



ECCCL

EAST
CORKSCREW
ROAD

DEVELOPMENTS

GREATER ESTERO COMMUNITY REPORT

THIRD QUARTER
2021

EAST CORKSCREW ROAD DEVELOPMENT AND GROWTH



Introduction

Most of you will be aware of the continued developments along East Corkscrew Road. The new developments outside the Estero Village boundary, include Wild Blue, The Place, Verdana, Corkscrew Shores, FFD Farms, and Corkscrew Estates. ECCL's activities are not confined to only the Estero Village itself.

The ECCL's Safety and Transportation team advocated for bringing forward the start of road widening on this bustling road. The first phase of work has already begun (this section is largely within the Village boundary). This initial phase will take up to 2023 to reach Bella Terra.

The expansion to Alico Road (not under the Estero Village control) is planned to be completed by 2025. Unfortunately, the existing two-lane road from Alico Road further east along East Corkscrew is only

now being considered and may take years to implement. The ECCL believes that this section also requires widening at the earliest opportunity.

The ECCL was instrumental in improving traffic flow and access to several communities (Wild Blue and Bella Terra in particular) by advocating for matching up the entrances and proposing traffic lights that are now in place. Suggestions relating to water flow have also been addressed.

We will work with the Estero Village Council, developers, environmentalists, and the Lee County Commissioners to ensure that existing residents and those who plan to live in these very beautifully designed communities have an infrastructure to support them. At the same time, we will respect our water supply from the

underground aquifers and endangered wildlife.

Without a balanced approach, the anticipated influx of people to the area will not happen. Who will want to spend hours in traffic trying to get to the West's shops, banks, schools, and major highways? But, if these developments do not consider the protection of the wetlands, the DR/GR (Density Reduction/Groundwater Resource), and critical wildlife habitats, then a backlash from the many conservation-orientated organizations and the public is inevitable.

We must get agreement from all focused on making communities along East Corkscrew Road another desirable part of the greater Estero area. The ECCL has a track record of helping to improve our quality of life in our local communities, and with your help and support, we believe we can achieve an amicable solution for all.



EAST CORKSCREW ROAD: CAN WE AVOID A NIGHTMARE SCENARIO?

Summary

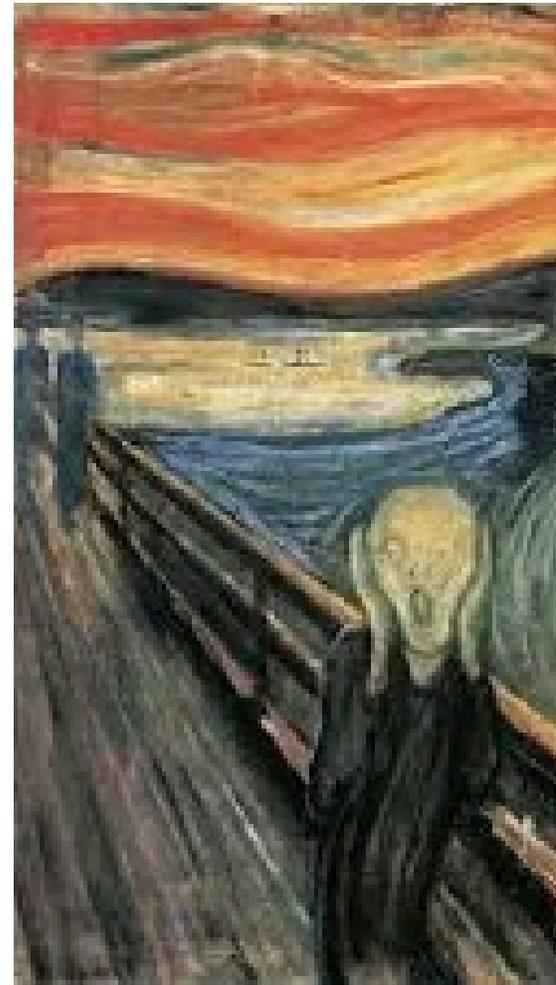
The latest figures available for the number of homes built and closed along East Corkscrew Road for 2021 will amount to 6,849¹. This number adds up to a population of around 15,000 people.

With the number of homes planned at The Place, Verdana, Corkscrew Shores, Wild Blue, FFD Farms, and Corkscrew Estates amounting to 10,632, the total number of homes along East Corkscrew Road within the next seven years is likely to be 16,109, comprising a population of around 35,000 (see table appendix 1).

Many of the developments along East Corkscrew Road are not under the control of the Village of Estero and its Planning, Zoning, and Design Board but fall under the responsibility of Lee County. However, the ECCL focuses on the development of the greater Estero area and is concerned about the likely impact on our quality of life, including East Corkscrew Road.

The ECCL is not anti-development. But with significant change happening in the area, Estero residents and those planning to move here need to know what infrastructure plans will support such a rise in population and what steps will be taken to protect the essential underground aquifers and wildlife.

Certain developments that fall under the control of the Village of Estero have received significant “push-back” from the Village Council and Planners to preserve the vegetation and landscape. For example, Corkscrew Crossing initially received approval for 724 mostly multi-family units following Lee County’s 2007 authorization. However, because Corkscrew Crossing is within the Estero Village boundary, the Estero Village Council reduced this



number by zoning to 590 single-family homes reducing the number of homes, ensuring 55% (225 acres) of the land would be preserved in its natural state, an important outcome.

Although Phase 1 of the road widening has commenced with Village of Estero's support, this will take up to 2023 to reach Bella Terra and 2025 to reach the Alico Road intersection, which is not under the Estero Village's control. While there are currently no official plans to widen the two laned Corkscrew Road east of Alica Road out to Verdana and The Place; Don Scott of the Lee County Metropolitan Planning Organization has indicated that County staff have reached out to request having the Needs and Cost Feasible Plans revised to add the widening of Corkscrew Road from a two-lane to a 4 lane facility out to the east of the Verdana Village development. This is welcome news, because without widening the road, there is a danger of more serious accidents like the one that occurred recently (July 2018 drive-by picture by Pete Cangialosi).



In the ECCL's *Greater Estero Development Report* dated Feb. 2018² Lou Frattarelli, ECCL's co-council on Safety, said, "Getting out between 7 and 9 am and then back between 3 to 6 pm when school is out is very difficult. You are basically darting between traffic and taking a risk."

Although traffic lights are now in place at Bella Terra and Wild Blue, as the late Bob King (ECCL's Head of Transportation at the time) stated, "Infrastructure improvements are not keeping pace with approved developments!"

Given the current rate of build-out and likely increasing population, the situation appears to be getting worse, not better. The projected population on East Corkscrew is likely to reach close to 35,000 by 2030. There is a need for a fully integrated infrastructure. Appropriate road and transportation access and commercial properties (retail stores, banks, and schools) are necessary while considering our water supply and wildlife habitat concerns.

Cameratta, the developer of The Place and the recently commenced Verdana development, has included the provision for shops at Verdana village, which is a welcome inclusion. When completed, The Shoppes at Verdana Village will encompass over 78,000 square feet of grocery, retail, medical and dining and will have additional outparcels for lease. The new Publix and adjacent Publix Liquor store will occupy 49,500 sq. ft, but it should not be left to individual developers to support the need for commercial infrastructure in this way, it should be a County responsibility.

Without a balanced approach, the anticipated influx of people to the area will not happen. Who will want to spend hours in traffic trying to get to the shops, banks, schools, and major highways? But, if these developments do not consider the protection of the wetlands, the DR/GR (Density Reduction/Groundwater Resource), and critical wildlife habitats, then a backlash from the many conservation-orientated organizations and the public is inevitable.

Over the last few years, the ECCL has been instrumental in improving many aspects of the developments taking place along East Corkscrew Road. We realize more can be done to help improve the quality of life for residents living in this location. The ECCL is committed to advocating for improvements for the greater Estero area and not just within the Estero Village boundary.

Please take a few minutes to read the detailed report that follows.

The ECCL is considering additional initiatives to help enhance the quality of life for those living in or moving to the East Corkscrew Road area.

A REPORT OF DEVELOPMENTS ALONG EAST CORKSCREW ROAD

Report

Background

Over 30 years ago, the partially paved, dirt, and gravel country road that we now know as Corkscrew Road skirted farm fields and citrus groves. Automobile traffic was light. Panthers, bobcats, and other wildlife roamed over the road, and water flowed on its natural path.

Today, heavy equipment moves earth to make Corkscrew Road a 6-lane highway from Ben Hill Griffin Parkway east to Fire House Lane and four lanes wide east to Bella Terra. This four-lane portion in Phase One will be designed to allow further expansion to six lanes. The roadway will also include 4-foot bike lanes. Phase Two, to be completed by 2025, will continue east with four lanes to Alico Road. The total distance of the improvements will be 4.4 miles.

Traffic counts on Corkscrew Road at its intersection with Ben Hill Griffin surged from a daily average of 15,598 in 2014 to 20,900 in 2019. A continued increase in traffic is expected along Corkscrew Road due to new

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home construction and truck traffic from mining.

Population Growth and Development

The Population of Lee County is projected to grow from 750,000 in 2020 to nearly 1,100,000 in 2045. With growth comes construction traffic – big trucks! Some of this growth is along East Corkscrew Rd.

Along with growth also comes school kids who are transported along Corkscrew Rd. Many buses do not drive into the communities but pick up the students on Corkscrew Road.

As reported¹ by David Dorsey, Fort Myers News-Press, on May 18, 2021, after the Corkscrew Rd widening Phase I & II groundbreaking ceremony, "... The onslaught of newcomers to the Corkscrew corridor began in 2015 when county commissioner (Cecil) Pendergrass and fellow current commissioner Brian Hamman voted to lift density restrictions on lands off Corkscrew Road east of Ben Hill Griffin Road that had been known as the Density Reduction/Groundwater Recharge area."

"The previous density that allowed one house per 10 acres now allows one house per acre, but the land developer must also preserve 55% of the surrounding lands. County commissioner, Frank Mann, voted against that effort to keep the prior density restrictions in place. Current commissioners Ray Sandelli and Kevin Ruane were not on the commission then. There were 449 homes built in that area over 25 years, 1990-2015. But in the last two years, there were 6,000+ new single-family homes planned on Corkscrew Road, east of Ben Hill Griffin Parkway. The Preserve at Corkscrew, Corkscrew Shores, Wild Blue, Vista at Wild Blue, the Place at Corkscrew, and Verdana Village are some of the subdivisions either built or being built in that corridor."

The following chart² provides the details on the growth east of Ben Hill Griffin Road. It shows the total of Homes Built/Closed by each development by the end of each year. There is a separate breakout and total for the Village of Estero and the unincorporated county land further east on Corkscrew Road, which is under the jurisdiction of Lee County. The last column provides a projected total based on current approvals for developments, including the expected approval of 5200 at FFD Farms.

By 2016, The Preserve at Corkscrew (started in 2013) was built out, and Corkscrew Shores had started construction. Occupied homes (including Stoneybrook) east of Ben Hill Griffin totaled 5179 by the end of 2016, an increase of 1252 homes, a 32% increase, in four years from 2012.

As of June 20, 2021, there are 6741 homes in developments east of Ben Hill Griffin Road that rely on Corkscrew Road as the central artery. Plans call for the total to rise by nearly 10,000 to 16,109 in the next few years. Corkscrew Crossing with a projected 590 future homes is the only new development inside the Village of Estero boundaries. The remaining new developments will see a population increase of around 20,000 outside the Village of Estero, but who will rely on Corkscrew Road for their journey's west!

7/30/2021 15:41	Homes Built/Closed													
as/of 03312021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Estero														
Wildcat Run	430	435	440	440	440	445	450	450	450	450				450
Grandeza	978	978	978	978	978	978	978	978	978	978				978
Corkscrew Crossing														590
Preserve		90	280	380	441	441	441	441	441	441				441
Bella Terra	1400	1890	1899	1899	1899	1899	1899	1899	1899	1899				1899
Stoneybrook	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119				1119
Total	3927	4512	4716	4816	4877	4882	4887	4887	4887	4887	0	0	0	5477
Outside Estero														
The Place							215	477	776	973				1325
Verdana														2400
Corkscrew Shores				151	302	424	515	556	628	643				648
Wild Blue								23	245	346				1000
FFD Farms														5200
Corkscrew Estates														59
Total	0	0	0	151	302	424	730	1056	1649	1962	0	0	0	10632

Along with homes comes the need for government services, schools, and retail outlets. The Verdana development will encompass over 78,000 square feet of grocery, retail, medical and dining and will have additional outparcels for lease. The new Publix and adjacent Publix Liquor store will occupy 49,500 sq. ft. This a vital addition to the community and will be appreciated, but this is unlikely to support the substantial population increase forecast in the area which needs a broader set of plans from the county.



The Estero Fire Rescue is in the planning stage of building Station # 45 on the north side of Corkscrew Road east of The Place. The Cameratta Group (developer of The Place) was kind enough to donate five acres of land to Estero Fire Rescue for the new fire station. The station

will house an Advanced Life Support fire engine, Advanced Life Support ambulance, and a brush truck for wildland fires. It will also act as a training center and store equipment during hurricanes—an essential and welcome step for the homes in the area that will cut down response times considerably.

With the planned population growth, changes and improvements are desperately needed to East Corkscrew Road.

In the summer of 2018, Lee County began work on four improvements to East Corkscrew Road. The improvements included:

1. Creating a westbound to southbound left turn lane on Corkscrew Road at gated community The Preserve at Corkscrew
2. Extending the eastbound right turn lane on Corkscrew Road at Stoneybrook Golf Drive near the Stoneybrook Golf Club
3. Installing electronic speed signs
4. Placing electronic signs warning of upcoming traffic signals connected to the traffic light at gated community Bella Terra

Sadly, these improvements are woefully inadequate to address the needs of residents as the population increases. Recent independent studies, together with Lee County projections, identified the road was failing!


Recent independent studies, together with Lee County projections, identified the road was failing!

Program (TIP). It was a mystery to the ECCL why previous TIP documents showed funds to purchase land for the Alico Road Extension right of way were missing.

Watching traffic increases along Corkscrew Rd caused the ECCL's Transportation Council to look at other area roads and how their use would affect Corkscrew Rd. In the summer of 2019, they noticed that funds to build the Alico Road Extension to SR82 were no longer in county plans. The Lee County Metropolitan Planning Organization (MPO) has a regularly updated Transportation Improvement

The ECCL sent a letter to the Board of County Commissioners (BOCC) and asked for the construction funds to be included. Their rationale was that even with only two lanes, this roadway would be an alternate for construction material trucks to use Corkscrew Rd. By October 2019, the BOCC approved the construction funds to be moved up for an estimated completion of 2025 – 5 years earlier than initially planned.

The inclusion of projects in the five-year TIP constitutes an official endorsement by the Lee County MPO to ensure federal funding eligibility for projects.

In 2018, The MPO identified \$6M in Transportation Regional Incentive Program (TRIP) requirements for Corkscrew Rd widening from Ben Hill Griffin to Bella Terra Blvd in the fiscal year 2021. This is now considered a top-tier transportation project by the Lee County Board of County Commissioners. The 5 year Transportation Improvement Program (TIP) for the Fiscal year 2020/21 thru 2024/25, first adopted in June 2020, included funding of \$31,351,966 for Phase I of Corkscrew Rd widening.

The Village of Estero committed to funding streetlights, designing and constructing a multi-use path, and landscaping along Corkscrew Road within the Village boundaries. The Village Council and staff see these as health and safety enhancements to get the path off the edge of Corkscrew Rd. and improve aesthetics. This effort along Corkscrew Rd will take place after Lee County completes the widening of Corkscrew Rd to the Bella Terra east Boundary in the 2024-time frame.

Unfortunately, the unincorporated Lee County section will have sidewalks directly alongside Corkscrew Rd, not set back from the traffic.

In the summer of 2021, funds were approved by the BOCC for Phase II Widening

of Corkscrew Rd – Bella Terra Blvd to Alico Rd with a traffic signal at Corkscrew Rd and Alico Rd, bringing the total cost to almost \$55M for both phases. Current projections are for both phases of Corkscrew Rd widening to be complete by 2025.

However, according to current plans, there will only be a two-way road going east on Corkscrew Road from the junction with Alico Road. Given the developments proceeding east of the Alico Road junction, the impact for those living in the Place and Verdana will be significant.

When LDOT (Lee Department of Transportation) proposed a change in the design of the wildlife underpass at the curve on Corkscrew Road, which was initially designed for four lanes, the County planned to spend \$200,000 to redesign the wildlife underpass to go under the existing two-lane road. The ECCL considered this to be an unnecessary expense and explained the money could be saved by not doing the redesign as plans call for the road to be made four lanes in the future.

Road Improvements

Background

The late Bob King and Lou Frattarelli (current ECCL Transportation Chairman) were part of the founding members of the East Corkscrew Alliance (ECA). This group emphasized the future development of Corkscrew Rd. and pointed out residents' concerns to Lee County Commissioners. The ECA testified at many County Meetings/ Hearings against mining and for responsible development. The ECA was instrumental in helping to influence the Lee County Commissioners to move up construction of Corkscrew Rd and other improvements, including traffic lights, turn lanes, etc.

An important improvement initiated by the ECCL with the help of LDOT (Lee County Department of Transportation) was to line up the eastern Wild Blue Corkscrew Rd entrance with the Bella Terra entrance (and the traffic light). The western Wild Blue entrance was also lined up with the then-named development, Monte Crisco, now Corkscrew Crossing.

By December 1, 2017, Impact Fees paid by developers funded the installation of the traffic light at Bella Terra Blvd and Corkscrew Rd. This alignment meant that one traffic light could serve two communities. Bella Terra residents could safely turn left, going westbound on Corkscrew Rd for the first time in years.

Unfortunately, when construction started in 2013, Corkscrew Rd was widened with only a median and center turn lanes to Wildcat Run with little anticipation of what was to come.

New Concerns regarding Traffic on East Corkscrew

It is anticipated that by 2025 there will be over 12,000 homes and 25,000 residents along East Corkscrew Road. It was also estimated, in 2020, that between 2500 and 3000 truck roundtrips took place per day on SR 82, Daniels Pkwy, Alico Rd., Corkscrew Rd., Homestead Rd., and Sunshine Blvd as a result of lime rock mining in the DR/GR and East Lee.

In May 2021, the ECCL sent an e-mail to Don Scott, Lee County MPO, asking, "Is there any plan to widen Corkscrew Rd. (east from Alico to the Verdana Development), Maybe three lanes (a turn lane in the middle) for a start? With 10k homes coming east of Alico Rd., this seems necessary to start planning."

The ECCL received quick responses. After reviewing the projected models, Scott responded that: 1) the model numbers had been adjusted to accommodate the increased unit projections; 2) medians are planned for several roadways with center turn lanes to improve safety, and 2) that

County staff had begun the process needed to add widening Corkscrew Road as far as the Verdana Village development. This revision is clearly welcome news which the ECCL supports and will push for its implementation as soon as possible.

It is important to understand the process for road construction, the lead time required to implement change, utilization, and projections to identify a need. Also required is the acquisition of right of way and the funding. This request of the MPO was predicated on the explosion of housing along East Corkscrew Rd.

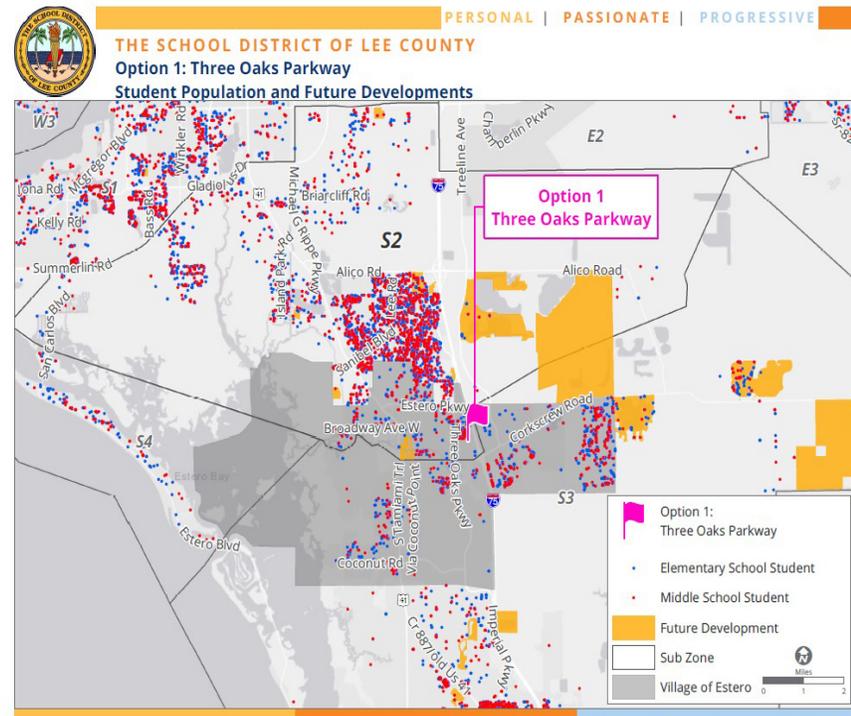
Will the lack of road widening east of Alico Road on East Corkscrew curtail growth?

Traffic congestion will impact residents and have a knock-on effect on those who choose to buy in the area and on developers themselves, especially if they see potential sales and home values reduced. Action is needed sooner rather than later if future difficulties are to be avoided.



Education Impact

Traffic on Corkscrew has grown from residents, lime rock trucks, construction crews, and school buses, especially at the entrance to Pinewoods Elementary School. Data is not readily available on school-age children along East Corkscrew Rd, but the map shows that most elementary and middle school children live in Bella Terra, The Preserve, and Stoneybrook. (Note Blue dots represent Elementary School students and Red dots represent Middle School students.) The map shows a large number of students in the southern part of Lee County. The current Elementary and Middle Schools in this area are overcapacity, and there are plans in the approval process for a new joint Elementary and Middle School on Three Oaks Parkway (location shown by the pink flag.)



This map (while slightly outdated) also highlights the planned developments in orange, and much of it lies east along Corkscrew Road. On the north side of Corkscrew (in orange) is Wild Blue, where construction is well advanced. On the south side (in orange) is Corkscrew Shores which is now completed. Further east on the north side is The Place (in orange on this map.) Further east and on the south side of the road is the Verdana development (also in orange.)

By the end of 2020, there were 6536 homes in gated communities along Corkscrew Rd east of I 75. That equates to over 14,000 residents. Given these figures, 6536 homes equal 1400 K-8 students and 720 high school students, which equates to a considerable number of bus trips east and west on Corkscrew Road! The Lee School District calculates .21 K-8 students per residence and .11 high school students per residence.



The Need for a Comprehensive Plan

Citrus groves and mining changed the way water flowed through eastern Lee County. This change was a significant concern for stormwater runoff, our drinking water, and the sheet flow of water moving south toward the everglades.

By the late 1980s, citizens and County Commissioners became concerned and saw a need for a comprehensive management plan for all development in Lee County, including the increase in lime rock mining and the growth of the citrus groves in Eastern Lee County. The initial comprehensive plan, known as the Lee Plan, was adopted in 1989.

In 1990, in coordination with several state agencies, the comprehensive plan was updated with various remedial plan amendments, which included:

1. Adoption of a new water resources land use classification, DR/GR (Density Reduction/Groundwater Resource).
2. Adoption of a generalized map of current lime rock mining areas in Lee County that became known as Map 14 in the Lee Plan.
3. Adoption of a series of 125 subdistrict maps that would identify the allowable acreage in each subdistrict for the proposed distribution, location, and extent of generalized land uses based on population projections

The DR/GR (Density Reduction/Groundwater Resource)

The map below outlines the 96,000-acre DR/GR zone east of Estero created in 1990 by Lee County and the State of Florida.

The specific purpose of the DR/GR was to protect the principal water supply for most of Southwest Florida, including Estero, Bonita Springs, Fort Myers, Cape Coral, and even areas of Collier County. The density reduction name refers to how the land was to be developed in this precious natural area — only one home per 20 acres of land in the wetlands and one unit per 10 acres in the uplands.

Lee County and Bonita Springs Utilities have about 250 water wells in the DR/GR, supplying a sizable majority of the freshwater used by Lee County residents every day. The vast wetlands in the DR/GR slow down, clean, and store the rainwater and the water flowing from central Florida. Aquifers are recharged, and water flowing downstream into Bonita Springs and Estero is cleaner and does not flood our rivers and streams. The DR/GR also helps to reduce pollution flowing into Estero Bay.



Studies done by several independent agencies, including Florida Gulf Coast University (FGCU), show that continual development in the DR/GR could affect its ability to safely collect rainwater and leach it down to the main aquifers that store our water and thereby permanently harm our water supply. Towards the end of the 1980s, Wildcat Run and Grandezza were the farthest east developments along Corkscrew Rd. From Wildcat Run to the Collier County Line, there were only a scattering of houses and small farms. But consider the developments in place today and planned for the next 5-10 years!

Large-scale development can and will affect our wildlife habitat, the sheet flow of water, stormwater runoff, and our water supply, of which the DR/GR is a principal part.

Lime Rock Mining

The history of growth east along Corkscrew Road is filled with conflict and compromises, balancing the need for the environment such as wildlife habitats and the need for water from the underground aquifers with the need for lime rock and new home construction.

Lime rock mining has occurred in Lee County on a large scale since at least the 1970s. After several freezes devastated the citrus industry further north in Florida in the 1980s, orange, grapefruit, and lemon growing moved

south to create large citrus groves in Eastern Lee and Collier Counties.



Heavy truck traffic on Corkscrew Road came from citrus farming and lime rock mining, supporting construction in seven counties. Around 2004, Lee County, with the support of the ECCL Transportation Committee, established an MSTBU (Municipal Service Taxing/Benefit Unit) for Corkscrew Rd widening, named Corkscrew Road Service Advisory (CRSA). By 2008 there were six approved mines in Lee County. However, by 2016 eleven lime rock mines were operating in eastern Lee County.

The Decrease in Impact Fees on The Budget for Roads and Infrastructure.

Local governments impose impact fees against new development to provide capital facilities' costs made necessary by such growth.

The building industry has consistently advocated reducing impact fees, but they are needed to fund new roads, road networks, and capacity improvements. And impact fees contribute to new school buildings and parks. ECCL members attended many County Commission hearings and

meetings, where a development community argued to the County Commission to compromise and reduce impact fees.

In 2013 the County Commissioners heard the concerns for affordable housing and the increased costs of Impact fees from the building industry and reduced the impact fees by 80%. In 2018 the County Commissioners set the Impact Fees to 45%, increasing 2.5% annually. In 2023, the County Commissioners will need to take action on the Impact fees or revert them to 100%. Many, including the ECCL, feel that they need to be reinstated at 100%. Another concern of the County Commissioners is how Impact fees affect workforce housing. A compromise could be worked whereby a tiered system of application of Impact fees could be applied.

As of December 31, 2020, \$192 million has been lost over the past seven $\frac{3}{4}$ years due to the BOCC's impact fee reduction policies. Of that total, 51% would have gone to County Administration programs (\$98 million, including \$78 million for roads), and 49% to the School District (\$94 million)³. These are not projections; they are actual revenue numbers from the County's Office of Community Development monthly reports. The "revenues lost" number is simply the subtraction of what was collected from the total rate (100% rate) to arrive at the difference—the lost revenues). This represents the unfunded infrastructure costs incurred with the approved permits.

Funds are provided for the widening of East Corkscrew to the junction with Alico Road (to be completed by 2025). There is still a need for a closer examination of how the increase in population will impact traffic flow and what additional funding will be needed east of the Alico Road junction.



\$192
MILLION

ECCL Actions

ECCL Advocated for the extension of Alico Rd to Ste Rt 82 to reduce the number of "haul" trucks on Corkscrew Rd. reducing the number of daily commuters traveling from Lehigh Acres to Collier County area jobs. Lee County BOCC moved the project up five years to help improve vehicle flow.

The ECCL contacted the director, Lee County Metropolitan Planning Organization (MPO), to inquire about the identification of Corkscrew Rd widening beyond Alico Rd. The MPO is working with Lee County Community Development to update the increase of homes off East Corkscrew Rd beyond Alico in the project models.

The ECCL Safety Council is working with the Village of Estero and Homeowners Associations (HOA) and Community Development Districts (CDD) to grant Right-of-way to move the Corkscrew Rd multi-use path off the side of Corkscrew Rd and further away from traffic.

The Safety Council is also investigating what it would take to connect the Multi-Use path on the widened section of Alico Rd to the Multi-Use path on Corkscrew Rd. Installing this section would provide a 16- mile loop - Ben Hill Griffin > Alico > Corkscrew Rd for safely biking!

The ECCL Culture and Recreation Council is working with the Village of Estero to access Larry Kiker Preserve from Corkscrew Rd. Estero area residents can safely exit their communities and travel to the Preserve with the Multi-use path and access.

Additional initiatives are under consideration by the ECCL to help enhance the quality of life for those living in or moving to the East Corkscrew Road area.

Share this Report with Neighbors and Friends



Right click to copy this link and share it on your social media.



Intro References

1. Data prepared by East Corkscrew Alliance and Lee County Community Development.
2. ECCL’s Estero Development Report Vol16 #3 Feature: East Corkscrew Road Needs Improvement Now. www.Esterotoday.com

Feature References.

1. David Dorsey, Fort Myers News-Press on May 18, 2012
2. Data prepared by East Corkscrew Alliance and Lee County Community Development
3. Impact Fee Revenue Report: March 13, 2013—December 31, 2020. 1st Quarter FY 2021 Impact Fees Revenue Report

Appendix

Table 1. Data from East Corkscrew Alliance and Lee County Community Development

7/29/2021 12:09	Homes Built/Closed																
as/of 03312021	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total	Turnover from Developer	Estimated Buildout	
Estero																	
Wildcat Run	430	435	440	440	440	445	450	450	450	450				450			
Grandeza	978	978	978	978	978	978	978	978	978	978				978			
Corkscrew Crossing Preserve		90	280	380	441	441	441	441	441	441				441			
Bella Terra	1400	1890	1899	1899	1899	1899	1899	1899	1899	1899				1899			
Stoneybrook	1119	1119	1119	1119	1119	1119	1119	1119	1119	1119				1119			
Total	3927	4512	4716	4816	4877	4882	4887	4887	4887	4887	0	0	0	5477			
Outside Estero																	
The Place							215	477	776	973				1325	2021-08-01	2021-12-01	
Verdana														2400	Start Fall 2021		
Corkscrew Shores				151	302	424	515	556	628	643				648	2020-12-01		
Wild Blue								23	245	346				1000		2024-01-01	
FFD Farms														5200			
Corkscrew Estates														59	Start Fall 2021		
Total	0	0	0	151	302	424	730	1056	1649	1962	0	0	0	10632			
East Corkscrew Total	3927	4512	4716	4967	5179	5306	5617	5943	6536	6849	0	0	0	16109			