

# ECCL

ESTERO COUNCIL OF  
COMMUNITY LEADERS

## The ECCL Report: August 2017

**Executive Summary:** *163rd meeting of the Estero Council of Community Leaders*

The Village of Estero and Estero Fire Rescue are finalizing their budgets for approval in September. After two years of operation, the Village has a \$17 million surplus, reported Village Councilman Nick Batos. This is \$11 million more in reserves than originally projected at the Village's incorporation.

Findings from the Kimley-Horn Area-Wide Traffic Study have been released, and the Village is currently prioritizing transportation projects. The ECCL Transportation Committee will be discussing this at the committee's Aug. 17 meeting.

Development news this month includes proposals for a new hotel at Coconut Point and a new self-storage facility on Ben Hill Griffin Road. A dirt mine project is being proposed adjacent to Grandezza.



*The next ECCL meeting will be Friday, Sept. 8, at 10 a.m. at Estero Community Park.*

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### VILLAGE REPORT - Nick Batos

Public readings for the **2017-18 budget** are scheduled for Sept. 7 and Sept. 20 at 5:30 p.m. The Village currently has \$17 million in reserves.

Councilman Batos urged Estero residents to support the **Everglades FIRST Act** by contacting congressional representatives in other states where they may own property. Lee County Commissioner Cecil Pendergrass reported that Rep. Francis Rooney and other representatives from Florida are working with the White House to get funds back into the federal budget for Everglades restoration.

The Florida Department of Transportation (FDOT) is planning **interim improvements** to the Interstate 75/Corkscrew Road interchange. FDOT will present the plans during a Village Council meeting on Sept. 7 at 5:30 p.m.

The **Coach Jeff Sommer Memorial Highway** will be formally dedicated during a ceremony on Sept. 5 at 9:30 a.m. at the northeast corner of U.S. 41 and Coconut Road. U.S. 41 will be known as the Coach Jeff Sommer Memorial Highway from Corkscrew Road to Coconut Road in honor of Estero High School's longtime athletics director and beloved coach who died suddenly after coaching the Estero Girls Cross Country team to state championship victory in May 2015.

The Village is partnering with the City of Bonita Springs and conservation groups to map out a bike path through the two communities as part of the **SUN (Shared Use Non-motorized) Trail**, a proposed multi-use trail system for the State of Florida.

Councilman Batos continues his quest with the U.S. Postal Service to get the 33928 **zip code** for all Estero residents. In the meantime, those with 33967, 34134 or 34135 zip codes may write "Estero" on their addresses, and they will now be listed as Estero residents on driver's licenses and other DMV records, Batos reported.

Councilman Batos is also working with the **School District of Lee County** to explore how the Village can partner with local schools to enhance programming and plan for future schools in Estero.

#### **ESTERO FIRE REPORT - Chief Scott Vanderbrook**

Estero Fire Rescue has tentatively set its 2018 millage rate at 2.15, the same as it was in 2017. The budget will be finalized in September. EFR is planning to open Station 45 on east Corkscrew Road within 3-5 years. The plan is to build in phases to keep the district out of debt. Storage bays will likely be built within two years. Living quarters will not be built until 2,000 new homes are constructed in the area, Vanderbrook said. A study commissioned by EFR determined that the impact fees from 2,000 homes would pay for the new station to operate.

#### **LEE HEALTH COCONUT POINT - Suzanne Bradach and Alex Greenwood**

Oct. 1, 2018, is the target date for the public opening of Lee Health Coconut Point (LHCP), said Alex Greenwood, the new Vice President for LHCP. He is forming a community advisory group and is seeking interested volunteers from the ECCL to discuss what the community would like to see at this facility. ECCL Chairman Don Eslick is reviving the South Lee County Hospital Committee with a meeting planned



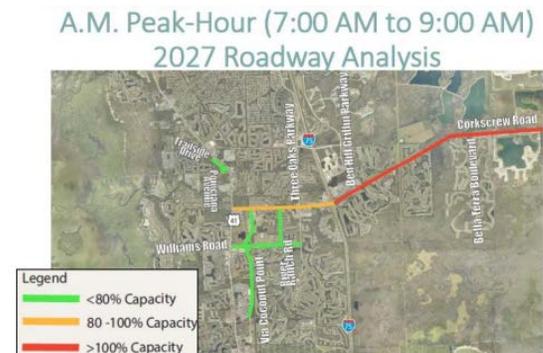
for 9:30 a.m. on Sept. 25 at Estero Fire Rescue headquarters on Three Oaks Parkway. The ECCL is committed to supporting LHCP and demonstrating to the State the need to build Phase Two, which would add 80 hospital beds. Click [here](#) to view Ms. Bradach's aerial construction views of the project site. [View Presentation](#)

### LEE VOTER FREEDOM - Dick Anderson

Mr. Anderson spoke of the current effort to change the Lee County Charter to make Lee County Commission elections nonpartisan. This initiative would allow all registered voters to vote in primary races regardless of their party affiliation. Lee Voter Freedom will soon be gathering signatures to have the amendment placed on the ballot for the 2018 general election. For more information visit [LeeVoterFreedom.com](http://LeeVoterFreedom.com). [View Flyer](#)

### VILLAGE OF ESTERO AREA-WIDE TRAFFIC STUDY - Bob King

Kimley-Horn and Associates recently released the Village of Estero Area-Wide Traffic Study, providing a comprehensive look at all of Estero's main roadways to determine safety, traffic conditions and future problem areas. Traffic counts were taken in February during peak season, and projections were made through 2027.



Most roads are currently operating well (at less than 80 percent of capacity), but there are several problem areas along Corkscrew Road. Planned interim improvements to the I-75 interchange should help, but Corkscrew Road from Ben Hill Griffin Parkway to Three Oaks Parkway is currently failing to adequately meet traffic demands during the evening peak hour. The Lee County Metropolitan Planning Organization (MPO) 2040 Plan indicates a future widening of Corkscrew Road, but not until the 2026-2030 timeframe. This does not account for several developments currently going through Lee County's planning and zoning process which will add thousands of homes on east Corkscrew Road.

The Area-Wide Traffic Study will help the Village set improvement priorities and timelines for improving Estero's roads. Click [here](#) to view Bob King's summary of the Traffic Study with intersection analysis of problem areas. [View Presentation](#)

Lee County has yet to present results for its *Environmental Enhancement and Preservation Overlay Study* (aka Corkscrew Road Study). *The next ECCL Transportation Committee meeting is Aug. 17 at 9:30 a.m. at Fine Mark Bank.*

### COMMUNITY PLANNING - Jim Tatooles

The Village is reviewing draft provisions of the **Comprehensive Plan** and conducting meetings for public input on this important document which will outline the Village's vision for the future.

**NCH Healthcare** is challenging the DRB decision to reject NCH’s proposed medical facility off of U.S. 41 on Lyden Drive, across from Coconut Point Mall. The appeal is expected to go before Village Council sometime in September.



Plans for a **new hotel** were presented to the Planning and Zoning Board (PZB) on Aug. 15. The proposed hotel is on a two-acre site north of Coconut Point Mall at the southwest corner of Via Villagio and Sweetwater Ranch Boulevard, adjacent to the fire station.

University Highlands is proposing to build a **storage facility** on the west side of Ben Hill Griffin Drive across from Grandezza in front of Tidewater. The developer is asking to convert general office/retail zoning to 90,000 square foot of self-storage space.

Additionally, **Park Place** is a small, single-family home development proposed on Block Lane west of River Ranch Road. This development would have 16 homes.

*For maps and images of these developments, see Jim Tatoes’ presentation [here](#).*

#### **ENVIRONMENTAL REPORT - Pete Cangialosi**

**Pepperland Ranch** went before the Lee County Board of County Commissioners (BOCC) Aug. 15 for final zoning approval. This is a 700-home development on east Corkscrew Road in the Density Reduction/Groundwater Resource Area (DR/GR). Additionally, the Comprehensive Plan Amendment sought by **Verdana** — proposing 1,425 homes adjacent to the Pepperland Ranch property — is tentatively scheduled for a BOCC Transmittal Hearing on Sept. 20.

The proposed **Troyer Brothers Mine** zoning application is not sufficient at this time, and no hearings are currently scheduled. Troyer is proposing to mine 900 of its 1,800 acres in the DR/GR. The ECCL has repeatedly asked the BOCC for a moratorium on new development in the DR/GR until the County’s Corkscrew Road Study is released.

“We don’t understand why they commissioned a \$300,000 study (the Environmental Enhancement and Preservation Communities Overlay Study) and are going forward with these projects without having the information the study is expected to provide,” said Pete Cangialosi, ECCL Environmental Committee chair. “We’ve asked them repeatedly to slow down, wait for its own report to be completed, its findings reviewed and evaluated so that growth can be planned in a smart way.”

A new dirt mine, **Alico Farm Field**, is now being proposed adjacent to Grandezza in the Wildblue



development. This 107-acre parcel has the same owner as Wildblue, a 1,100-home project in the DR/GR. The property is currently zoned agricultural. The owner is proposing excavation of a retention lake for production of 95,000 cubic yards of fill material. *For more information, see Pete Cangialosi's presentation [here](#).*

**FINANCIAL REPORT - Bob Lienesch**

The ECCL received its final outstanding residential community dues payment in July. On a year-to-date basis, net income is \$2,286. That positive result will turn negative in the future until the ECCL begins to receive income from new members in the healthcare and apartment communities. The ECCL has \$17,565 in the bank at the end of July, which is currently adequate for our needs.

**MEMBERSHIP**

Jim Shields was elected as the new Membership Director for the ECCL. He will take over for Adrienne Meijer and will be contacting senior care facilities and apartment complexes to explain the benefits of ECCL membership.

**COMMUNICATIONS - Tom MacDonald**

Website sessions and users are up this month. The keyword “Esteros” has improved by 12 rankings on Google. Boosted Facebook posts reached 1,500 people. Twitter received 2,500 impressions. The ECCL also has developed custom memes for use on social media. ECCL is also exploring its options for most effectively using the “Next Door” neighborhood communications website. [View Presentation.](#)

