

The  
sun is  
rising  
on a  
beautiful  
new  
vision



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**VILLAGE COUNCIL  
REGULAR MEETING  
Agenda**

**Village Council:** District 1 – Bill Ribble; District 2 – Howard Levitan, Deputy Mayor; District 3 – Donald Brown; District 4 – Katy Errington; District 5 – Jim Boesch; District 6 – Nick Batos, Mayor; District 7 – Jim Wilson

**Friday, April 24, 2015**

**10:00 a.m.**

**Estero Fire Rescue District  
Meeting Room**

**21500 Three Oaks Parkway, Estero, FL 33928**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. COUNCIL BUSINESS**

*Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. The public will have an opportunity to speak during each agenda item. Each individual has one opportunity to speak for three minutes per agenda item*

- (A) RESOLUTION – A Resolution Appointing Members to the Village of Estero Planning and Zoning Board and Determining Board Member Terms.

**Attachments:** (1) Resolution

- (B) RESOLUTION – A Resolution Appointing Members to the Village of Estero Design Review Board and Determining Board Member Terms.

**Attachments:** (1) Resolution

- (C) RESOLUTION – A Resolution Approving Reimbursement to the Estero Council of Community Leaders of Funds Expended for the Village of Estero.

**Attachments:** (1) Resolution

- (2) Invoices Submitted by Estero Council of Community Leaders for Reimbursement.

- (D) RESOLUTION – A Resolution Amending the Zoning in Progress Resolution

**Attachments:** (1) Resolution

**6. PUBLIC INPUT of Non-Agenda Items – Each individual will be given three minutes to speak.**

**7. COUNCIL / VILLAGE MANAGER COMMUNICATIONS AND FUTURE AGENDA ITEMS**

- (A) Interim Village Manager’s Comments.

- (B) Interim Village Attorney’s Comments.

**8. ADJOURN**

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

ADA Assistance – Anyone needing special assistance at the Council meeting due to a disability or physical impairment, should contact Daphnie Bercher at 239-598-3601, 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.

1 **VILLAGE OF ESTERO, FLORIDA**

2  
3 **RESOLUTION NO. 15 - \_\_\_\_\_**

4  
5 **A RESOLUTION APPOINTING INITIAL BOARD MEMBERS**  
6 **TO THE VILLAGE OF ESTERO PLANNING AND ZONING**  
7 **BOARD; ESTABLISHING INITIAL TERMS OF THE**  
8 **MEMBERS; AND PROVIDING AN EFFECTIVE DATE.**  
9

10 **WHEREAS**, the Village of Estero is a newly incorporated municipality; and

11  
12 **WHEREAS**, the Village Council adopted Ordinance 15-01, establishing and creating the  
13 Village of Estero Planning and Zoning Board; and

14  
15 **WHEREAS**, Ordinance 15-01 provides that:

16  
17 A Planning and Zoning Board is hereby created, consisting of seven members, each of  
18 whom shall be appointed by the Village Council for a term of three years, except for the  
19 initial terms of the Board upon its creation. The terms shall be staggered such that not  
20 fewer than two nor more than three terms shall expire each year.

21  
22 The terms of the board members shall commence on April 1 and shall expire on March  
23 31.

24  
25 **NOW, THEREFORE**, be it resolved by the Village Council of the Village of Estero,  
26 Florida:

27  
28 **SECTION ONE.** The individuals named below are hereby appointed as the initial  
29 members to the Village of Estero Planning and Zoning Board and shall serve initial terms as  
30 indicated:

<u>Board Member</u>	<u>Term</u>
1. _____	4/24/5015 – 3/31/2016
2. _____	4/24/2015 – 3/31/2016
3. _____	4/24/2015 – 3/31/2017
4. _____	4/24/2015 – 3/31/2017
5. _____	4/24/2015 – 3/31/2018
6. _____	4/24/2015 – 3/31/2018
7. _____	4/24/2015 – 3/31/2018



VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 15 - \_\_\_\_\_

A RESOLUTION APPOINTING INITIAL BOARD MEMBERS TO THE VILLAGE OF ESTERO DESIGN AND REVIEW BOARD; ESTABLISHING INITIAL TERMS OF THE MEMBERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero is a newly incorporated municipality; and

WHEREAS, the Village Council adopted Ordinance 15-01, establishing and creating the Village of Estero Design Review Board; and

WHEREAS, Ordinance 15-01 provides that:

...The Board shall be composed of eight members appointed by the Village council for terms of two years, except for the initial terms of the Board upon its creation. The terms shall be staggered such that not fewer than three nor more than four terms shall expire each year.

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

SECTION ONE. The individuals named below are hereby appointed as the initial members to the Village of Estero Design Review Board and shall serve initial terms as indicated:

<u>Board Member</u>	<u>Term</u>
1. _____	4/24/2015 – 3/31/2016
2. _____	4/24/2015 – 3/31/2016
3. _____	4/24/2015 – 3/31/2016
4. _____	4/24/2015 – 3/31/2016
5. _____	4/24/2015 – 3/31/2017
6. _____	4/24/2015 – 3/31/2017
7. _____	4/24/2015 – 3/31/2017
8. _____	4/24/2015 – 3/31/2017

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**SECTION TWO.** This Resolution shall take effect immediately upon adoption.

**ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida this  
\_\_\_\_\_ day of April, 2015.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Peter Lombardi  
Interim Village Manager/  
Custodian of Village Records

By: \_\_\_\_\_  
Nicholas Batos  
Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Burt Saunders, Esq.  
Interim Village Attorney

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 15 - \_\_\_\_

A RESOLUTION APPROVING THE REIMBURSEMENT OF FUNDS TO THE ESTERO COUNCIL OF COMMUNITY LEADERS FOR FUNDS EXPENDED FOR OF THE VILLAGE OF ESTERO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Estero is a newly incorporated municipality;

WHEREAS, the Estero Council of Community Leaders (the "ECCL") used its funds to provide services to the Village of Estero; and

WHEREAS, the Village Council has decided that the expenditure of funds by the Village of Estero to reimburse the ECCL is in the interest of the public and it is appropriate to reimburse the ECCL for funds expended for the Village of Estero as outlined below;

<u>Vendor</u>	<u>Amount</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
TOTAL:	_____

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

SECTION ONE. The Village Council hereby approves the reimbursement of funds to the Estero Council of Community Leaders for the attached invoices and in the above amount for funds expended for Village of Estero.

SECTION TWO. This Resolution shall take effect immediately upon adoption.





# Invoice

Date
4/16/2015

Bill To
Village of Estero c/o Peter Lombardi 21500 Three Oaks Pkwy Estero, FL 33928

Estero Council of Community Leaders  
c/o Robert Lienesch  
9042 Falling Leaf Dr.  
Bonita Springs, FL 34135

Description	Amount
Creation of Web site	250.00
Costs of March 17, 2015 Village Council Meeting	2,391.06
Cost of Printing Transition Books	2,459.20
Creation of Ordinances by Nancy Stroud	2,500.00
<b>Total</b>	<b>\$7,600.26</b>

ECCL Costs for the Benefit of the Village of Estero  
 As of April 9, 2015

	<u>Website</u>	<u>17-Mar Meeting</u>	<u>Transition Books</u>	<u>Ordinances</u>
Village Council Website Design:				
Papyrus dtd 1-1-15 (#1)	125.00 ✓			
Papyrus dtd 2-1-15 (#2)	125.00 ✓			
Village Council Website Content:				
Papyrus dtd 3-1-15(#3)		262.50 ✓		
Taping:				
Beyond Visual		1,000.00 ✓		
Timothy Jacobson		210.00 ✓		
Estero High School:				
Overtime (Lee County Schools)		90.00 ✓		
Insurance Rider (Stewart And Sons)		35.00 ✓		
Printing: (Footprint #1)				
Programs, Comment Cards, Signs, etc.		793.56 ✓		
Transtion Books: (Footprint #2)			2,459.20 ✓	
Ordinances: (Nancy Stroud)				2,500.00 ✓
Totals	<u>250.00</u>	<u>2,391.06</u>	<u>2,459.20</u>	<u>2,500.00</u>
Grand Total				<u>\$ 7,600.26</u> ✓





**PAPYRUS DOCUMENT  
& DESIGN, LLC**  
DUPLICATE INVOICE

BILL TO  
ECCL

Invoice #	29382
Invoice Date	February 1, 2015 ✓
Customer ID	VOE

QTY	ITEM	RATE	TOTAL
	Work on Village of Estero transition website: second payment of transition site, site completed and launched.		125.00
Can be paid online at: <a href="http://www.papyrusdocument.com/pay-invoices/">http://www.papyrusdocument.com/pay-invoices/</a>			125.00 ✓

Papyrus Document & Design, LLC  
5237 Summerlin Commons Blvd #374  
Fort Myers, Florida 33907

PHONE (239) 275-2265  
FAX (866) 457-3696  
E-MAIL kim@papyrusdocument.com  
WEB SITE <http://www.papyrusdocument.com>



**PAPYRUS DOCUMENT  
& DESIGN, LLC**  
DUPLICATE INVOICE

BILL TO  
ECCL

Invoice #	29412
Invoice Date	March 1, 2015
Customer ID	VOE

QTY	ITEM				RATE	TOTAL
	VOE Work: designed speaker's card for first council meeting, provided in camera ready art format; added posts to VOW website; uploaded multiple agendas and attachments to VOE website; updated councilor info after election; created standard definition video for phones (did not bill for 4 hour upload time or 1 hour render time); uploaded 300+ page transition book					262.50
Can be paid online at: <a href="http://www.papyrusdocument.com/pay-invoices/">http://www.papyrusdocument.com/pay-invoices/</a>						262.50 ✓

Papyrus Document & Design, LLC  
5237 Summerlin Commons Blvd #374  
Fort Myers, Florida 33907

PHONE (239) 275-2265  
FAX (866) 457-3696  
E-MAIL [kim@papyrusdocument.com](mailto:kim@papyrusdocument.com)  
WEB SITE <http://www.papyrusdocument.com>

Beyond Audio Visual  
 1490 NE Pine Island Rd Suite 7B  
 Cape Coral, FL 33909

# Invoice

Date 3/19/2015  
 Invoice # 112986

Bill To
The Village of Estero Estero, FL

Ship To

P.O. #  
 Terms Due on receipt

Ship Date 3/19/2015  
 Due Date 3/19/2015  
 Other

Item	Description	Qty	Price	Amount
VIDEO	<p>Video with 3 cameras and live switching to a high definition recording computer file transferred to the website manager            Included: Microphones for the council members, moderator and presenters            March 17th, 2015 6:30pm            Estero High School</p> <p>While not requested we provided the screen, projector and graphics complementary for the inaugural meeting.</p>		1,000.00	1,000.00

beyondav@comcast.net  
 www.beyondaudiovisual.com

239-673-6970  
 239-673-6971

<b>Subtotal</b>	\$1,000.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,000.00 ✓

Tuesday, March 17, 2015

Received from:  
Estero Council of Community Leaders, INC

Check #248  
Two Hundred Ten dollars and Zero cents

\$210.00 ✓

For technical services provided at inaugural Village of Estero Council meeting.

*Timothy J Jacobson*

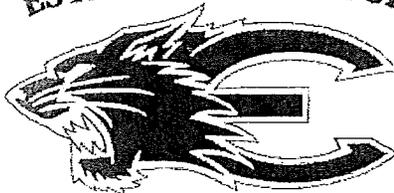
Timothy J Jacobson  
18271 Iris Road  
Fort Myers FL 33967  
239-826-6623

Clayton Simmons  
PRINCIPAL

Jeff Estes Jr.  
ASSISTANT PRINCIPAL

Jeff Sommer  
ATHLETIC DIRECTOR

**ESTERO HIGH SCHOOL**



Kimberly Baxa  
ASSISTANT PRINCIPAL

Bennie Bolden  
ASSISTANT PRINCIPAL

Jennifer Seluk  
ASSISTANT PRINCIPAL

March 20, 2015

Bob Lienesch

Marilyn Edwards

INVOICE:

Bill to ECCL in the amount of \$90.00 for additional custodial charges  
for event contracted on March 17, 2015.

Please send payment (along with this letter) of \$90.00 to Lee County  
School District upon receipt of this invoice.

LCSD

2855 Colonial Blvd

Ft Myers, FL 33966

Attn: Cathy Richards

Thank you,

*Coach Sommer*

DDD

Athletic Director  
Estero High School  
8 Time XC State Champs  
[JeffSQ@Leeschools.net](mailto:JeffSQ@Leeschools.net)  
239-287-6482





THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

## ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

### COMMERCIAL GENERAL LIABILITY COVERAGE PART SCHEDULE

1. Designation of Premises (Part Leased to You):

23650 VIA VENTO BLVD  
BONITA SPRINGS FL 34134-3428

2. Name of Person or Organization (Additional Insured):

SCHOOL BOARD OF LEE COUNTY  
2855 COLONIAL BLVD  
FORT MYERS FL 33966

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization shown in the Schedule but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.
3. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the sole negligence or willful misconduct of the additional insured or its "employees".







**RESOLUTION NO. 2015- \_\_\_\_\_**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, ADOPTING RECITALS; AMENDING THE APRIL 17, 2015 ZONING IN PROGRESS RESOLUTION TO INCLUDE THE AREA ENCOMPASSED IN THE HEALTHCARE VILLAGE STUDY AREA ILLUSTRATED ON MAP B, ATTACHED HERETO; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Village of Estero adopted by Resolution on April 17, 2015 zoning in progress for the area generally identified as the Village Center study area shown on Map A attached thereto; and

**WHEREAS**, the January 2015 Community Planning Initiative Final Report (Report), by Seth Harry & Associates, Inc. and Spikowski Planning Associates, in addition to the Village Center study area, identified an area for further study and preparation and adoption of Land Development Code regulations to implement a walkable, mixed use regulatory framework based on the preliminary concepts in the Report, generally identified in the Report as the Healthcare Village; and

**WHEREAS**, the Healthcare Village which is the subject of this Resolution is depicted in the Map attached hereto as Map B; and

**WHEREAS**, the Village on April 17, 2015 contracted with Seth Harry & Associates, Inc. and Spikowski Planning Associates, and Lewis, Stroud & Deutsch, PL, for the preparation of Land Development Code Amendments and any appropriate Comprehensive Plan Amendments to implement the concepts set out in the Report; and

**WHEREAS**, the Village Council has determined that it is in the best interests and welfare of the Village and its residents to amend the Resolution of April 17, 2015 invoking

zoning in progress to include any new application for development approval in the Village of Estero in the area known as the Healthcare Village study area depicted in Map B.

**NOW THEREFORE, THE VILLAGE OF ESTERO HEREBY RESOLVES** as follows:

**Section 1. Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed as being true, and the same are hereby incorporated as a part of this Resolution.

**Section 2. Amending Zoning in Progress to Include the Healthcare Village.** The April 17, 2015 Resolution invoking zoning in progress is hereby amended to include the area generally known as the Healthcare Village and shown on Map B, attached hereto and incorporated herein. After the effective date of this Resolution, any application for development approval within the Village within the area depicted on Map B, attached hereto and made a part hereof, shall be reviewed to determine if it complies with the principles of compact, walkable, transit supportive, mixed use development, with an emphasis on employment, housing, recreational and civic uses, as more fully envisioned by the January 2015 Community Planning Initiative Final Report, insofar as those applications are also consistent with the Village Comprehensive Plan. The final approval of any such development application may be temporarily stayed until the adoption of land development regulations that implement the principles of the Report. The Exemptions and provisions for Economically Viable Use in the original April 17, 2015 Resolution shall apply.

**Section 3. Severability.** If any section, subsection, clause or provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder

shall not be affected by such invalidity.

**Section 4. Effective Date.** This Resolution shall be effective immediately upon passage and shall remain in effect for no longer than 365 days.

PASSED and ADOPTED this \_\_\_\_\_ day of April, 2015

\_\_\_\_\_  
Nick Batos, Mayor

**Attest:**

\_\_\_\_\_  
Interim Village Clerk

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

\_\_\_\_\_  
Burt Saunders, Interim Village Attorney

Mayor Batos	yes _____	no _____
Vice Mayor Levitan	yes _____	no _____
Councilmember Boesch	yes _____	no _____
Councilmember Brown	yes _____	no _____
Councilmember Errington	yes _____	no _____
Councilmember Ribble	yes _____	no _____
Councilmember Wilson	yes _____	no _____



MAP B