

ECCL

ESTERO COUNCIL OF COMMUNITY LEADERS

The ECCL Report: May 2017

Executive Summary: *160th meeting of the Estero Council of Community Leaders*

The Village of Estero is considering a **Bonus Density** program which could potentially provide the Village with significant funds to acquire public lands in exchange for allowing developers to build higher-density, multifamily residential projects. Currently, this could apply to three large developments previously approved by Lee County. Estero Grande (285 units) and Estero Crossing (350 units) are currently proceeding through the Village's zoning approval process. Bonus density also may apply to Southland Village (aka. Downtown Estero, Estero 35), previously zoned for 266 apartment units. Bonus Density discussions were on the agendas for both the Planning and Zoning Board (PBZ) and Village Council this week in conjunction with evaluating Estero Grande's Pattern Book. Estero Crossing is on the May 24 agenda for a Zoning Hearing.



About 200 people came out for a groundbreaking ceremony for the Lee Health Coconut Point healthcare village on Thursday. This is a 163,500 square-foot, \$140 million facility being built at the corner of Coconut Road and Health Center Boulevard south of Coconut Point Mall. It will include a 24/7 emergency department, surgery center, short-stay clinical decision unit,

diagnostic center, lab, pharmacy, physicians' offices, a Healthy Living Center and more. Lee Health CEO Jim Nathan called this a "journey of decades" and credited members of the ECCL and the Hospital Committee of South Lee County for helping shape the vision.

"We're all doing this journey together," said Nathan, who is retiring June 1. "It's really a groundbreaking opportunity to strengthen healthcare for the people and the visitors of South Lee County."

The next ECCL meeting will be Friday, June 9, at 10 a.m. at Estero Community Park.

Estero Crossing

Estero Crossing is proposing to build an apartment complex and a self-storage facility on the south side of Corkscrew Road at Corkscrew Woodlands Boulevard, just west of the Interstate 75 interchange. A frontage road would separate the 350-unit apartment complex from four commercial out-lots along Corkscrew Road. The Village of Estero Planning and Zoning Board (PZB) voted to send this project forward to Village Council with the stipulation that the Village's Traffic Study shows this frontage road will alleviate traffic congestion on Corkscrew Road and Corkscrew Woodlands Blvd. A traffic signal also must be installed at the entrance to Lowe's on Corkscrew Road before any construction may begin on Estero Crossing. Village Council will consider Estero Crossing on May 24.

NCH Healthcare

ECCL Chairman Don Eslick reported that Village Staff analysis of the NCH Healthcare System proposal has resulted in two major findings. The first is that all properties in Coconut Trace — located on the west side of U.S. 41 directly across from Coconut Point Mall — are subject to hours of operation limits from 7 a.m. to 11 p.m. NCH is proposing a 24/7 emergency room. This means NCH must go before the Planning and Zoning Board (PZB). The second finding is that NCH lacks a sufficient transportation impact statement. A letter has been sent to NCH with these findings. No further hearings have been scheduled.

Estero Comprehensive Plan: Conservation and Coastal Management

During the week of May 15, the Village is soliciting public input on the Conservation and Coastal Management component of the Estero Comprehensive Plan. The ECCL Environmental Committee testified to what it has identified as the three highest priority goals: Resource Protection, Wetlands and Water Access. The



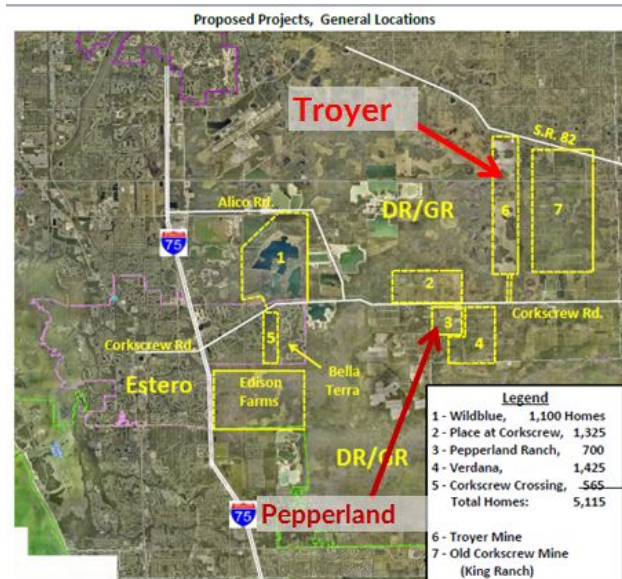
Committee has prepared suggestions for submittal to the PZB. The most recent suggestions relate to the Plan's Environmental Conservation and Coastal Management component. [See ECCL's recommendations here.](#)

In June, the consultant will prepare a draft of the Estero Comprehensive Plan based on the Transitional Plan Estero inherited from Lee County with changes made to reflect comments from public meetings. The PZB is planning two workshops in July to finalize the Comprehensive Plan. A public hearing of the full Comprehensive Plan is anticipated in August.

Environmental Report: Pete Cangialosi

The proposed **Troyer Brothers Mine** is now under review by state agencies. Troyer Bros. is proposing to start mining in 2020 and run for 30 years with a significant number of truckloads generated on a daily basis. Consultants for Troyer Bros. have indicated truck traffic will be directed to I-75 via Immokalee Road and Daniels Parkway; however, truck drivers (independent contractors) carrying southbound loads could still access I-75 via Corkscrew Road. After the State gives its likely approval, the project will return to Lee County for zoning. A Zoning Examiner Hearing will be scheduled at a later date.

Also along Corkscrew Road east of Estero, a large residential development, **Pepperland Ranch**, recently had a Zoning Examiner Hearing on May 4 and 5. This is a proposed 700-home development in the Density Reduction/Groundwater Resource area (DR/GR) [View presentation](#). The developer is requesting a zoning change from one home per 10 acres to one home per one acre (a tenfold increase) in exchange for environmental restoration on the property. The ECCL, along with other environmental agencies and coalitions, argued that the property should not be rezoned until Lee County's traffic and hydrology study of the east Corkscrew Road corridor is completed later this summer. The Hearing Examiner will either recommend approval or rejection of the zoning change, and the Board of County Commissioners (BOCC) will make a final decision at a later date.



Another proposed residential development, Verdana, has just been scheduled to be reviewed by Lee County's Local Planning Agency (LPA) on June 26. This proposed project is located adjacent to Pepperland Ranch on east Corkscrew Road in the DR/GR and is proposed for approximately 1,400 homes. LPA board members will decide whether or not to recommend to the BOCC that Verdana should progress through the county's planning process.

The ECCL Environmental Committee has prepared suggestions for submittal to the Village of Estero Planning and Zoning Board for the Village's new Comprehensive Plan. The most recent suggestions we have submitted relate to the Plan's Environmental Conservation and Coastal Management component. [See ECCL's recommendations here.](#)

The Environmental Committee's next meeting is Wed., June 14, at 1 p.m. at Fine Mark Bank on Coconut Road.

Transportation Report: Bob King

Pepperland Ranch consultants agreed to pay their proportionate share of transportation improvements if the development is approved by Lee County. The proportionate share will be defined by the County's Environmental Enhancement and Preservation Overlay Study (aka. Corkscrew Road Traffic Study). The ECCL Transportation Committee testified before the Hearing Examiner regarding unacceptable levels of service already existing and forecasted for Corkscrew Road.

Funding has yet to be defined for the **Interstate 75/Corkscrew Road Interim Improvement** plan approved by the Florida Department of Transportation (FDOT), and final design has not yet started. Construction is estimated to begin October 2018.

Another area of traffic congestion along U.S. 41 at Coconut Point Mall should see some traffic flow improvements from minor changes to the exit flow at Coconut Point. [View Presentation.](#)

Community Planning: Jim Tatoes

The Estero Design Review Board (DRB) approved a Development Order for **MedExpress Estero** at the northeast corner of U.S. 41 and Estero Parkway in front of Walmart. MedExpress representatives presented an improved design with a relocated sidewalk and crosswalk and the addition of bronze benches in a public use area.

The DRB also approved a new sign for **Calvary Chapel** Gulf Coast which will have LED lighting. This property is located at Three Oaks Parkway across from the library and south of the Post Office.

Germain Arena is planning to paint the exterior of its building blue, white and grey. The DRB did not like the presented plan, which has a blue stripe around the entire building. Germain Arena asked for a continuance to the May 24 meeting.



Heartland Dental also presented its proposed design for a building in Grande Oaks Shoppes at the northeast corner of Corkscrew Road and Ben Hill Griffin Parkway. Heartland is proposing a

one-story, 5,520-square-foot building to house the dental office and a retail tenant. [See site maps and design plans here.](#)

Communications Report: Tom MacDonald

The ECCL launched a new website this week! Website page views, pages/session and session duration are all up. The majority of web traffic was directed from Google (41%) and from direct links (39%). The ECCL has developed custom memes for social media sites. Facebook page views are up by 91%, and “likes” are up by 40%. [View Presentation](#)

Fire District Reports

Estero Fire Chief Scott Vanderbrook and San Carlos Park Fire Chief David Cambareri reported both districts will present their initial budgets for 2017-18 in June and finalize these budgets in July so they may be submitted to the State of Florida by Aug. 4. Also, hurricane season begins June 1.

Financial Report: Bob Lienesch

During the month of April, the ECCL had dues income of \$1,875 and normal communications expenses of \$941. Year-to-date, the ECCL has an excess of income over expenses of \$5,075. The organization is in an adequate cash position with over \$15,000. So far, 26 communities have paid their dues. Unpaid communities are being contacted. [View Presentation](#)

Membership: Maureen Vath (for Adrienne Meijer)

The ECCL Membership Committee is developing a Strategic Plan to engage communities. The current focus is on communities directly within the Village of Estero. Future focus will be on new construction communities and facility memberships. Additional committee members are welcome. Contact Adrienne Meijer. [View Presentation.](#)