

A number of Estero businesses have already invested in the EDC. The ECCL encourages Estero businesses to consider joining the EDC to realize the benefits of being an investor and to support the economic growth of south Lee County. Those who are interested should contact the ECCL's Bob Lienesch at [RPL1000@aol.com](mailto:RPL1000@aol.com) or Christine Ross at [Director@BonitaEDC.com](mailto:Director@BonitaEDC.com).

For more information on the BSEEDC, see [www.BonitaEDC.com](http://www.BonitaEDC.com).

## Estero Parkway Wal-Mart Is Alive and Kicking

On June 13<sup>th</sup> Wal-Mart presented its latest ideas for their store on land they own on the northeast corner of US 41 and Estero Parkway to the Estero Design Review Committee (EDRC). About 150 Estero residents attended the hearing.

Wal-Mart's new plans call for an 180,000 square foot store including space for general merchandise, a grocery store, a lawn and garden store, a pharmacy with a drive-through but without a tire lube facility and one outlet. The existing zoning for the property approved by the Board of County Commissioners in October 2004 contains a 228,000 square foot store with all the same uses but with a tire lube facility on the south end of the building, no drug store and one 20,000 square foot outlet.

The existing zoning was the product of two years of negotiation between a joint committee of the Estero Council of Community Leaders and The Vines community, which at that time was the only abutting community that was occupied. As a result the existing zoning contains twenty-four (24) site development regulations that prescribe in detail the landscaping and architecture of the development; the kind and location of sidewalks; the walls surrounding all noise producing equipment, including delivery areas; the hours of operation and delivery. In addition they prohibit many of the practices that have made some Wal-Mart stores objectionable like: the location of the outdoor seating; outdoor display and sales; outdoor storage; overnight vehicle parking; construction blasting; sidewalk, tent and parking lot sales; auto shows and other special events and any temporary signage.

The members of the EDRC and the public had many suggestions for Wal-Mart and its representatives. Wal-Mart wants some time to respond to all these ideas, make the necessary adjustments and return to the EDRC. Once they have firmed up the site plan and the design they plan to present to the Estero Community Planning Panel (ECP) before filing for rezoning with the County. The community will have several more opportunities for input on this project. Wal-Mart expects that the store will not open for business for at least 22 months.

## Corkscrew Woods Comprehensive Plan Approved by BOCC

On June 18<sup>th</sup>, the Lee County Board of County Commissioners voted to transmit the Corkscrew Woods Comprehensive Plan Amendment to the Florida Department of Economic Opportunity. The 722 acre Corkscrew Woods property, currently vested for 254 units, is inconsistent with the one unit per 10 acres allowed within the DR/GR. Thus, when the owner proposed changes through amendment to the Lee Plan, the community's primary objective was to find a land use strategy that would create greater consistency with the intent of the DR/GR while maintaining the integrity of the recently adopted DR/GR amendment.

After consideration of all of the possible options, the ECCL, Conservancy of Southwest Florida and others decided that the best solution was to amend relevant DR/GR sections of the Lee Plan to create an "Improved Residential Communities" overlay with associated implementing policies and map amendment. While the ECCL generally is opposed to increases in density within areas such as the DR/GR, we believed that this proposed amendment provides assurances that its applicability will be limited properties satisfying specific restrictions, such as requiring the site to already be inconsistent with the DR/GR standards and be adjacent to lands designated as future urban areas.

For sites that qualify, increases in density are available only through a rezoning to Residential Planned Development that demonstrates compliance in meeting a series of meaningful environmental and conservation standards. In addition, the actual