



ESTERO COUNCIL OF
COMMUNITY LEADERS

The ECCL Report: March 2017

Executive Summary: 158th meeting of the Estero Council of Community Leaders

Last year, the Village concentrated on finances. This year, the Village is focused on roads. There are several transportation issues currently being addressed, including interim improvements to the I-75/Corkscrew Road interchange and the future expansion of Corkscrew Road to four lanes heading east to Alico Road.

Improvements to Estero Parkway will soon be underway to give this thoroughfare a look and feel similar to Coconut Road. The Village also is considering purchasing land for parks and recreation.

Estero leaders continue to be concerned with traffic and other impacts from new developments proposed east of Estero's boundaries on Corkscrew Road. Data from current traffic studies should be available this summer.

Lee County has tentatively set May 4, 2017, for a Zoning Examiner Hearing on Pepperland Ranch. The public will be able to give input at this hearing. Those who wish to speak before the Lee County Commissioners at a later date must first give their testimony to the Zoning Examiner on May 4.

The Village also continues to seek input for its initial Comprehensive Plan. Check the [Village's website](#) for meeting notices and agendas.

To read more from the March ECCL monthly meeting, including committee reports and updates, [click here](#).



Village Report - Village Manager Steve Sarkozy

Last year, the Village concentrated on finances. The tax rate was dropped and is now the lowest in Lee County.

This year, the Village is focused on roads. On Jan 7, ownership and maintenance of some County thoroughfares were taken over by the Village of Estero. The Village is setting aside monies for major road work which will need to be done in the future. A separate fund will be established in order to finance street maintenance. A Total Capital Improvement Program is now being developed to create a template for over 20 future road improvement projects. A 10-year program will be developed by the end of the summer.

The Village is teaming up with Lee County to complete major projects on Estero Parkway. The county is contributing over \$2 million for road resurfacing, bike paths and sidewalks. Concept designs are expected around June, with public outreach and input. Lighting and landscaping will be added as funds become available. The design is to be comparable to Coconut Road, with a desire to unify the branding of Estero.

There is little vacant land left within Estero, so the Village may want to purchase critical properties for a park system or greenways. These green spaces will help brand what the Village looks like. We should be hearing more about this within the next 2-3 months.

The Comprehensive Plan process will address many planning elements, including Parks and Recreation, Infrastructure, etc. The Village's Planning and Zoning Board will have dedicated meetings to consider these elements. Meeting dates and agendas are posted on the [Village's website](#).

Traffic counts were undertaken four weeks ago for the comprehensive Village of Estero Traffic Study. Information from the Lee County Corkscrew Road Traffic Study will be integrated with

the Village Study data. The newest developments on east Corkscrew Road are in the county's jurisdiction, and the county has been basing its permitting decisions off of 2010 data.

The Corkscrew Road and I-75 interchange is scheduled to receive interim improvements. FDOT's interim improvements will be similar to the Bonita Beach Road / I-75 interchange: There will be an additional lane for freeway access on each side, two lanes each way for through traffic, and a dedicated bike lane on each side. Improvements will extend on Corkscrew Road to the west near Lowes.

Transportation Report - Bob King

The I-75/Corkscrew Road interchange interim improvement plan is underway with \$85,000 from FDOT allocated for engineering. Construction is not yet funded. Additional turn lanes should be added by 2019-20.

Lee County's Metropolitan Planning Organization (MPO) has ordered an engineering study on widening Corkscrew Road to four lanes in two phases: (1) from Ben Hill Griffin Parkway to The Preserve at Corkscrew community; and (2) from The Preserve at Corkscrew community to Alico Road. Phase One is estimated to cost \$30 million and is scheduled to be completed sometime between 2021 and 2025. The total \$70 million road



widening project to Alico Road is targeted for completion by 2030 as part of the MPO's Long Range Transportation Plan.

The ECCL is asking Lee County Commissioners to delay sending the Comprehensive Plan amendment for Pepperland Ranch to the State for review until the County's Environmental Enhancement and Preservation Overlay Study (Corkscrew Road traffic study) is completed. Last week, commissioners voted to transmit the plan for this 700-home development to the state

for review and approval with only Commissioner Pendergrass voting in opposition. The County's Corkscrew Road study has just begun and is expected to be completed late this year, with some meaningful data anticipated by mid-summer.

Lee County is prioritizing a traffic signal at the entrance to the Bella Terra community. The Cameratta Companies are funding this project which is scheduled to be installed by July.

A traffic signal also is planned in front of Grandezza on Ben Hill Griffin Parkway, with an unknown completion date.

The ECCL Transportation Committee meets monthly at Fine Mark Bank on Coconut Road. These meetings are open to the public and the committee welcomes new members. The meeting schedule is posted on the [ECCL website](#). The next meeting is March 16 at 9:30 a.m.

Environmental Report - Pete Cangialosi

Pepperland Ranch: The Pepperland Ranch Comprehensive Plan Amendment (CPA) was approved by Lee County Board of County Commissioners (BOCC) for transmittal to the state on March 8, 2017. The County has tentatively set the zoning hearing for this development for May 4, 2017, before the Lee County Hearing Examiner. The public can testify at this hearing. After the hearing is concluded, the Hearing Examiner will make a recommendation to the BOCC. Only those who testify before the Hearing Examiner will be allowed to speak before the BOCC when they make their final decision about rezoning this property.



Mining: The BOCC hired Waldrop Engineering to update the mining needs study for the Future Limerock Mining Overlay that was used to establish that area's boundaries in 2010. The BOCC voted to accept the results of Waldrop's study in September 2016. Waldrop utilized a different method of projecting limerock demand than was used in the county's 2010 study. At the Local Planning Agency hearing on the study, Waldrop claimed the original method was not as legally

defensible as the method used in their study. ECCL and the Corkscrew Rural Residents recently challenged that statement in a letter to Waldrop management and county leaders by citing evidence that the County's 2010 methodology was successfully defended in court and asked Waldrop to recalculate the future limerock needs using that legally proven methodology.



Troyer Brothers Mine Comprehensive Plan Amendment (CPA) went before the Local Planning Agency (LPA) on Feb. 27, where it recommended that the BOCC not transmit the amendment to the State for consideration. The CPA is now tentatively scheduled for a BOCC Transmittal Hearing on April 5, 2017. Many residents testified that the mine would add to traffic safety concerns due to increased truck traffic on Corkscrew Road, as well as blasting, noise and night lighting being very disruptive to residents living nearby. The public is urged to attend the April 5 hearing to voice their concerns about further mine development outside the existing Future Limerock Mining Overlay .

Edison Farms: The ECCL is encouraging citizens to send letters to county commissioners supporting County purchase of the 4,000 acre Edison Farms with the large balances on hand in the Conservation 2020 Fund.

The next ECCL Environmental Committee will be attendance at the Village of Estero workshop meeting on Wednesday, March 15 where the council members will be discussing DR/GR issues. The agenda for the meeting is found here: <https://estero-fl.gov/agendas/>

Community Planning - Jim Tatooles

Opportunities for citizen input on the Village's initial Comprehensive Plan will continue monthly through December 2017. Survey info has been compiled from the Jan. 11 public meeting ([view presentation](#)). Overall, the community is concerned with traffic issues and continuing

responsible development. Estero citizens also want increased access to and creation of recreation facilities, open space and conservation areas.

Other topics for consideration include annexation. Should the Village of Estero boundaries expand to include some of the new and proposed communities along east Corkscrew Road?

The next PZB meeting is scheduled for March 21 at Village Hall. The topic will be Land Use and Transportation.

Estero Fire District Report - Chief Scott Vanderbrook

As part of a Mutual Aid Agreement, the Estero Fire Rescue District assisted in the brush fires in Lehigh Acres and Collier County during the last week. Estero Fire Rescue (EFR) pays for these responses unless the event is declared a state emergency. The fire crews saved 115 homes in Lehigh while only a few boats and a barn were burned. In other fire district news, the consolidation of Lee County fire districts proposed by Rep. Matt Caldwell has been placed on hold.



ECCL Financial Report - Linda Tecco-Roach (for Bob Lienesch)

Membership renewals were mailed on March 1 to each community's billing contacts. The ECCL's cash balance at the end of February was \$13,074.

ECCL Membership Program - Adrienne Meijer

Currently, 35 communities belong to the ECCL membership. The ECCL Membership Committee is looking for 100 percent participation. Adrienne is reaching out to builders of new communities and association managements. The Membership Committee will also be conducting direct education to homeowners in previous-member communities and new member communities to share the value of ECCL membership.

ECCL Communications - Tom MacDonald



The ECCL has a new logo and website banner to differentiate ECCL from the Village of Estero logo. The website gets the most hits from Google and Facebook. The ECCL aims to keep all Estero residents informed via the ECCL email list, the website and occasional onsite community visits. Tom MacDonald is working to add online membership dues payment to the website. The ECCL also plans to add web content such as video cuts so everyone can access the monthly meetings. A two-minute video is being made containing the history of ECCL and the benefits of joining. This video will confirm the continued value of the ECCL as a support to the Village of Estero.