



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

AGENDA
VILLAGE COUNCIL MEETING
9401 Corkscrew Palms Circle, Estero, Florida
May 20, 2026, 9:30 am

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

1. CALL TO ORDER

INVOCATION

Pastor Grace Brooks Estero Church

PLEDGE OF ALLEGIANCE

ROLL CALL

2. LETTER OF RECOGNITIONS

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

3. APPROVAL OF AGENDA, ADDITIONS, AND DELETIONS

4. PROCLAMATION

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

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

6. CONSENT AGENDA

- a. May 6, 2026 Village Council Meeting Minutes

7. CONSIDERATION OF ITEMS DEFERRED FROM CONSENT AGENDA

8. ACTION ITEMS

- a. Consideration of a request for a code enforcement lien mitigation (case #24100037) from SWFL

PARK PLACE L.L.C. relating to the property at 20660 Park Place, Estero, FL 33928 in the Estero River Heights Community

Recommended Action

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

Financial Impact

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

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

Recommended Action

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

Financial Impact

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

9. PUBLIC HEARINGS

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

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

Recommended Action

Motion to adopt Ordinance No. 2026-06.

Financial Impact

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

b. Resolution No. 2026-07 final non-ad valorem assessment roll for Cypress Bend RV Resort package

plant to central sewer system project

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

Recommended Action

Motion to adopt Resolution No. 2026-07.

Financial Impact

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

10.FIRST READING AND PUBLIC HEARING

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

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

Recommended Action

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

Financial Impact

Minor cost for newspaper advertisement for second reading.

11.COUNCIL COMMUNICATIONS / FUTURE AGENDA ITEMS

12.VILLAGE ATTORNEY'S REPORT

13.VILLAGE MANAGER'S REPORT

Adjourn Regular Session and Convene Workshop Items

14.WORKSHOP

a. Fiscal Year 2026-2027 Capital Improvement Plan Review

15.ADJOURNMENT

To view and/or participate in the Village Council Meeting, the following options are available:

1. View the meeting online, but not participate: You may watch the meeting via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>.
2. View the meeting online as indicated above and provide public comment prior to the meeting by utilizing the eComment Card on the Village website: <https://estero-fl.gov/ecomment-cards/>. Please fill out all required information. Comments must be received by noon the day before the meeting and they will be distributed to the Council but will not be read at the meeting.
3. Council Chambers will be open to the public during the meeting. Public who attend in person may speak during scheduled public comment periods.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk at, sacco@estero-fl.gov or 239-221-5035.

If you desire to address the Council, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address, and whom he or she represents.

ADA Assistance — Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Village Clerk/Executive Assistant, Carol Sacco, 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes: "If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."