridor subject to a reasonable price.”

No further action is needed at this time regarding the alignment.

Financial Impact:

There are no financial impacts to the Village from the feasibility study.

Prepared by: Steve Sarkozy

Attachments: None

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
February 1, 2023

Agenda Item:

Florida Department of Transportation (FDOT) Southwest Connect Project

Description:

Village of Estero Staff will provide an update on the FDOT Southwest Connect project. The update will include a brief description of the overall project with a focus on the areas that impact the Village of Estero.

Financial Impact:

This is an FDOT project. There are no financial impacts on the Village.

Prepared by: David Willems P.E.

Attachments:

1. Presentation
2. I-75 Southwest Connect Flyer



Southwest Connect

FDOT Interstate Master Plans

David Willems, P.E.

Slide 1



SW Connect Project

I-4 Corridor

County – Polk (only county in District 1)

I-75 North Corridor

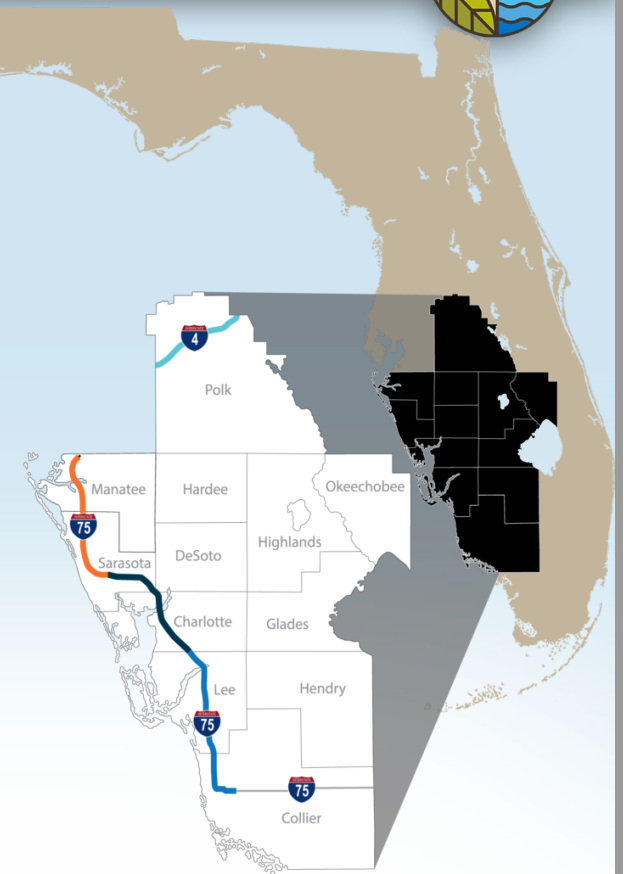
Counties – Sarasota & Manatee

I-75 Central Corridor

Counties – Charlotte & Sarasota

I-75 South Corridor

Counties – Lee & Collier



Slide 2



Process

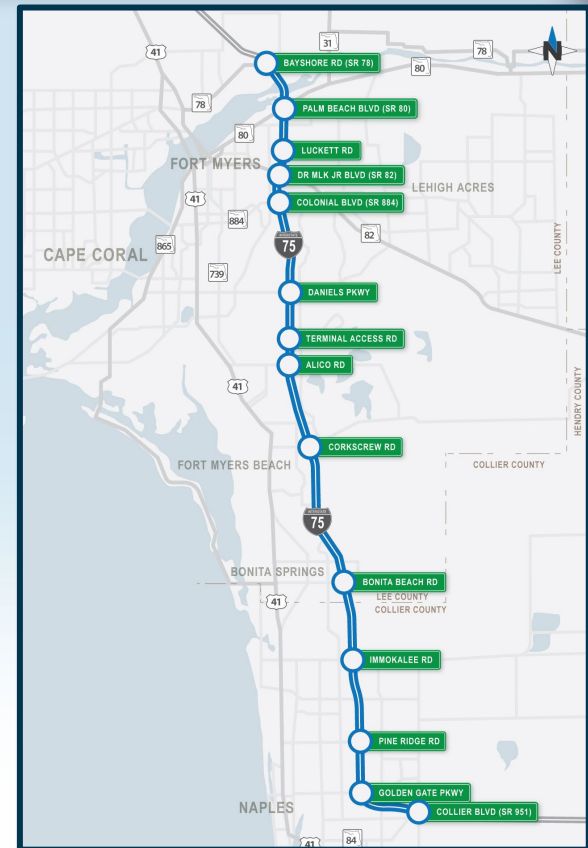
1. **Planning & Feasibility**
Identify needs and project concepts
2. **Project Development & Environmental Study**
More detailed design; environmental & social impacts
3. **Design**
Construction plans and permitting
4. **Right of Way Acquisition**
Obtain right of way
5. **Construction**

Slide 3



South Corridor

Bayshore Road (North Fort Myers) to Collier Blvd., SR 951 (Naples)



Slide 4

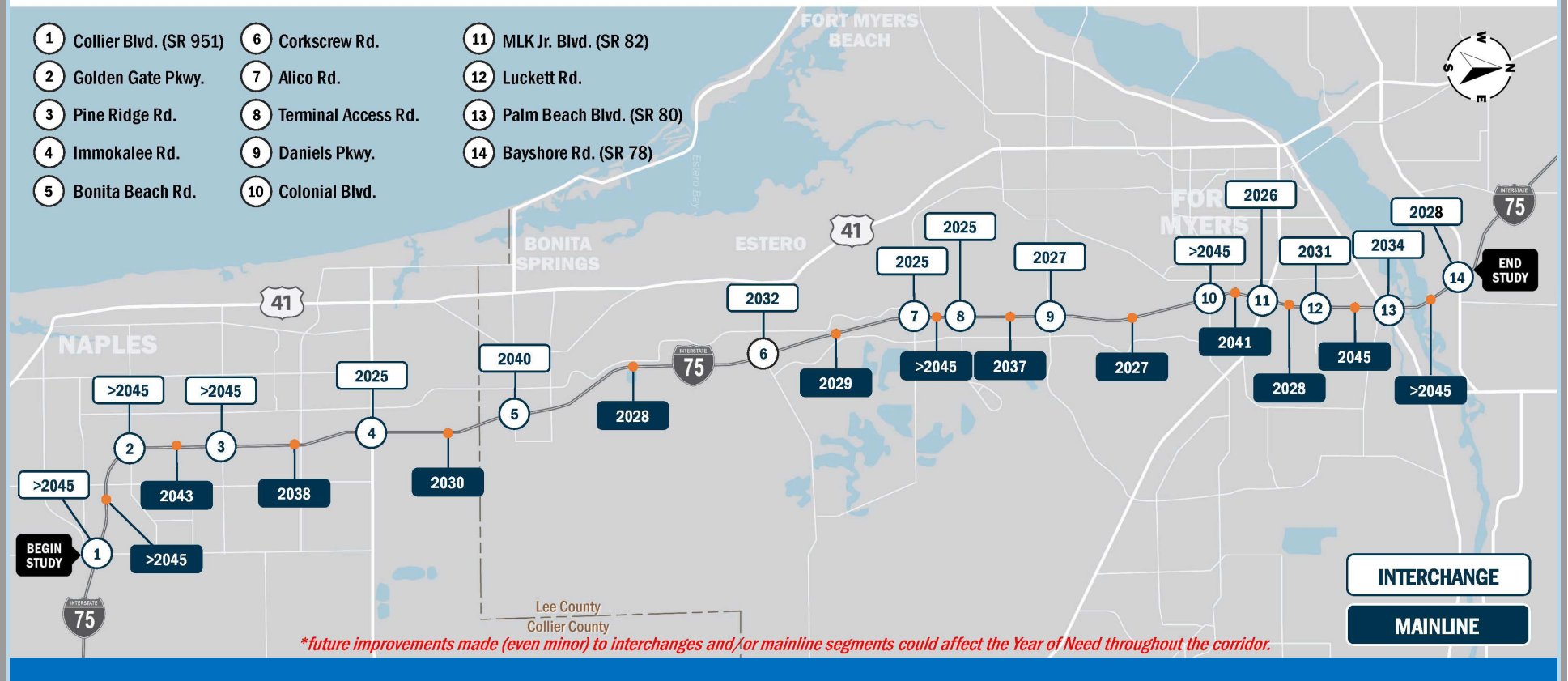


I-75 MASTER PLAN UPDATE (SOUTH CORRIDOR)



2045 NO BUILD YEAR OF NEED

- | | | |
|--------------------------|-----------------------|-----------------------------|
| 1 Collier Blvd. (SR 951) | 6 Corkscrew Rd. | 11 MLK Jr. Blvd. (SR 82) |
| 2 Golden Gate Pkwy. | 7 Allico Rd. | 12 Lockett Rd. |
| 3 Pine Ridge Rd. | 8 Terminal Access Rd. | 13 Palm Beach Blvd. (SR 80) |
| 4 Immokalee Rd. | 9 Daniels Pkwy. | 14 Bayshore Rd. (SR 78) |
| 5 Bonita Beach Rd. | 10 Colonial Blvd. | |





I-75 Through Estero

Estimated Year of Need:

Alico Rd to Corkscrew Rd:	2029
Corkscrew Rd to Bonita Beach Rd:	2028
Corkscrew Rd Interchange:	2032

Slide 6



I-75 MASTER PLAN UPDATE (SOUTH CORRIDOR)

PRELIMINARY LIST OF PROPOSED PROJECTS



INTERCHANGE PROJECTS PROPOSED

Project Name	Length (miles)	Year of Need	Improvement Type
Immokalee Rd. Interchange	0.491	2025	Interchange Configuration
Bonita Beach Rd. Interchange	0.558	2040	Interchange Configuration
Corkscrew Rd. Interchange	0.585	2032	Improve Adjacent Intersections
Alico Rd. Interchange	2.760	2025	Improve Adjacent Intersections
Terminal Access Rd. Interchange	0.193	2025	Improve with Alico Rd. Interchange
MLK Jr. Blvd. Interchange	0.553	2026	Improve Adjacent Intersections
Luckett Rd. Interchange	0.496	2031	Interchange Configuration Signalize Ramp Terminals
Palm Beach Blvd. Interchange	0.517	2034	Improve Adjacent Intersections
Bayshore Rd. Interchange	0.501	2028	Interchange Configuration

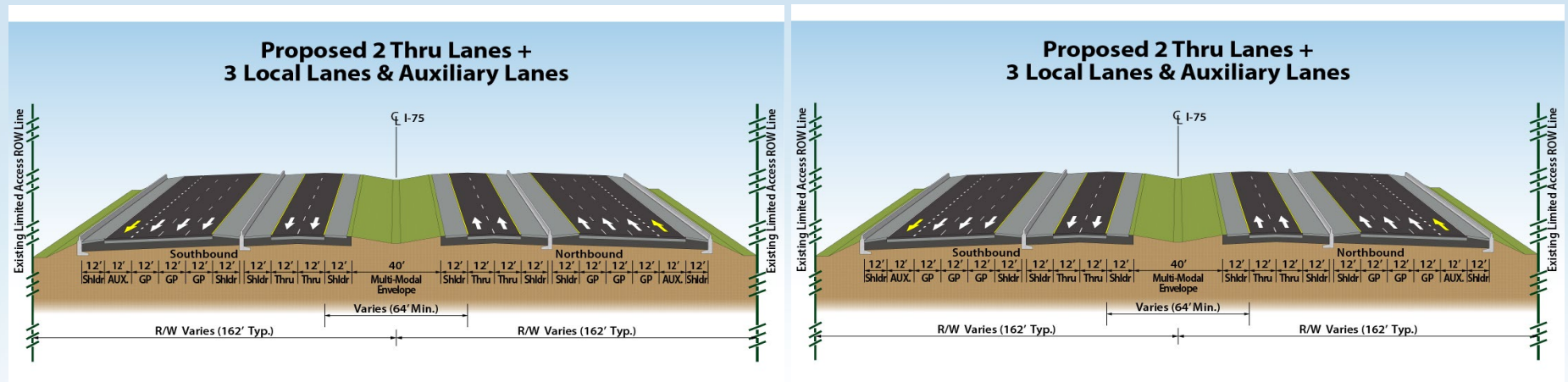
MAINLINE PROJECTS PROPOSED

Project Name	Length (miles)	Year of Need
I-75 from south of Golden Gate Pkwy. to south of Bonita Beach Rd.	11.072	2030
I-75 from south of Bonita Beach Rd. to north of Corkscrew Rd.	7.922	2030
I-75 from north of Corkscrew Rd. to north of Colonial Blvd.	12.611	2027
I-75 from north of Colonial Blvd. to south of Palm Beach Blvd.	4.452	2028





I-75 Improvements



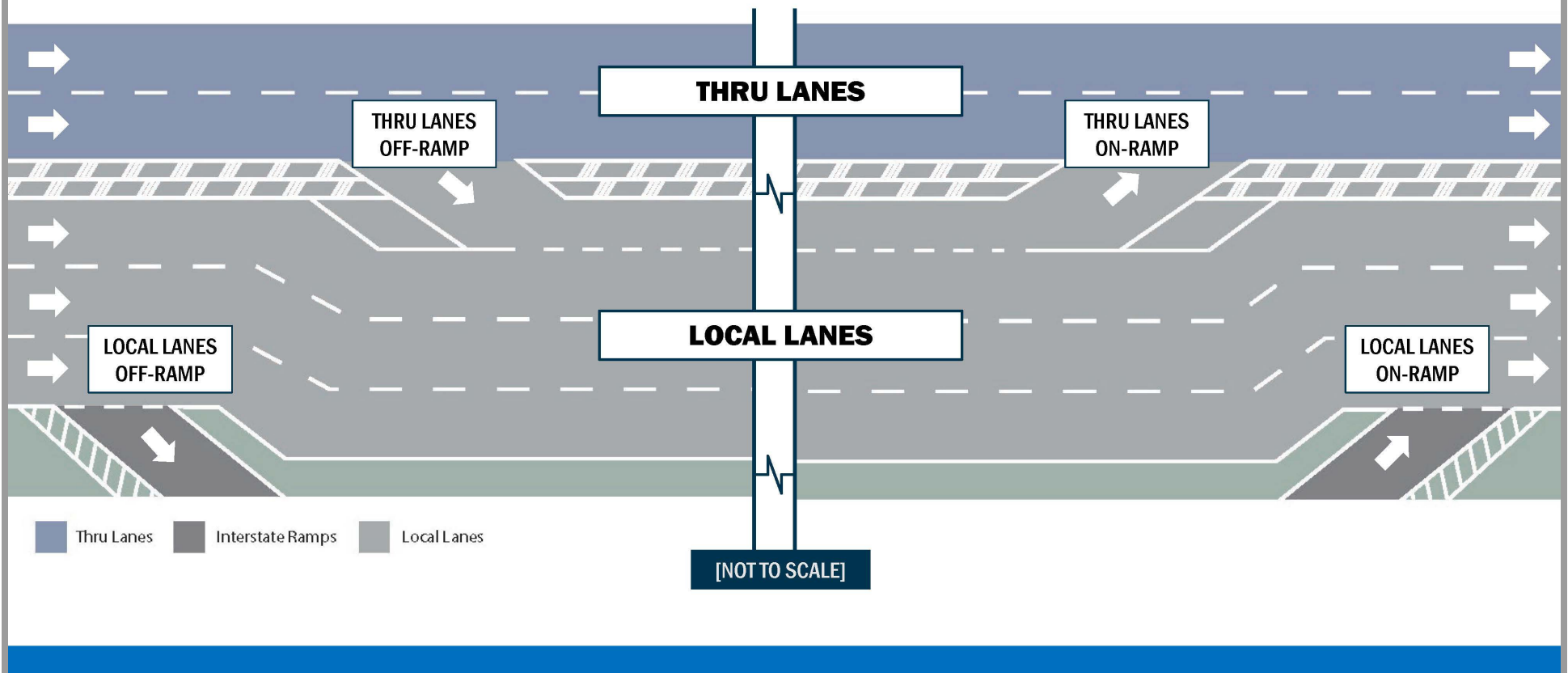
Slide 9



I-75 MASTER PLAN UPDATE (SOUTH CORRIDOR)



WEAVE SECTION





Public Meeting

Live Online: Wednesday February 12th

<https://bit.ly/I-75South>

In-Person: Thursday February 16th

North Collier Regional Park, Exhibition Hall

15000 Livingston Road

Online: February 13th – 27th

www.swflinterstates.com/i75-south-corridor/

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Project Websites

Overall project including each corridor

<https://www.swflinterstates.com/>

I-75 South Corridor

<https://www.swflinterstates.com/i75-south-corridor/>

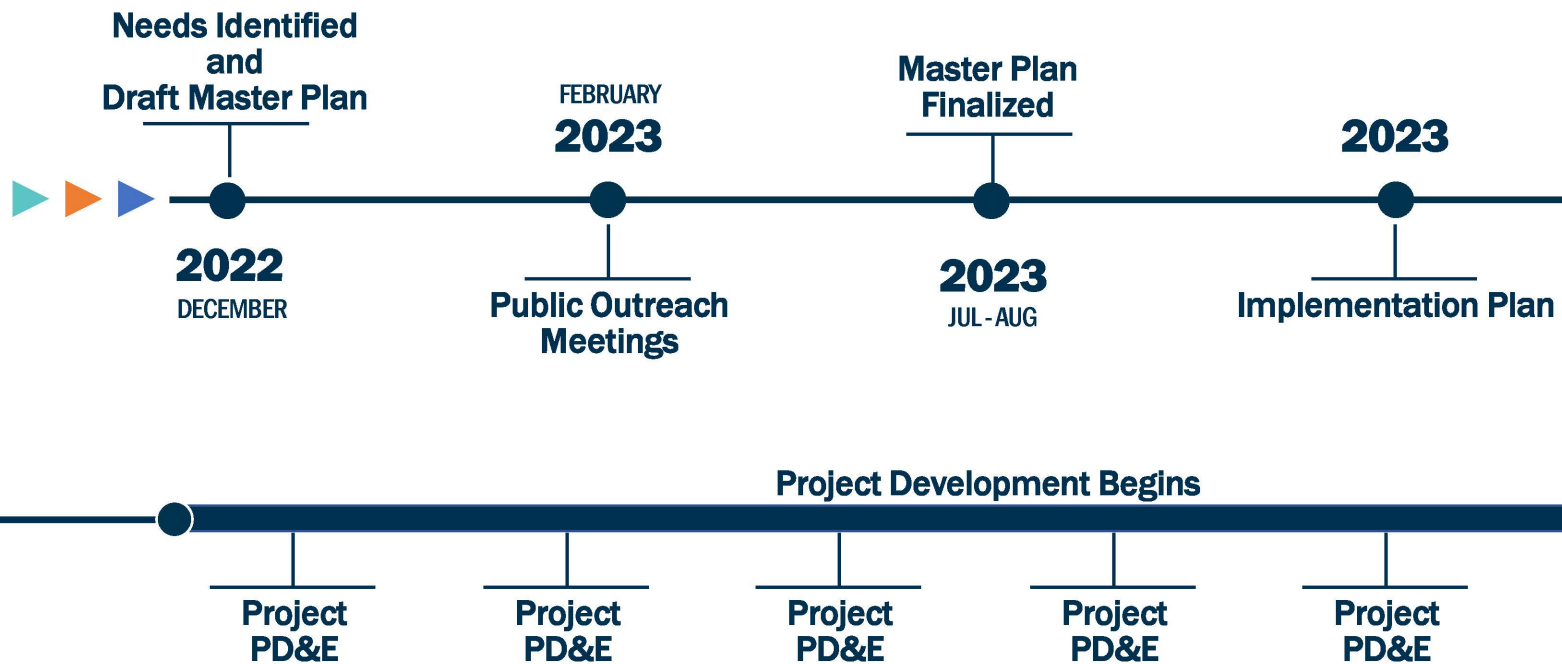
Slide 12



I-75 MASTER PLAN UPDATE (SOUTH CORRIDOR)



NEXT STEPS





QUESTIONS?

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CONNECTED

INTERSTATE 75 (I-75) SOUTH CORRIDOR MASTER PLAN | 2023

Florida Department of Transportation (FDOT) - District One

Financial Management No: 442519-1

PROJECT CONTACTS

Interstate Project Manager
Joshua Jester
Joshua.Jester@dot.state.fl.us

I-75 Projects Manager
Nicole Harris, PE
Nicole.Harris@dot.state.fl.us

WHAT IS A MASTER PLAN?

A Master Plan is a document that summarizes a community's vision for future transportation and provides a set of recommended improvements to enhance safety and mobility.

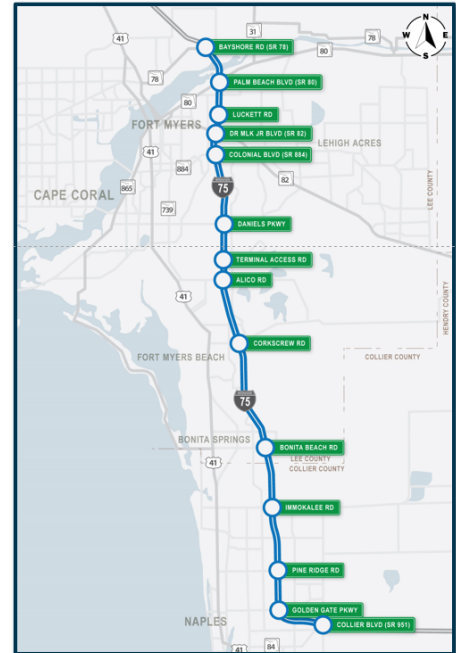
Development of a Master Plan involves data collection, public outreach, analysis of current and future transportation needs, and the identification and evaluation of potential projects to address those needs.

fast facts

LENGTH
42 MILESCOUNTIES
COLLIER, LEEPHASE
PLANNING

The Florida Department of Transportation (FDOT) invites you to a public meeting for the Southwest Connect™ I-75 South Corridor Master Plan from State Route (SR) 951 (Collier Boulevard) in Collier County to SR 78 (Bayshore Road) in Lee County. This Master Plan will lead to the long-term improvement of the interstate corridors in Southwest Florida by identifying solutions that are expected to help move people and goods safely and efficiently while balancing regional transportation needs with community concerns.

FDOT is currently analyzing the interstate system's existing transportation challenges. The findings of the analysis, as well as recommendations to enhance safety and mobility, are documented in a Master Plan. The planned improvements identified in the Master Plan may include widening, managed lanes, modifying interchanges, and/or evaluating new interchanges. The Master Plan will also include public outreach, such as this, which will serve as input in the identification and prioritization of projects to move forward into the Project Development Process. This project is currently in the Planning and Feasibility Phase, the beginning of the process. This long-range approach provides a regional perspective to identify the areas where future demand is predicted. This Master Plan will serve as a guide to allow FDOT to focus future efforts and funding toward the most critical areas first.



CORRIDOR LIMITS:

I-75 from south of SR 951 (Collier Boulevard) in Collier County to SR 78 (Bayshore Road) in Lee County.

For your convenience, FDOT is providing multiple ways to participate:

AVAILABLE TO VIEW ONLINE:

Monday, February 13-27, 2023
via the project website at:
www.swflinterstates.com/i75-south-corridor/.

LIVE ONLINE EVENT:

Wednesday, February 15, 2023
6 p.m.
Register at: <https://bit.ly/I-75South>

IN-PERSON OPEN HOUSE:

Thursday, February 16, 2023
5 p.m. - 7 p.m.
North Collier Regional Park, Exhibition Hall
15000 Livingston Road, Naples, FL 34109

The online meeting includes a virtual tour with multiple interactive stations containing video and other static displays all designed to introduce the project and study process, present information regarding existing conditions, and receive feedback. The in-person open house will provide the same materials and information as the online meeting materials. Comments can be provided through the project website and questions can be answered by calling the FDOT Project Manager, Nicole Harris, P.E., at (863) 519-2335 or via e-mail at nicole.harris@dot.state.fl.us. In addition, FDOT is hosting a LIVE Question and Answer Event ONLINE beginning at 6 p.m. on Wednesday, February 15, 2023. A registration link for the LIVE Online Q&A event can be found at www.SWFLInterstates.com/south-corridor-vpm.

While comments about the project are accepted at any time, please note that comments must be received or postmarked by Monday, February 27, 2023, to be included in the formal workshop record. A summary of the workshop comments and responses will be available on the webpage approximately 30 days following the close of the comment period.

The Florida Department of Transportation is required to comply with various non-discrimination laws and regulations, including Title VI of the Civil Rights Act of 1964, Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. People who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact Cynthia Sykes, District One Title VI Coordinator, at 863-519-2287 or by email at Cynthia.Sykes@dot.state.fl.us at least seven (7) days prior to the meeting.

Para información en español por favor comuníquese con nuestro representante, Luis Díaz al 407-710-3341. Nos interesa mucho la opinión del público sobre este proyecto.

The Florida Department of Transportation may adopt this planning product into the environmental review process, pursuant to Title 23 U.S.C. § 168(d)(4), or to the state project development process.



You're Invited to a Public Meeting!

Available to view online:
Monday, February 13-27, 2023
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OR

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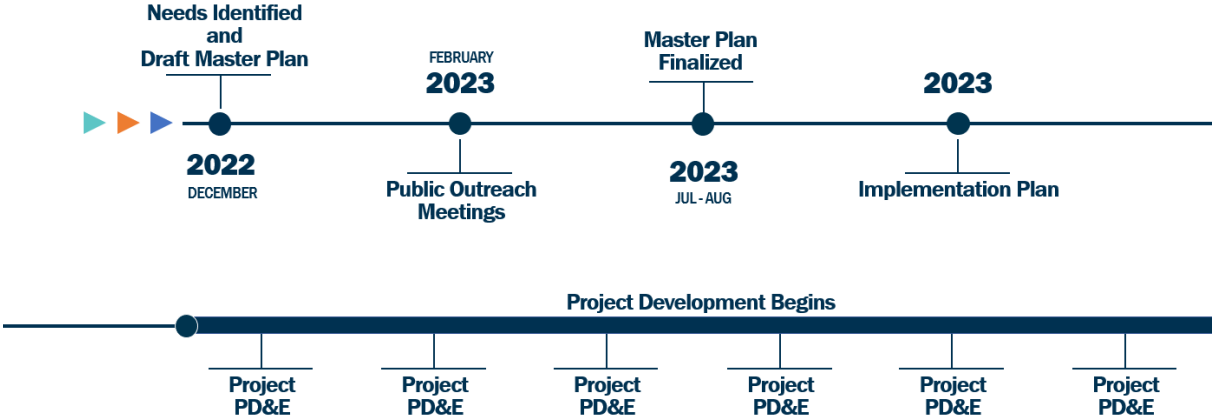
LIVE ONLINE EVENT

Nicole Harris, P.E. (GEC)
 I-75 Project Manager, MS 1-6
 Florida Department of Transportation - District One
 801 N. Broadway Avenue
 Bartow, FL 33830



I-75 SOUTH CORRIDOR MASTER PLAN SCHEDULE





Visit www.SWFLInterstates.com/i75-south-corridor for more information.