



Executive Summary  
Estero Council of Community Leaders Meeting  
September 13, 2013

**Joseph Mazurkiewicz, Jr. Ph.D.**  
**President, BJM Consulting**

The Feasibility Study meets the statutory requirements to go through the review process in Tallahassee and it also meets the requirements that residents should have regarding the basic data necessary to make an informed decision about whether to vote yea or nay on Estero becoming a municipality. The study draws no conclusions and makes no recommendations.

The reasons to support incorporation include home rule or control of our own destiny, preserve our high quality of life, preserve the integrity of the community plan, return a greater share of Lee County tax dollars to Estero, build a community-centered local government, and manage the development of the vacant property along the two major commercial corridors along US41 and Corkscrew Road.

A goal of incorporation is to maintain minimal level of services and contract services rather than re-establish a whole new level of government.

He also conducted a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of Estero incorporating. You may read the entire Feasibility Study and/or a short fact sheet on the study by going to the ECCL web site at [www.esterofl.org](http://www.esterofl.org)

**Estero Fire Rescue District – Chief Scott Vanderbrook**

The budget, which is roughly \$11,480,000 this year, has been approved by the fire commissioners. The millage is the same as it was last year, 2.18. There will be a second public reading of the budget on Sept. 23 at 5 p.m. They're offering flu shots again this year. They will start on Sept. 23 and cost \$25 and \$35; \$35 is for the more potent dose for those residents 65 and over. They've scheduled an open house on Feb. 1 to celebrate their 50<sup>th</sup> anniversary.

**Incorporation**

**Volunteers - John Goodrich**

The first "captains" meeting was held Sept. 11, with the second to be held on Sept. 16. There are 15 communities and two organizations currently scheduled for community workshops. There are no captains, or liaisons, in the following communities: Copper Oaks, Estero River Heights, Lakes of Estero, Preserve at Corkscrew and Villago.

**Petitions – Phil Douglas**

There are currently 567 paper petition signatures. However, some of them are illegible. The community captains need to look at the petitions to make sure the names, addresses, zip codes and community is correct and legible. The most efficient method is having people sign on-line petitions. We've only received six community board resolutions to date. The community captains need to contact their boards. Included with the on-line petitions, there are approximately 5500 signed petitions. On-line petitions need to be completed by Nov. 15; paper petitions need to be completed by Nov. 1.

### **Contributions – Nick Batos**

We've been presenting results of the Feasibility Study and Charter, along with supplying petitions and up-to-date web site information on the incorporation effort. All of these things come at a cost, which is estimated to be \$75,000. The amount of contributions we've received to date is far less than that. We need the ECCL representatives to go to their communities and ask both their community as a whole as well as individual residents to contribute whatever amount they can. This effort is going to continue on for another year and we're going to have to continue to pay for it. (**Editor's Note:** At this point **Dan Dronkers** presented a check to Nick Batos stating, "The ECCL has given us a beautiful community and it's going to be even better when it's incorporated.")

### **Charter – Roger Strelow**

The ECCL looked at charter models from the National Civic Association, which is comprised of mayors and county leaders from around the nation, in addition to others throughout the county including Bonita Springs. The Council-Manager form of government has been a trend for several decades. In that form of government, the residents elect a city council. The council appoints a professional city manager who becomes chief administrator. The city council elects one of its members to serve as mayor to preside over the council. The council members can serve two consecutive four-year terms. The full charter and summary are available on the web site at [www.esterofl.org](http://www.esterofl.org).

### **District Boundaries – John Goodrich**

The boundaries of Estero have been divided into seven districts with a council member coming from each district. The seven districts are set up to be proportionate according to the Census 2010. We also attempted to keep the communities whole. The district map is on the web site at [www.esterofl.org](http://www.esterofl.org)

### **Web Site – Marilyn Edwards**

There have been a number of updates to the Incorporation Referendum section of the ECCL web site including: the impact of incorporation on our taxes, the full feasibility study and fact sheet, the full charter which explains how the Village of Estero would be governed. This includes the full charter as well as a summary, the Estero Incorporation power point presentation and photos and short article regarding 1<sup>st</sup> Captains Mtg. held 9/11. Continue to go back to review the web site at [www.esterofl.org](http://www.esterofl.org) for updates and to sign the petition on-line, schedule a workshop and make a contribution.

### **Pelican Landing – Jack Lienesch**

Don Eslick and Jack are working on presentations to the Pelican Landing and The Colony residents. There currently are two scheduled at the Pelican Landing Community Center; one in

November and one in January. Bonita Springs and the ECCL will be represented so both sides of the story will be told.

### **Environment – Phil Douglas**

Troyer Brothers has spent over \$1MM for approval of a mine on Corkscrew Road. The appellate court recently upheld Lee County's denial. Troyer now is asking for a five judge panel rehearing.

The Lee County Commissioners are considering taking money from Conservation 2020 funds to supplant their budget deficit. Phil was one of three people who spoke at the first budget hearing asking them not to remove these funds from 2020. There needs to be a groundswell of support at the upcoming budget hearing on Sept. 18.

### **Community Planning – Roger Strelow**

The Estero Community Planning Panel is working with the County updating the Estero Community Plan. We're working on amendments such as further commercial and economic development, a "downtown" Estero area, increased density in select commercial corridors along Corkscrew Road, US41 and Via Coconut.

Miromar Lakes is proposing a development surrounding Florida Gulf Coast University. They're proposing to include commercial and student housing at the southern end of their property which would affect some Estero communities, in particular Grandezza. Don Eslick, Roger and others have been working with those affected communities.

### **Transportation – Jim Boesch**

There is a problem with scheduling of the right turn onto US41 from West Williams Road. This was originally scheduled for construction in September by the Lee Department of Transportation (LDOT). They state they have not received the environmental permit so it's being delayed to November 2. Bill Williams and Jim will meet with LDOT to discuss funding. The original cost for the Williams Road construction was estimated to be \$300,000 - \$400,000; it's going to cost \$130,000 so they should be able to use the additional funding for the Estero Parkway right turn onto Three Oaks Parkway.

At the Citizens Advisory Committee (CAC) meeting this week, Jim and Bill addressed the removal of \$10 million for the improvements to the Corkscrew Road entrances onto I-75.

The sand for Collier County's beach re-nourishment project will come from Immokalee. They're going to have 182 sand-filled trucks travel daily north on Rt. 29 to Corkscrew Road to I-75 south to Collier County. We will be going to the Metropolitan Planning Organization's meeting next week to protest this action. Don Eslick suggested that Jim contact the County Board to have them develop a resolution in opposition to this proposal. **Roy Hyman**, who was in the audience representing **Dist. 3 Lee County Commissioner Larry Kiker**, indicated he will take care of the resolution.

### **Chairman Emeritus – Don Eslick**

The Hospital Committee is seeking community input on two items. One is a "needs analysis" that has been sent to the community boards to back up the demographics of the area. We're trying to prove to the state that there is a need for a hospital in the community. The data that was presented to the agency didn't get into the "snowbirds" or the age of the population. The

survey addresses the size of each community, the age of the residents in each community, how far away each community is from the nearest hospital, etc.

The second item is having residents describe their personal experiences dealing with the lack of access to good health care. There have been about a dozen responses to date that will be put into the record by the attorneys when this case goes to trial. The case goes to trial the week of Nov. 4.

The Hospital Committee is co-chaired by Bonita Springs Mayor Ben Nelson and ECCL Chairman Emeritus Don Eslick.

The commercial corridor study is nearing completion. This study addresses the market for the 1,000 acres of vacant commercial property along Corkscrew and US41. Once the study is completed, we'll be sharing the report with the Estero Community Planning Panel (ECPP) and the Estero Design Review Committee (EDRC), and scheduling joint meetings with the key land owners.

We have organized all of the communities east of I-75 to work on the major rezoning issues that exist out there. The Miromar Lakes proposal is one, the PEG property, also adjacent to the University, is another.

There was an effort by the developers of Bella Terra to change the commercially-zoned land in front of that community to allow apartments. Because of the opposition of the community, that application was withdrawn.

**Next meeting: Friday, October 11, 2013, from 10 a.m. to 12 noon, Estero Community Park.**

For more information about the ECCL, ECPP and EDRC go to [www.esterofl.org](http://www.esterofl.org).

**Marilyn Edwards, Communications Director**