



ESTERO COUNCIL OF  
COMMUNITY LEADERS

## The ECCL Report: July 2017

**Executive Summary:** *162nd meeting of the Estero Council of Community Leaders*

Estero's newest Council member, Jon McLain, attended the ECCL's July 7th monthly membership meeting, along with Mayor Jim Boesch, who presented the Village Update. Each member of Village Council has been assigned areas to oversee. McLain is heading up the Estero Parkway roadway improvement project and will be spearheading efforts to initiate the Village's first Veteran's Day program at Estero Community Park. Mayor Boesch encourages all Estero residents to sign up for updates from the Village by using the "Subscribe via email" link at the top of the Village website: <https://estero-fl.gov/>. Subscribers will receive an email notification when a new post is made by the Village. This is a great way to stay informed!

On July 25, the Village's consultant will be presenting a draft of the proposed Comprehensive Plan during a meeting hosted by the Estero Planning and Zoning Board (PZB), tentatively set for 4 p.m. The agenda will be posted on the Village website one week in advance with links to draft Comprehensive Plan documents. The ECCL is planning a Joint Committee meeting on July 21 at 1 p.m. at FineMark Bank (Coconut Road) to prepare comments for the July 25 public meeting. All Estero residents are invited to attend the Joint Committee meeting.

The next ECCL meeting will be Friday, August 11, at 10 a.m. at Estero Community Park.

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### **VILLAGE REPORT - Mayor Jim Boesch**

The Lee County Board of County Commissioners (BOCC) has authorized county staff to begin negotiations at \$42.4 million to purchase the 3,900-acre Edison Farms property south and east of Estero's boundaries using Conservation 20/20 (C2020) funds. "Every commissioner totally

believes in making that a sanctuary and having it stay preserved in perpetuity,” said Mayor Boesch.

The Village is considering implementing its own land purchasing program similar to C2020 and the State’s Florida Forever program. Mayor Boesch said the plan is to have a program in place as part of next year’s budget. “Ten years from now, it will all be gone if we don’t start now,” he said. “If there’s one critical thing we have to do, we have to get green space in this town.” The Village is looking at funding options and would not increase taxes, he added.

Village Council is in the process of determining the design for Estero Parkway road improvements, including bike/pedestrian pathway options and landscaping. Village Council also will host an upcoming presentation from the Florida Department of Transportation (FDOT) and Lee County Department of Transportation (LDOT) regarding interim improvements for the Interstate 75 interchange at Corkscrew Road, tentatively scheduled for Sept. 20. This interchange is expected to look similar to the one at Bonita Beach Road with two turn lanes onto both northbound and southbound I-75. Construction should begin in the off-season of 2019.



Each member of Village Council has been assigned specific roles and puts in about 20-25 hours per week, estimated Mayor Boesch. He encouraged residents to contact the appropriate council member regarding issues of concern:

- **Bill Ribble:** Florida Gulf Coast University, alternate to Lee County’s Metropolitan Planning Organization (MPO), Florida League of Cities, Bonita Springs Council
- **Howard Levitan:** Zoning and Development, Village of Estero Comprehensive Plan
- **Jon McLain:** Estero Parkway, Veteran’s Day program and Village-wide celebrations
- **Katy Errington:** Water quality and flow, Estero River, Estero Historical Society, Charlotte Harbor National Estuary Program
- **Nick Batos:** Lee County Schools, Lee Health, Sun Trail
- **Jim Wilson:** Economic Development, Horizon Council, Bonita Springs Estero Economic Development Council (EDC)
- **Jim Boesch:** Edison Farms, Transportation issues, Lee County Board of County Commissioners (BOCC), Lee MPO representative

## COMPREHENSIVE PLAN

Each element of the Village's first Comprehensive Plan has been brought to a public forum for discussion. Now the ideas must be put together into one planning document containing the Village's specific goals, objectives and policies. The Estero Planning and Zoning Board (PZB) will host a public meeting on **July 25**. This is the beginning of the opportunity for Estero residents to comment on the Comprehensive Plan before it is sent to Tallahassee for review by the State. The Village must adopt a Comprehensive Plan by the end of 2017. The ECCL is planning a joint meeting of the Speakers Panel and Environmental and Transportation committees on July 21 at 1 p.m. at FineMark Bank to discuss the draft Plan.

### COMMUNITY PLANNING - Jim Tatoes

**Edera at Coconut Point** will present its amended application to the PZB on July 18 at 5:30 p.m. During a previous public information meeting, the Board and several members of the public questioned the proposal to build 200 multifamily units on 6.6 acres on the east side of Via Coconut Point, south of Williams Road and northeast of the Rapallo community. Edera was originally approved as a senior care facility with 200 beds, and the developer now would like to convert this to 180 apartment units.



Plans for the **Arcos Executive Center** were recently presented during a public information meeting. This is an office/retail building proposed for the northeast corner of Corkscrew Road and Three Oaks Parkway in Plaza Del Sol. The developer is seeking zoning approval for a three-story, 70,000-square-foot building.



To the northeast of this property, also in Plaza Del Sol, Echelon Senior Living Group is proposing to build the **Phoenix at Estero** assisted living facility on Arcos Avenue. The application is for 124 rental units, 24 of which would be designated for memory care.

**NCH Healthcare** lawyers are planning strategy in the wake of a Village decision that NCH cannot operate a 24/7 emergency room at its proposed Estero campus outpatient medical facility on the west side of U.S. 41 across from Coconut Point Mall without a zoning change. All businesses in this complex directly east of the Marsh Landing community must adhere to hours of operation restrictions.

Just outside of the Village of Estero boundaries at the west end of Coconut Road, Bonita Springs is considering plans for three projects: (1) **Hyatt Coconut Time Shares**, (2) a high rise complex, and (3) a marina mixed use development on the former Weeks Fish Camp location. All traffic to

these new developments would drive on a Village-maintained road (Coconut Road) to reach the properties along the bay to the north.

[View Jim Tatooles' presentation here.](#)

## TRANSPORTATION - Bob King



FDOT will present its plans for the interim improvements at the I-75 interchange with Corkscrew Road to Village Council on Sept. 20 to bring the interchange to an “acceptable level of service” through 2029. Lee County Department of Transportation (LDOT) will also be at this meeting to discuss its plans for improvements on Corkscrew Road. Initial findings from the county’s **Environmental Enhancements and Preservation Overlay Study** (Corkscrew Road Study) are expected to be presented to the County’s Steering Committee soon. This was originally scheduled for July 13 but has been postponed until a future, undetermined date. This study will determine the proportionate share that new communities along Corkscrew Road will pay in impact fees. New and proposed developments in this area include Verdana (1,460 homes proposed), Pepperland Ranch (700 homes proposed), Wild Blue (1,100 homes approved) and The Place at Corkscrew (1,325 homes approved).

**Verdana** went before Lee County’s Local Planning Agency (LPA) June 26 for a public hearing. The proposal is for 1,460 acres on Corkscrew Road, three miles east of Alice Road. The developers for Verdana and Pepperland Ranch have both agreed to pay their proportionate share of road improvements as identified in the county’s Corkscrew Road Study. Both applications have been transmitted to the BOCC.

**New traffic signals** are approved to be installed at the entrances to Bella Terra and Grandezza. Installation of the signal at Bella Terra is expected this fall. An installation date for the signal at Grandezza has not been determined.



[View Bob King's presentation here.](#)

## ENVIRONMENTAL REPORT - Pete Cangioli

**Troyer Brothers'** mine application has been transmitted to Tallahassee for review and will return to Lee County for a zoning hearing. Troyer Brothers is proposing to mine 900 of its 1,800 acres, with operations beginning in 2020 and continuing for 20-30 years. Mining would start on the south end of the property closest to Corkscrew Road and progress north toward S.R. 82. Representatives from Troyer Brothers have said truck traffic will exit onto S.R. 82 and head west using Daniels Road to access the interstate. However, truck drivers are independent contractors and may choose to exit toward the east and use Corkscrew Road to access southbound I-75. The mine would produce thousands of truck loads per day.



[View Pete Cangioli's presentation here.](#)

## FIRE DISTRICT UPDATE

The Estero and San Carlos Fire districts are currently preparing their 2017-18 budgets. **Estero Fire Rescue** Chief Scott Vanderbook said the district's budget is expected to be presented to commissioners during their August 1 meeting at 10 a.m. in the EFR Administration Building on Three Oaks Parkway.

The San Carlos Park Fire Protection and Rescue District is offering a **CPR class** on Saturday, July 22. Anyone interested should contact Alexis Rothring at (239) 267-7525 or [rothring@sancarlosfire.org](mailto:rothring@sancarlosfire.org).

## FINANCIAL REPORT - Linda Tecco-Roach (for Bob Lienesch)

Another community paid dues in June, leaving one unpaid community for which the ECCL expects payment shortly. Expenses in June included the usual approximate \$1,000 for communications, media and public relations, along with an annual insurance payment of \$800. For June, our net expense was \$1,459 and through June, year to date, we have a positive \$3,892 income. At the end of June, we have \$19,671 in the bank. [Presentation.](#)

## **COMMUNICATIONS - Tom MacDonald**

The ECCL has launched its new website at [www.esterotoday.com](http://www.esterotoday.com), and Facebook responses are up by 100 percent. You may view a promotional video produced for the ECCL by Evolution Brands (Tom MacDonald) at [this link](#). The video will be used to help inform others, including prospective new members, of ECCL's role and function in the community.

## **MEMBERSHIP**

The ECCL is seeking a new Membership Director. Please contact Don Eslick at [doneslick239@gmail.com](mailto:doneslick239@gmail.com) or Linda Tecco-Roach at [LMTecco@gmail.com](mailto:LMTecco@gmail.com) if you are interested.