



ESTERO COUNCIL OF  
COMMUNITY LEADERS

## The ECCL Report: April 2017

### **Executive Summary:** *159th meeting of the Estero Council of Community Leaders*

Wednesday, April 26, is a big day for civic involvement, as two important meetings will take place for the Village of Estero.

The Planning and Zoning Board (PZB) is inviting public comment on the Village of Estero Comprehensive Plan at 1:30 p.m. This session will specifically focus on what Estero residents desire for future parks and recreational facilities and services in the Village.

At 5:30 p.m., the Estero Design Review Board (EDR) will hear preliminary plans for an emergency room proposed by NCH Healthcare System on U.S. 41 at Coconut Trace across from Coconut Point Mall, less than half a mile from where Lee Health is building its Estero emergency department and healthcare facility at Coconut Road and U.S. 41. Estero residents are invited to attend this project information meeting and provide comments.

Additionally, the ECCL is following two major developments in the Density Reduction/Groundwater Resource area (DR/GR), east of Estero, which are currently making their way through Lee County's zoning process. Troyer Brothers' application to mine 800 acres has been transmitted by the Lee County Board of County Commissioners to the State. Pepperland Ranch, a proposed 700-home development, will go before the Lee County Zoning Hearing Examiner on May 4.

*The next ECCL meeting will be May 12 at 10 a.m. at Estero Community Park.*

### **Village Report - Councilman Jim Wilson**

Village Council elected Jim Boesch to serve as mayor for the next two years. The Village also has expanded its office space at Village Hall to fill out the entire first and second floors of the building. In keeping with the "government lite" concept, the Village still only has seven full-time employees. The rest of the workers at the office are contractors.

The Village estimates it will save \$1.5 million by taking over control of roadways from Lee County. Information from the Village-Wide Traffic Study should be released soon. The Village continues to encourage Lee County to slow down approval of new developments in the DR/GR until data is available from the county's Corkscrew Road Environmental Overlay Transportation Study later this summer.

With its surplus funds, the Village is looking into options for acquiring vacant land for public use.



Large projects currently going through planning and zoning include the Estero Crossing apartment complex next to Lowe's on Corkscrew Road. The developer is requesting 350 apartment units and 60,000 square feet of commercial use on this 43-acre property about 1,000 feet west of the interstate.

Councilman Wilson expressed gratitude to the ECCL for helping the Village with its communication efforts. The Village's email network currently reaches about 600 households, while the ECCL reaches about 4,000 households, noted ECCL Chairman Don Eslick.

### **Lee Health Coconut Point Update - Anne Frazier, Major Gifts Officer**



"We've been on a journey together starting about 12 years ago," Anne Frazier told the ECCL.

As a result, Lee Health Coconut Point will be breaking ground May 18. The \$140 million healthcare facility will include an emergency room, imaging, outpatient surgery, diagnostics, a rehabilitation center, a pharmacy and other medical services.

By contrast to NCH's newly proposed emergency room on 3.5 acres, Lee Health Coconut Point will be a 31-acre health and wellness campus. Frazier asked the ECCL for its support in raising \$20 million for the Lee Health Foundation. A flyer further describing this effort [is found here](#).

Phil Douglas, a resident of The Brooks, made a motion for the ECCL to give its full support to Lee Health. The motion unanimously passed.

For further information, contact Ms. Anne Frazier, Major Gifts Officer for Lee Health Foundation, at (239)343-6071.

### **Estero Senior Needs Study - Dr. Thomas Felke, FGCU**



The Department of Social Work at Florida Gulf Coast University is hosting focus groups in the Village of Estero to learn about the needs of seniors here. This is an update of a 2012 Senior Needs Study conducted in Collier County, which resulted in the construction of a Senior Center in North Naples. The company is considering building another senior center in south Lee County.

Dr. Felke and his associates would like to interview individuals age 60 and older who are full-time, part-time or seasonal residents of the Village of Estero. Interviews will be conducted at the Estero Recreation Center on May 8 and May 10 between the hours of 10 a.m.-11:30 a.m. and 4 p.m.-5:30 p.m. To RSVP to be included in a focus group session, send an email to: [fgcu-socialwork@fgcu.edu](mailto:fgcu-socialwork@fgcu.edu) or call (941)313-7270. [Flyer](#)

### **Transportation Report - Bob King**

FDOT is expected to begin construction on additional turn lanes at the I-75/Corkscrew Road interchange in the Fall of 2018. These interim improvements are projected to bring the interchange up to an acceptable level of service through 2029.

To the east of Estero's boundary, Lee County has accelerated its Transportation Study. The contractor, AIM Engineering, is expected to deliver data to the Board of County Commissioners

(BOCC) by July. This report will include the traffic impacts of Pepperland Ranch, Verdana, Wild Blue and The Place at Corkscrew.

“It really is a credit to the County for recognizing the need,” said ECCL Transportation Director Bob King.

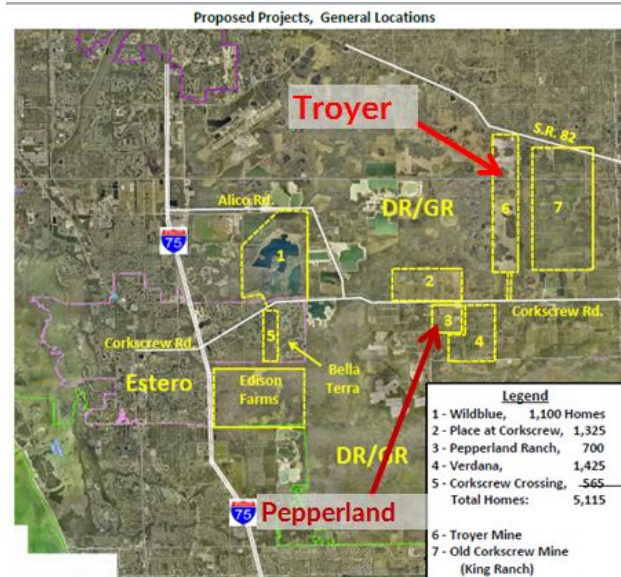
Additionally, the Lee Metropolitan Planning Organization (MPO) has designated \$100,000 in Fiscal Year 2019 for a Bicycle and Pedestrian Trail through Estero and into Bonita Springs. The MPO is looking to accelerate this project by one year if funds can be secured earlier.



The ECCL Transportation Committee meets the third Thursday of each month at Fine Mark National Bank on Coconut Road, from 9:30 a.m. to 11 a.m. [Presentation](#)

## Environmental Report - Pete Cangialosi

The Troyer Brothers Mine proposed project was approved to be transmitted to the State for approval by the Lee County Board of County Commissioners with a 4-1 vote (Commissioner Frank Mann dissenting). The ECCL, the Conservancy of Southwest Florida, Audubon and many immediate neighbors of the proposed mine spoke in opposition of the mine application. The Troyer Bros. property is 1,900 acres, with 800 being designated for mining. After the State gives its likely “rubber stamp,” the project will come back to the BOCC for zoning changes. Mining is proposed to start in 2020 and run for 30 years. Consultants for Troyer Bros. indicated that truck traffic will be directed to the interstate via Immokalee Road and Daniels Parkway. However, truck drivers (who are independent operators) carrying southbound loads could still access I-75 by exiting the mine and turning on Immokalee Road toward the eastern end of



Corkscrew Road and then follow Corkscrew Road to I-75.

A large residential development, Pepperland Ranch, will go before the Lee County Zoning Hearing Examiner on May 4 at 9 a.m. This is a 700-home development proposed in the DR/GR along Corkscrew Road. The developer is requesting zoning be changed from one home per 10 acres to one home per one acre (a tenfold increase) in exchange for environmental restoration on half of the property. Those who wish to testify about Pepperland Ranch must speak at the Zoning Hearing if they want to testify later in front of the BOCC.

The next ECCL Environmental Committee will be May 9 at 1 p.m. at Fine Mark National Bank on Coconut Road. On May 16, there will be an Estero Comprehensive Plan community input meeting focused on Conservation and Coastal Issues. [Presentation](#)

### Community Planning - Jim Tatoes

Comprehensive Plan Timeline	
Event	Date
LPA Meeting - Kick Off	December 2016
Community Meeting - Informational Kick Off	January 2017
Community Meeting - Vision Workshop	February
Community Meeting - Element GOPs	March
Community Meeting - Element GOPs	April
Community Meeting - Themes/Document Framework	April
LPA Workshops (2) - Full Comprehensive Plan	May - June
LPA Public Hearing - Full Comprehensive Plan	July
Council Workshop - Full Comprehensive Plan	August
Council Public Hearing - Transmittal of Comprehensive Plan to DEO	September
Council Public Hearing - Comprehensive Plan Adoption	December 2017

The Village of Estero is inviting public input on Parks and Recreation as it develops its first Comprehensive Master Plan. A meeting will be held at Village Hall on April 26 at 1:30 p.m.

“A Comprehensive Plan is simply goals and objectives,” explained ECCL Community Planning Director Jim Tatoes. “We’re talking about the overall picture 20 to 30 years out.”

Parks and recreation considerations include:

- Public access to the Estero River
- Support for the County purchase and preservation of Edison Farms
- Bike and pedestrian paths along the Estero River
- Connection of recreational and historic sites (including crossing U.S. 41)
- Future acquisition of the Estero Recreation Center from Lee County
- Youth recreational facilities and coordination with schools

[Presentation](#)

### Communications - Tom MacDonald

The ECCL website will be updated in two weeks to improve site navigation. ECCL marketing efforts have led to a 20 percent increase in hits on the website. Engagement (how long someone stays on the ECCL website) has increased by 32 percent. [Presentation](#)

### Membership - Don Eslick (for Adrienne Meijer)

The ECCL Membership Committee is seeking volunteers to give presentations to Estero communities. These presentations will explain the ECCL's supporting role for the Village of Estero and the ECCL's effective communications capabilities, which keep Estero residents informed about what is going on outside their gates. [Presentation](#)

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

To date, 25 communities have paid their annual dues. The ECCL's cash balance at the end of March was \$19,420. [Financials](#)

### **Fire District Reports - Scott Vanderbrook & Alexis Rothring**

Estero firefighters will still change smoke detector batteries for free, but these calls will only be scheduled on Mondays and Fridays now.

Hurricane season begins June 1. Communities wishing to schedule educational programs on hurricane preparedness should contact the fire department.