

ECCCL

ESTERO COUNCIL OF
COMMUNITY LEADERS

Nov 9, 2018

Welcome.

(Please... Silence Your Phone)





ESTERO FIRE RESCUE



**Fire Chief
Scott Vanderbrook**



SAN CARLOS PARK FIRE PROTECTION & RESCUE SERVICE DISTRICT

**Fire Chief
David Cambareri**

**Public Information Officer
Alexis Rothring**





Village Report

COUNCIL MEMBER KATY ERRINGTON

ANNOUNCEMENTS

- **Membership Report – Linda Tecco-Roach**
- **ECCL Board Nominations for 2019 Election**
- **Village Permit Information Advisory**
- **An Evening Under Shadow Wood in Support of Estero High School**

ESTERO HIGH CULINARY

PRESENTS...

An Evening Under the Shadow Wood



Monday, December 17, 2018 | 6-9PM
Shadow Wood Golf and Country Club
22801 Oakwilde Blvd
Bonita Springs, FL 34135

ESTERO HIGH CULINARY

6-7PM | Cocktail Hour

Passed Appetizers

7PM | Dinner

Signature Salad

Filet Mignon

Trio Dessert

Complimentary Valet

Professional Photographer

Silent & Live Auction

Live Music

Estero High Culinary Competition Team Demonstration

Tickets \$75 per person

To purchase tickets [CLICK HERE](#) or go to:
[Squareup.com/store/estero-high-culinary](https://squareup.com/store/estero-high-culinary)

~Estero High School is a 501(c)(3) organization, all purchases and donations are tax deductible~

To contribute please contact: Nick Batos | Batos@Estero-FL.gov

Checks may be made payable to:

Estero High Culinary

9401 Corkscrew Palms Cir.

Estero, FL . 33928

(239) 289-4708

~Estero High School is a 501(c)(3) organization, all purchases and donations are tax deductible~

Sponsorships Available – Contact Nick Batos

Lee Health Coconut Point Update

Molly Grubbs,
Community and Business Relations for Lee Health

“hello” Coconut Point

Our New Health and Wellness Destination

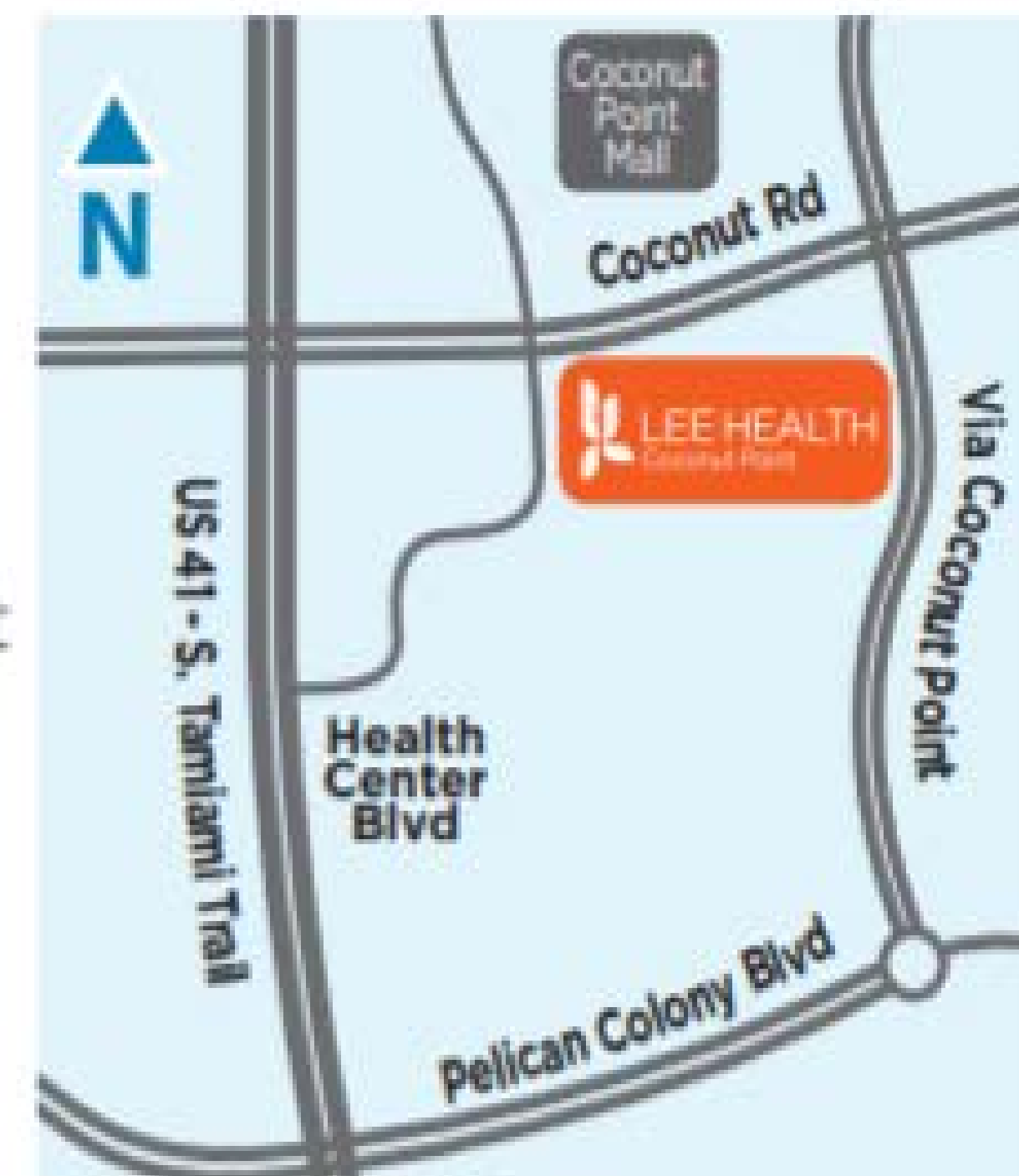
**You and your family are invited to the FREE
Lee Health Coconut Point Community Open House**



The Fun Happens Saturday, November 17, 9 a.m.-1 p.m.

No RSVP Needed

- **Free yoga classes**
- **Cooking demonstrations:** Boost your nutrition knowledge in our innovative kitchen
- **Emergency department tours:** Go behind the scenes of our modern 24/7 department
- **Find a doctor:** We'll help match you with a physician
- **Kids' activities:** Fun projects to inspire healthier habits
- **Get to know us:** Take part in a panel with physicians and Lee Health leadership
- **Technology:** Learn about kiosks, tablets, and wayfinding
- **Even more:** Connect with other health-conscious people and learn all you can about living a healthier life



Inspiring Health 5K Run/1K Fun Walk

7:30-8:30 a.m.

Lee Health Coconut Point

23450 Via Coconut Point, Estero, FL 34135

Register online at tinyurl.com/InspireHealth5k

Also
Saturday



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**Estero Heart Fair –
NICOLE MENENDEZ, AMERICAN HEART ASSN.**

Estero's Inaugural Heart Fair

- **Theme: being heart-healthy**
- **Activities: cooking demos, yoga classes, kid's activities, heart walk/run, and many more**
- **At: Lee Health Coconut Point**
- **On: Saturday, March 2, 2019**
- **Benefits: the American Heart Association**





ECCL Transportation Committee Report - Bob King



EEPCO "Overlay" Story

Tasks 6,7,8 - Coming Soon

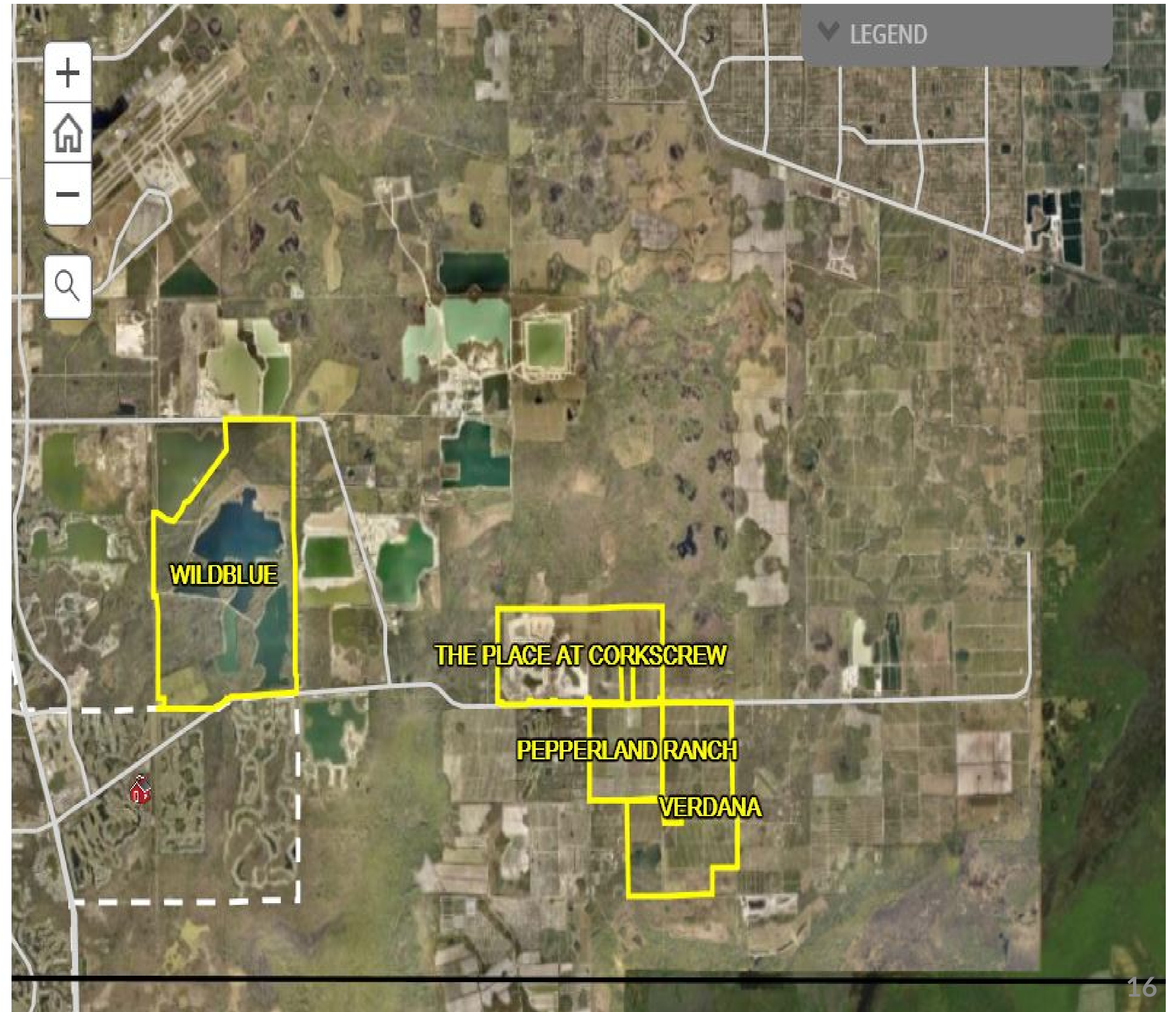
Task 6 – Transportation Improvement Cost Estimates
- Coming Soon

Task 7 – Environmental Support Tasks - Coming Soon

Task 8 – Proportionate Share Analysis/Identification
of Potential

Financing Options - Lee County is working to establish the proportionate share of infrastructure-improvement costs that new development within the overlay will pay. This will be an important funding source – one of many – for the infrastructure improvements for this area.

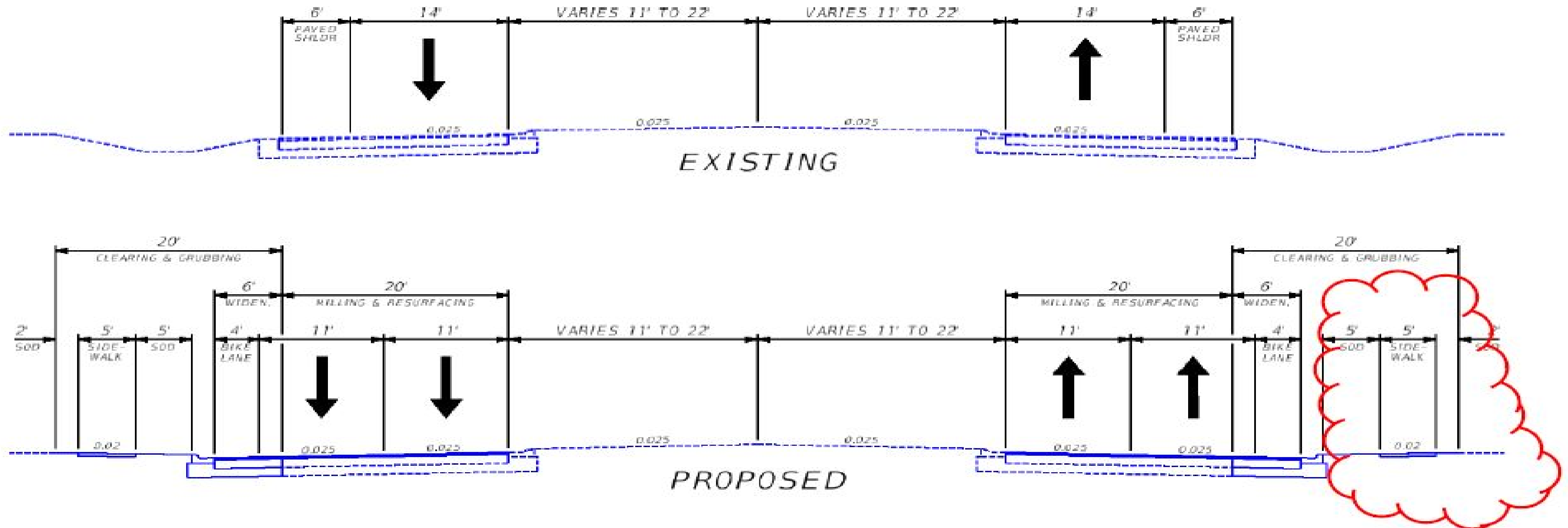
COUNTY TRAFFIC STUDY



EEPOC Material, (Tasks 6, 7, and 8)

The following material was obtained through a Freedom of Information Request. The information has not been recommended for approval by County Staff to the Lee County Board of County Commissioners.

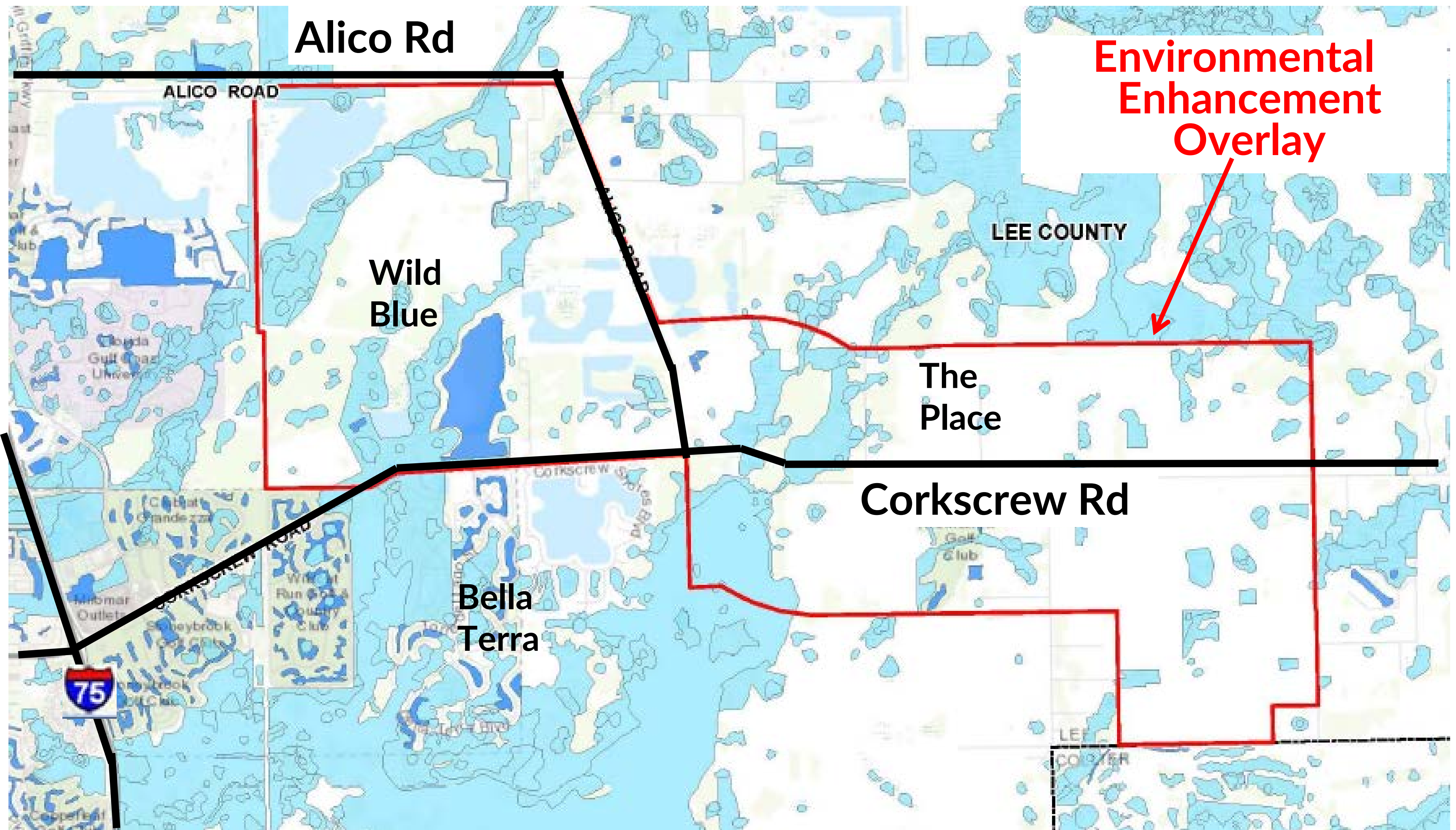
TASK 6 PROPOSED ROAD CROSS SECTION



Cost estimate updated to
assume a 12-ft shared use
path, consistent with the Lee
County LRTP (2016)

Summary of Roadway Improvement Costs

Project	Roadway Construction	Right-of-Way	Wildlife/ Hydraulic Crossings	Environmental Mitigation	Total Project Cost
Alico Road from Three Oaks Parkway to the I-75 Southbound Ramps	\$913,000	N/A	N/A	N/A	\$913,000
Alico Road from Airport Haul Road to the Proposed WildBlue Entrance	\$17,949,000	\$800,000	N/A	\$290,000	\$19,039,000
Corkscrew Road from Three Oaks Parkway to the I-75 Northbound Ramps	\$6,462,000	N/A	N/A	N/A	\$6,462,000
Corkscrew Road from the I-75 Northbound Ramps to Ben Hill Griffin Parkway	\$1,523,000	N/A	N/A	N/A	\$1,523,000
Corkscrew Road from Ben Hill Griffin Parkway to Bella Terra Boulevard	\$24,247,000	N/A	\$2,433,000	N/A	\$26,680,000
<i>Ben Hill Griffin Parkway to Grande Oak Way</i>	<i>\$4,076,000</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>\$4,076,000</i>
<i>Grande Oak Way to Wildcat Run Road</i>	<i>\$3,682,000</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>\$3,682,000</i>
<i>Wildcat Run Road to Bella Terra Boulevard</i>	<i>\$16,489,000</i>	<i>N/A</i>	<i>\$2,433,000</i>	<i>N/A</i>	<i>\$18,922,000</i>
Corkscrew Road from Bella Terra Boulevard to Alico Road	\$19,636,000	\$1,015,000	N/A	\$183,000	\$20,834,000
I-75 from Bonita Beach Road to Alico Road	\$78,414,000	N/A	N/A	N/A	\$78,414,000
Miscellaneous Wildlife/ Hydraulic Crossings (Four)	N/A	N/A	\$15,323,000	N/A	\$15,323,000

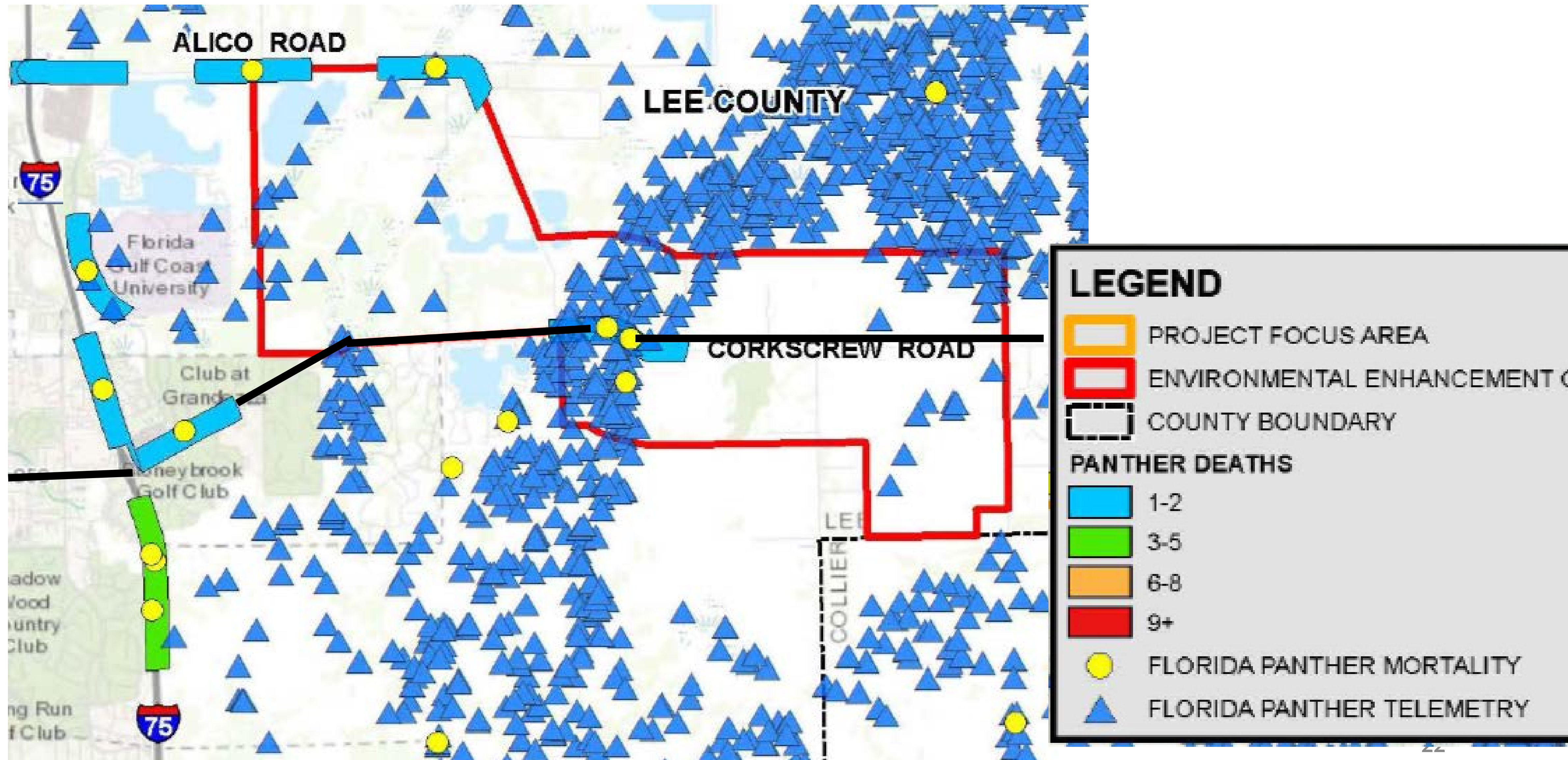


TASK 7 ENVIRONMENTAL

Major Components:

- **Habitat Impact Summary**
- **Wetland Analysis**
- **Wildlife & Habitat Analysis**
- **Environmental Enhancement Opportunities**
 - 1. Hydrologic Restoration and Enhancement**
 - 2. Wildlife Crossings**
- **Cost of Mitigation and Envir Enhancements**

Panther Telemetry and Deaths



Existing and Potential Wildlife Crossings

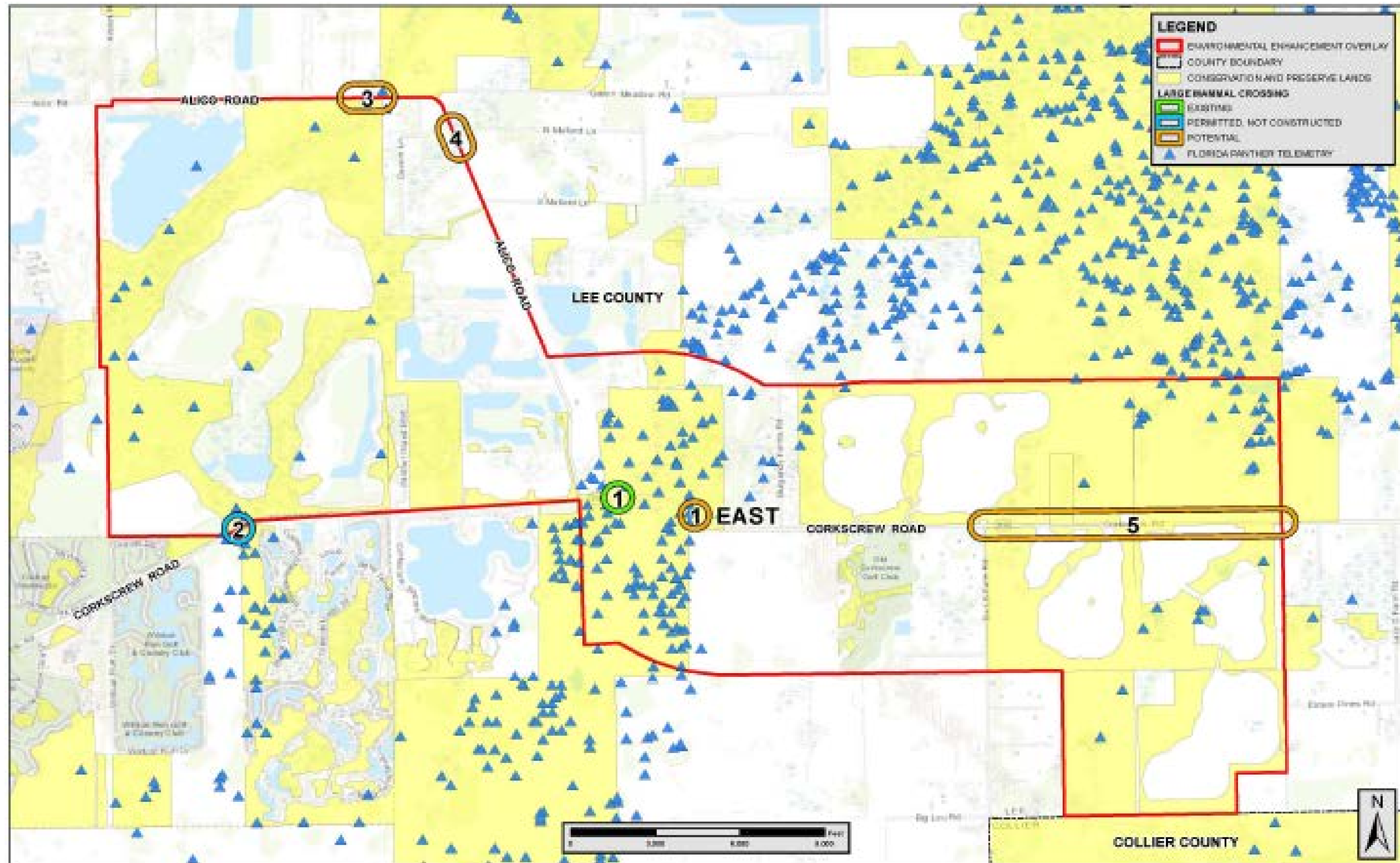


TABLE 3.6 WETLAND AND WILDLIFE MITIGATION COSTS SUMMARY

Mitigation Type	Alico Road	Corkscrew Road	Stormwater Management	Subtotal by Mitigation Type
Wetlands	\$153,045	\$10,656	\$10,080	\$173,781
PHUs (Panther Habitat)	\$86,925	\$120,900	\$46,200	\$254,025
WOST (Wood Stork SFH)	-	-	-	-
Subtotal by Impact Location (with ditches)	\$239,970	\$131,556	\$56,280	\$427,806
Subtotal by Impact Location (without ditches)	\$112,830	\$121,062	\$56,280	\$290,172

TASK 8 PROPORTIONATE SHARE

Total Proportionate Share Summary

Lee County Environmental Enhancement & Preservation Communities Overlay Study

Proportionate Share Type	Total Improvement	WildBlue		The Place at Corkscrew		Pepperland Ranch		Verdana		All Four Developments	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$
Roadway ¹	\$64,000,000	12.97%	\$8,303,141	23.96%	\$15,333,101	10.61%	\$6,789,235	17.77%	\$11,369,997	65.31%	\$41,798,565
Wildlife Crossings ²	\$15,323,000	24.10%	\$3,692,843	11.00%	\$1,685,530	5.20%	\$796,796	11.90%	\$1,823,437	52.20%	\$7,998,606
Total	\$79,323,000	15.12%	\$11,995,984	21.45%	\$17,018,631	9.56%	\$7,586,031	16.63%	\$13,193,434	62.78%	\$49,797,171

Notes:

¹Roadway Proportionate Share obtained from bottom row of Table 4.

²Wildlife Crossing Proportionate Share calculated based upon acreage proportions and costs as provided by AIM Engineering & Surveying, Inc.



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TASK 8 EEPOC Study

	PROPORTIONATE SHARE (P.S.) AND IMPACT FEES (I.F.)					
COMMUNITY	S.F.UNITS	P.S./UNITT	TOTAL P.S.	I.F./UNIT	TOTAL I.F.	TOTAL FEES
WILDBLUE	1000	\$ 9,630	\$ 9,630,000	\$ 4,498.20	\$ 4,498,200	\$ 14,128,200
THE PLACE AT CORKSCREW	1325	\$ 12,844	\$ 17,018,300	\$ 4,498.20	\$ 5,960,115	\$ 22,978,415
PEPPERLAND	700	\$ 10,837	\$ 7,585,900	\$ 4,498.20	\$ 3,148,740	\$ 10,734,640
VERDANA	1460	\$ 8,838	\$ 12,903,480	\$ 4,498.20	\$ 6,567,372	\$ 19,470,852
TOTALS	\$ 4,485		\$ 47,137,680		\$ 20,174,427	\$ 67,312,107
TOTAL COST ROADWAY AND WILDLIFE						\$ 79,323,000
SHORT FALL						\$ 12,010,893 15%
SOURCE OF DATA:						
IMPACT FEES: Lee County Ordinance 18-8 Impact Fee Collection Rate 3/7/2018 to 3/6/2019						
PROPORTIONATE SHARE PAYMENTS: Task 8 EEPOC Study, K Kittelson & Associates August 31, 2018 Draft						26
NOTE: Proportionate Share figures have not been approved by BOCC						

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PROPOSED DEVELOPMENT OF WEEKS FISH CAMP/LONDON BAY PROPERTY



OVERVIEW OF BAY PARCEL



PROPOSED DEVELOPMENT OF LONDON BAY PROPERTY

- **THE DEVELOPER:**

- London Bay Homes Estero Bay Investments, LLC

- LINK TO PROPOSED DEVELOPMENT

- <https://lbhbayview.com/>

- **WHAT IS BEING PROPOSED:**

- A continuing Care Retirement Community with 300 units

- Reactivation of a marina

- **JURISDICTION**

- Bonita Springs

BAY VIEW PROJECT



PROPOSED DEVELOPMENT OF LONDON BAY PROPERTY

- **PUBLIC INFORMATION MEETING HELD OCTOBER 18, 2018, 6:00 P.M. AT THE Estero High School**
- **APPROXIMATELY 100 ATTENDED**
 - **3 MEMBERS OFF ESTERO COUNCIL ATTENDED**
- **THE MAJORITY OF THE PUBLIC COMMENTS CONCERNED:**
 - **SMALL NUMBER OF BOAT TRAILER PARKING SPOTS (10)**
 - **INCREASE IN COCONUT ROAD TRAFFIC, ESPECIALLY DURING CONSTRUCTION**
- **FAQ'S ARE SHOWN IN WEB SITE, ADDRESS IN SLIDE 3**

CLOSE UP VIEW OF MARINA



WHY IS THIS PROJECT IMPORTANT TO ESTERO

- **THE SOON TO BE ADOPTED VILLAGE COMP. PLAN**
 - **POLICY 1.2.1 DISCOURAGE NEW PUBLIC ACCESS TO THE ESTERO RIVER FOR MOTORIZED WATERCRAFT**
 - **POLICY 1.2.2 The Village will cooperate to the extent practicable with the City of Bonita Springs and Lee County to provide public access to the Estero Bay**
 - **THIS IS OUR LAST OPPORTUNITY FOLKS TO GET ACCESS TO THE ESTERO BAY FOR POWER BOATS.**

- **ZONING APPLICATION SUBMITTED TO BONITA SPRINGS 11/8**
 - **Bonita Staff to work with applicant to obtain sufficiency**
 - **Review and recommendation by Planning & Zoning and Design Review**
 - **Bonita Council decision to approve or reject**
 - **OBTAIN COMP. PLAN AMENDMENT**
- **INTERLOCAL COOPERATION**
 - **PROJECT IN BONITA, TRAFFIC IMPACT IN ESTERO**
 - **COUNCILMAN BILL RIBBLE LIAISON FOR ESTERO VILLAGE COUNCIL**

Next Transportation Meeting

November 15, 9:30

at

Fine Mark Bank

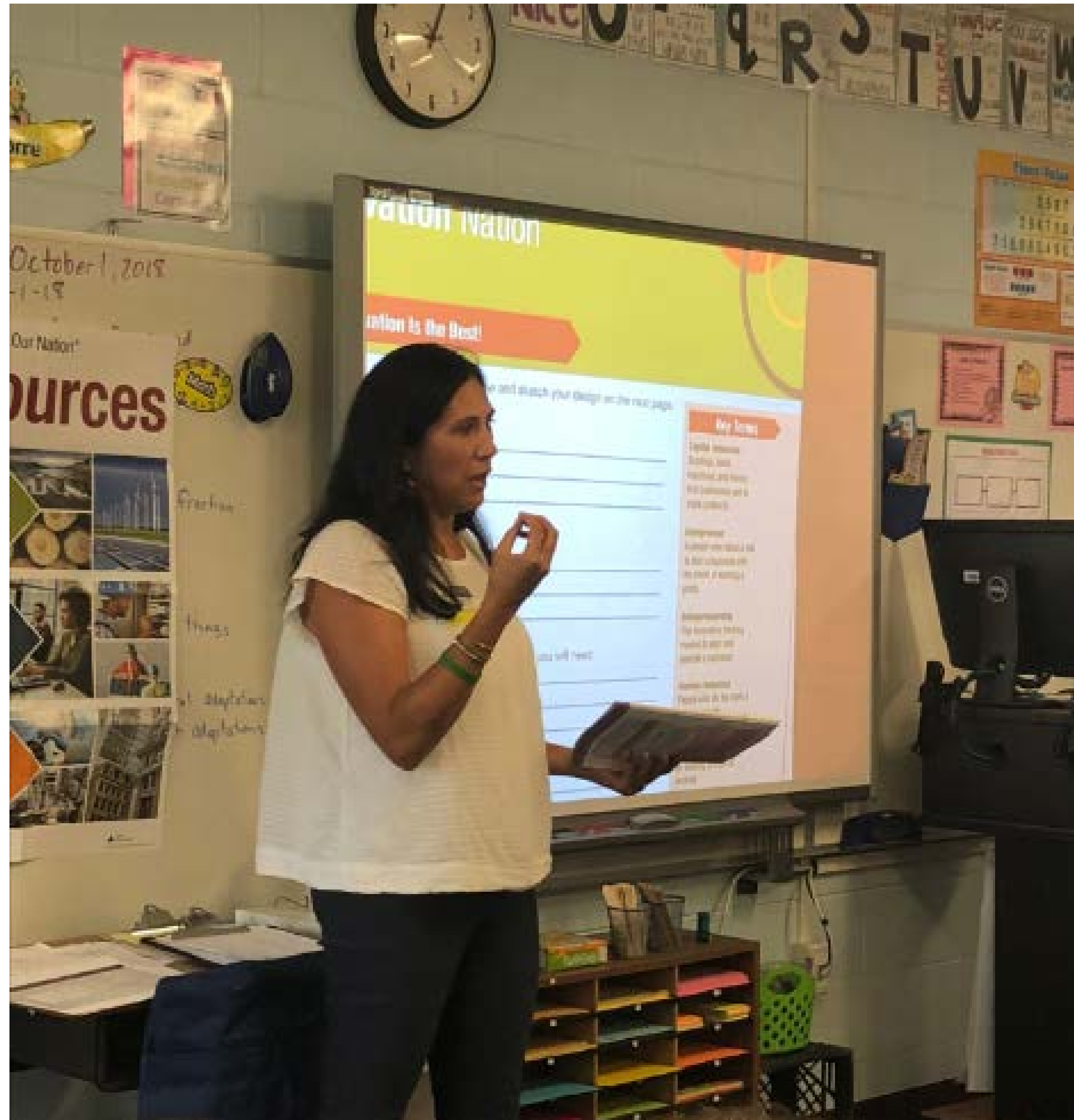


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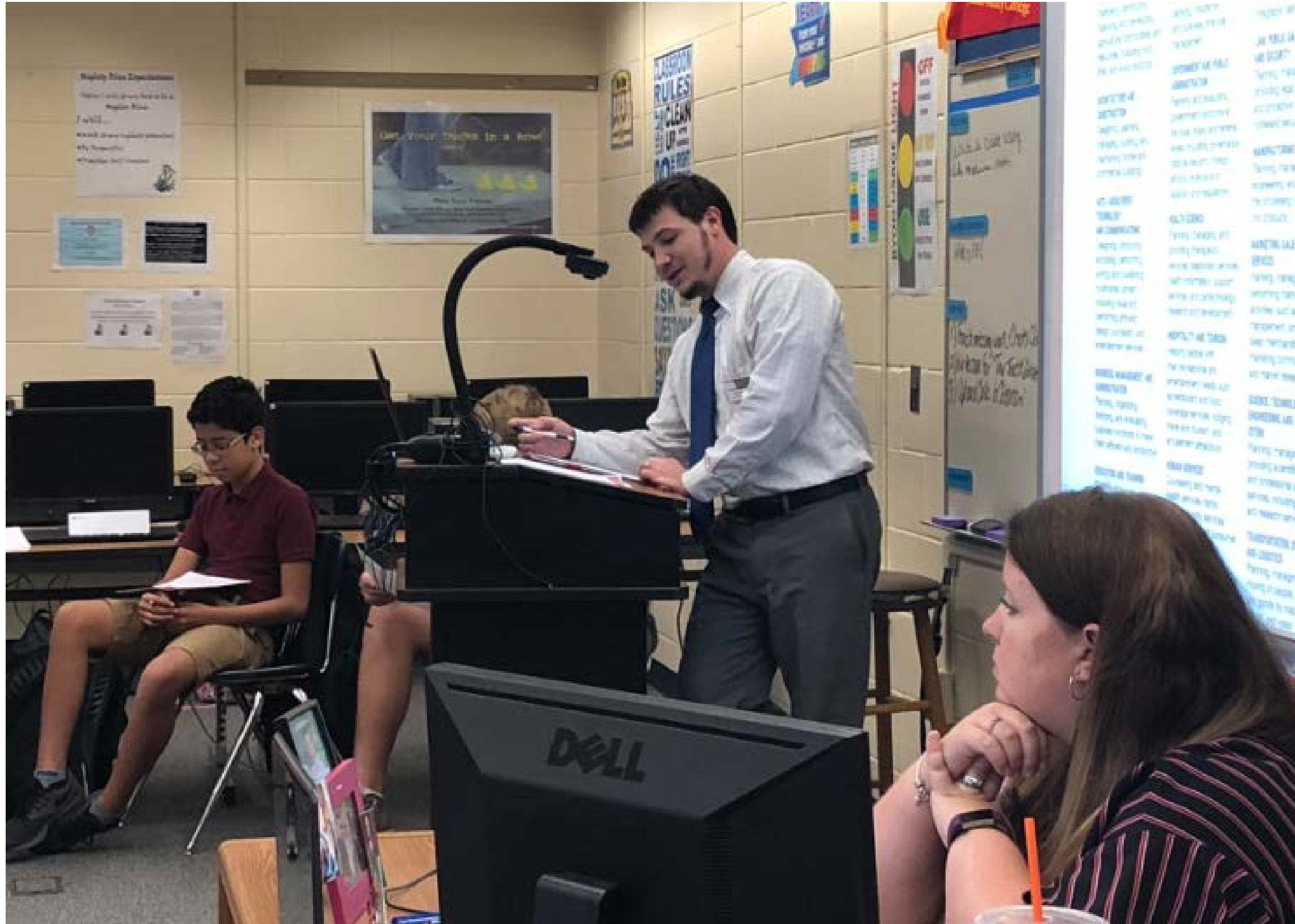
EDUCATION OUTREACH COUNCIL



- **Jim Shields**
- **Jim Gilmartin**



**Lisa Mason,
Estero Education
Ambassador
facilitating 5th Grade
Class at Pinewoods
Elementary**



**Luca Maselli, Estero
Education Ambassador
facilitating 8th Grade
Class at Three Oaks
Middle school**



“Estero on the River” Property, Purchase and Planning – Jim Tatooles





Process for Closing

1. Village of Estero – Council Workshop of Wed, Nov 28, 2018:

- Preliminary review of “**Land-Use issues**” – Reports due from Mary Gibbs and Land-Use Attorney Nancy Stroud
- Preliminary review of “**Real-Estate issues**” -- Reports due from Burt Saunders and Real Estate Attorney John Paulich
- Preliminary review of “**Review of financing alternatives**” -- reports due from our Financial Advisors and Lisa Roberson

Process for Closing

2. Village of Estero – Council Workshop of Wednesday, Dec 5
 - Response to any questions or concerns raised at the Nov 28, 2018 meeting
 - Final review of Land-Use, Real Estate and Financial issues
3. Village of Estero – Council Special Meeting of Wed, Dec 12

Process for Closing

- Proposed Council action to Waive all Contingencies and Final Approval of the Purchase
4. Anticipated closing on the property – Monday, January 14, 2019

Health Committee

Lowell Gerson

Next Steering Committee Meeting:

Friday, Nov 30, 2:30 – 4:00 PM

at

Healthy Life Center Classroom

at

Lee Health Coconut Pt

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ENVIRONMENTAL COMMITTEE REPORT – PETE CANGIALOSI

Argo, Corkscrew Crossing



- 625 Units
- 396 Acres Total
- 178 Acres Developed
- 178 Acres of Wetlands Filled
- 218 Acres Preserved
- PZB – No Date Yet



FINANCIAL – BOB LIENESCH

SUMMARY FINANCIAL REPORT FOR THE MONTH ENDED OCT 31, 2018



Income	
Dues	\$ _____
Total Income	0
Expenses	
Internet communications, media, and PR	- 1,081
Printing	- 16
Total Expenses	----- - 1,098 -----
Excess of Expenses Over Income for Sept.	\$- 1,098 =====
Excess of Expenses over Income for 2018	\$- 7,386 =====
Cash Balance at September 30, 2018	\$8,745 =====

For further details, see the financial statements linked to the agenda or at www.EsteroToday.com

DUES STATUS

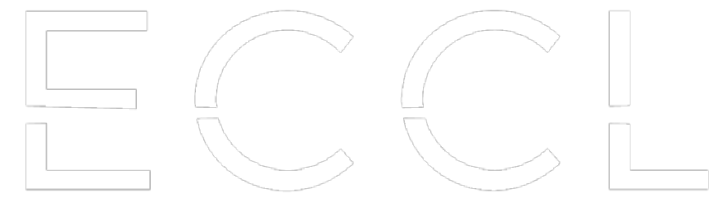
All communities have paid their 2018 dues. Thank You.

Dues for 2019

- A modest increase (\$50 to \$100)
- Amount based on community size:
 - 0 - 350 = \$400
 - 351- 700 = \$450
 - 701 - 1,100 = \$650
 - 1,101 - 1,500 = \$700
 - > 1,500 = \$800
- Invoices sent by Nov 30; due by Jan 31
- Rep help needed to verify “billing contact”

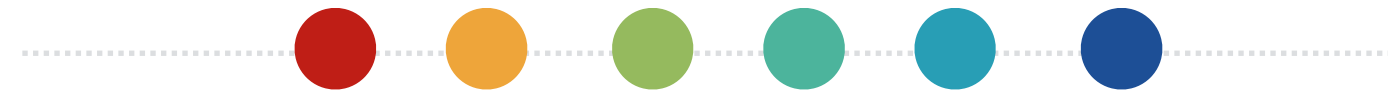
FORMATION OF A FINANCE COMMITTEE

- **Goal: benefit from experienced financial professionals;**
- **Activities include: financial planning, invoicing, budgeting and report preparation;**
- **Experience: prior financial experience, computer-literate (Quick Books experience a plus);**
- **Limited committee size (e.g., 4-5).**



ESTERO COUNCIL OF
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Adjournment



Next Meeting

Friday, December 14, 2018

10 AM

@ Estero Community Park

