



ESTERO COUNCIL OF
COMMUNITY LEADERS

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FEATURE: A COMPREHENSIVE LOOK AT ESTERO'S TRANSPORTATION NEEDS

In December, the Estero Economic Excellence Outreach Council (EEEOC) held its second organizational meeting with special guest Dr. Mike Martin, president of Florida Gulf Coast University at FGCU's Emerging Technology Center. Discussion centered on recruiting experienced businesspeople of Estero to serve as mentors for the university's rapidly expanding Entrepreneurship Program. However, this is just one objective of the EEEOC. The organization also aims to partner with the Village of Estero, Lee Health and the Southwest Florida development community to implement a Village Center which aligns with the vision of Estero's residents.

This vision was developed and defined through a series of public workshops and planning meetings which culminated in Village Council adopting a Comprehensive Plan amendment and Land Development Code standards for the Village Center in June 2016. Before the Village's incorporation, the ECCL started planning for a "Village Center" about six years ago as the region was emerging from the Great Recession. The Village Center's fruition remains of great importance to the ECCL and will be one of three major initiatives of the newly formed EEEOC.

This month's feature article focuses on the southern portion of the Village Center, which is emerging as a health and wellness district, anchored by the new Lee He The Village of Estero has



undertaken a comprehensive approach to studying all traffic issues within its boundaries and is addressing the most critical needs, starting with major improvements for motorists, bicyclists and pedestrians traveling along Estero Parkway. The Village also continues to work with Lee County and the State of Florida to improve roadways not maintained by the Village.

In less than 20 years, the Village's population is projected to increase from 46,091 permanent and seasonal residents to 73,000. Just beyond Estero's eastern boundary on Corkscrew

Road, more than 5,000 new homes are planned, adding to traffic concerns on Estero’s roadways.

The newly drafted Village of Estero Comprehensive Plan (now in Tallahassee for State review) outlines the Village’s Transportation goals and objectives, emphasizing the need for interconnectivity between residential communities, commercial developments, local parks, recreational facilities and natural amenities. The Comprehensive Plan encourages “complete street” design strategies to provide safe and convenient routes for all modes of transportation.

WHO’S RESPONSIBLE FOR ROAD MAINTENANCE IN ESTERO?

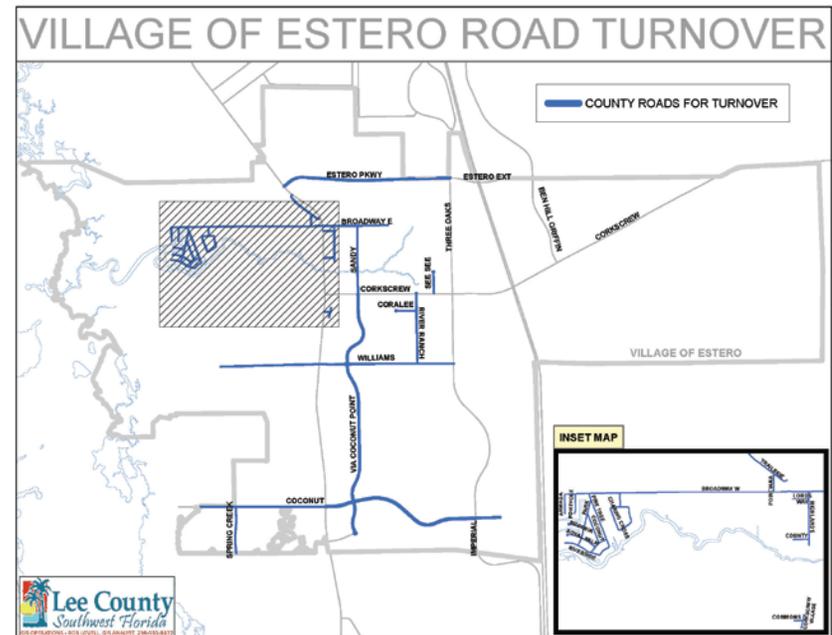
The Village has assumed responsibility for maintenance of many roads within its boundaries; however, the Florida Department of Transportation (FDOT) maintains Interstate 75 and U.S. 41, and the Lee County Department of Transportation (LDOT) continues to maintain these major thoroughfares:

- Ben Hill Griffin Parkway
- Corkscrew Road
- Estero Parkway extension (Don Eslick Bridge)
- Imperial Parkway
- Three Oaks Parkway

Roadways within gated communities and any other roads not listed above or in the chart below are private roads and are not maintained by the Village. The Village of Estero is fully

responsible for maintaining the following roadways within its boundaries:

Armada Ct	Caralee Ave	Palmetto Ter	Royal Pine Dr
Broadway East	Corkscrew Village Ln	Park Pl	Sandy Ln
Broadway West	County Road	Pine Tree Ln	See See St
Chaining Cross Cir	Estero Pkwy	Poinciana Ave	Spring Creek Dr
Coconut Dr	Highlands Ave	Porthole Ct	Trailside Dr
Coconut Road	Lords Way	River Ranch Rd	Via Coconut Point
Commons Way	Mederia Ln	Riverside Dr	Williams Road



FGCU'S INFRASTRUCTURE INVENTORY

Before the Village assumed responsibility for the above listed roadways, the Village commissioned Florida Gulf Coast University to undertake an Estero Infrastructure Inventory. Findings were published in January 2016. Three roads were found to be in need of immediate attention for repaving: Estero Parkway, Poinciana Avenue and Trailside Drive.

Thirteen other roadways in Estero were not given the “immediate attention” designation but were placed on a list for reevaluation in two-to-three years (2018-19). The most distressed of these roads were Broadway Avenue and Charing Crossing Circle.

VILLAGE OF ESTERO AREA WIDE TRAFFIC STUDY

In early 2017, the Village of Estero contracted with Kimley-Horn and Associates to conduct a comprehensive traffic study of all roadways within Estero's boundaries. Kimley-Horn collected traffic data in February to capture peak-season volumes. This study determined that several intersections within the Village are currently operating below an acceptable standard of service during the morning and evening peak hours for traffic. Additionally, the study offered an analysis of future roadway conditions using methodology to identify future travel demand, projected operating conditions and potential improvements.

On east Corkscrew Road, a traffic signal has recently been installed at the entrance to Bella Terra, helping these residents to safely exit their community and potentially helping to provide traffic gaps for safe egress of other communities “downstream” to the west.

The Kimley-Horn study also factored in the following transportation improvements planned within the next 10 years:

- FDOT improvements to the I-75 interchange with Corkscrew Road
- Signalization of Corkscrew Road & Corkscrew Woodlands Blvd.
- Signalization of U.S. 41 & Pelican Sound Drive
- Intersection improvements at U.S. 41 & Estero Parkway
- Additional turn lanes on U.S. 41 and Williams Road



The study also identified several “failing movements or approaches” which are anticipated with increases in future traffic. Recommended improvements include:

- Median storage at Corkscrew Road & Cypress Shadows Blvd.
- Turn lane extension at Corkscrew Road & Ben Hill Griffin

- Interim safety improvements at Corkscrew Road & Corkscrew Woodlands Blvd.
- Turn lane extension at Corkscrew Road & Three Oaks Parkway
- Retime signals at intersections at U.S. 41 & Corkscrew Road and U.S. 41 & Estero Parkway
- Additional turn lanes at U.S. 41 & Williams Road
- Signalization of U.S. 41 & Fountain Lakes Blvd.
- Retime signal at Three Oaks Parkway & Coconut Road

LEE COUNTY'S 'CORKSCREW ROAD' STUDY

Lee County recently released preliminary findings from its Environmental Enhancement Preservation Communities Overlay (EEPCO) Study (aka. "Corkscrew Road Study"). The objectives of this study were to identify needed transportation improvements, to identify costs and timing of those improvements, and to assess the proportionate fair-share obligations of new residential developments planned along Corkscrew Road east of Estero's boundary. This study indicates Corkscrew Road needs to be expanded to six lanes from Ben Hill Griffin Parkway to Grande Oak Way and to four lanes from Grand Oak Way to Alico Road. Lee County's five-year Capital Plan includes making the entire stretch from Ben Hill Griffin to Alico Road four lanes, but only \$2.9 million of the estimated \$51 million needed for his project has been budgeted; the remaining \$48 million remains unfunded.

VILLAGE OF ESTERO CAPITAL IMPROVEMENT PLAN

The Village has identified Estero Parkway as its highest priority transportation project. Planned improvements include roadway resurfacing, bicycle and pedestrian pathways, landscaping and street lighting. The Capital Improvement Plan (CIP) for fiscal year 2017-18 designates about \$3.14 million for Estero Parkway from a total Capital Program budget of \$5.84 million. Landscaping of Estero Parkway is planned for fiscal year 2018-19.



The Capital Program for FY 2017-18 budgets another \$497,300 for other transportation projects within the Village. The CIP also calls for a Bicycle and Pedestrian Master Plan to be developed and implemented for the safety, utility and enjoyment of non-motorized travel.

The total cost of transportation projects identified in the draft Comprehensive Plan is \$23.5 million. Of that, \$16.6 million has been budgeted through fiscal year 2021-22.

PLANNED TRANSPORTATION IMPROVEMENTS

The following major transportation projects have been included in the Village's five-year plan:

- Estero Parkway Improvements and landscaping
- Improvements to Broadway Avenue
- Williams Road Improvements including widening
- River Ranch Road sidewalks
- Three Oaks Parkway landscaping from Estero Parkway to Williams Road
- U.S. 41 improvements at Estero Parkway, Coconut Road and Williams Road
- “Entering Estero” signage
- Landscaping and turn lane improvements on Ben Hill Griffin Parkway

Major transportation projects to be funded by FDOT include:

- Interim improvements (additional turn lanes) for the I-75 interchange at Corkscrew Road, scheduled for spring 2019
- Distinctly “Estero” landscaping of the U.S. 41 median, scheduled for summer 2018

PRIORITIZATION OF TRANSPORTATION PROJECTS

Estero Parkway became the Village’s first major transportation project as a result of inherited funds from Lee County for resurfacing and sidewalk additions, explained Village Manager Steve Sarkozy. Village Council is still determining details of the design. There will be three design phases leading up to one

construction phase, said Estero Village Council representative Jon McLain, who is overseeing this project.

Prioritization of other transportation projects within the Village will be determined by (1) findings and recommendations of the Area-Wide Traffic Study, (2) needs arising from new development and (3) projects necessitated by the Village’s improvement of stormwater systems, said Village Manager Sarkozy.

“We have a sufficient amount of money we have been accumulating for our future capital needs,” added Finance Director Lisa Roberson. “The funds are being accumulated, and priorities are being set by Village Council.”

In the coming year, the ECCL Transportation Committee plans to make recommendations to Council regarding the order in which transportation projects should be undertaken.

“The goal of the Transportation Committee is to advocate for improvements in all forms of transportation and to keep the community informed of progress,” said ECCL Transportation Director Bob King. “We will solicit input from member communities on their concerns. We will work with the agencies responsible for the roadways — be they federal, state or local — to make the concerns of the community known.”

The funds are being accumulated, and priorities are being set by Village Council.

Community Planning Maps



DEVELOPMENT REVIEW SUMMARY JANUARY 2018

Design plans for the Estero Grande retail center and Estero Grande Parkside apartment complex have been approved for this development west of U.S. 41 at Estero Parkway directly across from Walmart. Estero Grande will include a Starbucks with a drive through and may include a gas station in the future. Estero Grande Parkside will have 198 multifamily units and offer pedestrian connectivity to the Shoppes at Estero Grande.

There are also two new hotels proposed for Estero. Marriott is planning to build a five-story, 100-room hotel on Corkscrew Commons Drive adjacent to the existing Embassy Suites by Hilton. Comterra Development is proposing to build Coconut Square Hotel, a five-story, 128-room hotel at the southwest corner of U.S. 41 and Coconut Road.

Meanwhile, the Planning & Zoning Board (PZB) unanimously voted to recommend that Village Council deny Naples Community Hospital's request for 24/7 operation of a freestanding emergency room as part of a 40,000-square-foot

healthcare facility within the Shoppes at Coconut Trace, located west of U.S. 41 across from Coconut Point Mall.

At the mall, two new retailers are planning to build new stores: Bassett Furniture and faith-based boutique Altar'd State.

Additionally, several Design Review Board and Planning & Zoning Board members have terms that are expiring on March 31, 2018. Anyone interested in serving on these boards must submit an application to the Village of Estero by Feb. 13. Village Council will begin conducting interviews on Feb. 21. Contact Village Clerk Kathy Hall for more information at (239)221-5035 or email <mailto:hall@estero-fl.gov>. Applications are also on the [Village website](#).

The next Design Review Board meeting will be Wed., Feb. 14, at 5:30 p.m. The next Planning & Zoning Board meeting will be Tuesday, Feb. 20, at 5:30 p.m.

Interactive Maps of Developments Under Review and Developments Under Construction can be found on the ECCL website <http://EsteroToday.com/community-planning/>.

VILLAGE COUNCIL ACTIONS

Tidewater

Council voted to approve the final, “Phase 3” platting for Tidewater by Del Webb, creating an additional 118 single-family lots in this new, 385-home community at the southwest corner of Estero Parkway and Ben Hill Griffin Parkway.

Estero Grande

Council also approved a subdivision plat for Estero Grande, creating nine tracts including commercial and multifamily residential sections as well as a preserve area, interior roadways, a lake and site drainage areas. Estero Grande is located on the west side of U.S. 41 across from Walmart.

Additionally, Council approved the “pattern book” for architectural elements of the commercial buildings within Estero Grande, contingent upon recommended changes in language. The developer agreed to add information addressing pedestrian connectivity and safety. Any future plans for a gas station within this development would need to go before the Design Review Board and return to Council for approval.

DESIGN REVIEW BOARD ACTIONS



Park Place of Estero

The board approved a development order for Park Place of Estero, a 16-lot, single-family home neighborhood at the west end of Block Lane, located off River Ranch Road north of Estero High School. This small community will be comprised of two-story, semi-custom built homes. Plans include a shaded, public gathering place with benches and a half-acre lake. Sidewalks will run along both sides of the road, and three heritage trees will be preserved on the property. The board asked the developer to return at a future date with updated plans for the gate and signage. Click [here](#) to view the Park Place of Estero presentation.

Estero Ridge

The board approved a paint job for the Estero Ridge shopping plaza located at the southeast corner of Estero Parkway and U.S.

41 which includes Cancun Bar & Grill, Rusty's Raw Bar and Thrive Community Church. The board's approval was conditional upon Estero Ridge coming into compliance on signage and landscaping, as well as adding more gray color tones to the mass of the building.

Marriott Springhill Suites

The board held a public workshop with representatives of Marriott, who are proposing to build a five-story, 100-room hotel on 2.5 acres on Corkscrew Commons Drive. This would be adjacent to the existing Embassy Suites by Hilton. Marriott has revised its plans to update architectural elements based on the board's previous recommendations. The board requested Marriott bring color chips when they return at a future date. Click [here](#) to view the Marriott Springhill Suites presentation.

University Self-Storage

The board held a public workshop for University Self-Storage, a three-story facility with 725 storage units and ancillary office space proposed on the west side of Ben Hill Griffin Parkway across from the Grandezza community. Revised plans include a varied roof height, simplified shutters, added pedestrian crossings, a bike rack and handicapped parking spaces. Palm trees will be planted along Ben Hill Griffin, and a buffer will be added to the north end of the property. Signage will be on the building only. The board recommended adding a mini-tower between the two end towers and adding awnings. Click [here](#) to view the University Self-Storage presentation.

West Bay Golf Club

The board approved a development order for West Bay Golf Club to renovate its existing 18-hole golf course west of Williams Road and U.S. 41. West Bay plans to improve tee boxes and bunkers and modify the lakes while reshaping the golf course. Click [here](#) to view West Bay's presentation.

Bassett Furniture

The board approved a development order for Bassett Furniture to build a 15,100-square-foot store on an outlot at Coconut Point Mall between Ethan Allen and City Mattress. This will be a single-story building with Mediterranean style architecture, earth tone paint colors and a landscaping buffer along U.S. 41. Click [here](#) to view Bassett Furniture's presentation.

Altar'd State - Coconut Point

Altar'd State is a faith-based retail store with 90 locations nationwide. It is opening in Coconut Point Mall at the corner of Fashion Drive and Via Monte Carlo Way, across from Tommy Bahama. The DRB approved Altar'd State's design proposal, which includes refinishing the building facade with copper-clad canopies, stained glass windows and an illuminated metal wall sculpture. Click [here](#) to view the Altar'd State presentation.

Coconut Point Pre-Owned Vehicles

A monument sign for Coconut Point Pre-Owned Vehicles is proposed south of the Coconut Point Ford main entrance on U.S.

41. The new sign would be 40 percent of the size of the existing dealership sign, and lettering would be illuminated. This was a public information meeting only. The board suggested the applicant bring back a landscape plan and photos.



Shoppes at Estero Grande

The board held a workshop for Shoppes at Estero Grande, a proposed 8,689-square-foot commercial development including a drive-through on about 4.65 acres west of the intersection of U.S. 41 and Estero Parkway. The design includes seven pedestrian crosswalks and a stop sign at the drive through; however, the board suggested additional traffic calming measures. Some neighboring residents spoke against allowing a gas station. The developer will submit a separate design plan for the gas station at a later date.

PLANNING & ZONING BOARD



West Bay Club Dog Park

The board approved West Bay Club's request to develop recreational facilities on its property located west of U.S. 41 at the west end Williams Road. Plans include a dog park, four pickleball courts, a bocce ball court, a restroom facility and a grassy parking area. Click [here](#) to view West Bay's presentation.

Estero Grande Parkside

The board approved a deviation to reduce the number of required parking spaces for Estero Grande Parkside, a 198-unit, multifamily residential complex planned to be built behind the Estero Grande commercial development west of the intersection of U.S. 41 and Estero Parkway. The reduction, from 2 to 1.75 parking spaces per unit, will allow the developer to reduce the total number parking spaces from 436 to 347. In return, Estero Grande Parkside will retain more green space to help with drainage and reduce surface water runoff. This community's

amenities will include a clubhouse, outdoor pool, volleyball court and bocce ball/pickleball court. Click [here](#) to view the Estero Grande Parkside presentation.

NCH/Shoppes at Coconut Trace

The board voted to recommend that Council deny Naples Community Hospital's request for a zoning amendment to allow 24/7 operation of a freestanding emergency room as part of a 40,000-square-foot healthcare facility within the Shoppes at Coconut Trace, located west of U.S. 41 across from Coconut Point Mall. As part of Coconut Trace's zoning, hours of operation are restricted to between 7 a.m. and 11 p.m. NCH also was requesting zoning deviations to build the facility closer to U.S. 41 and to increase the maximum allowed height of 62 feet. The proposed emergency department would be 12,000 square feet with the remainder of the facility including medical offices, testing facilities and related ancillary services. The PZB received

approximately 200 emails in opposition to this project. Click [here](#) to view the NCH and Village Staff presentations.



Coconut Square Hotel

Comterra Development is proposing to build a five-story, 128-room hotel at 2340 Walden Center Drive on about 2.6 acres southwest of the intersection of U.S. 41 and Coconut Road in the Pelican Landing Development of Regional Impact (DRI). This was a public information meeting only. Click [here](#) to view Comterra Development's presentation.

ESTERO'S DECEMBER RESIDENTIAL BUILDING PERMITS INCLUDE 2ND GENOVA UNIT; 2017'S TOTAL PERMITS APPROACH \$90 MILLION

During December 2017, permits for forty-three (43) residential units were issued. This included a thirty-four unit building within Genova Coconut Point on Three Oaks, seven (7) single-family homes, and two (2) duplexes. Six of the nine single family units were issued to Tidewater on Ben Hill Griffin and Estero Parkway. The total value of all residential permits during December was \$11,743,640.

For 2017, the building value, as shown below, approached \$90 million, one of the best years since 2007. Over 40% of the nearly \$90 million was for multi-unit complexes like apartments at Springs at Gulf Coast and The Reef, and the condominiums at Genova. On a unit basis, of the 469 single-family permits, over half were issued to Tidewater. The rest were issued to Pebble Pointe, Estero Place, West Bay and Oaks of Estero.

The table below compares 2017 figures with those of the previous 17 years.

Year	Annual Housing Units	Building Value	Average Building Value Per Unit	Percentage of Single Family Units
2000	2,088	\$291,811,402	\$139,756	41%
2001	2,104	325,403,253	154,659	47
2002	1,500	278,888,919	185,926	51
2003	1,425	231,712,400	162,605	47
2004	1,646	365,109,794	221,816	60
2005	2,833	627,683,225	221,561	46
2006	1,310	343,633,334	262,316	39
2007	432	123,191,025	285,164	38
2008	167	56,356,637	337,465	81
2009	164	53,242,861	324,652	76
2010	194	39,205,544	202,090	79
2011	181	37,949,095	209,664	83
2012	341	59,611,615	174,814	75
2013	448	77,060,791	172,011	75
2014	351	63,893,083	182,032	67
2015	749	90,062,253	120,243	16
2016	170	53,917,016	317,159	71
2017	469	89,900,779	191,686	22

Note: The building values above exclude the value of the underlying land.

Sources:

For 2016 and 2017, see Village of Estero Community Development: <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the "Village of Estero": <http://www.leegov.com/dcd/reports>

ESTERO'S DECEMBER COMMERCIAL PERMITS WEAK; 2017 ESPECIALLY STRONG

Commercial permits in December 2017 totaled \$1,237,003, one of the lowest monthly figures this year.

The \$114 million permit value for 2017, as shown below, marks the second-best year for commercial investment in the last ten years, largely due the \$82 million investment by Lee Health in its Coconut Point medical village. (The 2014 total was greater as it included nearly \$100 million for the Hertz headquarters.) Other significant investments in 2017 included nearly \$8 million in renovations within Coconut Point and Miromar malls, over \$5 million for the Estero Lock-Up storage facility and over \$3 million for the United Methodist Church.

The table below compares 2017 totals with those of the previous 17 years.

Note: The building values above exclude the value of the underlying land.

Sources:

For 2016 and 2017, see Village of Estero Community Development: see <https://estero-fl.gov/monthly-building-reports/>

For prior years, see Lee County Permit Reports for the “Village of Estero”: <http://www.leegov.com/dcd/reports>

Year	Total
2000	\$77,250,835
2001	44,116,526
2002	23,135,139
2003	23,234,725
2004	60,859,820
2005	111,037,977
2006	184,709,240
2007	157,614,045
2008	39,261,677
2009	9,752,556
2010	9,322,546
2011	11,717,593
2012	11,879,291
2013	14,656,213
2014	139,285,611
2015	68,338,852
2016	39,716,393
2017	114,347,679

ESTERO'S SINGLE-FAMILY HOME SALES FALL OFF IN DECEMBER; 2017 ACHIEVES RECORD HIGH SINCE 2010

Thirty-nine (39) single family homes were sold in Estero in December, down 40% from December, 2016. Despite weak sales in November and December, the five hundred ninety-four (594) homes sold in 2017, while only slightly ahead of 2016, marks the best year since 2010 -- when the ECCL first started tracking monthly sales.

Sales figures for 2017 and for each month for the previous two years are shown at right.

At December 31, there were 418 listings of currently active, unsold homes (i.e., "inventory"), representing about an 8-month supply. Both figures are virtually unchanged from November, but significantly down from levels early in the year and last December. Pending sales totaled 58 homes, the lowest level since December, 2012.

There were no distressed sales again in December, while distressed sales in inventory at the end of the month remained near 1 to 2%, the lowest levels since 2012.

Continued thanks to Estero's Joe Pavich, Sr. of Realty World J Pavich Real Estate for supplying us monthly sales and inventory figures.

Period	2015	2016	2017	Inc (Dec)	Inc (Dec) %
Jan	34	46	46	-	-
Feb	35	39	41	2	5
Mar	65	54	73	19	35
Qtr 1	134	139	160	21	15
Apr	69	67	42	(25)	(37)
May	71	47	65	18	38
June	63	66	76	10	15
Qtr 2	203	180	183	3	2
July	51	42	53	11	26
Aug	36	57	42	(13)	(26)
Sept	44	35	38	3	9
Qtr 3	131	134	133	(1)	(1)
Oct	41	33	47	14	42
Nov	33	39	32	(7)	(18)
Dec	53	65	39	(26)	(40)
Qtr 4	127	137	118	(19)	(14)
Totals	595	590	594	4	1

Notes: 1) "Distressed sales" include short-sales and sales of bank owned property in which the bank receives less than their loan amount.

2) Figures include homes in Estero (excluding homes in the Estero portion of Pelican Landing, which are not separately shown in the MLS). Also not included are figures for multi-family homes.

Source: Multiple Listing Service ("MLS").