



Executive Summary
Estero Council of Community Leaders Meeting
October 11, 2013

Lee Memorial Health System - Sally Jackson & Suzanne Bradach

Sally Jackson, Director of Government and Community Relations, spoke about the economic benefits of the proposed hospital and a possible “medical village” (vacant lands along US41 which could be developed into a “medical village”).

FGCU’s Dr. Gary Jackson, Director, Regional Economic Research Institute, conducted a study this year of the impact of our new children’s hospital. He found that for every 100 jobs, 85 new jobs would be created in the community. Those jobs cut across all sectors and would be concentrated through the spending of the employees of the hospital. Labor income is the biggest part of our impact on the community.

When we look at how we impact communities, it is our hiring and the ability of our employees to spend in the community that makes most of the impact. The largest impact would be seen in services; next largest impact is in retail.

When we built Gulf Coast Medical Center recently, that became a magnet for investment because there was a lot of vacant land there. We have seen a number of physician’s office buildings built nearby as well as insurance companies; a whole cross-section of investments.

Our most comprehensive experience developing a community around a hospital was at Health Park Medical Center. When we invested in the property, our initial development was 240 acres; it’s now 400 acres. There are a lot of parallels to the 300-acre site in Estero. We now have a major Hospice facility there; several skilled nursing homes; assisted living facilities; independent living; specialty physician practices; apartments and day care facility among others.

When we look at this community, the hospital would be about \$81 million and, if we put an adjacent office building, that would be another \$20 million. The construction jobs would be in the multiple hundreds. It’s about a three-year process to build a hospital.

Suzanne Bradach, Director of Special Projects, stated that the hearing for the new hospital is scheduled to begin on Nov. 3 through Nov. 15 in Tallahassee. All depositions of the Lee Memorial Health System witnesses have been completed. Next week we begin deposing NCH witnesses. Once that’s completed, we’ll prepare for trial. After the hearing, the judge will study all the testimony and write an opinion. That decision should be rendered sometime in the spring. If the judge rules in favor of LMHS, that decision goes back to the Agency for Health Administration. They can either go along with the recommended order or they can chose not to. We have 18 months to begin construction following a positive outcome, which is why it’s important to start the process now.

We have submitted our notice of proposed change and our mixed-use planning development amendments to the Regional Planning Council and the Dept. of Economic Opportunity. We have three hearings coming up, one on November 18 with the Estero Community Planning Panel, one with Lee County and a regional one as well. We're going in with three different scenarios. We have an 80-bed hospital, a 120-bed hospital and a 160-bed hospital. We're going to get these different phases approved. As the hospital size increases, the amount of medical office building decreases. We have a maximum amount of square footage allowed on that land.

Estero Fire Rescue District – Chief Scott Vanderbrook

They are providing flu shots at the Three Oaks Parkway station for \$25 and \$30. The Board of Fire Commissioners passed the budget; they kept the millage rate at 2.18. Scott was deposed last week in support of the proposed hospital in Estero. His testimony was based on how many patients are transported out of Bonita Community Health Center and how it affects the Estero Fire Rescue services.

Membership Chair – Linda Tecco-Roach

The Estero Chamber of Commerce has joined the ECCL and the ECCL has joined the Chamber. Chairman of the Chamber Gene Montenieri was introduced.

INCORPORATION – ANNEXATION Pelican Landing- The Colony

Jack Lienesch, Chairman of the Estero Community Planning Panel - I'm a resident of Pelican Landing which has 197 registered voters; there are 70 voters in my neighborhood. We have a neighborhood meeting on Oct. 30 at which I will be presenting a rebuttal to the Bonita Springs' annexation. The Pelican Landing Community Association is having a forum on Nov. 4. The ECCL will be participating and Bonita Springs Councilman Steve McIntosch and/or Mayor Ben Nelson also will be participating. There will be a presentation to the Pelican Landing unit owners committee made up of 45 different neighborhoods. Mayor Nelson spoke at their last meeting and I will be giving a rebuttal on Nov. 6.

Don Eslick - We're in the process of converting the registered voter list for Pelican Landing and The Colony into a mailing list. There are about 160 people in the Tides apartments; we have not talked with them, although we've talked to the leadership. In The Colony, there are four high rises and several smaller communities. One of the high rises has adopted a community resolution in support of incorporation and has been advocating that the residents sign a petition in support of incorporation. Another high rise published a newsletter with information from Bonita; I contacted them and they're now providing information from the ECCL's perspective.

Community Meetings

John Goodrich - We have completed nine community presentations. There are 30 presentations currently scheduled, including several organizations. Three communities do not have presentations scheduled: Copper Oaks, Lakes of Estero and Villagio. If anyone from those communities wants to sign up for a presentation, please contact me at johnbarbgoodrich@comcast.net.

There are two public meetings scheduled by the Lee County Legislative Delegation, from 6 – 8:45 p.m., Monday, Oct. 28, and Tuesday, Nov. 12, in the Estero Recreation Center. This is an

opportunity for you to let your legislators know you want the right to vote. The final delegation meeting is on Dec. 3 when they will decide whether or not to present a local bill for Estero's incorporation referendum.

Contributions

Bob Lienesch – We have \$13,000 from individual residents and \$13,000 from a number of Estero communities. That brings contributions to a total of \$26,000, so we're about one-third of the way toward our goal.

Nick Batos - We have a great start. We have about 25% of the people who have signed petitions who have contributed. It doesn't take a lot; just a small amount from a large number of people and we can reach our goal. On Oct. 20, the Estero Chamber is one of the hosting parties for the Taste of Coconut Point. They have asked us to supply volunteers and they have graciously offered to donate their portion of the profits to the incorporation effort.

Petitions

Phil Douglas – The last official report was that we have 6,150 signed petitions. We have a new petition form; we ask that you please print legibly. We now have 27 community resolutions; however, 13 of those are from Grandezza, so we really have 14 community resolutions. We need to have all the communities sign a resolution. Please send to Phil Douglas at pdindy@comcast.net.

Lee County Legislative Delegation

Nick Batos – John and I have been meeting every three weeks with the Lee County Legislative Delegation to inform them of everything that is happening before we announce it to the press.

The two delegation meetings, Oct. 28 and Nov. 13, will offer all Estero residents the opportunity to voice their opinion about the incorporation process. It is important that you and your friends attend one of these two meetings. This is your opportunity to interact with your legislator; however, all that is required is that you sign in and say, "Please give Estero the right to vote." We'll be sending out another Alert regarding these two meetings.

Environment - Phil Douglas

The Florida Land and Legacy campaign continues until the end of October, so petitions are still being collected. This amendment would require the state to allocate one-third of the doc stamp funds to a designated fund to protect Florida's land and water. Florida's Supreme Court has approved the language of this bill and if this bill is passed, the legislature will not be able to defer those funds.

Community Planning – Roger Strelow

The Estero Community Plan is progressing; we're waiting for feedback from the County.

The Estero Community Planning Panel October meeting has been changed to 5 p.m., Thursday, Oct. 24. Hertz will be presenting their proposal for the architectural design of their office building.

The Research and Enterprise Diamond is the commercially-zoned land that surrounds both FGCU and the airport. It's expected that this area will grow, particularly with high-tech

businesses so that they can tie in with the University's research and engineering capabilities as well as its proximity to the airport. The County is working with a grant from the Architectural Institute of America which should help with the strategic planning of this area.

The U.S. is the leading natural gas country in the world now and our oil reserves have expanded greatly because of fracking. Fracking enables both the oil and gas companies to drill much deeper than they could before. They use heated water under pressure to crack open shale formations to release the oil and gas. The ability to get more gas into commerce is very beneficial; it produces a lot less air pollution and climate change impacts than coal.

The Hughes Company is pursuing permits to use this fracking technique close to the community of Golden Gate in Collier County. When Hughes applied for their Collier County permit, they used a map which included some tracks in Lee County's Density Reduction/Groundwater Resource (DR/GR) area. I brought this to the attention of the appropriate Lee County officials. No permits have been applied for in Lee County as yet but they probably will be. If there is an attempt to bring this into the DR/GR, we will be on top of this issue.

Transportation – Bill Williams

Lee County's Metropolitan Planning Organization sent a letter to the Collier County Commissioners suggesting that the trucks transporting sand to Collier County beaches use Alico Road, instead of traveling all the way down Corkscrew Road to I-75. Lee County Commissioners Larry Kiker and Cecil Pendergrass have been very supportive of the Estero residents on this issue.

There are studies being conducted on the Corkscrew Road interchange to determine if the intersection ramps are unsafe and/or need improvements.

Construction on the designated right-turn lane onto US 41 from Williams Road should start on Nov. 4.

Chairman Emeritus – Don Eslick

I will be going to Tallahassee on Nov.3 to testify on behalf of the hospital and provide demographic information which has been developed over the years.

A study was recently completed regarding how to best develop the 1,000 acres of vacant lands primarily along US41, Corkscrew Road and Three Oaks Parkway. We want to help the owners of these lands develop them as quickly as possible to our high standards as well as meeting market expectations. A small task force of the ECCL, Estero Community Planning Panel and Estero Design Review Committee met with the 10 long-term land owners to talk to them about this report and to develop a partnership with them.

There are three key anchors to this development plan. One is the Town Center area. This is the area on Via Coconut Road next to the Estero Community Park. There are about 350 acres of vacant land there. The second area is the medical district at the southern end of Coconut Point. The third anchor is FGCU. There's a lot of commercial property in that area that is not developed and we're working to get the University involved with the development of those properties.

On Nov. 6, the consultants will be coming to meet with our planning committees, including the Economic Development Committee, and then meet with the land owners. The key is that the community is working with the landowners to understand the market and jointly move ahead to get this land developed properly.

We've been organizing the communities east of I-75 who have an interest in the development north of them. Miromar Lakes has an enormous portion of land that extends from Alico Road down to the northern boundary of Grandezza. That whole area that surrounds the University is one zoning district. Miromar has decided to move a lot of the commercial zoning from the northern portion of their land down to the southern portion in order to meet the growing demands of the University.

We're working with the communities, the developer and the University to try to facilitate a consensus. One of the issues is that Estero Parkway will have to be extended to Corkscrew Road. All of the communities agree that the extension needs to be changed from its current plan, which has it going under the power lines.

On Wednesday, Oct. 16, Miromar Development's zoning request goes before the Lee County Hearing Examiner. We need to convince the Hearing Examiner that there should be more opportunities for public input as the plans start to develop. We need to have representatives of these eastern communities speak at the hearing.

There's another piece to that Miromar property, 5,000 acres, known as PEG (Private Equity Group). We met with the attorney for that property and they are now working on a new proposal.

The third issue of concern for the eastern communities is the Bella Terra proposal on the commercial land fronting that development. The developer has recently withdrawn their application due to the opposition of the residents. This proposal will probably come back in another form.

ECCL Elections - Nick Batos

Election of the 2014 ECCL Board members will take place at the January meeting. Anyone who is interested in serving on the board may contact one of the current board members to let them know of their interest.

Next meeting: Friday, November 8, 2013, from 10 a.m. to 12 noon, Estero Community Park.

For more information about the ECCL, Estero Community Planning Panel and Estero Design Review Committee go to www.esterofl.org.

Marilyn Edwards, Communications Director