

PROPERTY ACQUISITIONS & PERMANENT MAINTENANCE EASEMENTS

Map "3.A": *Estero-on-the-River*

- Date acquired: January 2019
- Cost: \$24.5M
- Description: 62 acres acquired, all of which is in the Special Flood Hazard Zone. 40 will be retained as Open Space – Parks Preserve.
- Development precluded: previously rezoned (by Lee County prior to our incorporation) with 300,000 square feet of commercial and 530 residential housing units

Map "3.B": *River Oaks Preserve*

- Date acquired: February 2022
- Cost: \$1.2M
- Description: 10 acres of all floodplain and a large portion in the floodway; entire site to be held as Open Space – Park Preserve.
- Development precluded: Previously rezoned (by Lee County prior to our incorporation) with 40 housing units (all in the floodplain)

Map "3.C": *Seminole Railroad – Permanent Drainage Easement - North*

- Date permanent easement acquired: September 2022
- Cost: \$238,000 one-time cost; annual cost to maintain = \$100,000.
- Description: This ditch along the railroad tracks was never acquired or officially designated as part of the storm water channel – and, never maintained. The lack of maintenance led to substantial flooding during Hurricane IRMA, now corrected.

Map "3.D": *Three Oaks Parkway Retention Area*

- Date acquired: February 2023
- Cost: \$15M
- Description: 72 acres acquired, of which all is in the Special Flood Hazard Zone. Entire site to be used for Open Space – Storm Water Detention Area that is designed to mitigate any future flooding in the immediate area.
- Development precluded: Previously rezoned (by Lee County prior to incorporation) and permitted for the removal of all on-site wetlands by the Lee County Public Schools for the potential development of 300 to 500 housing units (at only 6 to 8 units per acre)

PROPOSED PROPERTY ACQUISITIONS:

Map “3.E”: Seminole Railroad – Permanent Drainage Easement – South

- Similar to Map 3.C above; in negotiation
- Expected date of completion: early 2025.

No map designation: Estero River Frontage Property Acquisitions

- Proposed acquisitions of multiple home sites along the River.
- Expected date of completion: efforts are on-going, yet unsuccessful to date.

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SUMMARY OF PROPERTY ACQUISITIONS:

144.5 acres acquired

All in the Special Flood Hazard Zone

Total cost of \$40,700,000

Acquisitions by the Village prevented the impacts of previously permitted development activity including:

- **300,000 square feet of commercial development, and**
- **Between 870 and 1,070 additional housing units – all in the Special Flood Hazard Zone**

Entire cost of \$40.7M paid entirely by the Village of Estero

No grants used in the purchase of property